



FINAL

Phase One Environmental Site Assessment

7737 Lundy's Lane
Niagara Falls, Ontario

Prepared for:

1000977112 Ontario Inc.

1 Bloomingdale Drive
Brampton, Ontario, L6W 3Z6

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1.0 EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained by 1000977112 Ontario Inc. (Client) to complete a Phase One Environmental Site Assessment (Phase One ESA) of the property located at 7737 Lundy's Lane in Niagara Falls, Ontario (hereafter referred to as the Site or Phase One Property). The Phase One Property is presently developed with a vacant three-storey commercial building (the Site Building), which was previously occupied by Travelodge.

Pinchin conducted this Phase One ESA in accordance with Part VII and Schedule D of the Province of Ontario's *Environmental Protection Act R.S.O. 1990, c. E.19* and *Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act*, and last amended by Ontario Regulation 362/23 on November 29, 2023 (O. Reg. 153/04). The purpose of the Phase One ESA was to assess the potential presence of environmental impacts at the Phase One Property due to activities at and near the Phase One Property.

This Phase One ESA was conducted at the request of the Client for the future redevelopment of the Phase One Property. It is Pinchin's understanding that the Client will be converting the building into a multi-tenant residential building, therefore the Phase One Property will be redeveloped from its current commercial land use to residential land use. Given that this constitutes a change to a more sensitive land use, the filing of a Record of Site Condition (RSC) for the Phase One Property with the Ontario Ministry of the Environment, Conservation and Parks (MECP) is a mandatory requirement of O. Reg. 153/04. As such, this Phase One ESA report has been prepared in accordance with O. Reg. 153/04 to support the filing of an RSC for the Phase One Property.

The scope of work for this Phase One ESA was consistent with O. Reg. 153/04 in support of filing an RSC and was comprised of the following:

- **A Records Review:** Reviewed available current and historical information sources pertaining to the Phase One Property and Phase One Study Area including the use of, but not limited to, aerial photographs, city directories, Fire Insurance Plans, Property Underwriters' Reports, chain of title search results, historical environmental assessments relevant to the Phase One Property and a regulatory data base search. Regulatory agencies were also contacted to identify if any records of environmental non-compliance or other information associated with the environmental condition of the Phase One Property exists, including searches of MECP and Technical Standards and Safety Authority records.
- **Interviews:** Conducted interviews with a Site Representative (see Section 5.0) to determine if any current or historical operations have caused a concern with respect to



the environmental condition of the Phase One Property and the surrounding properties within the Phase One Study Area.

- Site Reconnaissance: Completed a visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area (from publicly-accessible areas) including any associated buildings and/or facilities for the purpose of identifying the presence of potentially contaminating activities (PCAs).
- Evaluation: Evaluated the information gathered from the records review, interviews and Site reconnaissance.
- Reporting: Prepared a Phase One ESA report.
- Submission: Submitted the Phase One ESA report to the Client.

The Phase One Property consists of property at the municipal address of 7737 Lundy's Lane, Niagara Falls, Ontario and is currently owned by 1000977112 Ontario Inc. The Phase One Property is located on the north side of Lundy's Lane, approximately 115 m west of the intersection of Beaverdams Road and Lundy's Lane. The current and past land uses of the Phase One Property are summarized in Table 1 (all Tables are provided in Appendix A and all appendices are provided in Section 10.0).

To the best of Pinchin's knowledge, the Phase One Property was undeveloped until the construction of a commercial building on the east portion of the Phase One Property in approximately 1953. The Phase One Property was owned by various individuals from as early as 1802. The use of the property prior to 1934 is unknown, and it is assumed that it was used for agricultural purposes until development circa 1953. This building was present on the Phase One Property until 1988, when it was redeveloped with the present-day Site Building.

It is Pinchin's opinion that the date of the first developed use of the Phase One Property is approximately 1953, with the construction of a commercial building on the Phase One Property. The date of the first developed use of the Phase One Property was determined through a review of aerial photographs, FIPs, a city directory search and a chain of title search, which was completed for the property to its earliest time of ownership and possible development. No other historical records were available to Pinchin that provided information for determining the date of first developed use of the Phase One Property.

Based on the findings of this Phase One ESA, Pinchin identified six PCAs at the Phase One Property (i.e., on-Site) and six PCAs within the Phase One Study Area outside of the Phase One Property (i.e., off-Site). The six off-Site PCAs are not considered to result in APECs at the Phase One Property given their distance from the Phase One Property, their downgradient or transgradient location with respect to the inferred groundwater flow direction, the absence of hazardous wastes generated at these properties, the inferred low hydraulic conductivity of the subsurface soils in the area of the Site (i.e., silt and clay) and/or



the absence of observed staining at the time of the Site reconnaissance. The remaining six on-Site PCAs have resulted in a total of four APECs at the Phase One Property, including APEC-2A, B and C for potential fill material of unknown quality. It is Pinchin's opinion that these six PCAs may have impacted soil quality at the Phase One Property and, as such, result in APECs at the Phase One Property that warrant further investigation prior to the submittal of an RSC, with the exception of APEC-1 (road salting activities on paved surfaces). It is the QP's opinion that the exemption provided in Section 49.1 of O. Reg. 153/04 applies to this Phase One Property as salt has only been applied for de-icing purposes, and therefore this APEC does not require further investigation.

All APECs identified during the Phase One ESA, as well as their respective PCAs, contaminants of potential concern (COPCs) and the media which could potentially be impacted, are summarized in Table 3.

The COPCs associated with each APEC were determined based on several sources of information including, but not limited to, Pinchin's experience with environmental contamination and hazardous substances, common industry standards for analysis of such contaminants and point sources, literature reviews of COPCs and associated hazardous substances, and evaluations of contaminant mobility and susceptibility for migration in the subsurface.

Pinchin recommends that a Phase Two ESA, defined as an "assessment of property conducted in accordance with the regulations by or under the supervision of a qualified person to determine the location and concentration of one or more contaminants in the land or water on, in or under the property", be conducted at the Phase One Property. Pinchin concludes that one or more contaminants originating from PCAs located on the Phase One Property may have affected land on, in, or under the Phase One Property. Therefore, Pinchin recommends that a Phase Two ESA be conducted prior to filing an RSC for the Phase One Property.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.



2.0 INTRODUCTION

A Phase One ESA is defined as a systematic qualitative process to determine whether a particular property is, or may be subject to, actual or potential contamination. Under the Province of Ontario's *Environmental Protection Act R.S.O. 1990, c. E.19* (EPA) and *Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act*, and last amended by Ontario Regulation 274/20 on July 1, 2020 (O. Reg. 153/04), the purpose of a Phase One ESA is two-fold:

- To obtain and review records that relate to the Phase One Property, and to the current and past uses of and activities at or affecting the Phase One Property, in order to determine if an area of potential environmental concern (APEC) exists and to interpret any APEC; and
- To obtain and review records that relate to properties in the Phase One Study Area, other than the Phase One Property, in order to determine if a potentially contaminating activity (PCA) exists and interpret whether any such PCA results in an APEC at the Phase One Property.

This Phase One ESA was conducted at the request of the Client for the future redevelopment of the Phase One Property. It is Pinchin's understanding that the Client will be converting the building into a multi-tenant residential building, therefore the Phase One Property will be redeveloped from its current commercial land use to residential land use. Given that this constitutes a change to a more sensitive land use, the filing of a Record of Site Condition (RSC) for the Phase One Property with the Ontario Ministry of the Environment, Conservation and Parks (MECP) is a mandatory requirement of O. Reg. 153/04. As such, this Phase One ESA report has been prepared in accordance with O. Reg. 153/04 to support the filing of an RSC for the Phase One Property.

A Phase One ESA does not include sampling or testing of environmental media or building materials. The study period for this assessment was from September 2024 to October 2024, which included the records review, Site reconnaissance, interviews and reporting.

2.1 Phase One Property Information

The Phase One Property consists of property at the municipal address of 7737 Lundy's Lane, Niagara Falls, Ontario and is currently owned by Bluevale Acquisition Corp (1000977112 Ontario Inc.). The Phase One Property is located on the north side of Lundy's Lane, approximately 115 m west of the intersection of Beaverdams Road and Lundy's Lane as shown on Figure 1 (all Figures are provided in Appendix B). A plan showing the Phase One Property is provided as Figure 2, and the Phase One Study Area for which this Phase One ESA applies to is outlined on Figure 3. Photographs of the Phase One Property and



surrounding properties are presented in Appendix C. A current legal survey of the Phase One Property is included in Appendix D.

Pertinent details of the Phase One Property are provided in the following table:

Detail	Source / Reference	Information
Legal Description	ServiceOntario Parcel Register	Part of Township Lot 133 (Township of Stamford)
Municipal Address	Niagara Navigator (http://maps.niagararegion.ca), Client	7737 Lundy's Lane, Niagara Falls, Ontario, L2H 1H3
Parcel Identification Number (PIN)	ServiceOntario Parcel Register	64305-0470
Current Owner	Chain of Title Search Results	1000977112 Ontario Inc.
Owner Contact Information	Client	Mark Baliwalla of Bluevale Acquisition Corp. 1 Bloomingdale Drive, Brampton, ON, L6W 3Z6 Phone: 647-519-1645 Mark.baliwalla@bluevalecapital.com
Current Occupant	Pinchin's Site Reconnaissance	Currently vacant, previously occupied by Travelodge.
Occupant Contact Information	Client	Mark Baliwalla 1 Bloomingdale Drive, Brampton, ON, L6W 3Z6 Phone: 647-519-1645 Mark.baliwalla@bluevalecapital.com
Client	Authorization to Proceed Form for Pinchin Proposal	1000977112 Ontario Inc.
Client Contact Information	Authorization to Proceed Form for Pinchin Proposal	Mark Baliwalla of Bluevale Acquisition Corp. 1 Bloomingdale Drive, Brampton, ON, L6W 3Z6 Phone: 647-519-1645 Mark.baliwalla@bluevalecapital.com
Site Area	Niagara Navigator (http://maps.niagararegion.ca)	7,245 m ² (1.79 acres)
Current Zoning	City of Niagara Falls Zoning By-Law 79-200	Tourist Commercial Zone
Centroid UTM Co-ordinates	Garmin GPSMAP 64s Accuracy +/- 3 m	652505 Easting
		4772471 Northing
		Zone 17T



3.0 SCOPE OF INVESTIGATION

Pinchin conducted this Phase One ESA in accordance with O. Reg. 153/04, in particular Part VII and Schedule D of O. Reg. 153/04. The Phase One ESA scope of work was comprised of the following:

- **A Records Review:** Pinchin reviewed available current and historical information sources pertaining to the Phase One Property and surrounding properties within the Phase One Study Area including the use of, but not limited to, aerial photographs, city directories, Fire Insurance Plans (FIPs), Property Underwriters' Reports (PURs), chain of title search results, historical environmental assessments relevant to the Phase One Property, available Site operating records and a regulatory data base search. Regulatory agencies were also contacted to identify if any records of environmental non-compliance or other information associated with the environmental condition of the Phase One Property exist, including the MECP's Freedom of Information and Protection of Privacy Office and the Technical Standards and Safety Authority (TSSA).
- **Interviews:** Pinchin conducted interviews with a Site Representative (see Section 5.0) to determine if any current or historical operations have caused a concern with respect to the environmental condition of the Phase One Property and the surrounding properties within the Phase One Study Area.
- **Site Reconnaissance:** Pinchin completed a visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area (from publicly-accessible areas) including any associated buildings and/or facilities for the purpose of identifying the presence of significant environmental contaminants of concern.
- **Evaluation:** Pinchin evaluated the information gathered from the records review, interviews and Site reconnaissance.
- **Reporting:** Pinchin prepared a Phase One ESA report summarizing the findings of the Phase One ESA.
- **Submission:** Pinchin submitted the Phase One ESA report to the Client.

4.0 RECORDS REVIEW

4.1 General

Identified on-Site and off-Site PCAs described in this and subsequent report Sections are summarized in Table 2 and their locations are shown on Figure 4 (on-Site PCAs) and Figure 5 (off-Site PCAs). APECs at the Phase One Property are illustrated on Figure 6.



Each on-Site PCA is associated with an APEC at the Phase One Property. Each off-Site PCA was characterized as to whether it resulted in an APEC at the Phase One Property. In making this determination, the proximity, location relative to the inferred groundwater flow direction, nature of operations and potential contaminants were considered. In general, PCAs that were relatively close to the Phase One Property and/or were at properties upgradient of the Phase One Property with respect to the inferred groundwater flow direction were considered PCAs resulting in APECs. Conversely, PCAs that were distant from the Phase One Property and/or were at properties downgradient or transgradient of the Phase One Property with respect to the inferred groundwater flow direction were not considered PCAs resulting in APECs. The type of operations and potential contaminants associated with the PCAs were also evaluated. Factors such as whether the PCA had a high probability of contamination (e.g., dry cleaners, retail fuel outlets (RFOs), automotive service garages, etc.) and mobility of the potential contaminants in the subsurface were considered during the evaluation.

4.1.1 Phase One Study Area Determination

Based on a review of the available historical information and observations made during the Site reconnaissance for the properties greater than 250 metres (m), but less than 1 kilometre (km), from the Phase One Property boundary, Pinchin did not note or observe any significant potentially contaminating properties that should be included as part of this assessment (e.g., landfills, large industrial manufacturers, etc.). As such, the Phase One Study Area consisted of the Phase One Property, as well as all properties situated wholly, or partly, within 250 m from the nearest point of a boundary of the Phase One Property, in order to meet the minimum requirements set forth in O. Reg. 153/04.

4.1.2 First Developed Use Determination

The first developed land use of the Phase One Property is defined by O. Reg. 153/04 to be the earlier of:

- The first use of a Phase One Property in or after 1875 that resulted in the development of a building or structure on the property; and
- The first potentially contaminating use or activity on the Phase One Property.

A review of the chain of title and aerial photographs determined that the Phase One Property was owned by various landowners between 1802 and 1953 when it was purchased by Stanley Lessey, Garney A. May and Twila B. May (builders). Based on a review of the 1954 aerial photograph, the Phase One Property appeared to have been developed with a commercial building on the east portion of the Site. Therefore, it is Pinchin's opinion that the first developed use of the Phase One Property was circa 1953.

To the best of Pinchin's knowledge, no building or structure had been constructed on the Phase One Property prior to 1953, based on a review of a 1934 aerial photograph that showed the Phase One Property to be vacant, agricultural land.



The date of the first developed use of the Phase One Property was determined through a review of a chain of title search, city directories, FIPs and aerial photographs. No other information was reviewed by Pinchin during the records review, or obtained during the Site reconnaissance or interviews which would have resulted in a different interpretation of the date of first developed use of the Phase One Property.

4.1.3 Fire Insurance Plans

Pinchin contacted Opta Information Intelligence (Opta) to obtain FIPs related to the Phase One Property and the Phase One Study Area. A response was received from Opta dated June 13, 2024, which indicated that no FIPs for the Phase One Property and Phase One Study Area were available, which were not already available to Pinchin. The Opta response is provided in Appendix E.

In addition, Pinchin reviewed FIPs dated 1965 from Pinchin's in-house database. The following general information, including details regarding the Phase One Property, was noted in the 1965 FIP:

1965

- The FIP covered the Phase One Property and the surrounding properties to the north, south, east, west and northwest of the Phase One Property;
- The Phase One Property held the municipal addresses of 3767 and 3737 Lundy's Lane;
- The Phase One Property was occupied by Motel May which consisted of a motel along the eastern portion of the Phase One Property, four stand alone units with carports along the western portion of the Phase One Property and two larger stand-alone units with a carport located on the northern portion of the Phase One Property. Two pools were located on the north central and south central portions of the Phase One Property;
- An RFO was located at 3671 Lundy's Lane (present-day 7701 Lundy's Lane). This RFO and associated underground storage tank (UST) were located approximately 50 m southeast of the Site;
- An RFO was located at 3600 Lundy's Lane (present-day 7600A Lundy's Lane). This property is located approximately 160 m southeast of the Site;
- Other properties surrounding the Phase One Property consisted of commercial properties including various motels.

Based on Pinchin's review of the information provided in the 1965 FIP, the following is noted:

- The following PCA was identified at the Phase One Property that results in an APEC:
 - Potential presence of fill material of unknown quality (PCA Item 30A, B and C) within the footprints of the former on-Site structures including the main motel located along the east side of the Phase One Property, the former pool located



on the north-central portion and a detached unit historically located west of the current in-ground pool.

- The following PCAs located within the Phase One Study Area outside of the Phase One Property were identified but are not considered to result in APECs at the Phase One Property:
 - An RFO (PCA Item 28) was located at 3671 Lundy's Lane (present-day 7701 Lundy's Lane). This RFO and UST were located approximately 50 m southeast of the Site and inferred to be upgradient of the Site relative to the inferred groundwater flow direction. Based on a review of available aerial photographs, the RFO was observed in the 1965 and 1975 aerials and was not depicted in the 1954 and 1982 aerials. In addition, the 1982 aerial photograph indicated that the property was redeveloped with an addition to the hotel on the south and southeast portions of this property. Based on the distance between this historical RFO and associated UST from the Site, the redevelopment of this property, and the inferred low hydraulic conductivity of the subsurface soils in the Phase One Study Area (i.e., silt and clay), it is Pinchin's opinion that this historical operation is a PCA that does not result in an APEC at the Site; and
 - An RFO (PCA Item 28) was located at 3600 Lundy's Lane (present-day 7600A Lundy's Lane). This property is located approximately 160 m southeast of the Site. Based on the separation distance between this property and the Site, it is Pinchin's opinion that this historical operation is a PCA that does not result in an APEC at the Site.

4.1.4 Chain of Title

Pinchin retained freelance land title search professionals to complete a chain of title search for the Phase One Property. The chain of title search was completed from the earliest record of land ownership for the Phase One Property (i.e., patent) to the present to determine if ownership information would infer any PCAs at the Phase One Property that should be evaluated.

The chain of title search results have been incorporated into Table 1, which summarizes the current and past land uses of the Phase One Property. Based on Pinchin's review of the chain of title search, nothing was identified with respect to the previous or current ownership that is considered a PCA at the Phase One Property.

The chain of title search results are provided in Appendix F. No chain of title search was conducted for the other properties located within the Phase One Study Area.



4.1.5 Environmental Reports

The following previous environmental reports for the Phase One Property, prepared by Pinchin were reviewed by Pinchin:

- Final report entitled "*Phase I Environmental Site Assessment, 7737 Lundy's Lane, Niagara Falls, Ontario*" prepared for the Bluevale Acquisition Corp, by Pinchin and dated July 3, 2024 (2024 Pinchin Phase I ESA Report).

A summary of the salient information identified in the reports is provided below.

2024 Pinchin Phase I ESA Report

The Phase I ESA was completed for potential acquisition and associated financing of the Site and was completed in general accordance with the CSA document entitled "*Phase I Environmental Site Assessment*" (CSA Document Z768-01), dated November 2001 (reaffirmed 2022), including a review of readily available historical records and reasonably ascertainable regulatory information, a Site reconnaissance, interviews, an evaluation of information and reporting. Based on Pinchin's review of the 2024 Pinchin Phase I ESA Report, the following salient information was noted:

- At the time of the Site reconnaissance, the Phase One Property was developed with a three-storey commercial building (the Site Building), which was occupied by Travelodge.
- The Phase One Property operated as a commercial hotel consisting of three storeys and 118 suites. An in-ground swimming pool was located in the south portion of the Site Building. This portion of the Site Building also included entertainment amenities such as a billiards table and an arcade. In addition, a commercial kitchen and restaurant area were present in the south portion of the Site Building. According to a representative, the kitchen has been unoccupied since May 2024.
- A basement was present under the footprint of the Site Building, the south portion of which contains the elevator, mechanical and pool equipment rooms, an employee lunchroom, storage areas, a laundry facility and a vacant boardroom. The majority of the basement was unfinished and comprised of granular-surfaced floors and concrete walls. The former exterior swimming pool pump was located in the northeast corner of the basement.
- One hydraulic passenger elevator was present within the southeast portion of the Site Building since the construction of the Site Building. Hydraulic oil was stored within a steel reservoir and noted to be located within the elevator/mechanical room located adjacent to the elevator. Review of available maintenance logs and hydraulic oil loss records back to 2023 did not identify any significant oil losses from the system.



- A pad-mounted oil-cooled transformer was located on the southwest portion of the Site. No staining was observed on the concrete pad in the vicinity of the transformer.
- At the time of the Site reconnaissance, a former outdoor swimming pool was observed to have been infilled. According to a representative, the pool was decommissioned and filled with imported granular material in December 2023.
- A former on-Site building was apparent in a review of the 1965 FIP. It is unknown if the historical building contained a basement level or what level of demolition was completed at the time (i.e., basement level removed and/or in-filled).
- The Site Building was noted to be constructed in approximately 1987.
- The surrounding areas consisted primarily of commercial and residential land use.

Based on the results of the Phase I ESA completed by Pinchin in 2024, nothing was identified that was likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work was recommended at that time.

4.1.5.1 Previous Environmental Report Summary

Based on Pinchin's review of the above-referenced previous environmental reports, the following PCAs were identified within the Phase One Study Area that are considered to result in APECs at the Phase One Property:

- One hydraulic passenger elevator with hydraulic oil stored in an aboveground reservoir (PCA Item 52) was present within the southeast portion of the Site Building since the construction of the Site Building;
- A pad-mounted oil-cooled transformer (PCA Item 55) is located near the southwest portion of the Site.
- The potential presence of fill materials of unknown quality (PCA Item 30A and B) within the footprint of the former outdoor swimming pool on the north portion of the Phase One Property and former building present on the east portion of the Phase One Property as indicated in the 1965 FIP.

Pinchin notes that the present-day swimming pool had been infilled, and at the time of the 2024 Pinchin Phase I ESA Report the fill material reportedly consisted of crushed granular material sourced from a local quarry. Therefore, the material does not meet the definition of soil as defined by O.Reg. 153/04 and therefore does not represent a PCA at the Site.



4.2 Environmental Source Information

Pinchin reviewed the historical use of the Phase One Study Area through the use of publicly available archives and databases, as well as through requesting information from regulatory agencies. The following provides a summary of the information obtained from these sources.

4.2.1 Environmental Database Search – ERIS

Pinchin retained Environmental Risk Information Services (ERIS) to search all available federal, provincial and private source databases for information pertaining to the Phase One Study Area. Unless otherwise noted, information obtained from the ERIS database search was reviewed for the entire Phase One Study Area. A copy of the ERIS report is provided in Appendix G and the results of the database search are described in the following sections.

4.2.1.1 National Pollutant Release Inventory

ERIS completed a search of the federal databases for information regarding the National Pollutant Release Inventory (NPRI). This database contains comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances and identifies information such as the approximate location, type and quantity of contaminant, date of release, and media impacted.

Pinchin reviewed the ERIS report for NPRI information and found no records regarding the Phase One Study Area.

4.2.1.2 Ontario Inventory of PCB Storage Sites

The MECP's Waste Management Branch maintains an inventory of PCB storage sites within Ontario. Ontario Regulation 11/82 and Ontario Regulation 347 (O. Reg. 347), made under the EPA, require the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the MECP. This database contains information on waste quantities, major and minor sites storing liquid or solid waste, and a waste storage inventory.

ERIS completed a search of the Ontario Inventory of PCB Storage Sites for information regarding PCB storage and found no information regarding the Phase One Study Area.

4.2.1.3 National PCB Inventory

Environment Canada maintains an inventory of in-use PCB-containing equipment at federal, provincial and private facilities in Canada, and of out-of-service PCB-containing equipment and PCB waste owned by the federal government or federally regulated industries.



ERIS completed a search of the National PCB Inventory and found no information regarding the Phase One Study Area.

4.2.1.4 Certificates of Approval

ERIS completed a search of the MECP database for information regarding Certificates of Approval (Cs-of-A). The MECP maintains a database of approved Cs-of-A for Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. Prior to November 1, 2011, the MECP mandated that any facility that released emissions to the atmosphere, discharged contaminants to ground or surface water, provided potable water supplies, or stored, transported or disposed of waste, must have a C-of-A before it could operate lawfully. The MECP no longer issues Cs-of-A, which were replaced by Environmental Compliance Approvals (ECAs) as of November 1, 2011. O. Reg. 153/04 indicates that information from the C-of-A database only needs to be obtained for the Phase One Property and properties adjacent to the Phase One Property.

The ERIS search of the C-of-A database identified no information regarding Cs-of-A for the Phase One Property and five Cs-of-A for properties adjacent to the Phase One Property. All of these Cs-of-A were for municipal water works and no Cs-of-A were identified for discharge to groundwater, which is considered the primary pathway of concern for contaminant impacts on the Phase One Property. As such, Pinchin does not consider the activities related to Cs-of-A at the Phase One Property and adjacent properties to represent PCAs.

4.2.1.5 Environmental Compliance Approvals, Permits To Take Water and Certificates of Property Use

ERIS completed a search of the MECP database for information regarding ECAs, permits including Permits To Take Water (PTTWs) and Certificates of Property Use (CPUs). O. Reg. 153/04 indicates that information from these databases only needs to be obtained for the Phase One Property and properties adjacent to the Phase One Property. Details regarding these databases are provided in the ERIS report in Appendix G.

The ERIS database search identified no information regarding ECAs, PTTWs or CPUs for the Phase One Property and properties adjacent to the Phase One Property.

4.2.1.6 Inventory of Coal Gasification Plants

ERIS searched the following publications prepared for the MECP by Intera Technologies Inc. for information on industrial sites that formerly operated as coal gasification plants, and industrial sites that produced or used coal tar and other related tars:

- *"Inventory of Coal Gasification Plant Waste Sites in Ontario"*, dated April 1987; and



- “*Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*”, dated November 1988.

The ERIS search yielded no records of former coal gasification plants or the production or use of coal tar and related tars within the Phase One Study Area.

4.2.1.7 Environmental Incidents, Orders, Offences and Spills

ERIS completed a search of the various provincial and federal databases for information regarding environmental incidents, orders, offences and spills. O. Reg. 153/04 indicates that information from these databases only needs to be obtained for the Phase One Property and properties adjacent to the Phase One Property. Details regarding the searched databases are provided in the ERIS report in Appendix G.

The ERIS database search of records of environmental incidents, orders, offences or spills revealed the following for the Phase One Property and properties adjacent to the Phase One Property:

- No records were found of environmental incidents, orders, offences or spills for the Phase One Property except for the following:
 - A contractor located at the Site had been listed under the Ontario Spills database which indicated that on April 5, 1998, an unknown quantity of diesel had spilled to the parking lot and storm catch basin. The ERIS report indicated that environmental impact was possible as water course or lake contamination; and
 - An incident was reported on October 11, 2016 of a natural gas inspection that occurred on the Phase One Property. However, based on the potential receiving medium (atmosphere) this is not considered a PCA.
- No records were found of environmental incidents, orders, offences or spills for properties adjacent to the Phase One Property.

Pinchin notes that the ERIS report indicated that the possible environmental impact for the release of diesel would be to a watercourse or lake, and no waterbodies are located within the Phase One Study Area. Therefore, it is Pinchin's opinion that this release is not considered a PCA that results in an APEC at the Phase One Property.

4.2.1.8 Waste Management Records

Waste Generators

ERIS completed a search of the O. Reg. 347 Waste Generators database for information regarding waste generation. O. Reg. 347 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. The database search results provide a summary of available waste generation information for the registered sites for all years from 1986 to the present.

O. Reg. 153/04 indicates that information from the Waste Generator database only needs to be obtained for the Phase One Property and properties adjacent to the Phase One Property. However, in addition to the Phase One Property and adjacent off-Site properties, Pinchin reviewed the database for waste generators within 50 m transgradient and 100 m upgradient of the Phase One Property with respect to the inferred groundwater flow direction. The area reviewed will be referred to as the Waste Generator Database Review Area.

The ERIS search of the O. Reg. 347 Waste Generators database found no information regarding the Phase One Property.

One property (i.e., 7860 Lundy's Lane) located within the Waste Generator Database Review Area was listed within the O. Reg. 347 Waste Generators database search results as a waste generator and is considered a PCA. Details regarding the types of waste and timeframe when wastes were generated at these properties are provided in the ERIS report in Appendix G.

Based on its location and distance relative to the Phase One Property (i.e., greater than 90 m and inferred to be hydraulically transgradient of the Phase One Property) and the types and relatively small quantities of hazardous wastes generated at this property, it is Pinchin's opinion that hazardous waste generation at this property has not resulted in an APEC at the Phase One Property.

Waste Receivers

ERIS completed a search of the O. Reg. 347 Waste Receivers database for information regarding waste receivers. O. Reg. 347 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 contains 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.

O. Reg. 153/04 indicates that information from the Waste Receivers database only needs to be obtained for the Phase One Property and properties adjacent to the Phase One Property. However, in addition to the Phase One Property and adjacent off-Site properties, Pinchin reviewed the database for waste generators within 50 m transgradient and 100 m upgradient of the Phase One Property with respect to the



inferred groundwater flow direction. The area reviewed will be referred to as the Waste Receivers Database Review Area.

The ERIS search of the O. Reg. 347 Waste Receivers database found no information regarding the Waste Receivers Database Review Area.

4.2.1.9 Fuel Storage Tanks

ERIS completed a search of various private, provincial and federal databases for information regarding chemical storage tanks, as well as private and retail fuel storage tanks. Details regarding the searched databases are provided in the ERIS report in Appendix G.

The ERIS search of the chemical and fuel storage tank databases found no information regarding the Phase One Study Area.

4.2.1.10 Notices and Instruments

ERIS completed a search of the provincial Environmental Registry for records pertaining to proposals, decisions, and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. ERIS also searched the Record of Site Condition database for filed RSCs.

The ERIS database search of the Environmental Registry and Record of Site Condition database indicated the following for the Phase One Study Area:

- No records were found in the Environmental Registry and Record of Site Condition database for the Phase One Property.
- No records were found in the Environmental Registry and Record of Site Condition database for other properties within the Phase One Study Area except for the following:
 - One database search comprising of three RSCs for the properties located at 7736 and 7746 Beaverdams Road and 7906 Lundy's Lane.
 - An RSC was filed for 7736 and 7746 Beaverdamns Road on May 29, 2017. The property located north adjacent to the Phase One Property and situated hydraulically downgradient/transgradient of the Phase One Property relative to the inferred groundwater flow direction. As part of the RSC, a Phase One ESA was completed and concluded that based on the historical information and site reconnaissance, no PCAs were identified that warranted assessment through a Phase Two ESA; and
 - An RSC was filed for 7906 Lundy's Lane on January 15, 2019, a property located approximately 175 m southwest of the Phase One Property and situated hydraulically transgradient of the Phase One Property relative to the inferred



groundwater flow direction. As part of the RSC, a Phase One ESA and Phase Two ESA were completed. Soil and groundwater sampling were completed on the property and according to the RSC, no remedial measures were required. Given the absence of soil and groundwater impacts (considering groundwater is the primary pathway of concern for contaminant migration to the Phase One Property) as well as the distance between this property and the Phase One Property, this RSC property is not considered to result in an APEC at the Phase One Property.

4.2.1.11 *Areas of Natural Significance*

ERIS reviewed available databases and records to assess whether any parks, wetlands, conservation areas, or other areas of natural significance, are located within the Phase One Study Area. The Area of Natural & Scientific Interest map is included in the ERIS report in Appendix G. In addition, Pinchin reviewed information provided on the Ministry of Natural Resources and Forestry's (MNRF) Natural Heritage Information Centre (NHIC) website. No areas of natural significance were identified within the Phase One Study Area from these information sources.

4.2.1.12 *Landfill Information*

ERIS reviewed available private and provincial databases for records of any current or inactive landfills and waste disposal sites within the Phase One Study Area. Details regarding the searched databases are provided in the ERIS report in Appendix G.

The ERIS search of the landfill and waste disposal sites databases found no information regarding the Phase One Study Area.

4.2.2 *Ministry of the Environment, Conservation and Parks Freedom of Information Search*

The MECP Freedom of Information and Protection of Privacy Office in Toronto, Ontario was contacted to determine if records exist for environmental matters such as orders, spills, previous investigations, prosecutions, registered PCB waste storage sites, waste generators, waste receivers, Cs-of-A and ECAs associated with the Phase One Property.

A search was requested on October 23, 2024, and a response was received on November 15, 2024. Based on the letter response from the MECP, a release of an unknown quantity of diesel was released to a stormwater catch basin at the Phase One Property on April 6, 1998. Sand had been applied to the area and the caller was arranging to have a contractor clean it up; however, a potential environmental impact to a water course or lake was noted. Pinchin notes that no water courses are present within the Phase One Study Area. Therefore, based on the inferred area of release (i.e., to a concrete catch basin) and the



absence of receiving mediums within the Phase One Study Area, it is Pinchin's opinion that this release does not result in a PCA at the Phase One Property.

A copy of the MECP request is provided in Appendix H.

4.2.3 *Technical Standards and Safety Authority Search*

The TSSA is the regulatory body that governs the safe handling and storage of fuel in Ontario. All storage of gasoline, diesel and fuel oil is subject to the Technical Standards and Safety Act. The Technical Standards and Safety Act and its relevant documents and regulations (e.g., *Liquid Fuels Handling Code*, *Ontario Regulation 213/01 – Fuel Oil*, *Ontario Regulation 217/01 – Liquid Fuels*) require that all fuel storage devices such as aboveground storage tanks (ASTs) and USTs be registered with the TSSA.

Pinchin contacted the TSSA as part of the 2024 Pinchin Phase I ESA Report to determine whether any ASTs or USTs are, or were, registered for the Phase One Property and to determine whether any records of regulatory non-compliance exist. A letter response was issued by the TSSA on June 20, 2024 indicating that following a search of the TSSA files, no outstanding instructions, incident reports, fuel oil spills or contamination records, or records of registered ASTs or USTs were found for the Phase One Property.

A copy of the TSSA response is provided in Appendix I.

4.2.4 *Property Underwriters' Reports and Plans*

Property Underwriters' Reports (PURs) provide detailed information on a site-specific basis, including descriptions of building construction, heating sources, production processes, and the presence of any hazardous chemicals or materials which may have been historically stored on the Phase One Property. They also indicate the presence of environmental hazards such as electrical rooms, transformers, boilers and storage tanks. Information provided on Property Underwriters' Plans (PUPs) includes the location, capacity, and contents of aboveground storage tanks (ASTs), USTs, chemical storage and other forms of environmental hazards.

Pinchin contacted Opta as part of the 2024 Pinchin Phase I ESA Report to obtain copies of PURs and PUPs related to the Phase One Property. A response was received from Opta dated June 13, 2024. Opta provided Pinchin with copies of the following (see Appendix E):

- PURs dated 1996 and 2009.

Based on Pinchin's review of the PURs, the following was noted:

1996

- The Site Building was constructed in 1988 and consists of a three-storey building with basement.



- The Phase One Property was occupied by Bonaventure Motor Inn, connected to the Travelodge chain.
- The motel consisted of 115 units with a restaurant and indoor swimming pool and an outdoor swimming pool.
- Heating was electrical throughout the building with electric baseboard heaters installed in each room. Central air-conditioning was provided throughout the building.

2009

- The motel consisted of 118 rooms.
- The Site Building had electrical heating and central unit air conditioning units (wall units) in each room.
- Fuel for cooking appliances was natural gas.
- Exhausts from the kitchen discharged directly to outside.

The PURs for the Phase One Property did not contain any pertinent information which Pinchin considers to result in PCAs at the Phase One Property.

4.2.5 City Directories

City directories for the years 1934 to 2005/2006 and digital business directions from 2012 to 2021 were provided by ERIS and reviewed by Pinchin for the area within 100 m of the Phase One Property (City Directory Search Area). It should be noted that based on a review of available FIPs (see Section 4.1.3 of this report), the Site appeared to historically hold the municipal addresses 3767 and 3737 Lundy's Lane. A summary of information obtained with respect to the Phase One Property is provided in the following table:

Year(s)	Occupant Listings for Site Address
1934 to 1955	Not Listed.
1960 to 1985	Hollywood Hotel and Residential.
1990 to 2000/01	Travelodge Bonaventure.
2005/06	Travelodge Bonaventure and LECC.
2012 to 2017	Travelodge Bonaventure and Niagara Adventures.
2021	Travelodge by Wyndham Niagara and Laurie's Kitchen.

Based on Pinchin's review of the above-noted city directories, no PCAs were identified at the Phase One Property.



In general, the city directories indicated that the properties in the City Directory Search Area have been historically occupied by residential land uses since approximately 1934 and commercial land uses since approximately 1960.

Based on Pinchin's review of the above-noted city directories, the following PCAs were identified within the City Directory Search Area that are not considered to result in APECs at the Phase One Property:

- An RFO was listed in the city directories at 3685 and 7685 Lundy's Lane (present-day 7701 Lundy's Lane). The RFO was listed from 1960 to 1975 (PCA Item 28). The RFO and UST were located approximately 50 m southeast of the Phase One Property based on the 1965 FIP and inferred to be upgradient of the Site relative to the inferred groundwater flow direction. Based on a review of available aerial photographs, the RFO was observed in the 1965 and 1975 aerials and was not depicted in the 1954 and 1982 aerials. In addition, the 1982 aerial photograph indicated that the property was redeveloped with an addition to the hotel on the south and southeast portions of this property. Based on the distance between this historical RFO and associated UST from the Site, the redevelopment of this property, and the inferred low hydraulic conductivity of the subsurface soils in the Phase One Study Area (i.e., silt and clay), it is Pinchin's opinion that this historical operation is a PCA that does not result in an APEC at the Site;
- An inferred automotive repair/servicing shop was listed in the city directories at 3600 Lundy's Lane (present-day 7600A Lundy's Lane) from 1960 to 1980 (PCA Item 27). This property is located approximately 160 m southeast and hydraulically upgradient of the Phase One Property. Based on the separation distance between this property and the Site, it is Pinchin's opinion that this historical operation is a PCA that does not result in an APEC at the Site;
- An RFO was listed in the city directories at 7600 Lundy's Lane from 1970 to 1975 (PCA Item 28). This property is located approximately 160 m southeast and hydraulically upgradient of the Phase One Property. Based on the separation distance between this property and the Site, it is Pinchin's opinion that this historical operation is a PCA that does not result in an APEC at the Site;
- An inferred dry cleaners was located at 7637 Lundy's Lane from 2017 to 2021 (PCA Item 37). This property is located approximately 60 m east and hydraulically transgradient of the Phase One Property. Based on a review of the ERIS report, this property was not listed in any of the databases reviewed by Pinchin and therefore no hazardous waste generation was identified at this property. Based on absence of historical waste



generation at this facility, this dry cleaners was likely a depot and is therefore not considered to result in an APEC at the Phase One Property.

The above off-Site PCAs identified in the city directories within 100 m upgradient of the Phase One Property with respect to the inferred groundwater flow direction, are not considered to result in APECs at the Phase One Property. These are summarized in Table 2.

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

Pinchin reviewed aerial photographs of the Phase One Property and surrounding properties within the Phase One Study Area to assess the potential for historical PCAs. Copies of aerial photographs/ satellite imagery dated 1934, 1954, 1965, 1975, 1982, 1995, 2008 and 2023 were provided by ERIS and reviewed by Pinchin. The 1934 aerial photograph was the earliest available aerial photograph of the Phase One Study Area.

Efforts were made by Pinchin to obtain aerial photographs that:

- Illustrated the period between initial development of the Phase One Property to the present.
- Identified buildings and structures present on the Phase One Property since initial development.
- Identified PCAs within the Phase One Study Area.
- Identified APECs on the Phase One Property.

It should be noted that accurate details could not be determined in the 1954 aerial photograph due to the large reference scale and the low resolution of the photograph.

A summary of information obtained with respect to the Phase One Property from a review of the available aerial photography is provided in the following table:

Year of Photograph	Phase One Property
1934	The Phase One Property appeared to consist of vacant, undeveloped land.
1954	The west and north portions of the Site appeared to consist of landscaped areas. An inferred commercial building and paved parking areas/access routes were apparent on the east portion of the Phase One Property. An inferred carport was apparent on the central portion of the Phase One Property.
1965	Similar to 1954; however, two pools were apparent on the central north and south portions of the Phase One Property.



Year of Photograph	Phase One Property
1975	Same as above.
1982	Same as above.
1995	The Phase One Property appeared to be developed with a building similar in size and configuration to the present-day Site Building. A pool was located in the central portion of the Phase One Property, similar to the infilled pool observed during the Site reconnaissance. The Site exterior appeared to consist of paved parking areas and a pool located on the north-central portion of the Site.
2008	Same as above.
2023	Same as above.

Based on the aerial photographs reviewed for the Phase One Property and the surrounding area, it appears that the Phase One Property was developed between 1954 and 1965 and redeveloped prior to 1995. Based on the review of the PURs (refer to Section 4.2.4), the current Site Building was constructed in 1988.

The aerial photograph review identified the following PCAs on the Phase One Property:

- An in-ground pool was visible on the north-central portion of the Phase One Property from 1965 to 1982, and was no longer present in the 1995 aerial photograph. The source and the quality of the fill material used in this area is unknown;
- A detached building was visible on the west portion of the Phase One Property in the 1954 aerial. It is unknown if there was a basement associated with this structure. The source and the quality of the potential fill material used in this area is unknown; and
- The previous motel located along the east portion of the Phase One Property was present from 1954 to 1982. It is unknown whether this building contained a basement and if so, the source and the quality of the fill material used in this area is unknown.

In addition, four detached buildings along the western portion of the Phase One Property and a former pool located on the south central portion of the Phase One Property were observed. These structures appear to be located within the footprint of the present-day Site Building, which contains a basement. Therefore, it is inferred any potential fill material used to infill these areas would have been removed during the redevelopment of the Phase One Property circa 1988.

In addition, the exterior pool noted in aerial photographs subsequent to 1995 and observed during the Site Reconnaissance had reportedly been backfilled with imported granular material in December of 2023. Based on information provided in the 2024 Pinchin Phase I ESA Report (see Section 4.1.5 of this report), the fill material consists of crushed granular material sourced from a local quarry. Therefore, the



material does not meet the definition of soil as defined by O.Reg. 153/04 and therefore does not represent a PCA at the Site.

Copies of the aerial photographs of the Phase One Property and surrounding area are provided in Appendix J.

4.3.2 Topography, Hydrology and Geology

The elevation of the Phase One Property, based on information obtained from the Ontario Base Map series, is approximately 195 m above mean sea level (mamsl). The general topography in the local and surrounding areas is generally flat with a slight grade downwards in elevation to the southeast. No bedrock outcrops were observed on-Site or in the surrounding area. Based on a review of the Ontario Geological Survey's Bedrock Topography mapping series, the overburden thickness on-Site (i.e., depth to bedrock) is approximately 18 m.

Based on a review of available MECP well records for the Phase One Study Area, the subsurface soils at the Phase One Property and the surrounding Phase One Study Area are located within silt and clay deposits. Bedrock is expected to consist of sandstone, shale, dolostone and siltstone of the Guelph Formation at an elevation of 177 mamsl. The topography is considered to be mainly flat.

Based on general hydrogeological principles and Pinchin's familiarity with subsurface conditions at and near the Phase One Property and the surrounding properties within the Phase One Study Area, the unconfined groundwater beneath the Phase One Property is expected to flow in a west-northwest direction. No water bodies are located within the Phase One Study Area, and the nearest surface water body is Beaverdams Creek located approximately 765 m northwest of the Phase One Property at an elevation of approximately 167 m. Beaverdams Creek flows to the west and discharges into the Welland Canal.

Copies of pertinent maps, illustrating local topographical, hydrogeological and drainage features are provided in Appendix K

4.3.3 Fill Materials

Based on Pinchin's review of available aerial photographs and/or the 1965 FIP, previous structures were present on-Site prior to the current Site Building constructed in 1988. It is Pinchin's opinion that fill material may have been imported in the following areas at the Phase One Property:

- An in-ground pool was visible on the north-central portion of the Phase One Property from 1965 to 1982, and was no longer present in the 1995 aerial photograph. The source and the quality of the fill material used in this area is unknown;



- A detached building was visible on the west portion of the Phase One Property in the 1954 aerial. It is unknown if there was a basement associated with this structure. The source and the quality of the potential fill material used in this area is unknown; and
- The previous motel located along the east portion of the Phase One Property was present from 1954 to 1982. It is unknown whether this building contained a basement and if so, the source and the quality of the fill material used in this area is unknown.

In addition, four detached units along the western portion of the Phase One Property and the former pool located on the south central portion of the Phase One Property were observed in the aerial photographs and/or the 1965 FIP. These historical structures appeared to be within the footprint of the present-day Site Building, which contains a basement. Therefore, it is inferred any potential fill material used to infill these areas would have been removed during the redevelopment of the Phase One Property circa 1988.

Further, the exterior pool observed in aerial photographs subsequent to 1995 and during the Site reconnaissance had been backfilled with imported granular material in December of 2023. Based on information provided in the 2024 Pinchin Phase I ESA Report (see Section 4.1.5 of this report), the fill material consists of crushed granular material sourced from a local quarry, the material does not meet the definition of soil as defined by O.Reg. 153/04 and therefore does not represent a PCA at the Site.

Given the potential presence of fill material of unknown quality within the footprints of the above-noted former structures at the Phase One Property, potential future development plans should incorporate the appropriate procedures for the characterization of soils that may require off-Site disposal. Further assessment and/or costs may be incurred through re-development of the Phase One Property and/or change in land use scenarios.

4.3.4 Water Bodies, Areas of Natural Significance and Groundwater Information

No water bodies were identified on the Phase One Property or on surrounding properties within the Phase One Study Area.

A review of the Area of Natural & Scientific Interest map prepared by ERIS (see Appendix G) and information provided on the MNRF's NHIC website did not identify any provincial parks, wetlands, conservation areas, or other areas of natural significance, within the Phase One Study Area.

4.3.5 Well Records

The Water Well Information System database search did identify any water well records for the Phase One Property but did identify one oil and gas well record within the Phase One Study Area outside of the Phase One Property. The ERIS report noted that this was an exploratory well only. Details regarding these off-Site wells, including stratigraphic information, depth to bedrock and/or depth to the water table, are provided in the ERIS report included in Appendix G.



The ERIS report search results indicated that well identified within the Phase One Study Area were installed for shallow overburden monitoring and that the margin of error associated with the UTM coordinates is reported to be 10 to 30 m.

It is unknown if the water wells currently exist within the Phase One Study Area or have been decommissioned.

4.4 Site Operating Records

The Phase One Property is not an Enhanced Investigation Property (see Section 6.3). As such, site operating records were not reviewed as part of the Phase One ESA.

5.0 INTERVIEWS

Pinchin interviewed individuals knowledgeable of the Phase One Property and its history to obtain or confirm information regarding the environmental condition of the Phase One Property. The following individuals provided information regarding the history of the Phase One Property and the surrounding properties within the Phase One Study Area to the best of their knowledge:

Person Interviewed	Relationship to Phase One Property	Date and Place of Interview	Interview Method
Mr. Santiago Rioja	Current Project Manger at the Phase One Property	September 30, 2024 (Phase One Property)	In-person interview during Site reconnaissance.

Mr. Rioja was chosen to be interviewed given that he has been involved at the Phase One Property since the 2024 Pinchin Phase I ESA Report was issued. Mr. Rioja is referred to herein as the “Site Representative”, and accompanied the Pinchin representative (Ms. Kelsey Proks) during the Site reconnaissance.

Pinchin compared the information obtained from the interviews with information obtained from the historical records including the 2024 Pinchin Phase I ESA previously completed at the Phase One Property. With respect to PCAs and APECs, no additional information was obtained from the interviews other than that documented elsewhere in this report, with the exception of the following:

- The Site Representative advised that Site maintenance, including snow removal and de-icing activities was completed by an external contractor when the motel was operational. This contractor applies road salt to the parking areas and previous staff also applied road salt to the exterior walkways. These on-Site road salting/de-icing activities represent a PCA at the Phase One Property (PCA-OA).



6.0 SITE RECONNAISSANCE

6.1 General Requirements

A visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area was conducted for the purpose of identifying the presence of possible PCAs and associated APECs.

The Site reconnaissance was completed on September 30, 2024 by a Pinchin representative (i.e., Ms. Kelsey Proks), under the direct supervision of Pinchin's QP overseeing this project. Ms. Proks is a Senior Project Technologist with more than eight years of environmental consulting experience. Pinchin visited the Phase One Property and surrounding properties within the Phase One Study Area to document environmental conditions. During the Site reconnaissance, Pinchin viewed all accessible areas within the Phase One Property and viewed publicly-accessible portions of the adjacent lands for the presence of actual or potential issues of environmental concern.

The Site reconnaissance was conducted between the hours of 10:00 AM and 11:30 PM. During the Site reconnaissance, the weather was partly cloudy, and the ambient temperature was approximately 16° Celsius. The Site reconnaissance was conducted on foot and consisted of a full walk-through of the property. There were no access restrictions for Pinchin for the Phase One Property with the exception of the rooftop which was not accessed at the time of the Site reconnaissance. At the time of the Site reconnaissance, the Site Building was vacant.

Photographs taken during the Site reconnaissance that illustrate the interior and exterior of the Site Building, Phase One Property and Phase One Study Area are provided in Appendix C. With reference to Appendix C, the following table provides a summary of photographs that illustrate PCAs and APECs identified at the Phase One Property during the Site reconnaissance:

Photograph No.	Orientation	Description
10	Looking southeast	Pad-mounted transformer observed on the southwest side of the Phase One Property (PCA Item 55).
11	Looking southwest	Hydraulic oil stored adjacent to a hydraulic elevator in the basement of the Site Building (PCA Item 52).



With reference to Appendix C, the following table provides a summary of photographs that illustrate PCAs observed at other properties within the Phase One Study Area during the Site reconnaissance:

Photograph No.	Orientation	Description
19	Looking north	Pad-mounted transformer observed on the adjacent property east of the Phase One Property (PCA Item 55). This property is inferred to be upgradient of the Phase One Property; however, no evidence of staining or releases was observed in the vicinity of the transformer.

6.2 Specific Observations at Phase One Property

6.2.1 Description of Buildings and Structures

During the Site reconnaissance, Pinchin observed one vacant three-storey building with 118 suites on the Phase One Property. The Site Building was constructed in approximately 1988. An in-ground swimming pool was located in the south portion of the Site Building. In addition, a commercial kitchen and restaurant area were present in the south portion of the Site Building. According to the Site Representative, the kitchen has been unoccupied since May 2024.

The portion of the Phase One Property outside of the Site Building was comprised primarily of a paved parking lot, with grassed area and garden on the south portion of the Phase One Property. In addition, an infilled exterior swimming pool was observed on the central portion of the Phase One Property. Based on information provided in the 2024 Pinchin Phase I ESA Report (see Section 4.1.5 of this report), the fill material consists of crushed granular material sourced from a local quarry. Therefore, the material does not meet the definition of soil as defined by O.Reg. 153/04 and therefore does not represent a PCA at the Site.

6.2.2 Description of Below-Ground Structures

During the Site reconnaissance, Pinchin did not observe any current below-ground structures on the Phase One Property with the exception of a basement.

A basement was present under the entire footprint of the Site Building, the south portion of which contained the elevator, mechanical and pool equipment rooms, a lunchroom, storage areas, a laundry facility and a vacant boardroom. The majority of the basement was unfinished and comprised of granular-surfaced floors and concrete walls. The former exterior swimming pool pump was located in the northeast corner of the basement.



6.2.3 Description of Tanks

During the Site reconnaissance, Pinchin did not observe any tanks on the Phase One Property for the purpose of either fuel dispensing or storage, or other unidentified substance storage.

6.2.4 Potable and Non-Potable Water Sources

During the Site reconnaissance, Pinchin did not observe potable or non-potable water sources at the Phase One Property. The Phase One Property is serviced by a municipal water supply via underground piping running north from Lundy's Lane into the basement of the Site Building.

6.2.5 Description and Location of Underground Utilities

A number of underground utilities were observed at the Phase One Property, including municipal water, storm and sanitary sewer lines.

The water and sanitary sewer services enter the Site Building via underground lines running from Lundy's Lane into the basement on the south of the Site Building. Stormwater is captured via a catch basin in the parking lot and directed south via underground piping to a main storm sewer line on Lundy's Lane.

6.2.6 Entry and Exit Points

The main man-door entry/exit point of the Site Building is located along the southwest portion the Site Building adjacent the access road from Lundy's Lane. Because of the nature of the Site Building (former motel), there are several emergency exits at the end of each hallway on each floor. Also, there are exterior rooms that can only be accessed from the parking lot and exterior stairwells.

6.2.7 Details of Heating System

Heating for the common areas of the Site Building is provided by rooftop-mounted natural gas-fired heating/ventilation/air-conditioning (HVAC) units, and supplemental heating is provided by natural gas-fired forced air furnaces and electric baseboard radiators

Heating for the suites is provided by Packaged Terminal AC (PTAC) units, and supplemental heating is provided by electric baseboard heaters.

6.2.8 Details of Cooling System

Cooling for the common areas of the Site Building is provided by rooftop-mounted natural gas-fired HVAC units, and supplemental cooling is provided by pad-mounted air-conditioning (AC) units

Cooling for the suites is provided by PTAC units.



6.2.9 Details of Drains, Pits and Sumps

A sump pit associated with the hydraulic elevator was observed within the basement of the Phase One Property. The cover of the pit could not be removed; therefore, no interior observations of the pit could be recorded. Several drains were observed within the basement, including within the boiler room (containing hot water tanks) and within the pump room for the interior swimming pool.

With the exception of the above, Pinchin did not observe any drains, pits or sumps during the Site reconnaissance.

6.2.10 Unidentified Substances within Buildings and Structures

During the Site reconnaissance, Pinchin did not observe any unidentified substances or storage containers holding unidentified substances at the Phase One Property.

6.2.11 Details of Staining and Corrosion

During the Site reconnaissance, Pinchin did not observe any areas of staining or corrosion inside the Site Building in the vicinity of the floor drains, sump pit or concrete floors.

6.2.12 Details of On-Site Wells

No water supply or groundwater monitoring wells were observed to be on or within the Phase One Property. No water supply or groundwater monitoring wells were reported by the Site owner to have been on-Site, prior to, or during their occupancy.

6.2.13 Details of Sewage Works

During the Site reconnaissance, Pinchin did not observe any sewage works or evidence of sewage disposal on the Phase One Property, with the exception of a main sanitary sewer pipe that exits through the south of the basement of the Site Building and connects to the municipal sewer on Lundy's Lane.

6.2.14 Details of Ground Cover

During the Site reconnaissance, Pinchin visually inspected the Phase One Property ground cover. Any areas of the Phase One Property not covered by a structure are covered by asphalt-pavement, access route and parking lot, with some grassed areas and gardens along the south portion of the Phase One Property.

6.2.15 Details of Current or Former Railways

No current or former railway infrastructure was observed on the Phase One Property.



6.2.16 Areas of Stained Soil, Vegetation and Pavement

During the Site reconnaissance, Pinchin did not observe any areas of stained soil, vegetation or pavement on the Phase One Property.

6.2.17 Areas of Stressed Vegetation

During the Site reconnaissance, Pinchin did not observe any areas of stressed vegetation on the Phase One Property.

6.2.18 Areas of Fill and Debris Materials

No obvious areas where fill material or debris have been placed or graded were observed by Pinchin at the Phase One Property during the Site reconnaissance with the exception of the inground pool located in the central portion of the Phase One Property. According to the Site Representative the pool was infilled with gravel in December 2023. Based on information provided in the 2024 Pinchin Phase I ESA Report (see Section 4.1.5 of this report), the fill material consists of crushed granular material sourced from a local quarry. Therefore, the material does not meet the definition of soil as defined by O.Reg. 153/04 and therefore does not represent a PCA at the Site.

As noted in Section 4.3.3 of this report, several former structures were identified at the Site. It is Pinchin's opinion that fill material may have been imported to the Site in the areas formerly developed with the historical motel located along the eastern Site boundary, a detached building on the west portion of the Phase One Property and the former inground pool on the north portion of the Phase One Property. The source and quality of this potential fill material is unknown and, as such, it represents a PCA at the Phase One Property.

6.2.19 Potentially Contaminating Activities

A PCA is defined by O. Reg. 153/04 as 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" including the Phase One Property.

The PCAs observed on the Phase One Property during the Site reconnaissance are included in Table 2. Details regarding these PCAs (e.g., locations, potential contaminants of concern, and rationale for inclusion) are provided in the preceding sections of this report, and are further summarized in Section 7.2.

6.2.20 Unidentified Substances Outside Buildings and Structures

During the Site reconnaissance, Pinchin did not observe any unidentified substances or storage containers holding unidentified substances on the exterior of the Phase One Property.



6.2.21 Surrounding Land Uses

During the Site reconnaissance, Pinchin conducted a visual assessment of publicly-accessible portions of the Phase One Study Area for the presence of PCAs. The properties in the Phase One Study Area have various land uses, including residential and commercial. Land use types within the Phase One Study Area are presented on Figure 3.

The following table summarizes the land use on adjacent properties at the time of the Site reconnaissance:

Direction Relative to Phase One Property	Location Relative to Inferred Groundwater Flow Direction	Description of Property Use	Property Use	Potential Contribution to PCA and/or APEC
North	Downgradient/transgradient	Vacant land followed by single-family dwelling residential properties and Beaverdams Road.	Agricultural/residential/community	Land uses are not considered to represent PCAs.
East	Upgradient/transgradient	Niagara Executive Suites at 7701 Lundy's Lane (hotel) followed by Beaverdams Road and multi-tenant commercial buildings.	Residential/commercial/community	Land uses are not considered to represent PCAs.
South	Upgradient/transgradient	Lundy's Lane, followed by Maple Haven Motel (7770 Lundy's Lane), Yellow Pillow Inn (7742 Lundy's Lane) and Niagara Lodge & Suites (7720 Lundy's Lane).	Community/commercial	Land uses are not considered to represent PCAs.
West	Transgradient/downgradient	Vacant property at 7797 Lundy's Lane, followed by multi-tenant commercial plaza (7805 Lundy's Lane).	Commercial	Land uses are not considered to represent PCAs.

Pinchin observed one off-Site PCA (transformer) at the time of the Site reconnaissance within the rest of the Phase One Study Area that was not identified during the historical information review and noted elsewhere in this report. This additional PCA (PCA-55 located at 7701 Lundy's Lane) is summarized in Table 2. Based on the absence of observed staining or evidence of releases in the vicinity of this transformer, it is Pinchin's opinion that this off-Site PCA does not result in an APEC at the Phase One Property.



6.3 Enhanced Investigation Property

O. Reg. 153/04 defines an “Enhanced Investigation Property” as a property that is being used or has been used, in whole or in part, in the following manner:

- For an industrial use or;
- For any of the following commercial uses:
 - As a garage;
 - As a bulk liquid dispensing facility, including a gasoline outlet; or
 - For the operation of dry cleaning equipment.

The findings of this Phase One ESA have not documented any of the above land uses as occurring at the Phase One Property, and the Phase One Property is therefore not an Enhanced Investigation Property.

6.4 Written Description of Investigation

The Phase One ESA completed by Pinchin included investigations of the Phase One Property and the Phase One Study Area outside of the Phase One Property pursuant to Sections 13 and 14 of Schedule D of O. Reg. 153/04. The main objective of these investigations was to identify PCAs at the Phase One Property or within the Phase One Study Area outside of the Phase One Property that could have resulted in APECs at the Phase One Property.

6.4.1 Phase One Property

The investigation of the Phase One Property consisted of the following components:

- Review of available historical records, including FIPs, chain of title search, previous environmental reports, ERIS regulatory search, information obtained through MECP FOI and TSSA requests, PURs, city directories, aerial photographs, well records and Site operating records.
- A Site reconnaissance completed on September 30, 2024 by Ms. Kelsey Proks of Pinchin that included an assessment of structure at the Phase One Property and the exterior of the Phase One Property.
- Interviews with individuals knowledgeable of the history and operations at the Phase One Property.
- Review of mapping provided by ERIS and information provided on-line by the MNRF for the presence of areas of natural significance.

Pinchin’s investigation of the Phase One Property identified six PCAs. The descriptions and locations of these PCAs are provided in Table 2. As per O. Reg. 153/04, all identified PCAs at the Phase One



Property are considered APECs, and excluding APEC-1 (i.e., associated with the application of salt for de-icing purposes), all APECs will require investigation through the completion of a Phase Two ESA.

No areas of natural significance were identified at the Phase One Property.

Pinchin's investigation did not identify the presence of wells at the Phase One Property that currently supply water for human consumption or for agricultural purposes.

Plans identifying the locations of the on-Site PCAs and APECs for this Phase One Property are provided as Figures 4 and 6, respectively.

6.4.2 Phase One Study Area Outside of Phase One Property

The investigation of the Phase One Study Area outside of the Phase One Property consisted of the following components:

- Review of available historical records, including FIPs, previous environmental reports, ERIS regulatory search, city directories and aerial photographs.
- Visual inspection of properties from publicly-accessible areas for evidence of PCAs and water bodies.
- Review of mapping provided by ERIS and information provided on-line by the MNRF for the presence of areas of natural significance.

A total of six additional PCAs were identified within the Phase One Study Area outside of the Phase One Property. These additional PCAs are not considered to result in APECs at the Phase One Property given the distance from the PCAs to the Phase One Property, their downgradient or transgradient locations relative to the inferred groundwater flow direction in the Phase One Study Area, the absence of hazardous wastes generated at these properties, the inferred low hydraulic conductivity of the subsurface soils in the area of the Site (i.e., silt and clay) and/or the absence of observed staining at the time of the Site reconnaissance. The descriptions and locations of these PCAs are provided in Table 2.

No areas of natural significance were identified within the Phase One Study Area outside of the Phase One Property.

Pinchin's investigation did not identify the presence of wells within the Phase One Study Area that currently supply water for human consumption or for agricultural purposes.

Based on a cursory review of the properties greater than 250 m (i.e., outside of the Phase One Study Area), but less than 1 km, from the Phase One Study Area, Pinchin did not note or observe any significant contaminating properties that should be included as part of this assessment (i.e., landfills, large industrial manufacturers, etc.).



Plans identifying the locations of the off-Site PCAs for this Phase One ESA are provided as Figure 5.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

The current and past land uses of the Phase One Property are listed in Table 1. To the best of Pinchin's knowledge, the Phase One Property was undeveloped until the construction of a commercial building on the east portion of the Phase One Property in approximately 1953. The Phase One Property was owned by various individuals from as early as 1802. The use of the property up until 1934 is unknown, and it is assumed that it was used for agricultural purposes until development circa 1953. This building was present on the Phase One Property until 1988, when it was redeveloped with the present-day Site Building.

It is Pinchin's opinion that the date of the first developed use of the Phase One Property is approximately 1953, with the construction of a commercial building on the Phase One Property. The date of the first developed use of the Phase One Property was determined through a review of aerial photographs, FIPs, a city directory search and a chain of title search, which was completed for the property to its earliest time of ownership and possible development. No other historical records were available to Pinchin that provided information for determining the date of first developed use of the Phase One Property.

7.2 Potentially Contaminating Activities

Table 2 summarizes the descriptions and locations of all PCAs as defined by O. Reg. 153/04 that were identified by Pinchin within the Phase One Study Area. The following presents a summary of these PCAs:

- A total of six PCAs were documented to have occurred at the Phase One Property.
- A total of six off-Site PCAs are not considered to result in APECs at the Phase One Property given the distance from the PCAs to the Phase One Property, their downgradient or transgradient locations relative to the inferred groundwater flow direction in the Phase One Study Area, the absence of hazardous wastes generated at these properties, the inferred low hydraulic conductivity of the subsurface soils in the area of the Site (i.e., silt and clay) and/or the absence of observed staining at the time of the Site reconnaissance.

7.3 Areas of Potential Environmental Concern

Table 3 summarizes all APECs identified during the Phase One ESA, as well as their respective PCAs, COPCs and the media which could potentially be impacted. As noted in Table 3, the Phase One ESA identified a total of five APECs at the Phase One Property.



Salt has historically been applied to the parking area for safety reasons during winter conditions to remove snow and ice, which represents a PCA and APEC at the Phase One Property. However, it is the opinion of the QP_{ESA} supervising the Phase One ESA that the exemption provided in Section 49.1 of O. Reg. 153/04 can be applied and this APEC does not require further investigation. As such, these parameters would be deemed to meet the Site Condition Standards and do not need to be further assessed as part of a Phase Two ESA.

The rationale used by the QP in assessing the available information to determine whether PCAs exist or have existed within the Phase One Study Area, including the Phase One Property, that represent an APEC at the Phase One Property has been provided in the preceding report sections. In general, the potential for environmental impacts to the Phase One Property was evaluated using a combined probability for a source to contaminate, and the ability of contaminants to migrate on, or to the Phase One Property. For example, a gasoline UST located on the Phase One Property, or on a property in close proximity and/or upgradient of the Phase One Property, would exhibit a high potential for contamination (and is therefore considered a PCA resulting in an APEC at the Phase One Property) since gasoline is highly mobile in the subsurface. In contrast, shallow soil/fill with metals impacts located on a property adjacent to the Phase One Property would be considered to have a low potential for contamination given that metals generally have low mobility in the subsurface (and would not be considered a PCA resulting in an APEC at the Phase One Property). Furthermore, non-adjacent properties with PCAs located downgradient or transgradient of the Phase One Property generally do not result in APECs at the Phase One Property. Groundwater is the media through which contaminants typically migrate from property to property, and if the source of the contaminant is downgradient or transgradient of the Phase One Property, contaminated groundwater from this source cannot migrate to the Phase One Property and the downgradient or transgradient PCA would not be considered to result in an APEC at the Phase One Property.

The COPCs listed in Table 3 are APEC-specific and were determined based on several sources of information, including but not limited to, Pinchin's experience with environmental contamination and hazardous substances, common industry standards for analysis of such contaminants and point sources, literature reviews of COPCs and associated hazardous substances, and an evaluation by Pinchin of the mobility and susceptibility for migration of the COPCs in the subsurface.

The evaluation of the presence/absence of APECs at the Phase One Property was based upon the analysis of available documents, records and drawings, and personal interviews. In evaluating the Phase One Property and Phase One Study Area, Pinchin has relied in good faith on information provided by other individuals or sources as noted in this report. Pinchin has assumed that the information provided is factual and accurate, and has no reason to believe that any of the information provided in the available documentation or obtained through interviews is not factual or inaccurate.



Pinchin is not aware of any additional information that would alter the conclusions regarding the presence/absence of APECs at the Phase One Property.

7.4 Phase One Conceptual Site Model

A conceptual site model (CSM) has been created to provide a summary of the findings of the Phase One ESA. The Phase One CSM is summarized in Figures 1 through 6 which illustrate the following features within the Phase One Study Area, where present:

- Existing buildings and structures.
- Water bodies located in whole or in part within the Phase One Study Area.
- Areas of natural significance located in whole or in part within the Phase One Study Area.
- Drinking water wells located at the Phase One Property.
- Land use of adjacent properties.
- Roads within the Phase One Study Area.
- PCAs within the Phase One Study Area, including the locations of tanks.
- APECs at the Phase One Property.

The following provides a narrative summary of the Phase One CSM:

- The Phase One Property is an L-shaped parcel of land approximately 1.79 acres (0.72 hectares) in size on the north side of Lundy's Lane, approximately 115 m west of the intersection of Beaverdams Road and Lundy's Lane in Niagara Falls. The Phase One Property is presently developed with a vacant three-storey commercial building (the Site Building) that occupies the western and southern portions of the Phase One Property. The Phase One Property has been used for commercial purposes (i.e., a hotel/motel) since approximately 1953. There is no record of industrial use or of a commercial use (e.g., garage, bulk liquid dispensing facility or dry cleaner) that would require classifying the Phase One Property as an Enhanced Investigation Property.
- No water bodies were identified within the Phase One Study Area. The nearest water body is Beaverdams Creek, which is located approximately 765 m northwest of the Phase One Property.
- No areas of natural significance were identified within the Phase One Study Area.
- No drinking water wells were located on the Phase One Property.
- Vacant properties are located north and west of the Phase One Property. Historical information shows that the property to the north used to be occupied by a commercial



building near Beaverdams Road and the property to the west used to be occupied by a hotel/motel. Lundy's Lane is located south of the Phase One Property, followed by several commercial motels (Maple Haven Motel (7770 Lundy's Lane, Yellow Pillow Inn (7742 Lundy's Lane) and Niagara Lodge & Suites (7720 Lundy's Lane)). The property located east of the Phase One Property is currently occupied by Niagara Executive Suites, however, based on a historical review of the 1965 FIP an RFO operated on the southeast portion of the property.

- A total of twelve PCAs were identified within the Phase One Study Area, consisting of six PCAs at the Phase One Property and six PCAs within the Phase One Study Area, outside of the Phase One Property. Given the distance from the PCAs to the Phase One Property, their downgradient or transgradient locations relative to the inferred groundwater flow direction in the Phase One Study Area, the absence of hazardous wastes generated at these properties, the inferred low hydraulic conductivity of the subsurface soils in the area of the Site (i.e., silt and clay) and/or the absence of observed staining at the time of the Site reconnaissance, it is Pinchin's opinion that the off-Site PCAs do not result in APECs at the Phase One Property.
- Underground utilities at the Phase One Property provide potable water, natural gas, electrical, telephone, cable and sewer services to the Site Building. The water and sanitary sewer services enter the Site Building via underground lines running from Lundy's Lane into the basement on the south side of the Site Building. Stormwater is captured via catch basins in the parking lot and directed south via underground piping to a main storm sewer line on Lundy's Lane. Plans were not available to confirm the depths of these utilities but they are estimated to be located approximately 3 mbgs. The depth to groundwater at the Phase One Property is estimated to be approximately 3.5 to 6.1 mbgs, and the utility corridors are expected to be located above the water table and would not act as preferential pathways for contaminant distribution and transport in the event that shallow subsurface contaminants exist at the Phase One Property.
- The Phase One Property and the surrounding properties located within the Phase One Study Area are located within silt and clay deposits. Bedrock is expected to consist of sandstone, shale, dolostone and siltstone of the Guelph Formation at an elevation of 177 mamsl.
- The Phase One Property is relatively flat with little relief. Local groundwater flow is inferred to be to the northwest, based on the topography of the area surrounding the Phase One Property and the location of the Beaverdams Creek. Regional groundwater flow is inferred to be to the north towards Lake Ontario.



The majority of the exterior of the Phase One Property consists of a paved parking area and laneways. According to the Site Representative, salt has historically been applied to the parking area for safety reasons during winter conditions to remove snow and ice, which represents a PCA at the Phase One Property. However, it is the opinion of the QP_{ESA} supervising the Phase One ESA that, although salt-related parameters such as Sodium Adsorption Ratio and electrical conductivity in soil and sodium and chloride in groundwater may be present at concentrations exceeding the applicable Site Condition Standards (i.e., Table 3), the exemption provided in Section 49.1 of O. Reg. 153/04 can be applied and this PCA does not result in an APEC at the Phase One Property that warrants further assessment. As such, these parameters would be deemed to meet the Site Condition Standards and do not need to be further assessed as part of a Phase Two ESA.

There were no deviations from the Phase One ESA requirements specified in O. Reg. 153/04 or absence of information that have resulted in uncertainty that would affect the validity of the Phase One CSM.

8.0 CONCLUSIONS

Pinchin conducted this Phase One ESA in accordance with Part VII and Schedule D of O. Reg. 153/04. The purpose of the Phase One ESA was to assess the potential presence of environmental impacts at the Phase One Property due to activities at and near the Phase One Property in support of filing an RSC in accordance with O. Reg. 153/04.

Based on the findings of this Phase One ESA, Pinchin identified six PCAs at the Phase One Property (i.e., on-Site) and six PCAs within the Phase One Study Area outside of the Phase One Property (i.e., off-Site). The six off-Site PCAs are not considered to result in APECs at the Phase One Property given their distance from the Phase One Property, their downgradient or transgradient location with respect to the inferred groundwater flow direction at the Phase One Property, the absence of hazardous wastes generated at these properties, the inferred low hydraulic conductivity of the subsurface soils in the area of the Site (i.e., silt and clay) and/or the absence of observed staining at the time of the Site reconnaissance. The remaining six on-Site PCAs have resulted in a total of four APECs at the Phase One Property, including APEC-2A, B and C for potential fill material of unknown quality. It is Pinchin's opinion that these six PCAs may have impacted soil quality at the Phase One Property and, as such, result in APECs at the Phase One Property that warrant further investigation prior to the submittal of an RSC, with the exception of APEC-1 (road salting activities on paved surfaces). It is the QP's opinion that the exemption provided in Section 49.1 of O. Reg. 153/04 applies to this Phase One Property as salt has only been applied for de-icing purposes, and therefore this APEC does not require further investigation.

Pinchin recommends that a Phase Two ESA be conducted at the Phase One Property as an "assessment of property conducted in accordance with the regulations by or under the supervision of a qualified person



to determine the location and concentration of one or more contaminants in the land or water on, in or under the property". Pinchin concludes that one or more contaminants originating from PCAs located on the Phase One Property may have affected land or water on, in, or under the Phase One Property. Therefore, Pinchin recommends that a Phase Two ESA be conducted prior to filing an RSC for the Phase One Property.

It should be noted that the references and sources for the information used in evaluating the Phase One Property are provided in the relevant sections of this report. Specific references are also summarized in Section 9.0.

8.1 Signatures

This Phase One ESA was undertaken under the supervision of Lindsay Johnson, P.Eng., QP_{ESA} in accordance with the requirements of O. Reg. 153/04 to support the filing of an RSC for the Phase One Property. The conclusions and recommendations provided in this report represent the best judgement of the assessor based on the Site conditions observed on September 30, 2024, and a review of available historical information and information obtained from interviews.

We trust that the information provided in this report meets your current requirements.

8.2 Terms and Limitations

This Phase One ESA was performed in order to identify potential issues of environmental concern associated with the property located at 7737 Lundy's Lane in Niagara Falls, Ontario (the Site), at the time of the Site reconnaissance. This Phase One ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site. This report was prepared for the exclusive use of 1000977112 Ontario Inc (the Client) subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from the Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information



provided by other individuals noted in this report. Pinchin 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. Pinchin 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, or contained in reports that were reviewed. The scope of work for this Phase One ESA did not include a visual or intrusive investigation for designated substances (e.g., asbestos, mould, PCB-containing electrical equipment, etc.) and, therefore, these materials may be present at the Site.

Pinchin 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 these interpretations may change over time.

Ontario Regulation 153/04 does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable federal, provincial or municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase One ESA.

9.0 REFERENCES

The following documents, persons or organizations provided information used in this report:

- Mr. Santiago Rioja (Site Representative).
- Environmental Risk Information Services. 7737 Lundy's Lane, Niagara Falls, ON, L2H 1H3 (ERIS Project #24060600946). June 6, 2024.
- Opta Information Services. 7737 Lundy's Lane, Niagara Falls, ON. (Opta Order ID 145343). June 13, 2024.
- *"Phase I Environmental Site Assessment, 7737 Lundy's Lane, Niagara Falls, Ontario"* prepared for Bluevale Acquisition Corp. by Pinchin, July 3, 2024.
- Province of Ontario. Environmental Protection Act R.S.O. 1990, c. E.19 and Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act. Last amended by Ontario Regulation 362/23 on November 29, 2023 .
- Natural Heritage Information Centre, Ministry of Natural Resources.



Phase One Environmental Site Assessment

7737 Lundy's Lane, Niagara Falls, Ontario
1000977112 Ontario Inc.

November 15, 2024
Pinchin File: 343602.002
FINAL

- Feenstra, B.H. "Bedrock Topography Series of the Niagara and Niagara-on-the-Lake Area, Southern Ontario; Ontario Geological Survey Preliminary Map P. 2400, Bedrock Topography Series." Scale 1:50,000. Compiled 1973-1975. Issued 1981.
- Technical Standards & Safety Authority.
- Ministry of the Environment, Conservation and Parks

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Template: Master Report for RSC Phase One ESA Report, EDR, July 18, 2024

10.0 APPENDICES

APPENDIX A
Tables



Table 1 - Table of Current and Past Uses of the Phase One Property

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc
Chain 1				
Pre-1802	Crown	Unknown	Agricultural or other use	No aerial photographs, fire insurance plans (FIPs) or other information sources are known to be available for this time period.
1802-1829	Charles Green Sr.	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1829-1830	Charles Green Jr.	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1830-1834	Mary Patterson John Bradley	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1834-1837	Susannah Sparkman	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1837-1845	Samuel Street	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1845-1863	Thomas Street	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1863-1874	James L. Pearson	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1874-1937	James Martin Annie Martin	Vacant undeveloped/ agricultural land.	Agricultural or other use	Based on a review of a 1934 aerial photograph, the Phase One Property consisted of vacant undeveloped/agricultural land.
1937-1953	Constance Lounsbury	Vacant undeveloped/ agricultural land.	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1953-1968	Garnet A. May Twila B. May	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached	Commercial use	Based on a review of 1954 and 1965 aerial photographs, the Phase One Property appeared to have been developed with an inferred commercial building on the east portion of the Site. In addition, based on a review of a 1965 FIP, the Site was developed with a similar building which was occupied by Motel May. Two pools were located at the Phase One Property, on the north



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc
Chain 1				
		carports located on the west portion of the Site.		and south portions of the Site, and a series of carports were located on the west portion of the Site.
1968-1972	Frank Jobban Anna Jobban John Toth Giza Toth	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1970 city directory, the Site was occupied by the Hollywood Motel.
1972-1975	Peter M. Van Kleef Elvira Van Kleef	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1975 aerial photograph, the Phase One Property appeared similar to that observed in the 1965 aerial photograph. In addition, based on a review of the 1975 city directory, the Site was occupied by the Hollywood Motel.
1975-1975	Yvon Legault Rhea Legault	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1975 aerial photograph, the Phase One Property appeared similar to that observed in the 1965 aerial photograph. In addition, based on a review of the 1975 city directory, the Site was occupied by the Hollywood Motel.
1975-1976	Rose Mete	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1975 aerial photograph, the Phase One Property appeared similar to that observed in the 1965 aerial photograph. In addition, based on a review of the 1975 city directory, the Site was occupied by the Hollywood Motel.
1976-1979	Slobabin Balic	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached	Commercial use	No aerial photographs, FIPs or other information sources are known to be available for this time period.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc
Chain 1				
		carports located on the west portion of the Site.		
1979-1981	Francois Olah Jr.	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1980 city directory, the Phase One Property was occupied by the Hollywood Motel.
1981-1982	Asmat Khan Meher Khan	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1982 aerial photograph, the Phase One Property appeared similar to that observed in the 1975 aerial photograph
1982-1984	Parasram Ramlaggan Lutchmu Ramlaggan	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1982 aerial photograph, the Phase One Property appeared similar to that observed in the 1975 aerial photograph
1984-1986	Donald Boone Theresa Boone	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1985 city directory, the Phase One Property was occupied by the Hollywood Motel.
1986-1987	Alitazek Rashid	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached	Commercial use	No aerial photographs, FIPs or other information sources are known to be available for this time period.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc
Chain 1				
		carports located on the west portion of the Site.		
1987-1988	Paul Hoffner Eva Hoffner Steve Durst Teresa Durst	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1988-2021	732332 Ontario Limited	Detached three-storey commercial building on the west portion of the Phase One Property.	Commercial use	Based on a review of the 1995 aerial photograph, the Phase One Property was redeveloped with a building on the west portion of the Site similar in size and configuration as the present-day Site Building. In addition, based on a review of the city directories and digital business directories from 1990 until 2021, the Site was occupied by Travelodge Bonaventure.
2021-2024	2835958 Ontario Inc.	Detached three-storey commercial building on the west portion of the Phase One Property.	Commercial use	Based on a review of a 2023 satellite image, the Phase One Property appeared similar to that observed in the 1995 aerial photograph. In addition, based on a review of the digital business directory for 2021, the Site was occupied by Travelodge Bonaventure.
2024 to Present	1000977112 Ontario Inc.	Detached three-storey commercial building on the west portion of the Phase One Property.	Commercial use	The Site Representative confirmed that since acquisition of the Phase One Property in the summer of 2024, the Site has been vacant and no industrial activities have occurred at the Phase One Property.
Chain 2				
Pre-1802	Crown	Unknown	Agricultural or other use	No aerial photographs, fire insurance plans (FIPs) or other information sources are known to be available for this time period.
1802-1829	Charles Green Sr.	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc
Chain 2				
1829-1830	Charles Green Jr.	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1830-1834	Mary Patterson John Bradley	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1934-1837	Susannah Sparkman	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1837-1845	Samuel Street	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1845-1863	Thomas Street	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1863-1874	James L. Pearson	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1874-1939	James Martin Annie Martin	Vacant undeveloped/ agricultural land.	Agricultural or other use	Based on a review of a 1934 aerial photograph, the Phase One Property consisted of vacant undeveloped/agricultural land.
1939-1951	Constance Lounsbury	Vacant undeveloped/ agricultural land.	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1951-1951	Mary Bersains	Vacant undeveloped/ agricultural land.	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1951-1952	Mary Jamesty Joseph Jamesty	Vacant undeveloped land.	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1952-1952	Mary Jamesty Joseph Jamesty George Chanady Helen Chanady	Vacant undeveloped land.	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc
Chain 2				
1952-1965	Stanley Lessey	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of 1954 and 1965 aerial photographs, the Phase One Property appeared to have been developed with an inferred commercial building on the east portion of the Site. In addition, based on a review of a 1965 FIP, the Site was developed with a similar building which was occupied by Motel May. Two pools were located at the Phase One Property, on the north and south portions of the Site, and a series of carports were located on the west portion of the Site.
1965-1973	Annie Sokulsky	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of 1965 aerial photograph, the Phase One Property appeared similar to the 1954 aerial photograph. In addition, based on a review of a 1965 FIP, the Site was developed with a similar building which was occupied by Motel May. Two pools were located at the Phase One Property, on the north and south portions of the Site, and a series of carports were located on the west portion of the Site. Further, a review of the 1970 city directory indicated that the Site was occupied by the Hollywood Motel.
1973-1977	Gilles R. Forget	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1975 aerial photograph, the Phase One Property appeared similar to that observed in the 1965 aerial photograph. In addition, based on a review of the 1975 city directory, the Site was occupied by the Hollywood Motel.
1977-1985	Jack Quiquero Kathy Quiquero	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1982 aerial photograph, the Phase One Property appeared similar to that observed in the 1975 aerial photograph. In addition, based on a review of the 1980 and 1985 city directories, the Site was occupied by the Hollywood Motel.
1985-1986	Robert Andre Laurin	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1985 city directory, the Phase One Property was occupied by the Hollywood Motel.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc
Chain 2				
1986-1987	Flamingo Motor Inn (Niagara Falls) Inc.	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1987-1988	Paul Hoffner Eva Hoffner Steve Durst Teresa Durst	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1988-2021	732332 Ontario Limited	Detached three-storey commercial building on the west portion of the Phase One Property.	Commercial use	Based on a review of the 1995 aerial photograph, the Phase One Property was developed with a building on the west portion of the Site similar in size and configuration as the present-day Site Building. In addition, based on a review of the city directories and digital business directories from 1990 until 2021, the Site was occupied by Travelodge Bonaventure.
2021-2024	2835958 Ontario Inc.	Detached three-storey commercial building on the west portion of the Phase One Property.	Commercial use	Based on a review of a 2023 satellite image, the Phase One Property appeared similar to that observed in the 1995 aerial photograph. In addition, based on a review of the digital business directory for 2021, the Site was occupied by Travelodge Bonaventure.
2024 to Present	1000977112 Ontario Inc.	Detached three-storey commercial building on the west portion of the Phase One Property.	Commercial use	The Site Representative confirmed that since acquisition of the Phase One Property in the summer of 2024, the Site has been vacant and no industrial activities have occurred at the Phase One Property.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc
Chain 3				
Pre-1802	Crown	Unknown	Agricultural or other use	No aerial photographs, fire insurance plans (FIPs) or other information sources are known to be available for this time period.
1802-1829	Charles Green Sr.	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1829-1830	Charles Green Jr.	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1830-1834	Mary Patterson John Bradley	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1934-1837	Susannah Sparkman	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1837-1845	Samuel Street	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1845-1863	Thomas Street	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1863-1874	James L. Pearson	Unknown	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1874-1951	James Martin Annie Martin	Vacant undeveloped/ agricultural land.	Agricultural or other use	Based on a review of a 1934 aerial photograph, the Phase One Property consisted of vacant undeveloped/agricultural land.
1951-1952	Mary Jamesty Joseph Jamesty George Chanady Helen Chanady	Vacant undeveloped land.	Agricultural or other use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1952-1965	Stanley Lessey	Detached two-storey commercial building on the east portion of the Phase One Property, with	Commercial use	Based on a review of 1954 and 1965 aerial photographs, the Phase One Property appeared to have been developed with an inferred commercial building on the east portion of the Site. In addition, based on a review of a 1965 FIP, the Site was developed with a similar building which was occupied by



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc
Chain 3				
		detached and attached carports located on the west portion of the Site.		Motel May. Two pools were located at the Phase One Property, on the north and south portions of the Site, and a series of carports were located on the west portion of the Site.
1965-1973	Annie Sokulsky	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of 1965 aerial photograph, the Phase One Property appeared similar to the 1954 aerial photograph. In addition, based on a review of a 1965 FIP, the Site was developed with a similar building which was occupied by Motel May. Two pools were located at the Phase One Property, on the north and south portions of the Site, and a series of carports were located on the west portion of the Site. Further, a review of the 1970 city directory indicated that the Site was occupied by the Hollywood Motel.
1973-1977	Gilles R. Forget	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1975 aerial photograph, the Phase One Property appeared similar to that observed in the 1965 aerial photograph. In addition, based on a review of the 1975 city directory, the Site was occupied by the Hollywood Motel.
1977-1985	Jack Quiquero Kathy Quiquero	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1982 aerial photograph, the Phase One Property appeared similar to that observed in the 1975 aerial photograph. In addition, based on a review of the 1980 and 1985 city directories, the Site was occupied by the Hollywood Motel.
1985-1986	Robert Andre Laurin	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	Based on a review of the 1985 city directory, the Phase One Property was occupied by the Hollywood Motel.
1986-1987	Flamingo Motor Inn (Niagara Falls) Inc.	Detached two-storey commercial building on the east portion of the Phase One Property, with	Commercial use	No aerial photographs, FIPs or other information sources are known to be available for this time period.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc
Chain 3				
		detached and attached carports located on the west portion of the Site.		
1987-1988	Paul Hoffner Eva Hoffner Steve Durst Teresa Durst	Detached two-storey commercial building on the east portion of the Phase One Property, with detached and attached carports located on the west portion of the Site.	Commercial use	No aerial photographs, FIPs or other information sources are known to be available for this time period.
1988-2021	732332 Ontario Limited	Detached three-storey commercial building on the west portion of the Phase One Property.	Commercial use	Based on a review of the 1995 aerial photograph, the Phase One Property was developed with a building on the west portion of the Site similar in size and configuration as the present-day Site Building. In addition, based on a review of the city directories and digital business directories from 1990 until 2021, the Site was occupied by Travelodge Bonaventure.
2021-2024	2835958 Ontario Inc.	Detached three-storey commercial building on the west portion of the Phase One Property.	Commercial use	Based on a review of a 2023 satellite image, the Phase One Property appeared similar to that observed in the 1995 aerial photograph. In addition, based on a review of the digital business directory for 2021, the Site was occupied by Travelodge Bonaventure.
2024 to Present	1000977112 Ontario Inc.	Detached three-storey commercial building on the west portion of the Phase One Property.	Commercial use	The Site Representative confirmed that since acquisition of the Phase One Property in the summer of 2024, the Site has been vacant and no industrial activities have occurred at the Phase One Property.

Notes:

- 1 - for each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies: Agriculture or other use
Commercial use
Community use Industrial use
Institutional use Parkland use
Residential use

- 2 - when submitting a record of site condition for filing, a copy of this table must be attached



Table 2 - Table of Potentially Contaminating Activities

PCA Designation	Location of Potentially Contaminating Activity	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Distance from Phase One Property (metres)	Location Relative to Inferred Groundwater Flow Direction ¹	Contributing to an APEC at the Site (Yes/No)	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
PCA-OA	Paved portions of the Phase One Property	Other - Road Salting Activities	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Not Applicable, given Section 49.1 of the Regulation
PCA-30A	Within the footprint of former pool on the north portion of the Phase One Property	Item 30 - Importation of Fill Material of Unknown Quality	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil
PCA-30B	Within the footprint of the former commercial building on the east portion of the Phase One Property	Item 30 - Importation of Fill Material of Unknown Quality	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil
PCA-30C	Within the footprint of the former detached building on the west-central portion of the Phase One Property	Item 30 - Importation of Fill Material of Unknown Quality	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil
PCA-52	Southeast portion of the Phase One Site Building (hydraulic elevator)	Item 52 - Storage, Maintenance, Fuelling and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil
PCA-55	Pad-mounted transformer located on the southwest portion of the Phase One Property	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	NA – On-Site PCA	NA - On-Site PCA	Yes	Soil
PCA-55	7701 Lundy's Lane	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	1	Upgradient	No, based on absence of evidence of any releases and/or staining in the vicinity of the transformer.	Not Applicable
PCA-28	3671 Lundy's Lane (Present-day 7701 Lundy's Lane)	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	50	Upgradient	No, based on separation distance of operation from the Phase One Property and inferred low hydraulic conductivity of subsurface soils in the area of the Phase One Property (i.e., silt and clay).	Not Applicable



PCA-28	7600A Lundy's Lane	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	110	Upgradient	No, based on the separation distance.	Not Applicable
PCA-27	7600A Lundy's Lane	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site	110	Upgradient	No, based on the separation distance.	Not Applicable
PCA-OB	7860 Lundy's Lane	Other - Hazardous Waste Generation	Off-Site	90	Transgradient	No, based on the distance and groundwater flow direction.	Not Applicable
PCA-37	7637 Lundy's Lane	Item 37 - Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Site	60	Transgradient	No, based on the separation distance and the absence of hazardous waste generation.	Not Applicable

Notes:

APEC – Area of Potential Environmental Concern

PCA – Potentially Contaminating Activity

1 – Location of PCA relative to the Phase One Property in relation to the inferred groundwater flow direction in the Phase One Study Area



Table 3 - Table of Areas of Potential Environmental Concern

Area of Potential Environmental Concern ¹	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity ²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern ³	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC-1 (Road salting activities on paved surfaces)	Majority of exterior area of the Phase One Property	Other – Road Salting Activities	On-Site	Electrical Conductivity SAR Na Cl-	Not Applicable, given Section 49.1 of the Regulation
APEC-2A, B and C (Potential presence of fill material of unknown quality within former structures/in-ground pool)	Within footprint of former pool and former buildings.	Item 30 - Importation of Fill Material of Unknown Quality	On-Site	PHCs BTEX PAHs Metals As, Sb, Se	Soil
APEC-3 (Storage of Hydraulic Oil Associated with a Hydraulic Elevator)	Southeast portion of the Phase One Building	Item 52 - Storage, Maintenance, Fuelling and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems	On-Site	PHCs BTEX PCBs	Soil



Area of Potential Environmental Concern ¹	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity ²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern ³	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC-4 (Current On-Site Transformer)	Pad-mounted transformer located on the southwest portion of the Phase One Property	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	PHCs BTEX PCBs	Soil

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:



List of Method Groups:

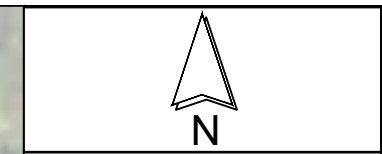
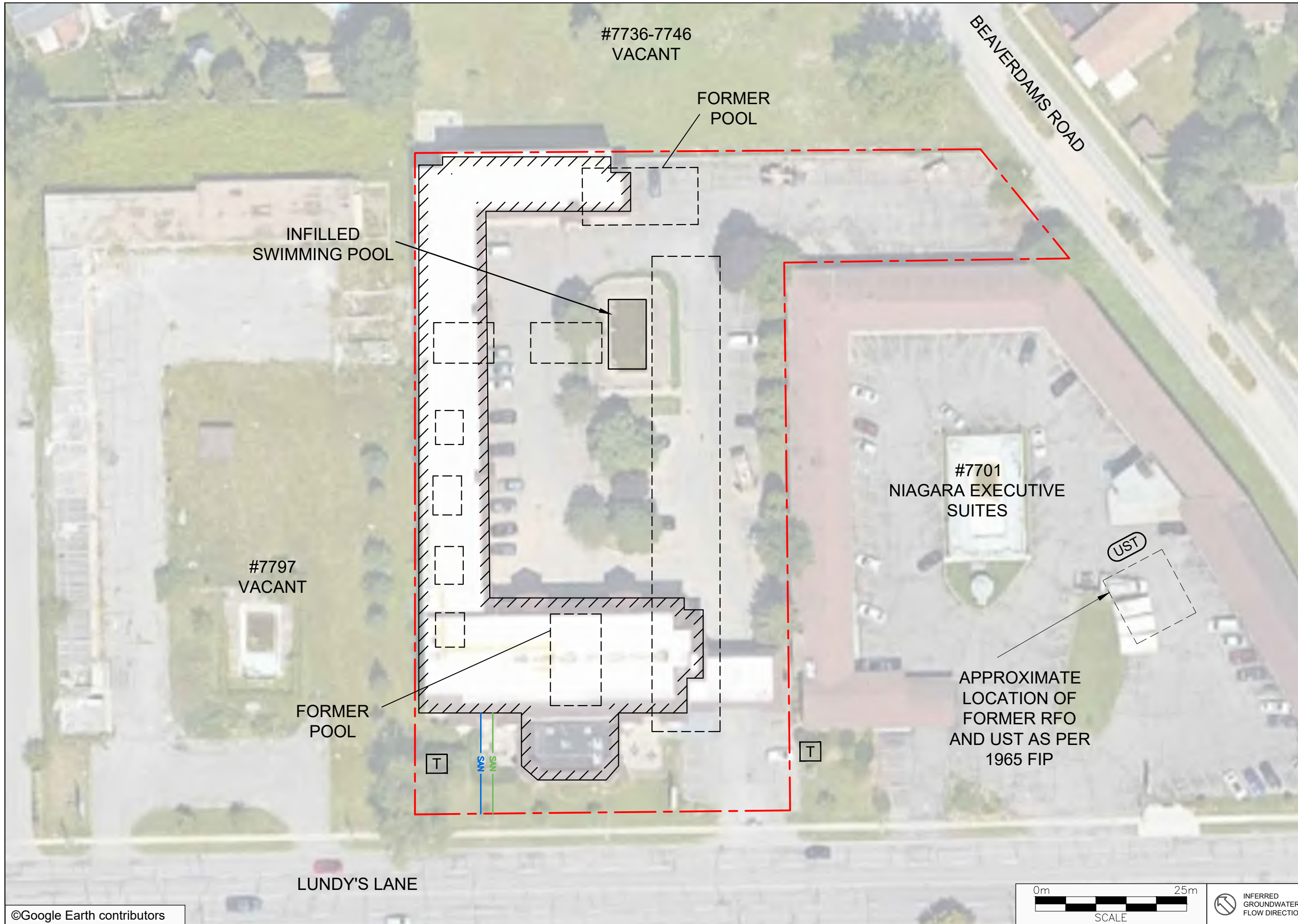
ABNs	PCBs	Metals	Electrical Conductivity
CPs	PAHs	As, Sb, Se	Cr (VI)
1,4-Dioxane	THMs	Na	Hg
Dioxins/Furans, PCDDs/PCDFs	VOCs	B-HWS	Methyl Mercury
OCs	BTEX	Cl-	Low or high pH,
PHCs	Ca, Mg	CN-	SAR

4 - When submitting a record of site condition for filing, a copy of this table must be attached

APPENDIX B
Figures



PROJECT NAME:		PHASE ONE ENVIRONMENTAL SITE ASSESSMENT		
CLIENT NAME:		1000977112 ONTARIO INC.		
PROJECT LOCATION:		7737 LUNDY'S LANE, NIAGARA FALLS, ONTARIO		
FIGURE NAME:		KEY MAP		FIGURE NUMBER
PROJECT NUMBER:	SCALE:	DRAWN BY:	REVIEWED BY:	DATE:
343602.002	1:15,000	KU	KP	OCTOBER 2024
				1



LEGEND

- PHASE ONE PROPERTY
- SITE BUILDING
- FORMER STRUCTURE AS PER 1965 FIP
- T PAD MOUNTED TRANSFORMER
- SEWAGE AND DRAIN LINES
- POTABLE WATER SUPPLY LINES
- UST UNDERGROUND STORAGE TANK
- RFO RETAIL FUEL OUTLET
- FIP FIRE INSURANCE PLAN

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PROJECT NAME:
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

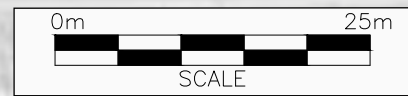
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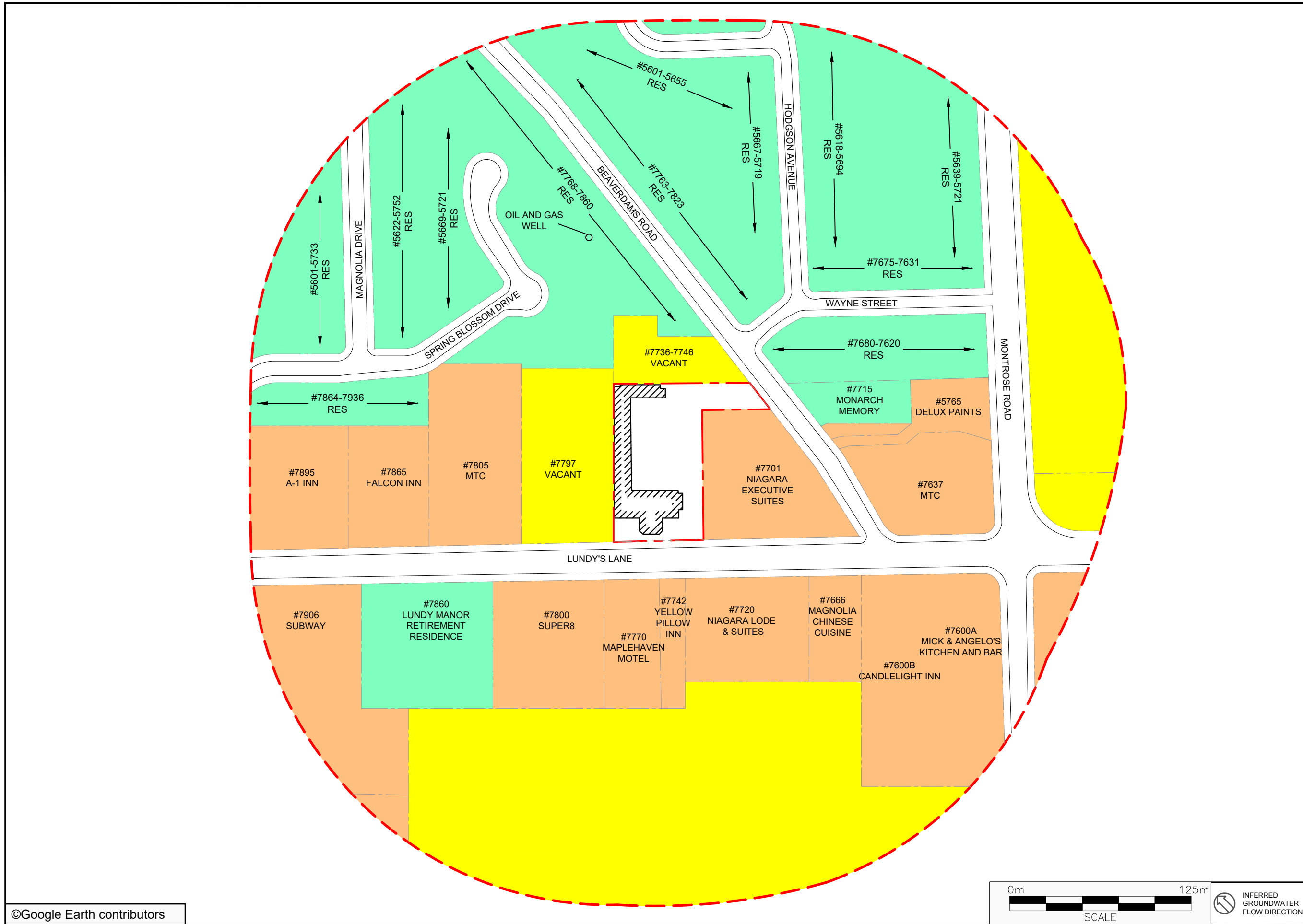
PROJECT LOCATION:
7737 LUNDY'S LANE,
NIAGARA FALLS, ONTARIO

FIGURE NAME:
PHASE ONE PROPERTY

PROJECT NUMBER: 343602.002	SCALE: AS SHOWN
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DRAWN BY: KU	REVIEWED BY: KP
DATE: NOVEMBER 2024	FIGURE NUMBER: 2





- LEGEND**
- PHASE ONE PROPERTY
 - PHASE ONE STUDY AREA BOUNDARY
 - RES RESIDENTIAL
 - MTC MULTI-TENANT COMMERCIAL
 - RESIDENTIAL USE / PARKLAND USE / INSTITUTIONAL USE
 - INDUSTRIAL USE / COMMERCIAL USE / COMMUNITY USE
 - AGRICULTURAL USE / OTHER USE

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PROJECT NAME:
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME:
1000977112 ONTARIO INC.

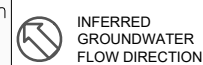
PROJECT LOCATION:
7737 LUNDY'S LANE,
NIAGARA FALLS, ONTARIO

FIGURE NAME:
PHASE ONE STUDY AREA

PROJECT NUMBER: 343602.002	SCALE: AS SHOWN
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DRAWN BY: KU	REVIEWED BY: KP
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DATE: NOVEMBER 2024	FIGURE NUMBER: 3
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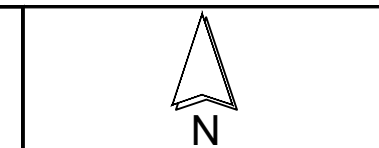
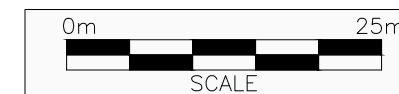


INFERRED
GROUNDWATER
FLOW DIRECTION



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PCA Designation	Location of Potentially Contaminating Activity	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contributing to an APEC at the Site (Yes/No)	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
PCA-OA	Paved portions of the Phase One Property	Other - Road Salting Activities	On-Site	Yes	Not Applicable, given Section 49.1 of the Regulation
PCA-30A	Within the footprint of former pool on the north portion of the Phase One Property	Item 30 - Importation of Fill Material of Unknown Quality	On-Site	Yes	Soil
PCA-30B	Within the footprint of the former commercial building on the east portion of the Phase One Property	Item 30 - Importation of Fill Material of Unknown Quality	On-Site	Yes	Soil
PCA-30C	Within the footprint of the former detached building on the west-central portion of the Phase One Property	Item 30 - Importation of Fill Material of Unknown Quality	On-Site	Yes	Soil
PCA-52	Southeast portion of the Phase One Site Building (hydraulic elevator)	Item 52 - Storage, Maintenance, Fuelling and Repair of Equipment, Vehicles, and Material Used to Maintain	On-Site	Yes	Soil
PCA-55	Pad-mounted transformer located on the southwest portion of the Phase One Property	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	Yes	Soil



- LEGEND**
- PHASE ONE PROPERTY
 - PHASE ONE STUDY AREA BOUNDARY
 - SITE BUILDING
 - FORMER STRUCTURE AS PER 1965 FIP
 - UNDERGROUND STORAGE TANK
 - PAD MOUNTED TRANSFORMER
 - RFO RETAIL FUEL OUTLET
 - FIP FIRE INSURANCE PLAN
 - PCA POTENTIALLY CONTAMINATING ACTIVITY
 - PCA CONTRIBUTES TO AN APEC

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.



PROJECT NAME:
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME:
1000977112 ONTARIO INC.

PROJECT LOCATION:
7737 LUNDY'S LANE,
NIAGARA FALLS, ONTARIO

FIGURE NAME:
POTENTIALLY CONTAMINATING ACTIVITIES ON-SITE

PROJECT NUMBER:
343602.002

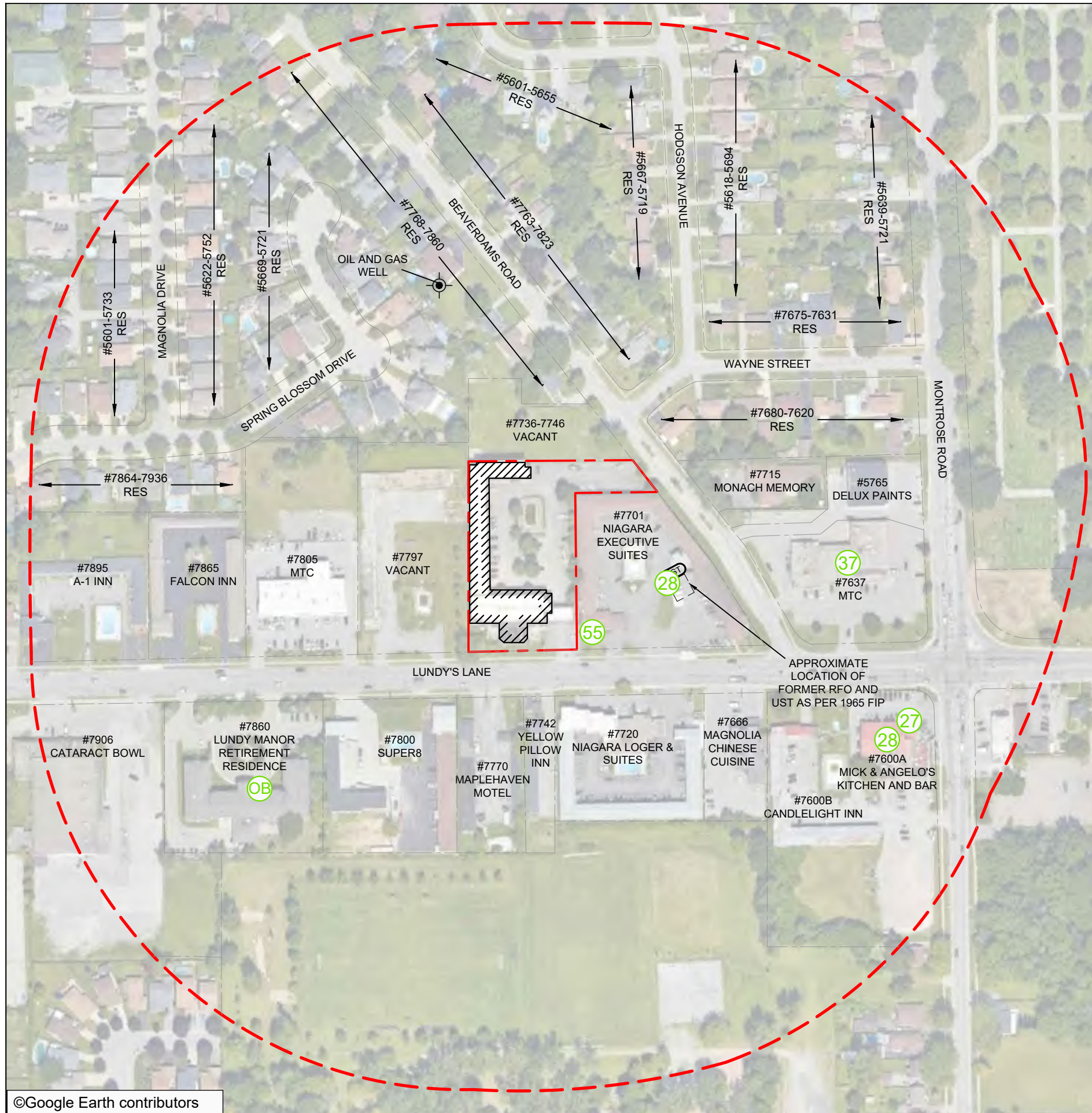
SCALE:
AS SHOWN

DRAWN BY:
KU

REVIEWED BY:
KP

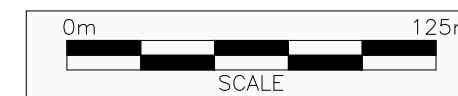
DATE:
NOVEMBER 2024

FIGURE NUMBER:
4



©Google Earth contributors

PCA Designation	Location of Potentially Contaminating Activity	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contributing to an APEC at the Site (Yes/No)	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
PCA-55	7701 Lundy's Lane	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	No, based on absence of evidence of any releases and/or staining in the vicinity of the transformer.	Not Applicable
PCA-28	3671 Lundy's Lane (Present-day 7701 Lundy's Lane)	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	No, based on separation distance of operation from the Phase One Property and inferred low hydraulic conductivity of subsurface soils in the area of the Phase One Property (i.e., silt and clay).	Not Applicable
PCA-28	7600A Lundy's Lane	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	No, based on the separation distance.	Not Applicable
PCA-27	7600A Lundy's Lane	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site	No, based on the separation distance.	Not Applicable
PCA-OB	7860 Lundy's Lane	Other - Hazardous Waste Generation	Off-Site	No, based on the distance and groundwater flow direction.	Not Applicable
PCA-37	7637 Lundy's Lane	Item 37 - Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Site	No, based on the separation distance and the absence of hazardous waste generation.	Not Applicable



INFERRED GROUNDWATER FLOW DIRECTION



LEGEND
 --- PHASE ONE PROPERTY
 --- PHASE ONE STUDY AREA BOUNDARY

- SITE BUILDING
- FORMER STRUCTURE
- RES RESIDENTIAL
- MTC MULTI-TENANT COMMERCIAL
- UNDERGROUND STORAGE TANK
- RFO RETAIL FUEL OUTLET
- FIP FIRE INSURANCE PLAN
- OIL AND GAS WELL
- PCA POTENTIALLY CONTAMINATING ACTIVITY
- PCA CONTRIBUTES TO AN APEC
- PCA DOES NOT CONTRIBUTE TO AN APEC

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.



PROJECT NAME:
 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME:
 1000977112 ONTARIO INC.

PROJECT LOCATION:
 7737 LUNDY'S LANE,
 NIAGARA FALLS, ONTARIO

FIGURE NAME:
 POTENTIALLY CONTAMINATING ACTIVITIES OFF-SITE

PROJECT NUMBER:
 343602.002

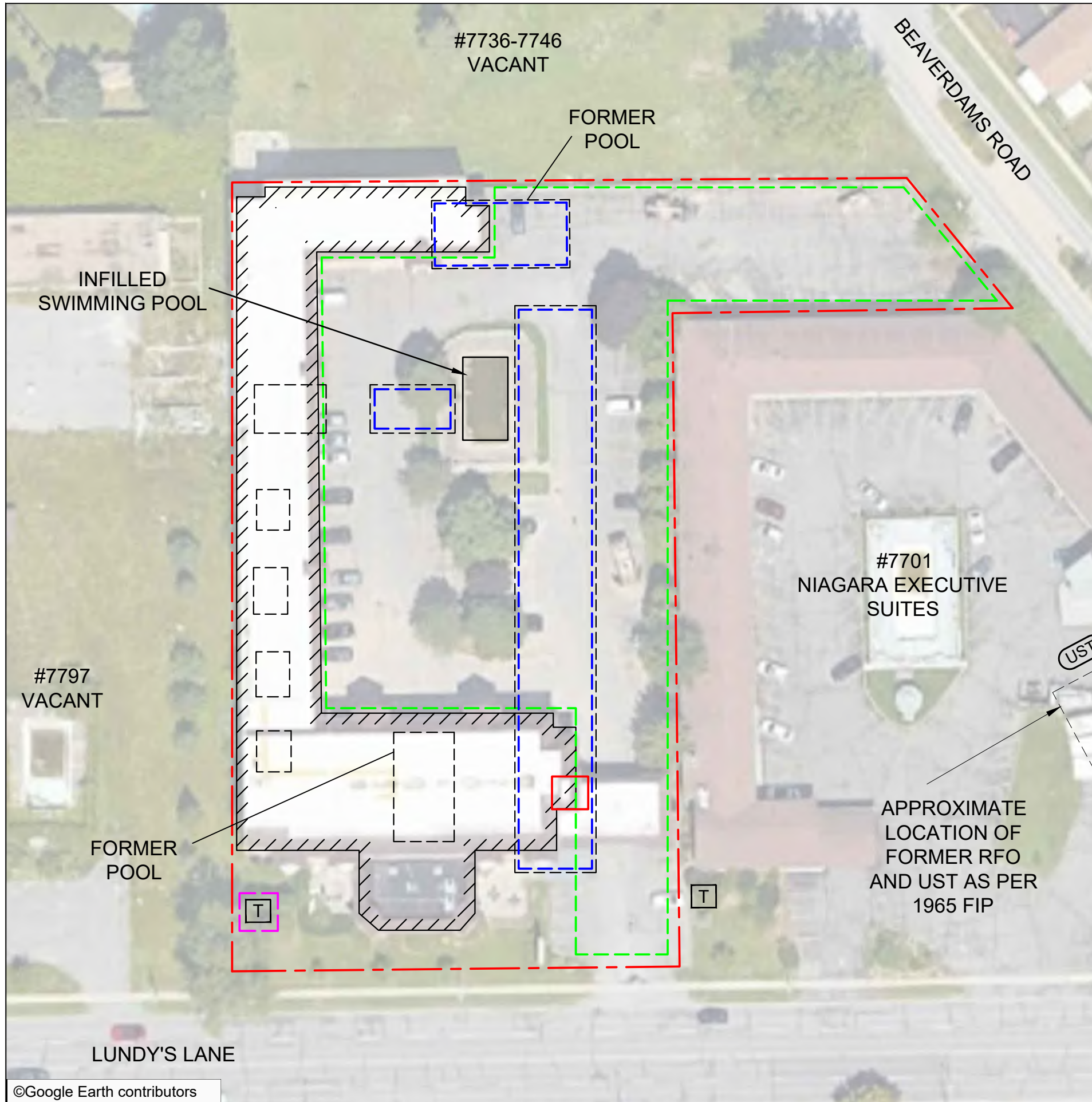
SCALE:
 AS SHOWN

DRAWN BY:
 KU

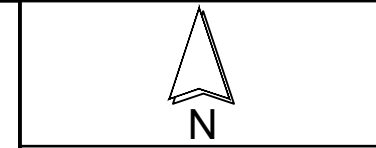
REVIEWED BY:
 KP

DATE:
 NOVEMBER 2024

FIGURE NUMBER:
 5



Area of Potential Environmental Concern ¹	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity ²	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern ³	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC-1 (Road salting activities on paved surfaces)	Majority of exterior area of the Phase One Property	Other - Road Salting Activities	On-Site	Electrical Conductivity SAR Na Cl-	Not Applicable, given Section 49.1 of the Regulation
APEC-2A, B and C (Potential presence of fill material of unknown quality within former structures/in-ground pool)	Within footprint of former pool and former buildings	Item 30 - Importation of Fill Material of Unknown Quality	On-Site	PHCs BTEX PAHs Metals As, Sb, Se	Soil
APEC-3 (Storage of Hydraulic Oil Associated with a Hydraulic Elevator)	Southeast portion of the Phase One Building	Item 52 - Storage, Maintenance, Fueling and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems	On-Site	PHCs BTEX PCBs	Soil
APEC-4 (Current On-Site Transformer)	Pad-mounted transformer located on the southwest portion of the Phase One Property	Item 55 - Transformer Manufacturing, Processing and Use	On-Site	PHCs BTEX PCBs	Soil



- LEGEND**
- PHASE ONE PROPERTY
 - SITE BUILDING
 - FORMER STRUCTURE AS PER 1965 FIP
 - T PAD MOUNTED TRANSFORMER
 - UST UNDERGROUND STORAGE TANK
 - RFO RETAIL FUEL OUTLET
 - FIP FIRE INSURANCE PLAN
 - APEC AREA OF POTENTIAL ENVIRONMENTAL CONCERN
 - APEC-1
 - APEC-2A, B AND C
 - APEC-3
 - APEC-4

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.



PROJECT NAME:
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME:
1000977112 ONTARIO INC.

PROJECT LOCATION:
7737 LUNDY'S LANE,
NIAGARA FALLS, ONTARIO

FIGURE NAME:
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

PROJECT NUMBER:
343602.002

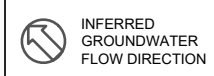
SCALE:
AS SHOWN

DRAWN BY:
KU

REVIEWED BY:
KP

DATE:
NOVEMBER 2024

FIGURE NUMBER:
6



APPENDIX C
Photographs



Photo 1 – South elevation of the Site Building, looking northwest.



Photo 2 – North elevation of the Site Building, looking southwest.



Photo 3 – West elevation of the Site Building, looking northeast.



Photo 4 – East elevation of the Site Building, looking northwest.



Photo 5 – Properties located north of the Phase One Property.



Photo 6 – Properties located south of the Phase One Property.



Photo 7 – Property located west of the Phase One Property.



Photo 8 – Rear portion of property building located west of the Phase One Property.



Photo 9 – Exterior infilled swimming pool located on the central portion of the Phase One Property



Photo 10 – View of pad-mounted transformer located on the southwest portion of the Phase One Property.

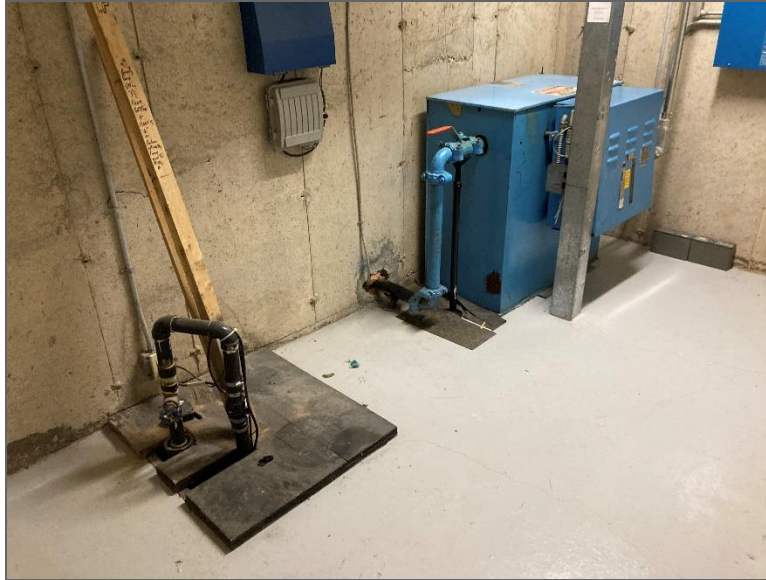


Photo 11 – View of elevator mechanical room located in the basement of the Site Building.



Photo 12 – View of boiler room in the basement of the Site Building.



Photo 13 – View of exterior concrete wall of indoor swimming pool.



Photo 14 – View of north portion of unfinished basement.



Photo 15 – View of indoor swimming pool on main floor of Site Building.



Photo 16 – Representative view of suite inside Site Building.



Photo 17 – View of water damage within a suite on the third floor of the Site Building. .



Photo 18 – View of exterior stairwell on the third floor of the Site Building.



Photo 19 – View of pad-mounted transformer located on the property east adjacent to the Phase One Property.

APPENDIX D
Survey Plan

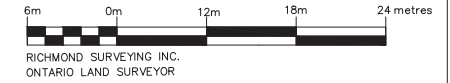
Metric

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

SURVEYOR'S REAL PROPERTY REPORT

PART 1 – PLAN OF SURVEY
PART OF LOT 133
GEOGRAPHIC TOWNSHIP OF STAMFORD
CITY OF NIAGARA FALLS
(REGIONAL MUNICIPALITY OF NIAGARA)

SCALE 1:200



LOT 4
REGISTERED PLAN 59M-300

Legend

- - SURVEY MONUMENT FOUND
- - SURVEY MONUMENT SET
- IB - IRON BAR
- SIB - STANDARD IRON BAR
- CP - CONCRETE PIN
- S - SET
- M - MEASURED
- OU - ORIGIN UNKNOWN
- P1 - PLAN 59R-18519
- P2 - PLAN 59R-4311
- P3 - PLAN 59R-13559
- P4 - PLAN 59R-17662
- D1 - INSTRUMENT No. R0521749
- CRW - CONCRETE RETAINING WALL
- BR - BRICK
- BF - BOARD FENCE

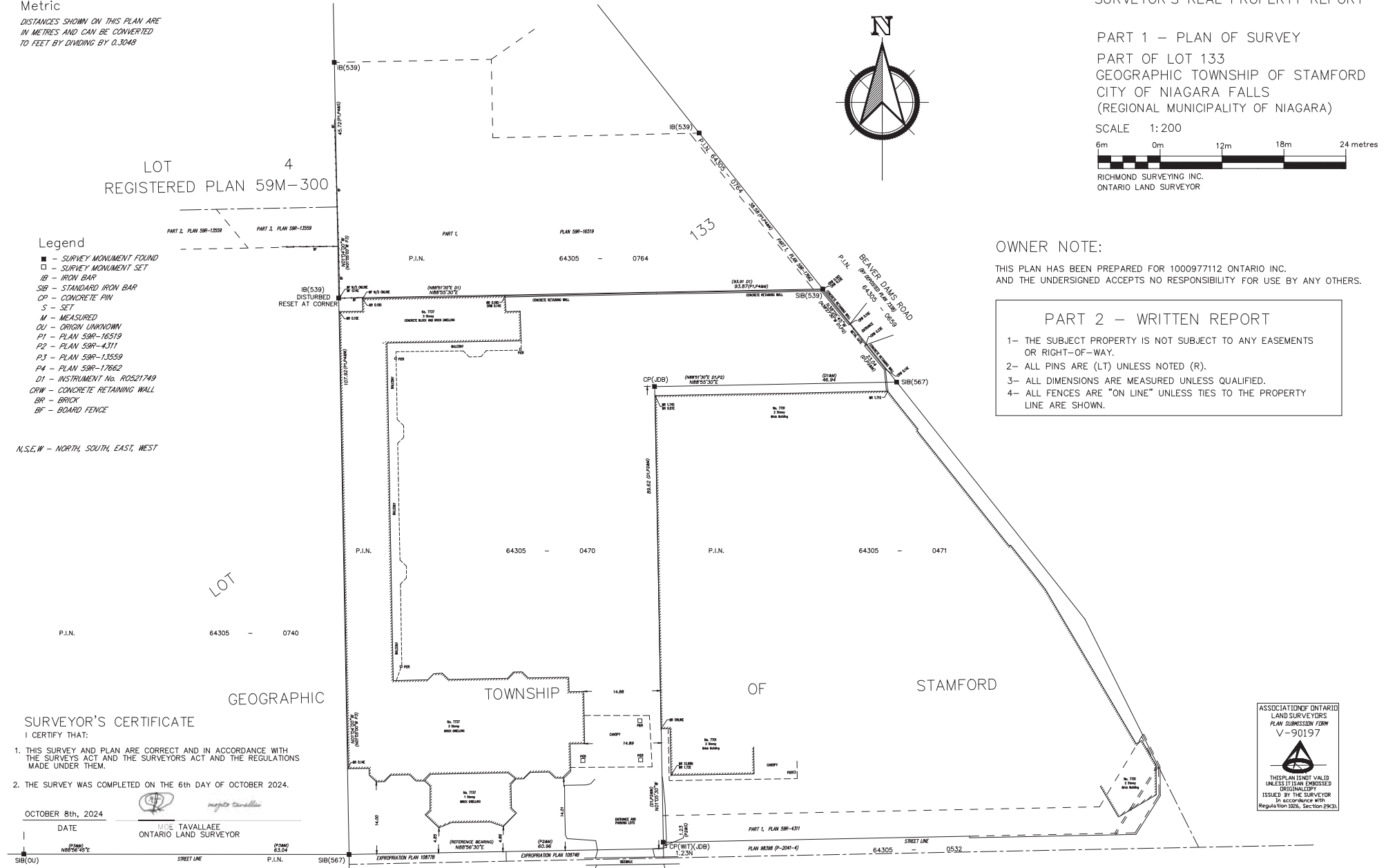
N,S,E,W - NORTH, SOUTH, EAST, WEST

OWNER NOTE:

THIS PLAN HAS BEEN PREPARED FOR 1000977112 ONTARIO INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY ANY OTHERS.

PART 2 – WRITTEN REPORT

- 1- THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAY.
- 2- ALL PINS ARE (LT) UNLESS NOTED (R).
- 3- ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
- 4- ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF OCTOBER 2024.

OCTOBER 8th, 2024

Moe Tavallae
MOE TAVALLAE
ONTARIO LAND SURVEYOR



RICHMOND SURVEYING INC.
ONTARIO LAND SURVEYOR
70 East Beaver Creek Rd Unit #11, Richmond Hill, ON
TEL: 647-333-6200 info@richmondsurveyinginc.com

24-145

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF LUNDY'S LANE AS SHOWN ON PLAN 59R-4311 HAVING A BEARING OF N88°56'30"E.

(KNOWN AS LUNDY'S LANE
(FORMERLY CAMBRO ROAD - NAME CHANGED BY BY-LAW No. 70-11, REGISTERED AS INST. No. 125724)
regional road No. 51 (BY BY-LAW No. 2804-81, ORDER-IN-COUNCIL O.C. 1843/81)
P.I.N. 64305 - 0532

APPENDIX E
Opta Records



enviroscan



175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 1 877 244 9437
W: optaintel.ca

Midori

Site Address:

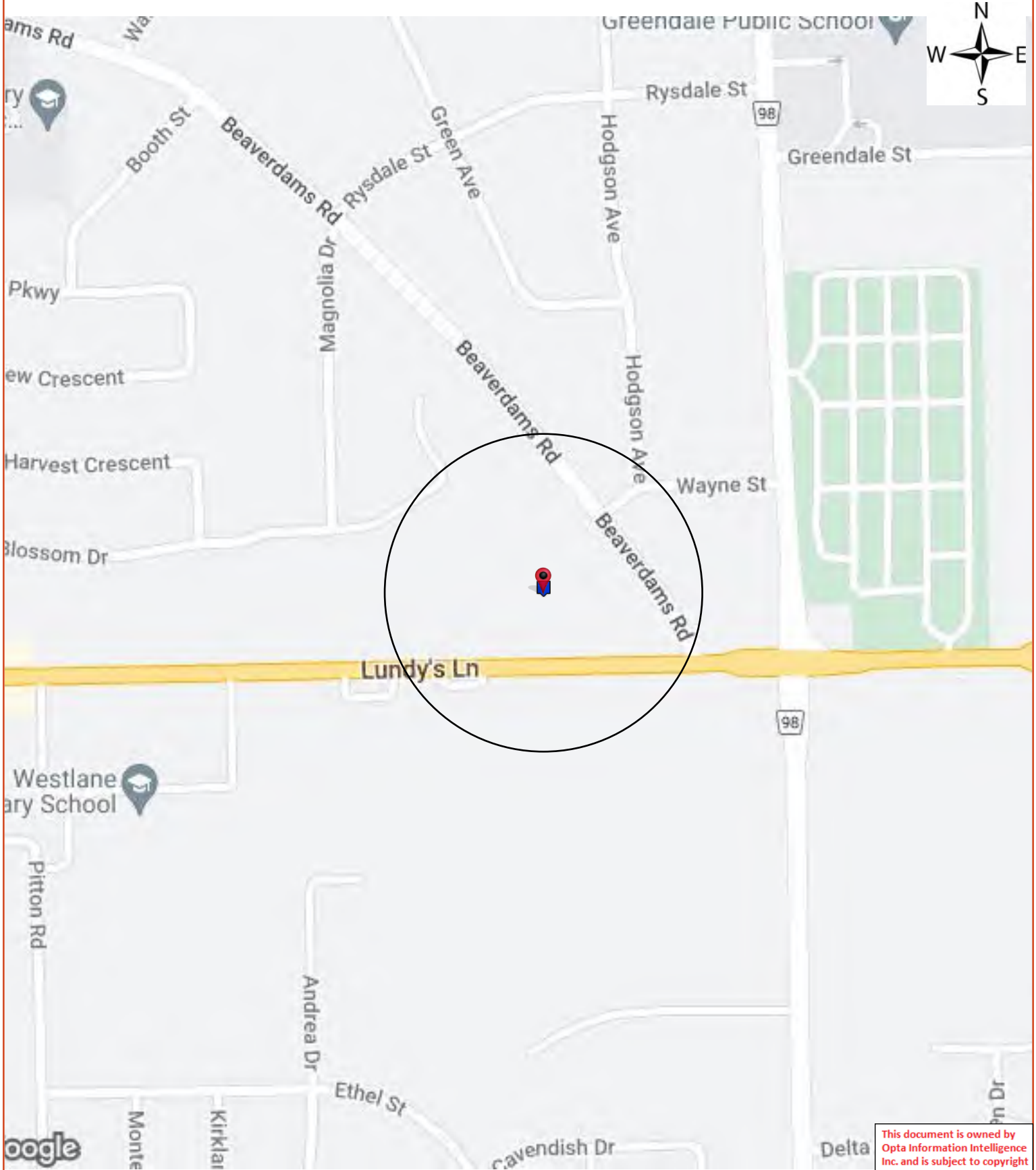
7737 Lundys Ln Niagara Falls ON

Project No:
24060600946

Opta Order ID:
145343

Requested by:
Eleanor Goolab
ERIS

Date Completed:
6/13/2024 12:18:31 PM



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Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

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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.

Report Index

Requested by:
Eleanor Goolab

Date Completed: 06/13/2024 12:18:31



OPTA INFORMATION INTELLIGENCE

Page Report Title

5 (2009) All Risk Report - 2009 JOHN MCINTYRE, TRAVELODGE BONAVENTURE MOTOR INN/732332 ONTARIO LTD. 7737-7739 Lundys Lane Niagara Falls ON L2H1H3 (distance = 0 metres*)

37 (1996) Multirisk Narrative Report - 1996 732332 ONTARIO LTD. O/B TRAVELODGE/BONAVENTURE MOTOR INN 7737 Lundys Lane Niagara Falls ON L2H1H3 (distance = 0 metres*)

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All Risk Report - 2009 JOHN MCINTYRE, TRAVELODGE BONAVENTURE MOTOR INN/732332 ONTARIO LTD. 7737-7739 Lundys Lane Niagara Falls ON L2H1H3





Risk Management Services Inc

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INSURED:	JOHN MCINTYRE, TRAVELODGE BONAVENTURE MOTOR INN/732332 ONTARIO LTD.	POLICY NO:	
DATE OF SURVEY:	05-27-2009	INSPECTOR:	DAVE SCHUTZ
LOCATION:	7737 -7739 LUNDY'S LANE NIAGARA FALLS, ON L2H 1H3	MAILING ADDR:	7737 -7739 LUNDY'S LANE NIAGARA FALLS, ON L2H 1H3
CONTACT INFO:	905-374-7171	TRACKING CODE:	960645
UNDERWRITER:	IRENE ROOPCHAN	COMPANY:	DCG66 DOMINION OF CANADA INS (SORC)
IBC TERR CODE:	93	IBC CODE:	7011-02 Hotels - Year Round - Licensed Over 50 units

ALLRISK

1.0 OCCUPANCY INFORMATION (INSURED)

INSURED IS:	<input checked="" type="checkbox"/> OWNER OCCUPANT <input type="checkbox"/> NON OCCUPANT BUILDING OWNER <input type="checkbox"/> TENANT
<p>THE INSURED OPERATES A 118 ROOM HOTEL/MOTEL HOSPITALITY BUSINESS IN THIS PREDOMINANTLY TOURIST AREA. THERE IS A COMMERCIAL KITCHEN LOCATED IN A LICENSED AREA OF THE HOTEL SECTION. THE COMMERCIAL COOKING APPLIANCES ARE PROTECTED BY AN APPROVED AUTOMATIC WET CHENMICAL SUPPRESSION SYSTEM THAT IS TESTED AND SERVICED SEMI ANNUALLY BY A QUALIFIED INDEPENDENT CONTRACTOR. THERE IS AN INDOOR POOL OPEN ALL YEAR 'ROUND AND AN OUTDOOR POOL THAT IS OPEN DURING THE WARM WEATHER MONTHS.</p> <p>THE GUESTS SERVICE AND RECEPTION AREA IS LOCATED INSIDE THE FRONT DOOR TO THE HOTEL SECTION WITH THE DINING ROOM LOCATED OFF TO THE RIGHT OF THIS AREA THIS RECEPTION AREA. THE FRONT DESK IS OCCUPIED 24 HOURS A DAY. PLEASE REFER TO THE ATTACHED HOTEL/MOTEL SUPPLEMENT FOR ADDITIONAL DETAILS OF THIS RISK.</p>	
IBC OCCUPANCY CODE	7011-02 Hotels - Year Round - Licensed Over 50 units
PREMISES INTRUSION ALARM	<input type="checkbox"/> ACCEPTABLE <input type="checkbox"/> UNACCEPTABLE <input checked="" type="checkbox"/> NONE
SPECIAL HAZARD CODE(S)	5.12 Regular commercial cooking - Full Protection
DESCRIPTION	COMMERCIAL COOKING WITH AN APPROVED FIRE SUPPRESSION SYSTEM.
NUMBER OF YEARS BLDG. OWNED	21
NUMBER OF YEARS AT THIS LOCATION	21
AREA OCCUPIED (SQ. M)	6828
BUSINESS HOURS	24/7
DAYS PER WEEK	7
WAS ANNUAL REVENUE DISCLOSED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Committed to Service Excellence RMS reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. RMS does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, RMS assumes no responsibility for management and control of these activities. RMS will not be responsible to the Purchase for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

ALLRISK

1.0 OCCUPANCY INFORMATION (INSURED)

WAS PAYROLL DISCLOSED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
PREVIOUS LOSS HISTORY PAST 3 YEARS	<input type="checkbox"/> YES <input type="checkbox"/> UNDETERMINED	<input checked="" type="checkbox"/> NO
PREVIOUS LOSS HISTORY PAST 6 YEARS	<input type="checkbox"/> YES <input type="checkbox"/> UNDETERMINED	<input checked="" type="checkbox"/> NO
COMBUSTIBILITY OF OCCUPANCY	<input type="checkbox"/> L1 <input checked="" type="checkbox"/> M3 <input type="checkbox"/> H5	<input type="checkbox"/> L2 <input type="checkbox"/> M4
SUSCEPTIBILITY OF OCCUPANCY	<input type="checkbox"/> S1 - MINIMAL DAMAGE <input type="checkbox"/> S2 - SLIGHT DAMAGE <input type="checkbox"/> S3 - MODERATE DAMAGE <input checked="" type="checkbox"/> S4 - HEAVY DAMAGE <input type="checkbox"/> S5 - EXTREME DAMAGE <input type="checkbox"/> N/A - BUILDING VACANT	
DOES THE OWNER SUBLEASE TO TENANTS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

2.0 RISK SCORE

The RMS Risk*Score and comments contained in this report are based on conditions and practices observed during our survey and other pertinent data supplied by management personnel at the risk.

	1	2	3	4	5	6	7	8	9	
PROPERTY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	THE BUILDING IS WELL MAINTAINED AND IN GOOD CONDITION.
LIABILITY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SAFE, NO UNUSUAL CONDITIONS NOTED
CRIME	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24 HOUR DESK MAINTENANCE. EXTERIOR DOORS LOCKED AFTER MIDNIGHT WITH ACCESS AVAILABLE VIA THE GUEST ROOM CODED ENTRANCE CARDS. LIMITED CRIME EXPOSED AS CASH SALES ARE MINIMAL.

RISK ALERT ISSUED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
-------------------	------------------------------	----------------------------------------

Meaning of the RMS Risk*Score: The RMS Score is a grading of the risk inspected versus other risks in this class. Similar to the "Commercial" Fire Protection Grading system in design, there is range of 9 categories, with a grading or "score" of 1 being the most desirable. The RMS Score is based on a number of objective criteria pertaining to the risk at the time of our survey, tempered with the experienced judgement of our Loss Control Specialist. As a general guideline, the scores mean the following criteria:

1-3	Risks in this range are well maintained, with no apparent moral hazards or management problems. Undesirable features are non-existent and recommendations, if any, are desirable. Risks in this category are excellent (no deficiencies) to better than average for their class.
4-6	The maintenance of Risks in this range is considered average. Moral hazards are not apparent, but there may be possible management problems (e.g. poor housekeeping). Undesirable features noted are correctable, and recommendations will vary from desirable to important. Risks in this category are considered average for their class.
7-9	Risks in this range tend to be poorly maintained. Moral hazards and management problems (e.g. poor

ALLRISK

2.0 RISK SCORE

housekeeping and maintenance, poor attitude) are evident. Significant undesirable conditions are present and cannot or will not be corrected. Critical Recommendations may be present. Risks in this category are significantly below average for their class with little or no indication for improvement.

3.0 REMARKS

ADDITIONAL REMARKS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<p>THIS RISK IS LOCATED ON THE NORTH SIDE OF A COMMERCIAL THOROUGHFARE IN THE TOURIST SECTOR OF THE CITY OF NIAGARA FALLS. THIS PROPERT WAS BUILT IN 1988 AND IS WELL MAINTAINED. THERE ARE TWO BUILDING SECTIONS, ONE OF WHICH IS A HOTEL AND THE OTHER A MOTEL. THIS APPEARS TO BE A GOOD QUALITY BUSINESS OPERATION.</p> <p>THE PAVED PARKING AREAS AT THE ENTRANCE AND REAR OF THE PROPERTY ARE WELL ILLUMINATED AND WERE FOUND TO BE IN GOOD CONDITION. THE INSURED'S STAFF ARE RESPONSIBLE FOR THE MAINTENANCE AND SNOW REMOVAL AND SALTING OPERATIONS. THE FIRE ALARMS ARE SERVICED ANNUALLY AND CONNECTED TO A LOCAL AND MIRCOM ANUNCIATOR PANEL. THERE ARE CCTV SURVEILLANCE CAMERAS LOCATED IN STRATEGIC AREAS IN THE BUILDING AND AROUND THE PROPERTY. THESE CAMERAS MONITOR ACTIVITY FROM THE FRONT RECEPTION DESK AND OFFICES.</p> <p>THE HOTEL MANAGER WAS FOUND TO BE CO-OPERATIVE AND RESPONSIVE IN CONNECTION WITH THE COMPLETION OF THIS REPORT.</p>		

4.0 RECOMMENDATIONS

Please note that these recommendations are classified as either CRITICAL, IMPORTANT, or DESIRABLE IMPROVEMENT. "CRITICAL" recommendations are those aimed at correcting undesirable feature/s which, if left unattended, could cause a serious loss and should be rectified IMMEDIATELY. This class of recommendation is only used in extreme situations. "IMPORTANT" recommendations are intended to highlight undesirable feature/s which if left unattended, could cause a serious loss and should be rectified as soon as possible. "DESIRABLE IMPROVEMENT" recommendations are those aimed at correcting an undesirable feature which can be improved when feasible, to help reduce the risk of a loss.

ARE THERE ANY RECOMMENDATIONS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
-------------------------------	------------------------------	----------------------------------------

5.0 BUILDING CONSTRUCTION.

BUILDING CONDITION	<input type="checkbox"/> ABOVE AVERAGE	<input checked="" type="checkbox"/> AVERAGE
	<input type="checkbox"/> MODERATE DEFICIENCIES	
	<input type="checkbox"/> MAJOR DEFICIENCIES	

ALLRISK

5.0 BUILDING CONSTRUCTION.

CONSTRUCTION CLASS	<input type="checkbox"/> 1 - FIRE RESISTIVE <input type="checkbox"/> 2 - MASONRY NON-COMBUSTIBLE <input type="checkbox"/> 3 - NON-COMBUSTIBLE <input checked="" type="checkbox"/> 4 - MASONRY <input type="checkbox"/> 5 - MASONRY VENEER <input type="checkbox"/> 6 - WOOD FRAME	
YEAR BUILT	1988	
YEAR BUILT IS	<input type="checkbox"/> ESTIMATE <input checked="" type="checkbox"/> KNOWN	
AREA OCCUPIED BY INSURED (SQ. M)	6828	
COMBUSTIBILITY OF BUILDING	<input type="checkbox"/> L1 <input type="checkbox"/> L2 <input checked="" type="checkbox"/> M3 <input type="checkbox"/> M4 <input type="checkbox"/> H5	
GROUND FLOOR AREA (SQ. M)	1818	
TOTAL FLOOR AREA (EXCL. BSMT.) (SQ. M)	5158	
HEIGHT (EXCLUDING BASEMENT) (M)	9.00	
NUMBER OF STORIES (ABOVE GRADE)	3.00	
BASEMENT	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
AREA OF BASEMENT (SQ. M)	1670	
TOTAL AREA (SQ. M)	6828	
COMBUSTIBLE CONCEALED SPACES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
PERCENTAGE OF COMBINED FLOOR AND ROOF %	25	
DESCRIBE	MINOR ROOF SPACES	
CONCEALED SPACE PROPERLY PROTECTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
PROTECTION FOR THE COMBUSTIBLE CONCEALED SPACE IS NOT DEEMED TO BE NECESSARY. NO BUILDING DEFICIENCIES NOTED.		

6.0 WALL CONSTRUCTION

MASONRY %	100
DESCRIBE	CBBF & CB
INSULATION (DESCRIBE)	ASSUMED TO BE STANDARD FIBREGLASS BATTS

7.0 FLOOR CONSTRUCTION

CONCRETE %	100
------------	-----

8.0 ROOF TYPE

ALLRISK

8.0 ROOF TYPE

FLAT %	100
--------	-----

9.0 ROOF CONSTRUCTION

CONCRETE %	100
------------	-----

10.0 ROOF SURFACE

TAR & GRAVEL %	100
RESURFACED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNDETERMINED

11.0 INTERIOR FINISH CEILINGS

NON COMBUSTIBLE %	100
-------------------	-----

12.0 VERTICAL OPENINGS

ARE THERE ANY VERTICAL OPENINGS	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
STAIRS	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROTECTION TYPE (HRLY RATE)	<input type="checkbox"/> WALLS-2 HR, DOORS - 1.5 HR. <input type="checkbox"/> WALL-1HR, DOORS -.75 HR. <input type="checkbox"/> WALLS-.75 HR, DOORS - .75 HR. <input checked="" type="checkbox"/> WALLS-0 HR, DOORS - 0 HR.
ELEVATOR	<input checked="" type="checkbox"/> NONE <input type="checkbox"/> PROTECTED <input type="checkbox"/> NON PROTECTED
ESCALATOR	<input checked="" type="checkbox"/> NONE <input type="checkbox"/> OPEN <input type="checkbox"/> CLOSED
ATRIUM	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
OTHER VERTICAL OPENINGS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

13.0 HORIZONTAL SEPARATION.

ALLRISK

13.0 HORIZONTAL SEPARATION.

MAJOR PARTITION CONSTRUCTION	<input type="checkbox"/> FRAME	<input checked="" type="checkbox"/> DRYWALL ON STUDS
	<input type="checkbox"/> CONCRETE BLOCK	<input type="checkbox"/> OTHER
	<input type="checkbox"/> NOT APPLICABLE	
PROPER OPENING PROTECTION	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	<input type="checkbox"/> NOT APPLICABLE	

14.0 MEZZANINES

MEZZANINES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
------------	------------------------------	----------------------------------------

15.0 BUILDING DESCRIPTION

BUILDING DESCRIPTION	<input type="checkbox"/> SHOPPING MALL	<input type="checkbox"/> INDUSTRIAL MALL
	<input type="checkbox"/> STRIP MALL	<input checked="" type="checkbox"/> STAND ALONE
	<input type="checkbox"/> OTHER	

16.0 FIRE EXPOSURES

	Distance	Height	Construction of Exposure Facing Wall	Exposure Occupancy Hazard	Exposure Occupancy Description	Exposure Comb. Code	Opening in Facing Wall of Exposure	
							Yes	No
Rear	1		MASONRY	LIGHT (L1, L2)	MOTEL			X

17.0 HEATING

FORCED WARM AIR - ELECTRIC %	100
BOILER	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
APPLIANCES ENCLOSED IN A NON-COMBUSTIBLE ROOM	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NOT REQUIRED
COMBUSTIBLE MATERIALS STORED IN THE ROOM	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
HEATING FUEL TANK	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
ARE THERE ANY CHIMNEYS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
INSTALLATION DEFECTS	<input checked="" type="checkbox"/> NONE <input type="checkbox"/> MODERATE

ALLRISK

17.0 HEATING

INSTALLATION DEFECTS	<input type="checkbox"/> MAJOR	
INSTALLATION REPLACED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
% AIR CONDITIONED	100	
ROOF TOP UNIT(S)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
WALL UNIT(S)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
CENTRAL UNIT AIR CONDITIONING	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
OTHER AIR CONDITIONING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
COMMENTS	NO DEFICIENCIES NOTED	

18.0 ELECTRICAL.

TYPE	<input checked="" type="checkbox"/> CONDUIT	<input checked="" type="checkbox"/> BX
	<input type="checkbox"/> NON-METALLIC	<input type="checkbox"/> KNOB & TUBE
	<input type="checkbox"/> OTHER	
TEMPORARY WIRING OR EXTENSION CORDS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
OVERCURRENT PROTECTION	<input checked="" type="checkbox"/> CIRCUIT BREAKERS	<input type="checkbox"/> ORDINARY FUSES
	<input type="checkbox"/> TYPE P FUSES	<input type="checkbox"/> TYPE D FUSES
	<input type="checkbox"/> OTHER	
INSTALLATION DEFECTS	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> MODERATE
	<input type="checkbox"/> MAJOR	
INSTALLATION (WIRING) REPLACED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
INSTALLATION APPEARS SAFE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
PARTIAL CHANGES/EXTENSIONS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	UNOBSTRUCTED ACCESS TO ALL ELECTRICAL PANELS. STANDARD INSTALLATIONS APPEAR TO BE SAFELY ARRANGED	

19.0 PLUMBING.

PLUMBING INSTALLED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
TYPE	<input checked="" type="checkbox"/> COPPER	<input type="checkbox"/> GALVANIZED
	<input type="checkbox"/> PLASTIC	<input type="checkbox"/> OTHER
INSTALLATION (PLUMBING) REPLACED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

ALLRISK

19.0 PLUMBING.

CONDITION	<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> FAIR
	<input type="checkbox"/> POOR	
INSTALLATION APPEARS SAFE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
PLUMBING COMMENTS	ALL VISIBLE PIPING IS IN GOOD CONDITION WITH NO SIGNS OF CORROSION OR LEAKING. NO DEFICIENCIES NOTED	

20.0 SMOKING

SMOKING RESTRICTED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
"NO SMOKING" SIGNS POSTED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
ENFORCED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
THERE ARE SOME ROOMS THAT HAVE BEEN RESERVED FOR GUESTS WHO WISH TO SMOKE.		

21.0 HOUSEKEEPING

HOUSEKEEPING	<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> AVERAGE
	<input type="checkbox"/> POOR	<input type="checkbox"/> UNACCEPTABLE
NONE		

22.0 PUBLIC FIRE PROTECTION

FUS PROTECTION CLASS	3	
FUS CLASS MODIFIED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
BLDG. PROT. CODE (NS OR AS)	<input checked="" type="checkbox"/> NS	<input type="checkbox"/> AS
BLDG. PROT.CODE NUMBER	2	
PRIMARY RESPONDING FIRE DEPARTMENT	NIAGARA FALLS (HPA)	
TYPE OF FIRE DEPARTMENT	<input checked="" type="checkbox"/> FULL TIME	<input type="checkbox"/> PART TIME/VOLUNTEER
	<input type="checkbox"/> COMPOSITE	
DISTANCE TO FIRE STATION	<input checked="" type="checkbox"/> 2.5 KM OR LESS	<input type="checkbox"/> OVER 2.5 KM TO 5 KM
	<input type="checkbox"/> OVER 5 KM TO 8 KM	<input type="checkbox"/> OVER 8 KM
ROADS	<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> UNPAVED
ACCESSIBLE YEAR-ROUND	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

ALLRISK

22.0 PUBLIC FIRE PROTECTION

CONGESTED/INACCESSIBLE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
WATER SUPPLY	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> PRIVATE
HYDRANT PROTECTED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
NUMBER OF HYDRANTS WITHIN 155 M	2	
COMMENTS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

23.0 PRIVATE FIRE PROTECTION

PORTABLE FIRE EXTINGUISHERS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
SERVICED IN THE LAST 12 MONTHS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
DATE SERVICED	01/2009	
COMMENTS	TESTED AND SERVICED ANNUALLY TO ENSURE RELIABLE OPERATION	
STANDPIPE/INSIDE HOSES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> N/A	<input type="checkbox"/> NO
DATE LAST SERVICED	02/2009	
COMMENTS	TESTED AND SERVICED ANNUALLY TO ENSURE RELIABLE OPERATION	
WATCHMAN SERVICE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> NO
FIRE DETECTION SYSTEM	<input checked="" type="checkbox"/> FULL <input type="checkbox"/> NONE	<input type="checkbox"/> PARTIAL
UNSUPERVISED		
TYPE OF DETECTORS	HEAT AND SMOKE	
DETECTOR LOCATION	HEAT IN THE COMMON AREAS AND SMOKE IN THE GUEST ROOMS	
MAINTENANCE CONTRACT	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
COMPANY	EDWARDS FIRE	
TELEPHONE #	905-678-7650	
COMMENTS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
COMMENTS	THE FIRE ALARMS ARE CONNECTED TO A CENTRAL ANUNCIATOR PANEL. THERE ARE EMERGENCY PULL ALARM FIRE STATIONS LOCATED AT ALL POINTS OF EGRESS	
CONNECTED TO	<input type="checkbox"/> ULC LISTED STATION <input type="checkbox"/> UNLISTED SERVICE <input type="checkbox"/> FIRE/POLICE DEPARTMENT <input checked="" type="checkbox"/> LOCAL ONLY <input type="checkbox"/> OTHER	

ALLRISK

23.0 PRIVATE FIRE PROTECTION

AUTOMATIC SPRINKLER PROTECTION	<input type="checkbox"/> FULL PREMISES	<input type="checkbox"/> PARTIAL
	<input checked="" type="checkbox"/> NONE	
NONE		

24.0 ALL RISK

INFORMATION CONFIRMED BY	<input checked="" type="checkbox"/> PERSON CONTACTED	<input type="checkbox"/> OTHER
YEARS KNOWLEDGE OF RISK	3	

25.0 EARTHQUAKE

WHAT IS THE EARTHQUAKE ZONE	0	
IS THERE ANY EARTHQUAKE HISTORY IN THE AREA	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<input type="checkbox"/> UNDETERMINED	
SIGNIFICANT EXTERIOR WALL OR FOUNDATION CRACKS NOTED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
SAGGING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

26.0 FLOOD

IS THIS ESTABLISHMENT LOCATED ON A FLOOD PLAIN	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS IT LOCATED NEAR A BODY OF WATER	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
DISTANCE TO NEAREST BODY OF WATER DETERMINED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THERE A HISTORY OF FLOODING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
EVIDENCE OF WATER DAMAGE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

27.0 WATER DAMAGE

PLUMBING IS	<input checked="" type="checkbox"/> COPPER	<input type="checkbox"/> GALVANIZED
	<input type="checkbox"/> PLASTIC	<input type="checkbox"/> OTHER

ALLRISK

27.0 WATER DAMAGE

IS THERE EVIDENCE OF CORROSION	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THE BUILDING SPRINKLERED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS STOCK SUSCEPTIBLE TO WATER DAMAGE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> NO
ARE ALL WINDOW/SKYLIGHT OPENINGS ADEQUATELY SEALED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
DOES WATER MAIN PASS UNDER BUILDING	<input type="checkbox"/> YES <input type="checkbox"/> UNABLE TO DETERMINE	<input checked="" type="checkbox"/> NO
IS THE ROOF COVERING ADEQUATE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> UNDETERMINED	<input type="checkbox"/> NO
DATE OF MOST RECENT ROOF REPAIR	1988	
INSIDE AND/OR ROOF STORAGE TANKS/PROCESS EQUIPMENT	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THERE USE OF SKIDS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THERE USE OF SHELVING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THERE USE OF FLOOR DRAINS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
SEWER BACKUP CLAIM IN THE LAST THREE YEARS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

28.0 COLLAPSE AND/OR SEWER BACKUP

IS THERE ANY HISTORY OF COLLAPSE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THERE ANY HISTORY OF SEWER BACK-UP	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ARE SEWER BACK-UP PROTECTION DEVICES IN PLACE	<input type="checkbox"/> YES <input type="checkbox"/> UNDETERMINED	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

29.0 ADDITIONAL PERILS

IS LIGHTNING PROTECTION IN PLACE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
DESCRIBE	ELECTRICAL GROUNDING	
IS RISK LOCATED WITHIN 5 KM OF AIRPORT	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
BENEATH A FLIGHT PATH	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THE YARD FENCED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

ALLRISK

29.0 ADDITIONAL PERILS

IS THE YARD AND THE EXTERIOR OF THE BUILDING LIT	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
DESCRIBE	HIGH DENSITY LIGHT FIXTURES ATTACHED TO THE EXTERIOR BUILDING WALLS AND MUNICIPAL STREET LIGHTING UNITS	
IS THE RISK LOCATED IN A HIGH WIND/HAIL AREA	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ARE THERE VISIBLE SIGNS OF VANDALISM AT THE RISK	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ARE THERE VISIBLE SIGNS OF VANDALISM IN THE AREA	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THE RISK PROTECTED FROM VEHICULAR IMPACT EXPOSURE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> NO
DESCRIBE	CONCRETE CURBS	
IS THE RISK PROTECTED FROM TRAIN IMPACT EXPOSURE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> NO
IS THE RISK PROTECTED FROM BOAT IMPACT EXPOSURE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> NO
COMMENTS	NONE	

30.0 BASIC PREMISES LIABILITY

STAIRS, RAMPS & HANDRAILS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> UNSATISFACTORY
DESCRIBE	STANDARD RISER HEIGHTS AND SECURED CONTINUOUS HAND RAILS	
FLOOR SURFACES & COVERING	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> UNSATISFACTORY
DESCRIBE	CLEAN AND IN GOOD CONDITION	
WALLS & CEILINGS	<input type="checkbox"/> SATISFACTORY <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> UNSATISFACTORY
INTERIOR & EXTERIOR LIGHTING	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> UNSATISFACTORY
DESCRIBE	ADEQUATE ILLUMINATION FOR ALL AREAS	
EMERGENCY LIGHTING	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> UNSATISFACTORY
DESCRIBE	INSTALLED AND TESTED TO BE OPERATIONAL	
INTERIOR & EXTERIOR HOUSEKEEPING	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> UNSATISFACTORY

ALLRISK

30.0 BASIC PREMISES LIABILITY

DESCRIBE	NO UNUSUAL CONDITIONS NOTED
WASHROOMS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input type="checkbox"/> N/A
DESCRIBE	NO UNUSUAL CONDITIONS NOTED
SIDEWALKS, YARDS & PARKING LOTS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input type="checkbox"/> N/A
DESCRIBE	NO UNUSUAL CONDITIONS NOTED
FIRE EXITS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input type="checkbox"/> N/A
DESCRIBE	ADEQUATE FOR EMERGENCY EGRESS
FIRE ALARM SYSTEM(S)	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input type="checkbox"/> N/A
DESCRIBE	NO UNUSUAL CONDITIONS NOTED
SNOW & ICE REMOVAL	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input type="checkbox"/> N/A
DESCRIBE	NO UNUSUAL CONDITIONS NOTED
CERTIFICATE OF INSURANCE FOR SNOW & ICE REMOVAL KEPT ON FILE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
DESCRIBE	MAINTAINED IN THE OFFICE ANNUALLY
ELEVATING DEVICES	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
SATELLITE DISHES	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
EXTERIOR SIGNS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input type="checkbox"/> N/A
DESCRIBE	SECURED ON A STAND ALONE STRUCTURE
CO DETECTORS WHERE REQUIRED	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
SWIMMING POOL	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input type="checkbox"/> N/A
DESCRIBE	SEE HOTEL/MOTEL SUPPLEMENT FOR DETAILS
SERVICE LOGS KEPT UP TO DATE FOR STAIR, FLOOR, WASHROOM, ENTRANCE, PARKING AREA, SNOW CLEARING	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
DESCRIBE	DAILY MAINTENANCE LOGS KEPT BY STAFF
COMMENTS	NONE

ALLRISK

31.0 BASIC CRIME

CRIME EXPERIENCE	<input checked="" type="checkbox"/> LOW	<input type="checkbox"/> MODERATE
	<input type="checkbox"/> HIGH	
NEIGHBOURHOOD	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INDUSTRIAL
	<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> RURAL
	<input type="checkbox"/> ISOLATED	
NEIGHBOURHOOD APPEARS TO BE	<input checked="" type="checkbox"/> STABLE	
	<input type="checkbox"/> CHANGING VIA EXPANSION	
	<input type="checkbox"/> CHANGING VIA RENOVATION	
	<input type="checkbox"/> CHANGING VIA DETERIORATION	
TARGET STOCK	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
VISIBLE MALICIOUS DAMAGE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

32.0 BUSINESS

AUTOMATIC TELLER MACHINE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
SAFE ON PREMISES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	<input type="checkbox"/> UNABLE TO DETERMINE	
GUARD SERVICE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<input type="checkbox"/> UNABLE TO DETERMINE	
TYPICAL STOCK	N/A	
SMASH & GRAB EXPOSURE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<input type="checkbox"/> UNABLE TO DETERMINE	
COMMENTS	NONE	

33.0 SECURITY ALARM SYSTEM

PREMISES ALARM SYSTEM IN USE	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> DISCONNECTED
APPLIES TO	<input checked="" type="checkbox"/> BUILDING	<input type="checkbox"/> INSURED TENANT
	<input type="checkbox"/> OTHER	
COMMENTS	NONE	

34.0 PHYSICAL PROTECTION

ALLRISK

34.0 PHYSICAL PROTECTION

DOOR LOCKS	<input checked="" type="checkbox"/> DEADBOLT	<input type="checkbox"/> SPRING
	<input checked="" type="checkbox"/> PANIC	<input type="checkbox"/> OTHER
WINDOWS PROTECTED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<input type="checkbox"/> N/A	
OTHER OPENINGS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

35.0 SUPPLEMENTS

ARE THERE ANY ADDITIONAL BUILDINGS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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HOTELS AND MOTELS

36.0 GENERAL

NUMBER OF GUEST ROOMS	118
ROOM ACCESS	<input checked="" type="checkbox"/> INTERIOR HALLWAY <input type="checkbox"/> EXTERIOR ENTRANCE

37.0 KITCHEN

IS THERE RESTAURANT/KITCHEN/COOKING FACILITIES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
IS RESTAURANT OWNED AND OPERATED BY HOTEL/MOTEL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
WALL FINISH	CERAMIC TILE	
CEILING FINISH	PLASTERBOARD	
FLOOR FINISH	RUBBER TILE ON CONCRETE	
FINISH OF WALLS EXPOSED BY/ADJACENT TO COOKING APPLIANCES	<input type="checkbox"/> COMBUSTIBLE	<input checked="" type="checkbox"/> NON-COMBUSTIBLE
CLEANLINESS	<input checked="" type="checkbox"/> GOOD <input type="checkbox"/> POOR	<input type="checkbox"/> FAIR
PEST CONTROL PROGRAM	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
MONTHLY SERVICE BY AN INDEPENDENT CONTRACTOR		
NUMBER OF TYPES OF COOKING APPLIANCES	5	
TYPE	<input type="checkbox"/> OVEN <input type="checkbox"/> DEEP FAT FRYER <input type="checkbox"/> CHAR BROILER <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> GRILL / GRIDDLE <input type="checkbox"/> STOVE / RANGE <input type="checkbox"/> SALAMANDER
# OF APPLIANCES	1	
FUEL	<input type="checkbox"/> ELECTRIC <input type="checkbox"/> PROPANE	<input checked="" type="checkbox"/> NAT GAS <input type="checkbox"/> CHARCOAL
AUTOMATIC SHUT-OFF	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
STAINLESS STEEL HOODS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
PROTECTION	<input checked="" type="checkbox"/> FIXED SYSTEM <input type="checkbox"/> NONE	<input type="checkbox"/> AUTO SPRINKLER
TYPE	<input type="checkbox"/> OVEN <input checked="" type="checkbox"/> DEEP FAT FRYER <input type="checkbox"/> CHAR BROILER <input type="checkbox"/> OTHER	<input type="checkbox"/> GRILL / GRIDDLE <input type="checkbox"/> STOVE / RANGE <input type="checkbox"/> SALAMANDER
# OF APPLIANCES	1	
FUEL	<input type="checkbox"/> ELECTRIC <input type="checkbox"/> PROPANE	<input checked="" type="checkbox"/> NAT GAS <input type="checkbox"/> CHARCOAL

HOTELS AND MOTELS

37.0 KITCHEN

AUTOMATIC SHUT-OFF	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
STAINLESS STEEL HOODS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
PROTECTION	<input checked="" type="checkbox"/> FIXED SYSTEM <input type="checkbox"/> NONE	<input type="checkbox"/> AUTO SPRINKLER
TYPE	<input type="checkbox"/> OVEN <input type="checkbox"/> DEEP FAT FRYER <input type="checkbox"/> CHAR BROILER <input type="checkbox"/> OTHER	<input type="checkbox"/> GRILL / GRIDDLE <input checked="" type="checkbox"/> STOVE / RANGE <input type="checkbox"/> SALAMANDER
# OF APPLIANCES	1	
FUEL	<input type="checkbox"/> ELECTRIC <input type="checkbox"/> PROPANE	<input checked="" type="checkbox"/> NAT GAS <input type="checkbox"/> CHARCOAL
AUTOMATIC SHUT-OFF	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
STAINLESS STEEL HOODS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
PROTECTION	<input checked="" type="checkbox"/> FIXED SYSTEM <input type="checkbox"/> NONE	<input type="checkbox"/> AUTO SPRINKLER
TYPE	<input type="checkbox"/> OVEN <input type="checkbox"/> DEEP FAT FRYER <input checked="" type="checkbox"/> CHAR BROILER <input type="checkbox"/> OTHER	<input type="checkbox"/> GRILL / GRIDDLE <input type="checkbox"/> STOVE / RANGE <input type="checkbox"/> SALAMANDER
# OF APPLIANCES	1	
FUEL	<input type="checkbox"/> ELECTRIC <input type="checkbox"/> PROPANE	<input checked="" type="checkbox"/> NAT GAS <input type="checkbox"/> CHARCOAL
AUTOMATIC SHUT-OFF	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
STAINLESS STEEL HOODS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
PROTECTION	<input checked="" type="checkbox"/> FIXED SYSTEM <input type="checkbox"/> NONE	<input type="checkbox"/> AUTO SPRINKLER
TYPE	<input type="checkbox"/> OVEN <input type="checkbox"/> DEEP FAT FRYER <input type="checkbox"/> CHAR BROILER <input type="checkbox"/> OTHER	<input type="checkbox"/> GRILL / GRIDDLE <input type="checkbox"/> STOVE / RANGE <input checked="" type="checkbox"/> SALAMANDER
# OF APPLIANCES	1	
FUEL	<input type="checkbox"/> ELECTRIC <input type="checkbox"/> PROPANE	<input checked="" type="checkbox"/> NAT GAS <input type="checkbox"/> CHARCOAL
AUTOMATIC SHUT-OFF	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
STAINLESS STEEL HOODS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
PROTECTION	<input checked="" type="checkbox"/> FIXED SYSTEM	<input type="checkbox"/> AUTO SPRINKLER

HOTELS AND MOTELS

37.0 KITCHEN

PROTECTION	<input type="checkbox"/> NONE
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38.0 EXHAUST SYSTEM CLEANING

EXHAUST FILTER(S) CLEANED	<input type="checkbox"/> WEEKLY	<input checked="" type="checkbox"/> MONTHLY
	<input type="checkbox"/> OTHER	
NAME OF COMPANY	MAINTENANCE STAFF	
CLEAN AT TIME OF INSPECTION	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
EXHAUST HOOD(S) CLEANED	<input type="checkbox"/> WEEKLY	<input checked="" type="checkbox"/> MONTHLY
	<input type="checkbox"/> OTHER	<input type="checkbox"/> UNDETERMINED
EXHAUST DUCTS CLEANED	<input type="checkbox"/> 6 MONTHS	<input checked="" type="checkbox"/> 12 MONTHS
	<input type="checkbox"/> OTHER	<input type="checkbox"/> UNDETERMINED
FILTERING SYSTEM	<input type="checkbox"/> LISTED EXHAUST CLEANING SYSTEM	
	<input checked="" type="checkbox"/> BAFFLE TYPE FILTERS <input type="checkbox"/> WIRE MESH FILTERS	
EXHAUST DUCTS	<input checked="" type="checkbox"/> DISCHARGES DIRECTLY TO OUTSIDE	
	<input type="checkbox"/> EXTENDS THROUGH THE ROOF	
DO EXHAUST DUCTS PASS THROUGH COMBUSTIBLE MATERIALS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ARE EXHAUST DUCTS PROTECTED BY A FIXED EXTINGUISHING SYSTEM	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
LAST SERVICE DATE	01/2009	
LAST CLEANING DATE	06/2008	
YEAR OF INSTALLATION	1988	
ANY DUCTS OVER 20' LENGTH	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
CLEAN OUT DOORS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
THE CLEANING SCHEDULE APPEARS TO BE ADEQUATE FOR THIS OPERATION THAT PROVIDES A BREAKFAST MENU ONLY DURING THE WINTER MONTHS.		

39.0 FIXED EXTINGUISHING SYSTEMS FOR COOKING APPLIANCES AND EXHAUST SYSTEMS

TYPE OF INSTALLATION	<input type="checkbox"/> DRY CHEMICAL	<input checked="" type="checkbox"/> WET CHEMICAL
	<input type="checkbox"/> OTHER	<input type="checkbox"/> N/A
EMERGENCY MANUAL OPERATION	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
IS SYSTEM ULC1254.6/UL300 COMPLIANT	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
	<input type="checkbox"/> N/A	
SYSTEM LISTED BY	<input checked="" type="checkbox"/> ULC	<input type="checkbox"/> UL

HOTELS AND MOTELS

39.0 FIXED EXTINGUISHING SYSTEMS FOR COOKING APPLIANCES AND EXHAUST SYSTEMS

SYSTEM LISTED BY	<input type="checkbox"/> OTHER	
SYSTEM MANUFACTURER	RANGE GUARD	
MODEL	6G	
MAINTENANCE CONTRACT	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
EXPIRY DATE	07/2009	
COMPANY	BIRMINGHAM FIRE CONTROL	
TELEPHONE #	905-227-1991	
LAST SERVICE DATE	01/2009	
INSPECTION	<input type="checkbox"/> ANNUAL	<input checked="" type="checkbox"/> SEMI-ANNUAL
CERTIFICATE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

40.0 REFRIGERATION INSTALLATION

NUMBER OF REFRIGERATORS	3	
NUMBER OF FREEZERS	2	
REFRIGERATION EQUIPMENT APPEARS IN GOOD REPAIR	<input checked="" type="checkbox"/> YES <input type="checkbox"/> N/A	<input type="checkbox"/> NO
SMOOTH INTERIOR SURFACES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
REFRIGERATION LIGHTING EQUIPMENT PROPERLY PROTECTED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
NO UNUSUAL CONDITIONS NOTED		

41.0 LIABILITY

SLIP & FALL/TRIPPING	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> NOT SATISFACTORY
SIDEWALKS - WALKWAYS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> NOT SATISFACTORY
FLOOR SURFACES AND COVERINGS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> NOT SATISFACTORY
INTERIOR LIGHTING	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> NOT SATISFACTORY
STAIRS / RAMPS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> N/A	<input type="checkbox"/> NOT SATISFACTORY
HANDRAILS TO STAIRS / RAMPS	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY

HOTELS AND MOTELS

41.0 LIABILITY

HANDRAILS TO STAIRS / RAMPS	<input type="checkbox"/> N/A
EXIT DOOR WIDTH	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
EXIT DOOR PANIC HARDWARE	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
FIRE EXIT MARKINGS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
FIRE ESCAPES	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
EXIT ACCESS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
EMERGENCY LIGHTING	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
EMERGENCY EVACUATION PLAN	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
ALLUREMENTS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
ELECTRICAL OUTLETS / GFCI'S	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
CLEANING MATERIALS / CHEMICALS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
GENERAL HOUSEKEEPING	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
TV DISHES	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
EXIT LIGHTING	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input checked="" type="checkbox"/> N/A
PARKING AREAS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
TRAFFIC CONTROLS	<input type="checkbox"/> SASTISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input checked="" type="checkbox"/> N/A
SNOW & ICE REMOVAL PLAN	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
MAINTENANCE OF PUBLIC WASHROOMS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
LAUNDRY FACILITIES	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY

HOTELS AND MOTELS

41.0 LIABILITY

LAUNDRY FACILITIES	<input type="checkbox"/> N/A	
PARTY ROOM	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input checked="" type="checkbox"/> N/A	
RECREATIONAL FACILITIES	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input checked="" type="checkbox"/> N/A	
IS THE ALARM SYSTEM TESTED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
FREQUENCY	ANNUALLY	
EMERGENCY POWER SYSTEMS TESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
ALL TEST RECORDS KEPT ON FILE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
MAINTENANCE LOG KEPT: WEIGHT/EXERCISE FACILITY	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	
MAINTENANCE LOG KEPT: PLAYGROUND	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	
MAINTENANCE LOG KEPT: SWIMMING POOL	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	
THERE ARE 2 SWIMMING POOLS. ONE INDOOR AND ONE OUTDOOR POOL		
BRIEFLY DESCRIBE EVACUATION PROCEDURES	PROCEDURES ARE POSTED AND THE INSURED'S STAFF ARE TRAINED TO PROVIDE ASSISTANCE TO THE GUESTS.	
CERTIFICATE OF INSURANCE FOR SNOW/ICE REMOVAL KEPT ON FILE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
MAINTAINED ANNUALLY WHEN THE NEW CONTRACTS ARE SIGNED		
MAINTENANCE REPORTS / INSPECTION / SERVICE LOGS KEPT UP TO DATE FOR STAIRS, FLOORS, WASHROOMS, ENTRA	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
ARE FIRE DRILLS CONDUCTED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

42.0 SWIMMING POOL / HEALTH CLUB

IS THERE A SWIMMING POOL / HEALTH CLUB	<input checked="" type="checkbox"/> SAME BUILDING <input type="checkbox"/> SEPARATE BUILDING <input type="checkbox"/> OUTDOORS <input type="checkbox"/> NO	
FENCING OR ACCESS CONTROL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
DESCRIBE	DOORS ARE MAINTAINED IN A LOCKED CONDITION WITH ACCESS AVAILABLE TO THE GUESTS WITH THEIR ROOM ACCESS CARDS	
DECK SURFACE	CONCRETE	

HOTELS AND MOTELS

42.0 SWIMMING POOL / HEALTH CLUB

CONDITION	<input checked="" type="checkbox"/> GOOD <input type="checkbox"/> POOR	<input type="checkbox"/> FAIR
SLIP RESISTANT	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
LIFE GUARD ON DUTY	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
DIVING BOARD	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
DEPTH MARKINGS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
LIFE SAVING DEVICES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
WARNING SIGNS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
EMERGENCY NUMBERS / INSTURCTIONS POSTED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
CONTROL AND STORAGE OF POOL CHEMICALS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
MANUFACTURER'S INSTRUCTIONS FOLLOWED WHEN EMPLOYEES HANDLE CHEMICALS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
REMARKS / COMMENTS	THE ABOVE INFORMATION IS THE SAME FOR THE OUTDOOR POOL THAT IS ONLY OPEN FROM JUNE UNTIL SEPTEMBER.	
SWIMMING POOL / HEALTH CLUB RECOMMENDATIONS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

43.0 LIQUOR LIABILITY

SALE OF FOOD	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
SALE OF ALCOHOL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
FOOD/LIQUOR SALES RATIO	90/10	
MANAGER/ASSISTANT MANAGER ALWAYS ON DUTY	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
YEARS OF EXPERIENCE	15	
HOURS OF OPERATION (HOURS PER DAY)	10.00	
DAYS PER WEEK	7	
ADMISSION/COVERAGE CHARGE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
BOUNCER/DOORMAN	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
OTHER RECREATIONAL FACILITIES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ENTERTAINMENT	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
DANCE FLOOR	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
LIVE BANDS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
VIDEO LOTTERY TERMINALS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
POOL TABLES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

HOTELS AND MOTELS

43.0 LIQUOR LIABILITY

SHUFFLEBOARD	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
MECHANICAL RIDES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
DARTS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
SOUND SYSTEM & LIGHTING SECURE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> NO
OTHER	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
DO ABOVE ITEMS HAVE ADEQUATE CONTROLS/PROCEDURES IN PLACE TO MINIMIZE LOSS POTENTIAL	<input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> NO
STAFF TRAINING	<input type="checkbox"/> IN-HOUSE <input type="checkbox"/> NO	<input checked="" type="checkbox"/> OUTSIDE
SMART SERVE TRAINING CERTIFICATES REQUIRED FOR ALL WAIT STAFF		
DESCRIBE PROCEDURES FOR IDENTIFICATION AND HANDLING OF INTOXICATED PATRONS	VISUAL - REFUSE TO SERVE ALCOHOLIC BEVERAGES	
PAST PROBLEMS WITH ROWDY OR INTOXICATED PATRONS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
DESIGNATED DRIVER PROGRAMS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
WARM FOOD AND COFFEE ALWAYS AVAILABLE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
COFFEE MAKING EQUIPMENT ALWAYS AVAILABLE		
PARKING FACILITIES PROVIDED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
PAVED AND IN GOOD CONDITION		
PARKING CHARGES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
TAXI SERVICE AVAILABLE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
LOCAL AVAILABILITY		
DIRECT TAXI PHONE LINE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
PAY PHONE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
LOCATED IN THE GUEST ENTRANCE LOBBY		
DESIGNATED SMOKING AREA	<input checked="" type="checkbox"/> YES <input type="checkbox"/> N/A	<input type="checkbox"/> NO
SMOKING IS PROHIBITED IN PUBLIC PLACES BY MUNICIPAL AND PROVINCIAL LEGISLATION.		
PERMANENT GUESTS OR BOARDERS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
CANCELLATION OR FINES FOR SERVING LIQUOR	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
PATRONS BARRED ENTRY	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
OTHER BARS/ESTABLISHMENTS IN AREA	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

HOTELS AND MOTELS

43.0 LIQUOR LIABILITY

ANY ADDITIONAL COMMENTS

THE LICENSED PREMISES ARE PRINCIPALLY USED BY THE GUESTS OF THE HOTEL/MOTEL. THERE IS LIMITED PUBLIC TRAFFIC. OPENING TIMES VARY BUT DURING THE BUSY TOURIST SEASON THE RESTAURANT IS OPEN FROM 7 AM TO 10 PM. dURING THE WINTER OFF SEASON, THERE IS A LIMITED BREAKFAST MENU.

44.0 GENERAL COMMENTS

THERE ARE 52 ROOMS IN THE HOTEL SECTION WITH INTERIOR HALLWAY ACCESS. THERE ARE 66 ROOMS IN THE MOTEL SECTION AT THE REAR WITH EXTERIOR ROOM ACCESS. THE PREMISES ARE WLL MAINTAINED AND IN GOOD CONDITION.

Photographs

Driveway Canopy



Front & Signage



Photographs

Front



Rear



Photographs

Rear of Hotel Section



Rear Motel Section



Photographs

Anunciator Panel



Interior Hotel Hallway



Photographs

Indoor Pool



Indoor Pool and Whirlpool



Photographs

Kitchen Cooking Appliances



Dining room



Photographs

Outdoor Pool



Multirisk Narrative Report - 1996 732332 ONTARIO LTD. O/B TRAVELODGE/BONAVENTURE MOTOR INN 7737 Lundys Lane Niagara Falls ON L2H1H3





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PRIVATE AND CONFIDENTIAL

MULTIRISK NARRATIVE REPORT

OF

**732332 ONTARIO LTD
7737 LUNDY'S LANE
NIAGARA FALLS, ONTARIO
L2H 1H3**

PREPARED ON BEHALF OF

**DOMINION OF CANADA GENERAL INSURANCE CO.
285 KING STREET
LONDON, ONTARIO
N6B 3M6**

PREPARED BY: Arn Folliott

DATE: August 08, 1996



Insurers' Advisory Organization (1989) Inc.

18 King Street East, Suite 700, Toronto, Ontario M5C 1C4 Tel.: (416) 601-1801 • Fax: (416) 368-7703

MULTIRISK NARRATIVE REPORT

INSURED: 732332 Ontario Ltd.
o/b Travelodge/Bonaventure Motor Inn

ADDRESS: 7737 Lundy's Lane,
Niagara Falls, Ontario L2H 1H3

POLICY NO.:

REQUESTED BY: Dominion of Canada General Insurance Company, London

AGENT/BROKER: TRG Insurance Brokers

PREPARED BY: A. Folliott **SURVEY DATE:** August 08, 1996

CONTACT: Steven & Teresa Durst **TELEPHONE:** (905) 374-7171

OCCUPANCY:

The Insured operates as a Motor Hotel known as the "Bonaventure Motor Inn" connected to the Travelodge chain. This is a 115 Unit Motel with a restaurant and two swimming pools, one indoor and one outdoor.

It is a seasonal operations with the busy season running from March to October and the off season from November to February.

BUILDING CONSTRUCTION:

This is a three storey and basement structure built in 1988. Walls are concrete block brick faced; the floors are concrete core slab construction. Roof is wood joist partial peaked roof finished with asphalt shingle and flat finished with tar and gravel. There are three masonry enclosed vertical openings extending from the basement to the third floor with Class "B" 1 1/2 hour rated fire doors protecting wall openings on each floor level. There is one passenger elevator also in a masonry enclose extending from the basement to the third floor, and equipped with self-closing doors. The elevator registered capacity is fifteen people.

The walls interior finish is concrete block and dry wall. The ceiling interior finish is non-combustible.

The basement is 1831m² and houses a laundry room equipped with 2 commercial washers and dryers for motel use only, electrical room, equipment room (for pool and jacuzzi equipment) office and meeting rooms.

Main Floor - comprised of 1831m² is occupied as reception area, offices, restaurant, swimming pool and ten rooms.

Second Floor - comprised of 1677m² is occupied as twenty-one interior rooms and twenty-two exterior rooms.

Third Floor - comprised of 1677m² is occupied as eighteen interior rooms and twenty-two exterior rooms

All interior rooms are equipped with outside balconies

HEATING:

Heating is electrical throughout the building with electric baseboard heaters installed in each room. Central air-conditioning is provided throughout the building.

ELECTRICAL:

Electrical wiring is mainly rigid conduit with some "BX" cable circuit breakers. Overcurrent protection is provided and is in good condition.

PLUMBING:

Plumbing is copper and was noted to be in good condition. There was no evidence of water leaks or damage observed during this survey.

EXPOSURES:

The front of the property faces onto a busy street. To the left is a two storey metal clad motel located 30m away. To the right side exposure is a two storey masonry motel 18m detached. To the rear is a one storey masonry storage building located 91m away.

MUNICIPAL PROTECTION:

The "Bonaventure Motor Inn" is located on a busy street in Niagara Falls, Ontario. Standard fire hydrant protection is provided and the water supply for fire fighting purposes is considered standard in terms of volume, pressure and reliability. The career Niagara Falls Fire Department Hall is located 3km away. There are two fire hydrants within 1.55m. Access roads are adequate for fire fighting equipment.

The Fire Underwriter's Survey (FUS) grading classification is 3.

PRIVATE PROTECTION:

The building is not sprinklered. A standard complement of portable fire extinguishers is provided throughout the building and service

tags show last service date August of 1996. Smoke and heat detectors are provided throughout the building and also installed in all rooms. Manual pull fire stations, adequate emergency lighting, well illuminated "Exit" sign panels are strategically located throughout the complex. An Edwards Model 6500 fire detector panel, ULC labelled with local alarm capabilities is present.

OCCUPANCY HAZARDS:

The restaurant occupies approximately 185m² with a seating capacity of 58 according to license. Breakfast only is served.

All appliances are located beneath standard steel hood. The kitchen facilities were clean at the time of the survey. The cooking appliances are protected by a ULC labelled Range Guard Model 6G fixed automatic wet chemical extinguishing system, manufactured by Automatic Sprinkler Company. There is a six month maintenance contract with Niagara Fire Extinguishing Company, the fire suppression system was last serviced in March of 1996. There is an adequate supply of portable fire extinguishers in the kitchen and seating areas.

SWIMMING POOL:

There are two pools located on these premises. Both the indoor and the outdoor pools were installed when the building was constructed in 1988. They are both basic concrete below grade pools.

Dimensions: indoor - 13m length x 6.4m width, depth deep end 1.83m, shallow end .91m,

outdoor - 13m length x 6.5m width, depth deep end 1.52m, shallow end .91m

Both pools have a capacity for 26 persons. Pool hours are from 9:00am to 1:00pm and they are limited to the motel registered guests use.

There is sufficient clearance around the pool edge floor covering materials are in good condition. The outdoor pool is fenced and gates are satisfactory. Neither pool is supervised. There are no diving boards.

Basic fire aid and emergency equipment, telephone, basic rules and regulations, water depth changes are properly marked.

Pool chemicals are well controlled and locked. Water quality testing is carried out and current records of these procedures are kept.

BASIC LIABILITY:

The premises are located on a busy street in Niagara Falls. Public access to the Motel is considered heavy. One interior and exterior stairs and ramps walking surfaces were noted to be in good condition. There is a 15 passenger elevator extending from the basement to the third floor, it appears in good condition and has a full maintenance service contract with OTIS Elevator

All floor coverings surfaces were noted to be in good repair and are well maintained. No corridor obstructions were noted. Exterior sidewalks, walkways, paved perimeter driveways and parking lots were in good repair. Snow and ice removal during cold weather is the responsibility of the maintenance staff.

BASIC CRIME:

The building is not equipped with a security alarm system, however staff members are on duty 24 hours a day.

Bank deposits are done daily to a branch 3km distant. Receipts are kept behind the desk and in the owners apartment on the second floor.

ALL RISK:

This risk is located in Earthquake Zone 0, there is no apparent earthquake history in the area.

There have been no floods reported in the area. The premises are located 4.8km from the nearest body of water. All windows and openings appeared adequately sealed. Roof coverings are the original and there was no evidence of leakage problems. The premises are not located near an airport or under a flight path. No unusual conditions or situations were noted regarding collapse.

Additional perils such as wind/hail area, visible malicious damage and vandalism signs are not a problem or there were no visible signs of related damage.

Historical information was confirmed by contacts Mr. and Mrs Steven and Teresa Durst.

There is ample perimeter lighting, there is a remote exposure from parked vehicles around the building.

There were no unusual "All Risk" exposures noted at the time of the inspection.

GENERAL REMARKS:

Housekeeping and general maintenance inside and outside is

considered good. The risk would be considered above average for its class pending the implementation of all recommendations. The Insured was co-operative at the time of the survey and appears interested in loss control.

RECOMMENDATIONS:

- 96-1 All trash and combustible materials located at the rear of the property should be removed, although this may not be under the Insureds full control it does present a potential fire hazard exposure.
- 96-2 The filters, hoods and ducts should be cleaned on a regular basis by a properly qualified person to prevent excessive accumulation of grease deposits.
- 96-3 As money on hand may exceed \$5,000, consideration should be given to obtaining a Burglary Class 3 safe with a TL-30 ULC minimum rating. This safe should be securely anchored to a masonry floor or wall to prevent removal.

AF/es/08/19/96

APPENDIX F
Chain of Title Search Results

PINCHIN PROJECT # 343602.002

#7737 LUNDY'S LANE

PIN 64305-0470

**PART OF TOWNSHIP LOT 133
(TOWNSHIP OF STAMFORD)**

**formerly TOWNSHIP OF STAMFORD
formerly TOWN OF NIAGARA FALLS
now CITY OF NIAGARA FALLS**

REGIONAL MUNICIPALITY OF NIAGARA

PIN CHAIN

64305-0470 current and active

DATE OF CONVERSION: MARCH 22 1999

YEAR	NAME OF OWNER	DESCRIPTION OF PROPERTY	PROPERTY USE	OTHER OBSERVATIONS FROM AERIAL PHOTOGRAPHS FIRE INSURANCE PLANS ETC
CROWN PATENT MAY 17 1802	CROWN	LOT 133 GEOGRAPHIC TOWNSHIP OF STAMFORD		
1802 TO 1829	CHARLES GREEN SR.			
1829 TO 1830	CHARLES GREEN JR.			
1830 TO 1834	MARY PATTERSON (now MARY BRADLEY) JOHN BRADLEY			
1834 TO 1837	SUSANNAH SPARKMAN			
1837 TO 1845	SAMUEL STREET			
1845 TO 1863	THOMAS STREET			
1863 TO AFTER 1873	JAMES L. PEARSON			

	NOTE: THERE IS A PAGE OF ABSTRACT MISSING BETWEEN 1873 AND 1889			
BEFORE 1889 TO 1937 & 1953	JAMES MARTIN ANNIE MARTIN			
	CHAIN #1			
1937 TO 1949 & 1953	CONSTANCE LOUNSBURY			
1949 & 1953 TO 1968	GARNET A. MAY TWILA B. MAY			
1968 TO 1972	FRANK JOBBAN ANNA JOBBAN JOHN TOTH GIZA TOTH as a partnership as MAY MOTEL			
1972 TO 1975	PETER M. VAN KLEEF ELVIRA VAN KLEEF			
1975 TO 1975	YVON LEGAULT RHEA LEGAULT			
1975 TO 1976	ROSE METE			
1976 TO BEFORE 1979	SLOBABIN BALIC			

AFTER 1978 TO 1979	FEDERAL BUSINESS DEVELOPMENT BANK as mortgagees			
1979 TO 1981	FRANCOIS OLAH JR.			
1981 TO 1982	ASMAT KHAN MEHER KHAN			
1982 TO 1984	PARASRAM RAMLAGGAN LUTCHMU RAMLAGGAN			
1984 TO 1986	DONALD BOONE THERESA BOONE			
1986 TO 1987	ALITAZEK RASHID			
1987 TO 1988	PAUL HOFFNER EVA HOFFNER STEVE DURST TERESA DURST as a partnership property			
	CONTINUED AFTER CHAIN #3			

	CHAIN #2			
1889 TO 1939	ANNIE MARTIN JAMES MARTIN ESTATE OF JAMES MARTIN			
1939 TO 1951	CONSTANCE LOUNSBURY			
1951 TO 1951	MARY BERSAINS			
1951 TO 1952	MARY JAMESTY JOSEPH JAMESTY			
1952 TO 1952	MARY JAMESTY JOSEPH JAMESTY GEORGE CHANADY HELEN CHANADY			
	CHAINS #2 AND #3 MERGED			
	CHAIN #3			
1889 TO 1951	ANNIE MARTIN JAMES MARTIN ESTATE OF JAMES MARTIN			

1951 TO 1952	JOSEPH JAMESTY MARY JAMESTY GEORGE CHANADY HELEN CHANADY			
	CHAINS #2 AND #3 MERGED			
1952 TO 1965	STANLEY LESSEY			
1965 TO 1973	ANNIE SOKULSKY			
1973 TO 1977	GILLES R. FORGET			
1977 TO 1985	JACK QUIQUERO KATHY QUIQUERO			
1985 TO 1986	ROBERT ANDRE LAURIN			
1986 TO 1987	FLAMINGO MOTOR INN (NIAGARA FALLS) INC.			
1987 TO 1988	PAUL HOFFNER EVA HOFFNER STEVE DURST TERESA DURST as a partnership property			
	MERGE OF ALL CHAINS			

1988 TO 2021	732332 ONTARIO LIMITED			
1997	THE CONSUMERS' GAS CO. LTD. LEASE			
2021 TO SEPTEMBER 10 2024	2835958 ONTARIO INC			
SEPTEMBER 10 2024 TO PRESENT AS OF OCTOBER 15 2024	1000977112 ONTARIO INC.			

APPENDIX G
ERIS Report



DATABASE REPORT

Project Property: *Unknown*
7737 Lundy's Ln
Niagara Falls ON L2H 1H3

Project No: *343602.001*

Report Type: *Standard Report*

Order No: *24060600946*

Requested by: *Pinchin Ltd.*

Date Completed: *June 6, 2024*

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Executive Summary

Property Information:

Project Property: *Unknown*
7737 Lundy's Ln Niagara Falls ON L2H 1H3

Project No: *343602.001*

Coordinates:

Latitude: *43.0896331*
Longitude: *-79.1262486*
UTM Northing: *4,772,472.35*
UTM Easting: *652,506.06*
UTM Zone: *17T*

Elevation: *639 FT*
194.83 M

Order Information:

Order No: *24060600946*
Date Requested: *June 6, 2024*
Requested by: *Pinchin Ltd.*
Report Type: *Standard Report*

Historical/Products:

Aerial Photographs *Aerials - National Collection*
City Directory Search *City Directory Search - URBAN*
ERIS Xplorer [ERIS Xplorer](#)
Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*
Physical Setting Report (PSR) *Physical Setting Report (PSR)*
Topographic Map *Ontario Base Map (OBM)*

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	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	5	5
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<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
DTNK	<i>Delisted Fuel Tanks</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	5	7	12
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety 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 & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</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	1	1
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	1	1
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	<i>Fuel Oil Spills and Leaks</i>	Y	1	0	1
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
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<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
NPR2	<i>National Pollutant Release Inventory 1993-2020</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory - Historic</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	1	1
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
PFCH	<i>NPRI Reporters - PFAS Substances</i>	Y	0	0	0
PFHA	<i>Potential PFAS Handlers from NPRI</i>	Y	0	0	0
PINC	<i>Pipeline Incidents</i>	Y	0	2	2
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	3	3
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	1	2	3
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>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	0	1	1

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
		<hr/>			
		<i>Total:</i>	7	23	30

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>
1	SPL	CONTRACTOR	7737 LUNDY'S LANE (N.O.S.) NIAGARA FALLS CITY ON L2H 1H3	SSW/0.3	0.00	18
1	INC		7737 LUNDY'S LANE, NIAGARA FALLS ON	SSW/0.3	0.00	18
1	EHS		7737 Lundy's Lane Niagara Falls ON L2H 1H3	SSW/0.3	0.00	19
1	EHS		7737 Lundy's Lane Niagara Falls ON L2H 1H3	SSW/0.3	0.00	19
1	EHS		7737 Lundy's Lane Niagara Falls ON L2H 1H3	SSW/0.3	0.00	20
1	EHS		7737 Lundy's Lane Niagara Falls ON L2H 1H3	SSW/0.3	0.00	20
1	EHS		7737 Lundy's Lane Niagara Falls ON L2H 1H3	SSW/0.3	0.00	20

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
2	RSC	1960332 ONTARIO INC.	7736 BEAVERDAMS ROAD ON Niagara Falls ON	NNE/61.0	0.00	20
3	EHS		7701 Lundy's Lane Niagara Falls ON L2H 1H3	ENE/63.7	0.00	21
4	EHS		7701 Lundy's Ln Niagara Falls ON L2H 1H3	ESE/68.7	0.00	21
4	EHS		7701 Lundy's Ln Niagara Falls ON L2H 1H3	ESE/68.7	0.00	21
4	EHS		7701 Lundy's Ln Niagara Falls ON L2H 1H3	ESE/68.7	0.00	21
5	EHS		7746 Beaverdams Road Niagara Falls ON L2H 1R5	N/70.2	0.00	22
5	RSC	1960332 ONTARIO INC.	7746 BEAVERDAMS ROAD ON Niagara Falls ON	N/70.2	0.00	22
6	CA	NIAGARA FALLS CITY	HODGSON AVE. BEAVERDAMS RD. NIAGARA FALLS CITY ON	NE/97.5	0.00	22
7	WWIS		ON Well ID: 7163355	ESE/105.7	0.00	23
8	HINC		7786 SPRING BLOSSOM DRIVE NIAGARA FALLS ON L2H 3M2	NW/117.8	0.00	24
9	PINC		7805 Lundy's Lane, Niagara Falls ON	W/118.9	0.00	24
10	OOGW	Robert J. Thompson H. E. Mashford #1	Stamford ON	NNW/119.4	0.00	24

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			Licence No: F013943			
11	CA		Part of Lot 133, Recine Court and Spring Blossom Drive Niagara Falls ON	NW/149.4	0.00	27
11	CA		Part of Lot 133 Recine Court and Spring Blossom Drive Niagara Falls ON	NW/149.4	0.00	27
12	SPL	Enbridge Gas Distribution Inc.	5706 Recine Ct Niagara Falls ON	NW/182.9	-0.16	28
12	PINC	KEN COSBY BULLDOZING	5706 RECINE CRT.,NIAGARA FALLS,ON, L2H 3M2,CA ON	NW/182.9	-0.16	28
13	GEN	Revera Lundy Manor	7860 Lundy's Lane Niagara Falls ON L2H 1H1	SW/200.6	0.00	29
13	EHS		7860 Lundy's Lane Niagara Falls ON L2H 1H1	SW/200.6	0.00	29
14	CA	800460 ONTARIO LIMITED	MAGNOLIA DR./SPRING BLOSSOM DR NIAGARA FALLS CITY ON	WNW/216.9	0.00	29
14	CA	800460 ONTARIO LIMITED	SPRING BLOSSOM DR/MAGNOLIA DR. NIAGARA FALLS CITY ON	WNW/216.9	0.00	30
15	EHS		7906 Lundy's Lane Niagara Falls ON L2H 1H1	WSW/246.7	0.00	30
15	RSC	RIVER REALTY DEVELOPMENT (1976) INC.	7906 LUNDY'S LANE ON Niagara Falls ON	WSW/246.7	0.00	30
16	SPL	Niagara Falls Hydro<UNOFFICIAL>	7895 Lundy's Lane Niagara Falls ON L2H 1H3	W/248.0	0.00	31

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 5 CA 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 CITY	HODGSON AVE. BEAVERDAMS RD. NIAGARA FALLS CITY ON	NE	97.47	<u>6</u>
	Part of Lot 133 Recine Court and Spring Blossom Drive Niagara Falls ON	NW	149.44	<u>11</u>
	Part of Lot 133, Recine Court and Spring Blossom Drive Niagara Falls ON	NW	149.44	<u>11</u>
800460 ONTARIO LIMITED	SPRING BLOSSOM DR/MAGNOLIA DR. NIAGARA FALLS CITY ON	WNW	216.95	<u>14</u>
800460 ONTARIO LIMITED	MAGNOLIA DR./SPRING BLOSSOM DR NIAGARA FALLS CITY ON	WNW	216.95	<u>14</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Mar 31, 2024 has found that there are 12 EHS 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>
	7737 Lundy's Lane Niagara Falls ON L2H 1H3	SSW	0.31	<u>1</u>
	7737 Lundy's Lane Niagara Falls ON L2H 1H3	SSW	0.31	<u>1</u>
	7737 Lundy's Lane Niagara Falls ON L2H 1H3	SSW	0.31	<u>1</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	7737 Lundy's Lane Niagara Falls ON L2H 1H3	SSW	0.31	1
	7737 Lundy's Lane Niagara Falls ON L2H 1H3	SSW	0.31	1
	7701 Lundy's Lane Niagara Falls ON L2H 1H3	ENE	63.74	3
	7701 Lundy's Ln Niagara Falls ON L2H 1H3	ESE	68.73	4
	7701 Lundy's Ln Niagara Falls ON L2H 1H3	ESE	68.73	4
	7701 Lundy's Ln Niagara Falls ON L2H 1H3	ESE	68.73	4
	7746 Beaverdams Road Niagara Falls ON L2H 1R5	N	70.25	5
	7860 Lundy's Lane Niagara Falls ON L2H 1H1	SW	200.65	13
	7906 Lundy's Lane Niagara Falls ON L2H 1H1	WSW	246.67	15

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Oct 31, 2022 has found that there are 1 GEN 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>
Revera Lundy Manor	7860 Lundy's Lane Niagara Falls ON L2H 1H1	SW	200.65	13

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 1 HINC 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>
	7786 SPRING BLOSSOM DRIVE NIAGARA FALLS ON L2H 3M2	NW	117.83	<u>8</u>

INC - Fuel Oil Spills and Leaks

A search of the INC database, dated 31 Oct, 2023 has found that there are 1 INC 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>
	7737 LUNDY'S LANE, NIAGARA FALLS ON	SSW	0.31	<u>1</u>

OOGW - Ontario Oil and Gas Wells

A search of the OOGW database, dated 1800-Aug 2023 has found that there are 1 OOGW 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>
Robert J. Thompson H. E. Mashford #1	Stamford ON <i>Licence No:</i> F013943	NNW	119.42	<u>10</u>

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2021 has found that there are 2 PINC 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>
	7805 Lundy's Lane, Niagara Falls ON	W	118.87	<u>9</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
KEN COSBY BULLDOZING	5706 RECINE CRT., NIAGARA FALLS, ON, L2H 3M2, CA ON	NW	182.93	12

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Apr 2024 has found that there are 3 RSC 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>
1960332 ONTARIO INC.	7736 BEAVERDAMS ROAD ON Niagara Falls ON	NNE	60.99	2
1960332 ONTARIO INC.	7746 BEAVERDAMS ROAD ON Niagara Falls ON	N	70.25	5
RIVER REALTY DEVELOPMENT (1976) INC.	7906 LUNDY'S LANE ON Niagara Falls ON	WSW	246.67	15

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jan 2023; see description has found that there are 3 SPL 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>
CONTRACTOR	7737 LUNDY'S LANE (N.O.S.) NIAGARA FALLS CITY ON L2H 1H3	SSW	0.31	1
Niagara Falls Hydro<UNOFFICIAL>	7895 Lundy's Lane Niagara Falls ON L2H 1H3	W	248.04	16

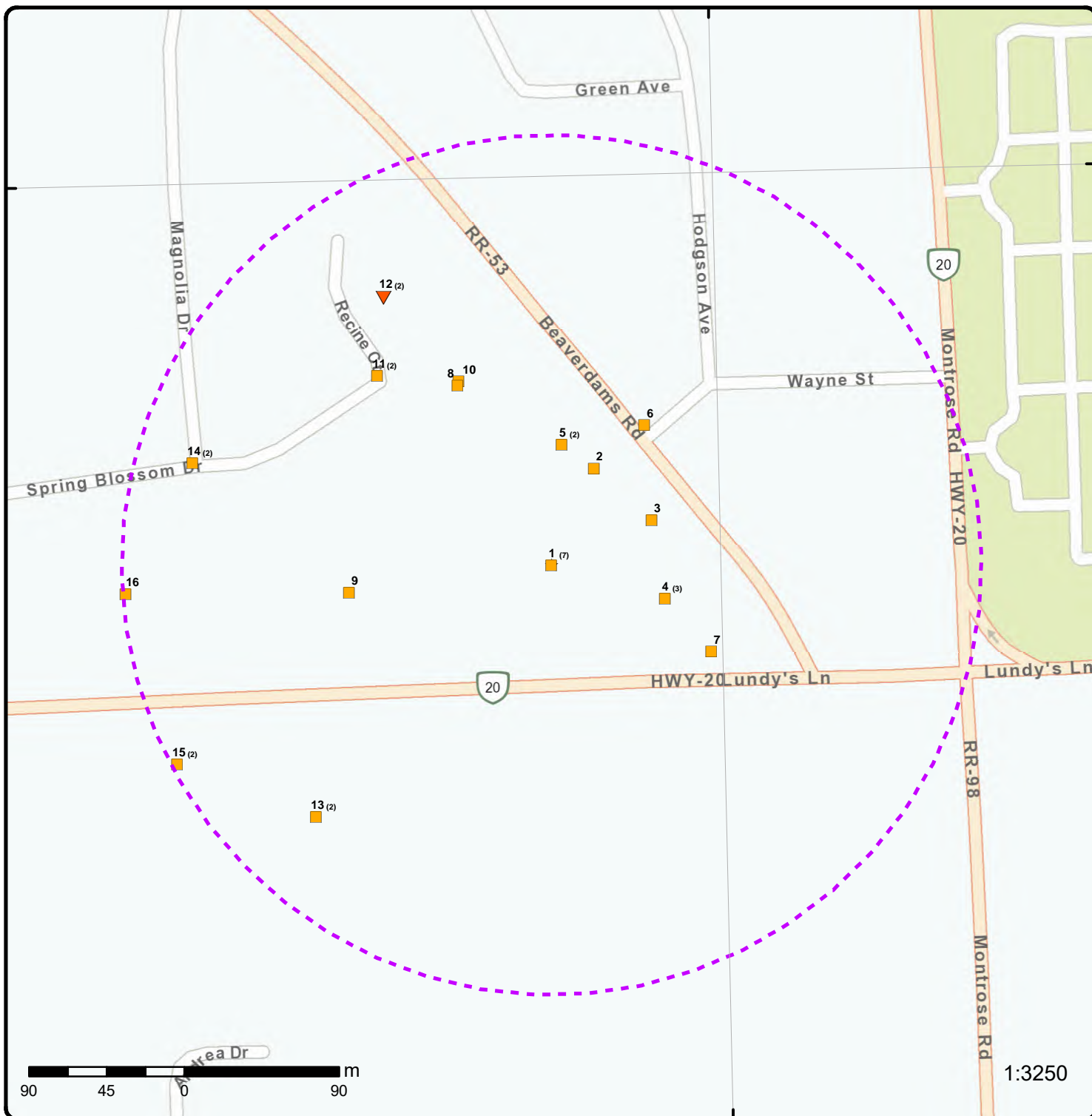
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enbridge Gas Distribution Inc.	5706 Recine Ct Niagara Falls ON	NW	182.93	12

WWIS - Water Well Information System

A search of the WWIS database, dated Dec 31 2023 has found that there are 1 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>
	ON <i>Well ID:</i> 7163355	ESE	105.70	7



Map: 0.25 Kilometer Radius

Order Number: 24060600946

Address: 7737 Lundy's Ln, Niagara Falls, ON

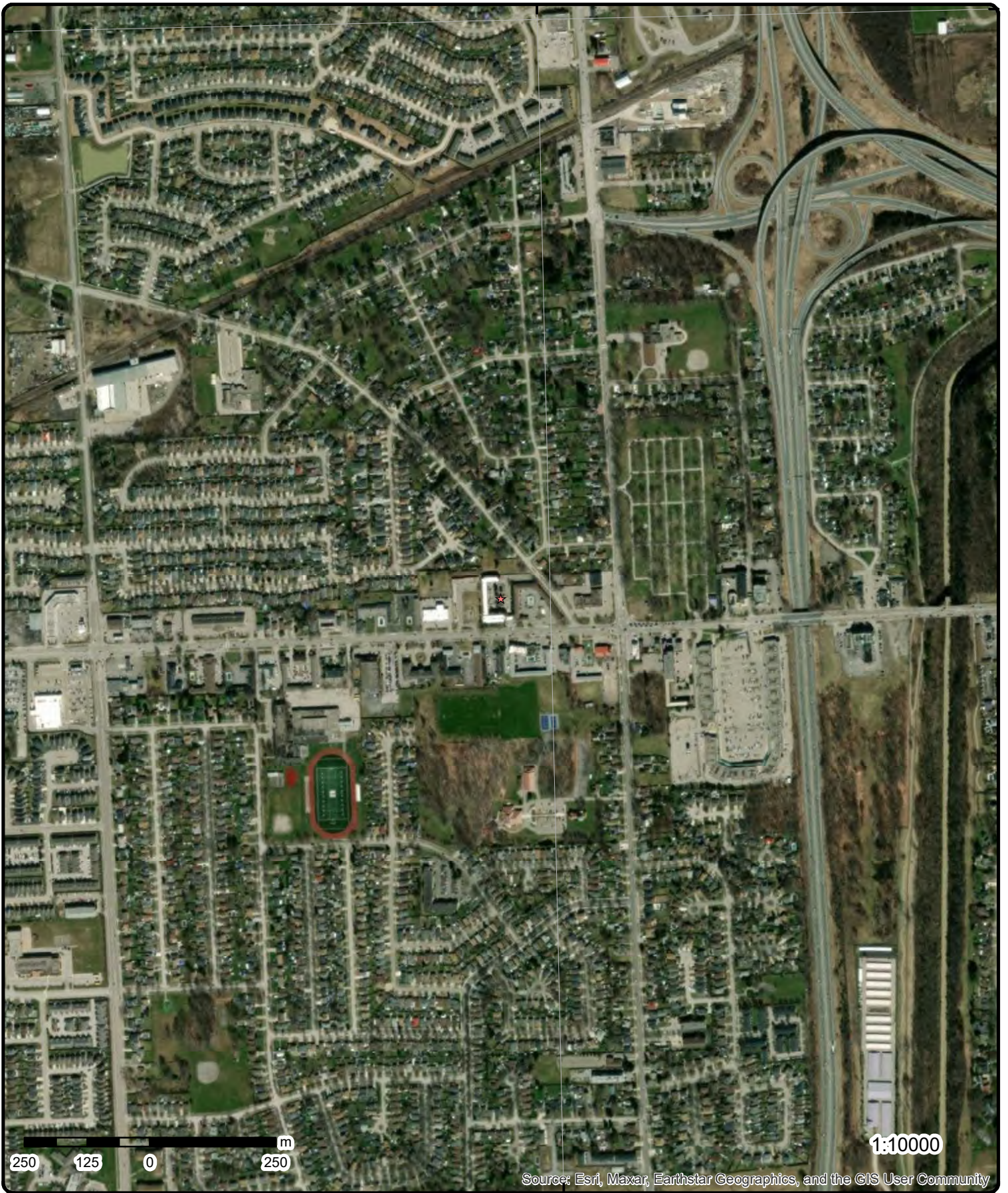


★ Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
▲ Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
■ Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
▼ Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
○ Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	

43°6'N

79°7'30"W

43°6'N



Aerial Year: 2023

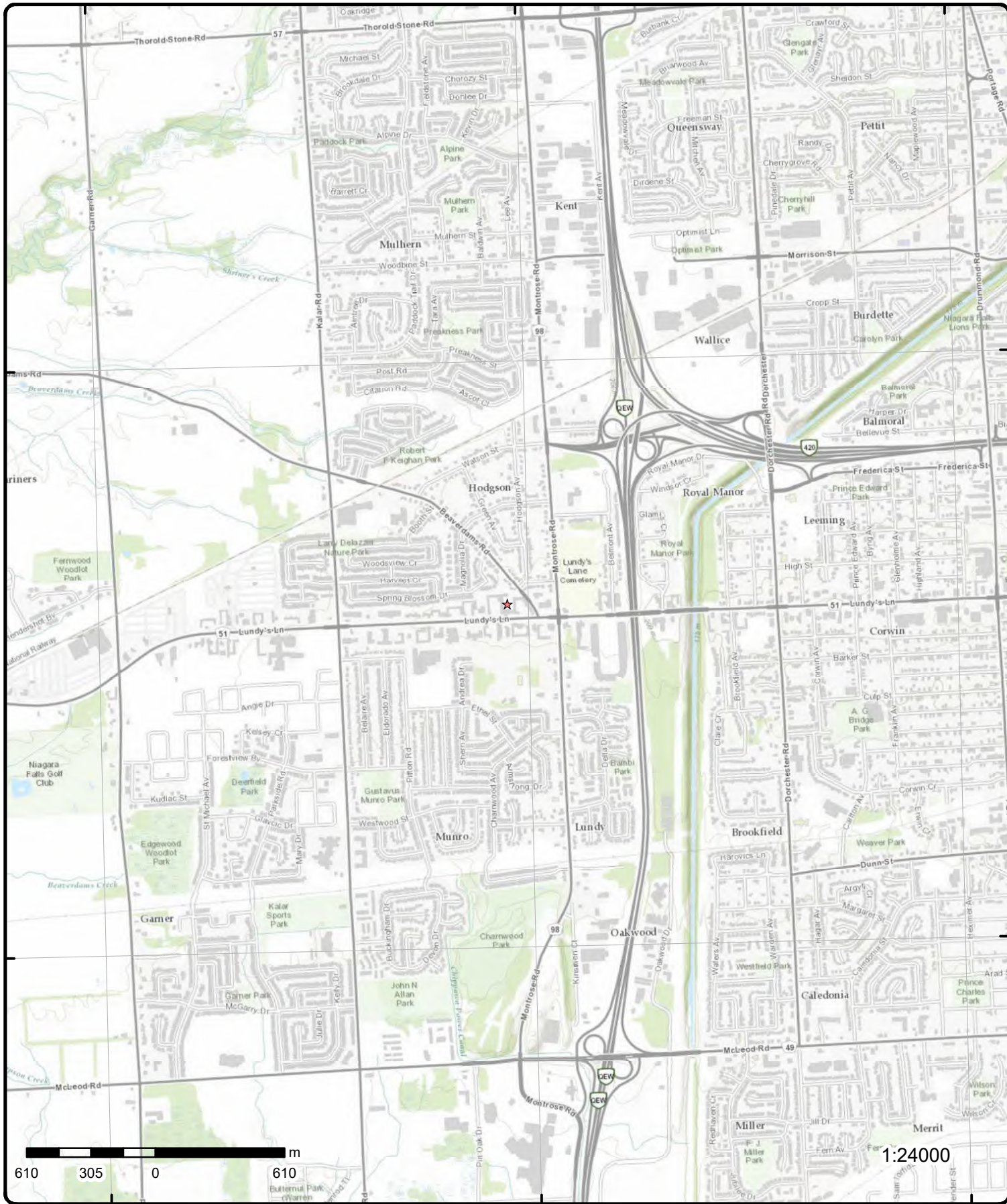
Order Number: 24060600946

Address: 7737 Lundy's Ln, Niagara Falls, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Address: 7737 Lundy's Ln, ON

Source: ESRI World Topographic Map

Order Number: 24060600946



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB		
<u>1</u>	1 of 7	SSW/0.3	194.8 / 0.00	CONTRACTOR 7737 LUNDY'S LANE (N.O.S.) NIAGARA FALLS CITY ON L2H 1H3	SPL		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Ref No: 154275 Year: Incident Dt: 4/5/1998 Dt MOE Arvl on Scn: MOE Reported Dt: 4/6/1998 Dt Document Closed: Site No: MOE Response: Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: Site Address: Site Region: Site Municipality: NIAGARA FALLS CITY Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Incident Cause: UNKNOWN Incident Event: Environment Impact: POSSIBLE Nature of Impact: Water course or lake Contaminant Qty: System Facility Address: Client Name: Client Type: Source Type: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: LAND / WATER Incident Reason: UNKNOWN Incident Summary: SPUD ERECTORS: UNK AMOUNTOF DIESEL TO PAVED LOT & STORM C/B, WORKS. Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Call Report Locatn Geodata: </td> <td style="width: 50%; vertical-align: top;"> Municipality No: 18101 Nature of Damage: Discharger Report: Material Group: Health/Env Conseq: Agency Involved: WORKS </td> </tr> </table>						Ref No: 154275 Year: Incident Dt: 4/5/1998 Dt MOE Arvl on Scn: MOE Reported Dt: 4/6/1998 Dt Document Closed: Site No: MOE Response: Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: Site Address: Site Region: Site Municipality: NIAGARA FALLS CITY Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Incident Cause: UNKNOWN Incident Event: Environment Impact: POSSIBLE Nature of Impact: Water course or lake Contaminant Qty: System Facility Address: Client Name: Client Type: Source Type: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: LAND / WATER Incident Reason: UNKNOWN Incident Summary: SPUD ERECTORS: UNK AMOUNTOF DIESEL TO PAVED LOT & STORM C/B, WORKS. Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Call Report Locatn Geodata:	Municipality No: 18101 Nature of Damage: Discharger Report: Material Group: Health/Env Conseq: Agency Involved: WORKS
Ref No: 154275 Year: Incident Dt: 4/5/1998 Dt MOE Arvl on Scn: MOE Reported Dt: 4/6/1998 Dt Document Closed: Site No: MOE Response: Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: Site Address: Site Region: Site Municipality: NIAGARA FALLS CITY Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Incident Cause: UNKNOWN Incident Event: Environment Impact: POSSIBLE Nature of Impact: Water course or lake Contaminant Qty: System Facility Address: Client Name: Client Type: Source Type: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: LAND / WATER Incident Reason: UNKNOWN Incident Summary: SPUD ERECTORS: UNK AMOUNTOF DIESEL TO PAVED LOT & STORM C/B, WORKS. Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Call Report Locatn Geodata:	Municipality No: 18101 Nature of Damage: Discharger Report: Material Group: Health/Env Conseq: Agency Involved: WORKS						

<u>1</u>	2 of 7	SSW/0.3	194.8 / 0.00	7737 LUNDY'S LANE, NIAGARA FALLS ON	INC		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Incident No: 1956778</td> <td style="width: 50%;">Any Health Impact: No</td> </tr> </table>						Incident No: 1956778	Any Health Impact: No
Incident No: 1956778	Any Health Impact: No						

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Incident ID: Instance No: Status Code: Incident Status: Incident Severity: Task No: 6376489 Attribute Category: FS-Perform L1 Incident Insp Context: Date of Occurrence: 2016/10/11 00:00:00 Time of Occurrence: 09:42:00 Occr Insp Start Dt: 2016/10/11 00:00:00 Incident Creat On: Instance Creat Dt: Instance Install Dt: Approx Quant Rel: Tank Capacity: Fuels Occur Type: Fire Occur Type Rpt: Occur Category: Fuel Type Involved: Natural Gas Fuel Type Reported: Enforcement Policy: NULL Prc Escalation Req: NULL Item: Item Description: Device Installed Location: Venting Type: Vent Conn Mater: Vent Chimney Mater: Pipeline Type: Pipeline Involved: Pipe Material: Regulator Location: Regulator Type: Liquid Prop Make: Liquid Prop Model: Liquid Prop Serial No: Liquid Prop Notes: Inventory Address: 7737 LUNDY'S LANE, NIAGARA FALLS - FIRE Invent Postal Code: Notes: Contact Natural Env: Aff Prop Use Water: Occurrence Narrative: NULL Operation Type Involved: Commercial (e.g. restaurant, business unit, etc)				Any Enviro Impact: No Service Intrap: Yes Was Prop Damaged: Yes Reside App. Type: Commer App. Type: Indus App. Type: Institut App. Type: Depth Ground Cover: Operation Pressure: Equipment Type: Equipment Model: Serial No: Cylinder Capacity: Cylinder Cap Units: Cylinder Mat Type: Pump Flow Rate Cap: Contam. Migrated: Near Body of Water: Drainage System: Sub Surface Contam: Tank Material Type: Tank Storage Type: Tank Location Type:	

1	3 of 7	SSW/0.3	194.8 / 0.00	7737 Lundy's Lane Niagara Falls ON L2H 1H3	EHS
Order No: 20200114242 Status: C Report Type: Standard Report Report Date: 17-JAN-20 Date Received: 14-JAN-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:				Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.1262495 Y: 43.0896304	

1	4 of 7	SSW/0.3	194.8 / 0.00	7737 Lundy's Lane Niagara Falls ON L2H 1H3	EHS
Order No: 20200114242				Nearest Intersection:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: C Report Type: Standard Report Report Date: 17-JAN-20 Date Received: 14-JAN-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.1262495 Y: 43.0896304					
<u>1</u>	5 of 7	SSW/0.3	194.8 / 0.00	7737 Lundy's Lane Niagara Falls ON L2H 1H3	EHS
Order No: 20200114242 Status: C Report Type: Standard Report Report Date: 17-JAN-20 Date Received: 14-JAN-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.1262495 Y: 43.0896304					
<u>1</u>	6 of 7	SSW/0.3	194.8 / 0.00	7737 Lundy's Lane Niagara Falls ON L2H 1H3	EHS
Order No: 20200114242 Status: C Report Type: Standard Report Report Date: 17-JAN-20 Date Received: 14-JAN-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.1262495 Y: 43.0896304					
<u>1</u>	7 of 7	SSW/0.3	194.8 / 0.00	7737 Lundy's Lane Niagara Falls ON L2H 1H3	EHS
Order No: 20200114242 Status: C Report Type: Standard Report Report Date: 17-JAN-20 Date Received: 14-JAN-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.1262495 Y: 43.0896304					
<u>2</u>	1 of 1	NNE/61.0	194.8 / 0.00	1960332 ONTARIO INC. 7736 BEAVERDAMS ROAD ON Niagara Falls ON	RSC
RSC No: 223313 RA No: Status: FILED Filing Date: Date Ack: Date Returned: Approval Date: May 29, 2017 Cert Date: Cert Prop Use No: Curr Property Use:					
X: -79.12619879979039 Y: 43.0901940583326 Latitude: 43.09019406 Longitude: -79.1261988 UTM Coordinates: Latitude Longitude: Accuracy Estimate: Measurement Method: Mailing Address: Telephone:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Intended Prop Use: Restoration Type: Soil Type: Criteria: Stratified (Y/N): Audit (Y/N): Entire Leg Prop. (Y/N): CPU Issu Sect 1686: Business Name: Address: Legal Desc: Site Pin: Asmt Roll No: Project Type: Approval Type: Applicable Standards: Pdf Link:				Fax: Email: Postal Code: L2H 1R5 Ministry District: MOE District: SWP Area Name: Niagara Peninsula Qual Person Name: KEVIN CHRISTIAN Consultant:	
3	1 of 1	ENE/63.7	194.8 / 0.00	7701 Lundy's Lane Niagara Falls ON L2H 1H3	EHS
Order No: 20191017158 Status: C Report Type: Site Report Report Date: 18-OCT-19 Date Received: 17-OCT-19 Previous Site Name: Lot/Building Size: Additional Info Ordered:				Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .001 X: -79.125526 Y: 43.089854	
4	1 of 3	ESE/68.7	194.8 / 0.00	7701 Lundy's Ln Niagara Falls ON L2H 1H3	EHS
Order No: 23092900198 Status: C Report Type: Standard Report Report Date: 04-OCT-23 Date Received: 29-SEP-23 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans				Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.1254462 Y: 43.0894407	
4	2 of 3	ESE/68.7	194.8 / 0.00	7701 Lundy's Ln Niagara Falls ON L2H 1H3	EHS
Order No: 23092900198 Status: C Report Type: Standard Report Report Date: 04-OCT-23 Date Received: 29-SEP-23 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans				Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.1254462 Y: 43.0894407	
4	3 of 3	ESE/68.7	194.8 / 0.00	7701 Lundy's Ln Niagara Falls ON L2H 1H3	EHS
Order No: 23092900198 Status: C				Nearest Intersection: Municipality:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Report Type: Standard Report Report Date: 04-OCT-23 Date Received: 29-SEP-23 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans					
Client Prov/State: ON Search Radius (km): .25 X: -79.1254462 Y: 43.0894407					
5	1 of 2	N/70.2	194.8 / 0.00	7746 Beaverdams Road Niagara Falls ON L2H 1R5	EHS
Order No: 20160802081 Status: C Report Type: Standard Report Report Date: 09-AUG-16 Date Received: 02-AUG-16 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.126158 Y: 43.090262					
5	2 of 2	N/70.2	194.8 / 0.00	1960332 ONTARIO INC. 7746 BEAVERDAMS ROAD ON Niagara Falls ON	RSC
RSC No: 223313 RA No: Status: FILED Filing Date: Date Ack: Date Returned: Approval Date: May 29, 2017 Cert Date: Cert Prop Use No: Curr Property Use: Intended Prop Use: Restoration Type: Soil Type: Criteria: Stratified (Y/N): Audit (Y/N): Entire Leg Prop. (Y/N): CPU Issu Sect 1686: Business Name: 1960332 ONTARIO INC. Address: 7746 BEAVERDAMS ROAD ON Legal Desc: Site Pin: 64305-0469 (LT) Asmt Roll No: Project Type: POST2011 Approval Type: RSC based on Phase One ESA Applicable Standards: Pdf Link: https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=223313					
X: -79.12619879979039 Y: 43.0901940583326 Latitude: 43.09019406 Longitude: -79.1261988 UTM Coordinates: Latitude Longitude: Accuracy Estimate: Measurement Method: Mailing Address: Telephone: Fax: Email: Postal Code: L2H 1R5 Ministry District: MOE District: Niagara SWP Area Name: Niagara Peninsula Qual Person Name: KEVIN CHRISTIAN Consultant:					
6	1 of 1	NE/97.5	194.8 / 0.00	NIAGARA FALLS CITY HODGSON AVE. BEAVERDAMS RD. NIAGARA FALLS CITY ON	CA
Certificate #: 7-1524-89- Application Year: 89 Issue Date: 11/1/1989 Approval Type: Municipal water Status: Approved					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>7</u>	1 of 1	ESE/105.7	194.8 / 0.00	ON	WWIS

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

Well ID:	7163355	Flowing (Y/N):	ON
Construction Date:		Flow Rate:	
Use 1st:		Data Entry Status:	Yes
Use 2nd:		Data Src:	
Final Well Status:		Date Received:	05/24/2011
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	
Audit No:	M08996	Contractor:	7464
Tag:	A111483	Form Version:	5
Constructn Method:		Owner:	
Elevation (m):		County:	NIAGARA (WELLAND)
Elevatn Reliabilty:		Lot:	
Depth to Bedrock:		Concession:	
Well Depth:		Concession Name:	
Overburden/Bedrock:		Easting NAD83:	
Pump Rate:		Northing NAD83:	
Static Water Level:		Zone:	
Clear/Cloudy:		UTM Reliability:	
Municipality:	NIAGARA FALLS CITY (STAMFORD)		
Site Info:			
PDF URL (Map):	https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/716\7163355.pdf		

Additional Detail(s) (Map)

Well Completed Date:	05/02/2011
Year Completed:	2011
Depth (m):	
Latitude:	43.089161220592
Longitude:	-79.1251211135896
X:	-79.12512096475092
Y:	43.08916121674654
Path:	716\7163355.pdf

Bore Hole Information

Bore Hole ID:	1003511710	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:		East83:	652599.00
Code OB Desc:		North83:	4772422.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	3
Date Completed:	05/02/2011	UTMRC Desc:	margin of error : 10 - 30 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<i>Source Revision Comment:</i>					
<i>Supplier Comment:</i>					
8	1 of 1	NW/117.8	194.8 / 0.00	7786 SPRING BLOSSOM DRIVE NIAGARA FALLS ON L2H 3M2	HINC
External File Num:		FS INC 0808-04445			
Fuel Occurrence Type:		Vapour Release			
Date of Occurrence:		8/17/2008			
Fuel Type Involved:		Natural Gas			
Status Desc:		Completed - No Action Required			
Job Type Desc:		Incident/Near-Miss Occurrence (FS)			
Oper. Type Involved:		Construction Site (pipeline strike)			
Service Interruptions:		No			
Property Damage:		No			
Fuel Life Cycle Stage:		Transmission, Distribution and Transportation			
Root Cause:					
Reported Details:					
Fuel Category:		Gaseous Fuel			
Occurrence Type:		Incident			
Affiliation:		Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)			
County Name:		Niagara			
Approx. Quant. Rel:					
Nearby body of water:					
Enter Drainage Syst.:					
Approx. Quant. Unit:					
Environmental Impact:					
9	1 of 1	W/118.9	194.8 / 0.00	7805 Lundy's Lane, Niagara Falls ON	PINC
Incident Id:					
Incident No:		808032			
Incident Reported Dt:					
Type:		FS-Pipeline Incident			
Status Code:		Pipeline Damage Reason Est			
Tank Status:		RC Established			
Task No:		3831788			
Spills Action Centre:					
Fuel Type:					
Fuel Occurrence Tp:					
Date of Occurrence:					
Occurrence Start Dt:		2012/05/14			
Depth:					
Customer Acct Name:					
Incident Address:					
Operation Type:					
Pipeline Type:					
Regulator Type:					
Summary:		7805 Lundy's Lane, Niagara Falls - 1" Pipeline Hit			
Reported By:		henry.timmers@enbridge.com			
Affiliation:					
Occurrence Desc:					
Damage Reason:		Facility was not located or marked			
Notes:					
10	1 of 1	NNW/119.4	194.8 / 0.00	Robert J. Thompson H. E. Mashford #1 Stamford ON	OOGW
Licence No:		F013943		Well Compl: 25510.0	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Well ID:	25852			County:	Welland
Well Compl ID:	25510.0			Block:	
W Class ID:	2367.0			Lot:	133
UWI Code:	F013943			Conc:	
Permit Date:				Surface Lat NAD83:	43.09060194
Depth(m):	113.08			Surface Long NAD83:	-79.12688444
Well Pool:				Bottom Lat NAD83:	43.09060194
Completion Date:	1950-06-02			Bottom Long NAD83:	-79.12688444
Depth Reached:	1950-06-02			Lot Sides (m):	0.0 X
Capped Date:	1950-06-02			E/W (m):	0.0 X
Class ID:				Latitude Nad27:	
DB Source:				Longitude Nad27:	
Status as of:	August 2023			bottom lat27:	
Start Date:	1950-05-22			bottom long27:	
SPUD Date:	1950-05-22			Lateral:	No
Class:	NPW			Accuracy:	50.0
Grnd Elev:	194.95			Method:	Well Records (1921 to 1954)
KB Elev:	195.25			Parent:	
TVD:	113.08			Prod Top:	0.0
PBTD:	0.0			Prod Bot:	0.0
TD Form:	Queenston			PROPD Depth:	137.16
Workover D:				Location Method:	Well Records (1921 to 1954)
Operator:	Robert I. Thompson			Location Accuracy:	Within 50 metres
Township:	Stamford			Dt Obtained:	
Target:	CLI			Well Status Type:	Gas Show
Classification:	NEW POOL WILDCAT			Well Status Mode:	Abandoned Well
Well Name:	Robert J. Thompson H. E. Mashford #1				
Target Desc:	TARGETS WITHIN THE CLINTON AND CATARACT (OR MEDINA) GROUPS (WHIRLPOOL TO IRONDEQUOIT FORMATIONS INCLUSIVE)				
Status Type Desc:	A WELL CLASSED AS EXPLORATORY OR DEVELOPMENT IN WHICH GAS HAS BEEN ENCOUNTERED BUT HAS NOT BEEN PROVEN OR JUDGED TO BE PRODUCTIVE				
Status Mode Desc:	A WELL WHICH IS OFFICIALLY PLUGGED AND ABANDONED				
Classification Desc:	"EXPLORATORY WELL" MEANS A WELL THAT IS DRILLED FOR THE PURPOSE OF DISCOVERING A POOL OF OIL OR GAS				
Cement Rec:	Pugged at 225' and 100' filled with clay and hard heads				
Comments:	Accuracy is approximate and not verified.				

Details

License No:	F013943	Elevation (m):	194.95
Geology Formation:	Drift	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	FORM 7	Elevatn / Top (m):	194.95 / 0.3
Top (m):	0.3		
License No:	F013943	Elevation (m):	182.45
Geology Formation:	Guelph	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	FORM 7	Elevatn / Top (m):	182.45 / 12.8
Top (m):	12.8		
License No:	F013943	Elevation (m):	182.45
Geology Formation:	Guelph	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	MNR	Elevatn / Top (m):	182.45 / 12.8
Top (m):	12.8		
License No:	F013943	Elevation (m):	141.91
Geology Formation:	Rochester	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	MNR	Elevatn / Top (m):	141.91 / 53.34
Top (m):	53.34		
License No:	F013943	Elevation (m):	n/a
Geology Formation:	Guelph	Static Level (m):	0.0

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Type of Water: Source: Top (m):	Fresh n/a 18.9			Geology/Water: Elevatn / Top (m):	Water n/a / 18.9
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Guelph Sulphur n/a 48.77			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	n/a 0.0 Water n/a / 48.77
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Irondequoit n/a FORM 7 70.1			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	125.15 n/a Geology 125.15 / 70.1
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Rochester n/a FORM 7 53.34			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	141.91 n/a Geology 141.91 / 53.34
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Top of Bedrock n/a FORM 7 12.8			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	182.45 n/a Geology 182.45 / 12.8
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Grimsby n/a FORM 7 79.55			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	115.7 n/a Geology 115.7 / 79.55
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Queenston n/a FORM 7 112.47			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	82.78 n/a Geology 82.78 / 112.47
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Grimsby n/a MNR 79.55			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	115.7 n/a Geology 115.7 / 79.55
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Queenston n/a MNR 112.47			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	82.78 n/a Geology 82.78 / 112.47
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Top of Bedrock n/a MNR 12.8			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	182.45 n/a Geology 182.45 / 12.8
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Whirlpool n/a MNR 104.85			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	90.4 n/a Geology 90.4 / 104.85
License No: Geology Formation:	F013943 Cabot Head			Elevation (m): Static Level (m):	101.37 n/a

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Type of Water: Source: Top (m):	n/a FORM 7 93.88			Geology/Water: Elevatn / Top (m):	Geology 101.37 / 93.88
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Whirlpool n/a FORM 7 104.85			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	90.4 n/a Geology 90.4 / 104.85
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Cabot Head n/a MNR 93.88			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	101.37 n/a Geology 101.37 / 93.88
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Drift n/a MNR 0.0			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	0.0 n/a Geology 0.0 / 0.0
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Irondequoit n/a MNR 70.1			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	125.15 n/a Geology 125.15 / 70.1

11 1 of 2 **NW/149.4** **194.8 / 0.00** **Part of Lot 133, Recine Court and Spring Blossom Drive
Niagara Falls ON** **CA**

Certificate #: 5305-56LL7U
Application Year: 02
Issue Date: 1/21/02
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Rodilio Recine
Client Address: 7800 Beaverdams Road
Client City: Niagara Falls
Client Postal Code: L2H 1R5
Project Description: Installation of Sanitary and Storm Sewers on Recine Court and Spring Blossom Drive.
Contaminants:
Emission Control:

11 2 of 2 **NW/149.4** **194.8 / 0.00** **Part of Lot 133 Recine Court and Spring Blossom Drive
Niagara Falls ON** **CA**

Certificate #: 9924-56LLKG
Application Year: 02
Issue Date: 1/21/02
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Rodilio Recine
Client Address: 7800 Beaverdams Road
Client City: Niagara Falls
Client Postal Code: L2H 1R5
Project Description: Installation of Watermain on Recine Court
Contaminants:
Emission Control:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
12	1 of 2	NW/182.9	194.7 / -0.16	Enbridge Gas Distribution Inc. 5706 Recine Ct Niagara Falls ON	SPL
Ref No: 1873-AMNM9D Year: Incident Dt: 5/24/2017 Dt MOE Arvl on Scn: MOE Reported Dt: 5/24/2017 Dt Document Closed: Site No: MOE Response: Site County/District: Regional Municipality of Niagara Site Geo Ref Meth: Site District Office: Niagara Nearest Watercourse: Site Name: Location<UNOFFICIAL> Site Address: 5706 Recine Ct Site Region: West Central Site Municipality: Niagara Falls Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Incident Cause: Incident Event: Leak/Break Environment Impact: Nature of Impact: Contaminant Qty: 0 other - see incident description System Facility Address: Client Name: Enbridge Gas Distribution Inc. Client Type: Corporation Source Type: Pipeline/Components Contaminant Code: 35 Contaminant Name: NATURAL GAS (METHANE) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: 1075 Receiving Medium: Air Incident Reason: Equipment Failure Incident Summary: TSSA FSB: 1 1/4" IP gas main dmgd, made safe Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: Miscellaneous Communal SAC Action Class: Call Report Locatn Geodata:		Municipality No: Nature of Damage: Discharger Report: Material Group: Health/Env Conseq: 2 - Minor Environment Agency Involved:			
12	2 of 2	NW/182.9	194.7 / -0.16	KEN COSBY BULLDOZING 5706 RECINE CRT,,NIAGARA FALLS,ON,L2H 3M2,CA ON	PINC
Incident Id: Incident No: 2082932 Incident Reported Dt: 5/24/2017 Type: FS-Pipeline Incident Status Code: Tank Status: Pipeline Damage Reason Est		Pipe Material: Fuel Category: Health Impact: Environment Impact: Property Damage: Service Interrupt:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Task No: Spills Action Centre: Fuel Type: Fuel Occurrence Tp: Date of Occurrence: Occurrence Start Dt: Depth: Customer Acct Name: Incident Address: Operation Type: Pipeline Type: Regulator Type: Summary: Reported By: Affiliation: Occurrence Desc: Damage Reason: Notes:					
Enforce Policy: Public Relation: Pipeline System: PSIG: Attribute Category: Regulator Location: Method Details:					
		KEN COSBY BULLDOZING			
		5706 RECINE CRT,,NIAGARA FALLS,ON,L2H 3M2,CA			
13	1 of 2	SW/200.6	194.8 / 0.00	Revera Lundy Manor 7860 Lundy's Lane Niagara Falls ON L2H 1H1	GEN
Generator No: SIC Code: SIC Description: Approval Years: PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility:					
		ON5652161			
		As of Dec 2017			
		Canada			
		Registered			
Detail(s)					
Waste Class: Waste Class Name:					
		252 L			
		Waste crankcase oils and lubricants			
13	2 of 2	SW/200.6	194.8 / 0.00	7860 Lundy's Lane Niagara Falls ON L2H 1H1	EHS
Order No: Status: Report Type: Report Date: Date Received: Previous Site Name: Lot/Building Size: Additional Info Ordered:					
		20190307156			
		C			
		Custom Report			
		15-MAR-19			
		07-MAR-19			
Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:					
				ON	
				.25	
				-79.128228	
				43.088439	
		Fire Insur. Maps and/or Site Plans; City Directory; Aerial Photos			
14	1 of 2	WNW/216.9	194.8 / 0.00	800460 ONTARIO LIMITED MAGNOLIA DR./SPRING BLOSSOM DR NIAGARA FALLS CITY ON	CA
Certificate #: Application Year: Issue Date: Approval Type:					
		3-0310-99-			
		99			
		4/15/1999			
		Municipal sewage			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		Approved			
14	2 of 2	WNW/216.9	194.8 / 0.00	800460 ONTARIO LIMITED SPRING BLOSSOM DR/MAGNOLIA DR. NIAGARA FALLS CITY ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		7-0192-99-99 4/15/1999 Municipal water Approved			
15	1 of 2	WSW/246.7	194.8 / 0.00	7906 Lundy's Lane Niagara Falls ON L2H 1H1	EHS
Order No: Status: Report Type: Report Date: Date Received: Previous Site Name: Lot/Building Size: Additional Info Ordered:		20180511089 C Standard Report 18-MAY-18 11-MAY-18		Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	
		Fire Insur. Maps and/or Site Plans		ON .25 -79.129444 43.088286	
15	2 of 2	WSW/246.7	194.8 / 0.00	RIVER REALTY DEVELOPMENT (1976) INC. 7906 LUNDY'S LANE ON Niagara Falls ON	RSC
RSC No: RA No: Status: Filing Date: Date Ack: Date Returned: Approval Date: Cert Date: Cert Prop Use No: Curr Property Use: Intended Prop Use: Restoration Type: Soil Type: Criteria: Stratified (Y/N): Audit (Y/N):		225302 FILED January 15, 2019		X: Y: Latitude: Longitude: UTM Coordinates: Latitude Longitude: Accuracy Estimate: Measurement Method: Mailing Address: Telephone: Fax: Email: Postal Code: Ministry District: MOE District: SWP Area Name:	
				-79.12921781647475 43.0881747485413 43.08817475 -79.12921782	
				L2H 1H1 Niagara Niagara Peninsula	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Entire Leg Prop. (Y/N):				Qual Person Name:	PATRICK SHRINER
CPU Issu Sect 1686:				Consultant:	
Business Name:		RIVER REALTY DEVELOPMENT (1976) INC.			
Address:		7906 LUNDY'S LANE ON			
Legal Desc:					
Site Pin:		64361-0004 (LT), 64361-0012 (LT)			
Asmt Roll No:					
Project Type:		POST2011			
Approval Type:		RSC based on Phase One and Two ESAs			
Applicable Standards:					
Pdf Link:		https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=225302			

16	1 of 1	W/248.0	194.8 / 0.00	Niagara Falls Hydro<UNOFFICIAL> 7895 Lundy's Lane Niagara Falls ON L2H 1H3	SPL
Ref No:		8663-8NKBNP		Municipality No:	
Year:				Nature of Damage:	
Incident Dt:		11/13/2011		Discharger Report:	
Dt MOE Arvl on Scn:				Material Group:	
MOE Reported Dt:		11/13/2011		Health/Env Conseq:	
Dt Document Closed:				Agency Involved:	
Site No:					
MOE Response:					
Site County/District:					
Site Geo Ref Meth:					
Site District Office:					
Nearest Watercourse:					
Site Name:		A 1 Motel (pad mnt xfrmr spill)<UNOFFICIAL>			
Site Address:		7895 Lundy's Lane			
Site Region:					
Site Municipality:		Niagara Falls			
Site Lot:					
Site Conc:					
Site Geo Ref Accu:					
Site Map Datum:					
Northing:					
Easting:					
Incident Cause:		Other Discharges			
Incident Event:					
Environment Impact:		Confirmed			
Nature of Impact:		Soil Contamination			
Contaminant Qty:		100 L			
System Facility Address:					
Client Name:		Niagara Falls Hydro<UNOFFICIAL>			
Client Type:					
Source Type:					
Contaminant Code:		15			
Contaminant Name:		TRANSFORMER OIL (N.O.S.)			
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1:					
Receiving Medium:					
Incident Reason:		Spill			
Incident Summary:		NF Hydro: 100 L non-PCB min. oil from pad mnt xfrmr.			
Activity Preceding Spill:					
Property 2nd Watershed:					
Property Tertiary Watershed:					
Sector Type:		Transformer			
SAC Action Class:		Land Spills			
Call Report Locatn Geodata:					

Unplottable Summary

Total: 30 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	R.M. OF NIAGARA	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	ST. ANDREWS NIAGARA HOUSING DEV. CORP.	SENIOR CITIZEN'S APT.MONTROSE	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	BEAVER VALLEY REALTY LTD.	BEAVERDAMS RD., PT.LOT 16, SWM	NIAGARA FALLS CITY ON	
CA		Montrose Road	Niagara Falls ON	
CA	Orchard Grove Estates Extension	Recine Court	Niagara Falls ON	
CA		Montrose Road	Niagara Falls ON	
CA	The Corporation of the City of Niagara Falls	Montrose Road	Niagara Falls ON	
CA	River Realty Development (1976) Inc.		Niagara Falls ON	
CA	The Regional Municipality of Niagara	Montrose Rd	Niagara Falls ON	
CA	The Corporation of the City of Niagara Falls	from Montrose Road to 100 metres west	Niagara Falls ON	
CA	ST. ANDREWS NIAGARA HOUSING DEV. CORP.	SENIOR CITIZEN'S APT. MONTROSE	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	MONTROSE RD	NIAGARA FALLS CITY ON	
CONV	Lafarge Canada Inc.	Montrose Road	Niagara Falls ON	

ECA	800460 Ontario Limited		Niagara Falls ON	L2E 6S5
ECA	River Realty Development (1976) Inc.	Stamford	Niagara Falls ON	L2E 6V2
ECA	800460 Ontario Limited		Niagara Falls ON	L2E 6S5
ECA	800460 Ontario Limited		Niagara Falls ON	L2E 6S5
ECA	The Corporation of the City of Niagara Falls	Montrose Rd	Niagara Falls ON	
ECA	The Corporation of the City of Niagara Falls	from Montrose Road to 100 metres west	Niagara Falls ON	L2E 6X5
ECA	Rodilio Recine	Recine Court	Niagara Falls ON	L2H 1R5
ECA	The Regional Municipality of Niagara	Montrose Rd	Niagara Falls 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	Montrose Rd	Niagara Falls ON	L2E 6X5
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: 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
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: ST. ANDREWS NIAGARA HOUSING DEV. CORP.
SENIOR CITIZEN'S APT.MONTROSE NIAGARA FALLS CITY ON

Database:
CA

Certificate #: 7-1774-89-
Application Year: 89
Issue Date: 4/12/1990
Approval Type: Municipal water
Status: Approved in 1990
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 #: 7-1388-86-
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: 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: BEAVER VALLEY REALTY LTD.
BEAVERDAMS RD., PT.LOT 16, SWM NIAGARA FALLS CITY ON

Database:
CA

Certificate #: 3-0489-99-
Application Year: 99
Issue Date: 6/29/1999
Approval Type: Municipal sewage
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 300mm 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: Orchard Grove Estates Extension
Recine Court Niagara Falls ON

Database:
CA

Certificate #: 3-0234-99-006
Application Year: 02
Issue Date: 7/11/02
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: Notice
Client Name: Rodilio Recine
Client Address: 7800 Beaverdams Road
Client City: Niagara Falls
Client Postal Code: L2H 1R5
Project Description: This application is for approval to amend the existing stormwater management facilities in Orchard Grove Estates (extension) for quality and quantity control.
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: *River Realty Development (1976) Inc.
Niagara Falls ON*

Database:
[CA](#)

Certificate #: 5300-5NCM79
Application Year: 2003
Issue Date: 6/9/2003
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 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: *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: *ST. ANDREWS NIAGARA HOUSING DEV. CORP.
SENIOR CITIZEN'S APT. MONTROSE NIAGARA FALLS CITY ON*

Database:
[CA](#)

Certificate #: 3-2147-89-
Application Year: 89
Issue Date: 4/12/1990
Approval Type: Municipal sewage

Status: Approved in 1990
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: Lafarge Canada Inc.
Montrose Road Niagara Falls ON

Database:
CONV

File No:
Crown Brief No:
Court Location:
Publication City:
Publication Title: Ready-Mix Concrete Company fined \$50,000 for Failing to Notify Ministry of a Spill
Act: Environmental Protection Act (EPA)
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:

Location: St. Catharines
Region:
Ministry District:

Description:

The conviction relates to failing to notify the ministry of a spill of a pollutant to the natural environment, namely slag particulate

Background:

Lafarge Canada Inc. operates as a ready-mix concrete batching plant, located on Montrose Road in Niagara Falls.

On July 23, 2014, the ministry received a report from a residential neighbour that his property and vehicle were covered in a fine white particulate.

Ministry staff responded, observed the white particulate, and took photographs and samples of the material for testing an analysis.

During the inspection, it was observed that the Lafarge site was adjacent to the impacted property.

Ministry staff investigated with Lafarge and were informed that the company had received a load of slag cement earlier that day, and that when the load was being filled into the silo, the silo was overfilled resulting in a release of particles of cement slag.

The ministry officer informed Lafarge that a neighboring property had been impacted; Lafarge agreed to contact the neighbour and clean the property.

Samples from both Lafarge and the adjacent property contained glassy calcium silicate slag.

The incidents were referred to the ministry's Investigations and Enforcement Branch, resulting in charges and one

URL: conviction.
<https://news.ontario.ca/ene/en/2017/11/ready-mix-concrete-company-fined-50000-for-failing-to-notify-ministry-of-a-spill.html>

Additional Details

Publication Date: November 27, 2017 10:00 A.M.
Count:
Act:
Regulation:
Section:
Act/Regulation/Section:
Date of Offence: July 23, 2014
Date of Conviction: November 22, 2017
Date Charged:
Charge Disposition:
Fine: \$50,000
Synopsis:

Site: 800460 Ontario Limited
Niagara Falls ON L2E 6S5 **Database:**
ECA

Approval No: 0577-9KAS92 **MOE District:**
Approval Date: 2014-05-29 **City:**
Status: Approved **Longitude:**
Record Type: ECA **Latitude:**
Link Source: IDS **Geometry X:**
SWP Area Name: **Geometry Y:**
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: 800460 Ontario Limited
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4653-9JPPXA-14.pdf>
PDF Site Location:

Site: River Realty Development (1976) Inc.
Stamford Niagara Falls ON L2E 6V2 **Database:**
ECA

Approval No: 4585-949Q3G **MOE District:**
Approval Date: 2013-02-15 **City:**
Status: Approved **Longitude:**
Record Type: ECA **Latitude:**
Link Source: IDS **Geometry X:**
SWP Area Name: **Geometry Y:**
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: River Realty Development (1976) Inc.
Address: Stamford
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1982-948LAV-14.pdf>
PDF Site Location:

Site: 800460 Ontario Limited
Niagara Falls ON L2E 6S5 **Database:**
ECA

Approval No: 4767-9HQLYA **MOE District:**
Approval Date: 2014-04-11 **City:**
Status: Approved **Longitude:**
Record Type: ECA **Latitude:**
Link Source: IDS **Geometry X:**
SWP Area Name: **Geometry Y:**
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: 800460 Ontario Limited

Address:

Full Address:

Full PDF Link:

PDF Site Location:

<https://www.accessenvironment.ene.gov.on.ca/instruments/4778-9GGSRL-14.pdf>

Site: 800460 Ontario Limited
Niagara Falls ON L2E 6S5

Database:
ECA

Approval No: 5615-7LJL9S
Approval Date: 2008-11-27
Status: Approved
Record Type: ECA
Link Source: IDS

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

SWP Area Name:
Approval Type: ECA-Municipal Drinking Water Systems
Project Type: Municipal Drinking Water Systems
Business Name: 800460 Ontario Limited
Address:
Full Address:
Full PDF Link:
PDF Site Location:

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

Database:
ECA

Approval No: 3874-4KUSJZ
Approval Date: 2000-06-05
Status: Approved
Record Type: ECA
Link Source: IDS

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

SWP Area Name:
Approval Type: ECA-Municipal and Private Water Works
Project Type: Municipal and Private Water Works
Business Name: The Corporation of the City of Niagara Falls
Address: Montrose Rd
Full Address:
Full PDF Link:
PDF Site Location:

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
Approval Date: 2005-09-13
Status: Approved
Record Type: ECA
Link Source: IDS

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

SWP Area Name:
Approval Type: ECA-Municipal Drinking Water Systems
Project Type: Municipal Drinking Water Systems
Business Name: The Corporation of the City of Niagara Falls
Address: from Montrose Road to 100 metres west
Full Address:
Full PDF Link:
PDF Site Location:

Site: Rodilio Recine
Recine Court Niagara Falls ON L2H 1R5

Database:
ECA

Approval No: 3-0234-99-006
Approval Date: 2002-07-11
Status: Approved
Record Type: ECA

MOE District:
City:
Longitude:
Latitude:

Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Rodilio Recine
Address: Recine Court
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/5274-58TQN2-14.pdf>
PDF Site Location:

Geometry X:
Geometry Y:

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

Database:
ECA

Approval No: 7074-4KPQZX
Approval Date: 2000-06-05
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Regional Municipality of Niagara
Address: Montrose Rd
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/6007-4KERD6-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

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
Approval Date: 2005-09-13
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Corporation of the City of Niagara Falls
Address: from Montrose Road to 100 metres west
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/3937-6G2K9X-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

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

Database:
ECA

Approval No: 3382-6V5RB3
Approval Date: 2006-11-09
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Corporation of the City of Niagara Falls
Address: Montrose Rd
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/8558-6TMTDM-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

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

Database:
ECA

Approval No: 6146-7RLK55
Approval Date: 2009-05-01
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Regional Municipality of Niagara
Address: Montrose Rd
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4355-7REMBJ-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Montrose Road Niagara Falls ON**

Database:
EHS

Order No: 20130321024
Status: C
Report Type: Custom Report
Report Date: 28-MAR-13
Date Received: 21-MAR-13
Previous Site Name:
Lot/Building Size:
Additional Info Ordered:

Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): .25
X: 0
Y: 0

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](#)

This database of licensed and permitted pits and quarries is maintained by the Ontario Ministry of Natural Resources and Forestry (MNR), as regulated under the Aggregate Resources Act, R.S.O. 1990. Aggregate site data has been divided into active and inactive sites. Active sites may be further subdivided into partial surrenders. In partial surrenders, defined areas of a site are inactive while the rest of the site remains active.

Government Publication Date: Up to Nov 2023

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-Mar 2022

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

Aboveground Storage Tanks:

Provincial

[AST](#)

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

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-Apr 30, 2024

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 2018

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*

Dry Cleaning Facilities:

Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2022

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Chemical Manufacturers and Distributors:

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, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Apr 30, 2024

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 2012 -Nov 2023

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-Mar 2024

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994 - Mar 31, 2024

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 - Aug 2023

Delisted Fuel Tanks:

Provincial [DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Oct 2023

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-Mar 31, 2024

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 - Mar 31, 2024

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-Mar 31, 2024

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-Mar 31, 2024

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: Apr 30, 2022

Environmental Penalty Annual Report:

Provincial **EPAR**

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land / water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2022

List of Expired Fuels Safety Facilities:

Provincial **EXP**

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

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. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Mar 2024

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 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal **FRST**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: Oct 31, 2021

Fuel Storage Tank:

Provincial **FST**

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

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-Oct 31, 2022

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 2021

TSSA Historic Incidents:

Provincial **HINC**

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The 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, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

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*

Fuel Oil Spills and Leaks:

Provincial **INC**

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: 31 Oct, 2023

Landfill Inventory Management Ontario:

Provincial **LIMO**

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: 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 include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Mar 31, 2022

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 2024

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, 2022

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-Nov 2023

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 Canada Energy Regulator (CER) - previously 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-Jun 30, 2021

National Energy Board Wells:

Federal [NEBP](#)

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 1993-2020:

Federal

[NPR2](#)

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of pollutant releases (to air, water and land), disposals, and transfers for recycling. The inventory, managed by Environment and Climate Change Canada, tracks over 300 substances. Under the authority of the Canadian Environmental Protection Act (CEPA), owners or operators of facilities that meet published reporting requirements are required to report to the NPRI.

Government Publication Date: Sep 2020

National Pollutant Release Inventory - Historic:

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. This data holds historic records; current records are found in NPR2.

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

[OGWE](#)

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.

Government Publication Date: 1988-Feb 29, 2024

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-Aug 2023

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 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 - Mar 31, 2024

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, 2009-2014

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: Oct 2011-Mar 31, 2024

NPRI Reporters - PFAS Substances:

Federal

PFCH

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This listing of PFAS substance reporters includes those NPRI facilities that reported substances that are found in either: a) the Comprehensive Global Database of PFASs compiled by the Organisation for Economic Co-operation and Development (OECD), b) the US Environmental Protection Agency (US EPA) Master List of PFAS Substances, c) the US EPA list of PFAS chemicals without explicit structures, or d) the US EPA list of PFAS structures (encompassing the largest set of structures having sufficient levels of fluorination to potentially impart PFAS-type properties).

Government Publication Date: Sep 2020

Potential PFAS Handlers from NPRI:

Federal

PFHA

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This list of potential PFAS handlers includes those NPRI facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used, or released by the facility - these are facilities that potentially handle PFAS based on their industrial profile.

Government Publication Date: Sep 2020

Pipeline Incidents:

Provincial

PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing is an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2021

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 PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994 - Mar 31, 2024

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: 1986-1990, 1992-2021

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). The Government of Ontario states that it is not responsible for the accuracy of the information in this Registry.

Government Publication Date: 1997-Sept 2001, Oct 2004-Apr 2024

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-Apr 30, 2024

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**

List of spills and incidents made available by the Ministry of the Environment, Conservation and Parks. 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. The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests. This database includes spill incidents that occurred in Mar 2023-Dec 2023 and Jan 29, 2024-Feb 29, 2024 in addition to those listed in the Government Publication Date.

Government Publication Date: 1988-Jan 2023; see description

Wastewater Discharger Registration Database:

Provincial **SRDS**

Facilities that report either municipal treated wastewater effluent or industrial wastewater discharges under the Effluent Monitoring and Effluent Limits (EMEL) and Municipal/Industrial Strategy for Abatement Regulations. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment keeps record of 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.

Government Publication Date: 1990-Dec 31, 2021

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 - Apr 2023

Variations for Abandonment of Underground Storage Tanks:

Provincial **VAR**

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered 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.

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

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 2011-Mar 31, 2024

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: Dec 31 2023

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 H
MECP FOI Search Results

Ministry of the Environment, Conservation and Parks

Freedom of Information Request for Property Information

Instructions

Use this form to:

- submit and pay for a new FOI request for access to records/information about a property
- pay for a deposit or a final fee on an existing FOI request

Fields marked with an asterisk (*) are mandatory.

Are you: *

- Submitting a new FOI Request for Property Information
- Paying a deposit or final fee for an existing FOI Request for Property Information

Section 1 – Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) *

To (yyyy/mm/dd) *

1900/01/01

2024/10/23

Type of Record(s) *

- All environmental records relating to the identified property/site exclusive of Environmental Approvals and Registrations
- Environmental Approvals and Registrations (e.g. Environmental Compliance Approvals; Certificate of Approval; Renewable Energy Approvals; Environmental Activity and Sector Registry Registrations)

Select only if you are seeking access to an Approval or Registration that is not publicly available or if you are also seeking supporting documents relating to the Approval or Registration.

Operator and vendor Pesticide Licenses from September 4, 2018, final Approvals and Registrations are publicly available on the Access Environment website at:

<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en>.

Records of Site Condition (RSC) records are publicly available on the Brownfields Environmental Site Registry (BSER).

- RSC records between 2004 to June 30, 2011 are available at:
<https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch>
- RSC records filed after July 2011 are available at:
https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/earchFiledRsc_search?request_locale=en

- Other Specific Document(s)

Type of Approval/Registration *

- Drinking Water Licenses
- Pesticide Licenses

- Permits to Take Water
- Noise Vibrations Approvals/Registrations
- Air Emissions Approvals/Registrations
- Water Approvals/Registrations - Ontario Water Resources Commission, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster), mains
 - No Supporting Documents All Supporting Documents Some Supporting Documents
- Sewage – Treatment, Stormwater, Storm, Leachate & Lieachate Treatment & Sewage pump stations, Sanitary
 - No Supporting Documents All Supporting Documents Some Supporting Documents
- Waste Water - Industrial discharge
 - No Supporting Documents All Supporting Documents Some Supporting Documents
- Waste Sites - Disposal, Landfill sites, Transfer stations, Processing sites, Incinerator sites
 - No Supporting Documents All Supporting Documents Some Supporting Documents
- Waste Management Systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, Polychlorinated Biphenyls (PCBs) storage, transfer or destruction, Waste Generator Systems
 - No Supporting Documents All Supporting Documents Some Supporting Documents

Company Name

- Waste Generator Registration - number/class

List any record(s) that should be excluded from the scope of your request (e.g. email correspondences; records originating from your organization/business; records already in your possession, prior year(s) annual reports for approvals)

Please provide any additional relevant information relating to your request. For example, does your request relate to any other ministry business? Please note that this information is being requested only in order to provide contextual information to the Access and Privacy Office and will not in any way affect or expedite the status of any related ministry business identified.

Section 2 – Requester Information

Last Name *

First Name *

Middle Initial

Business/Organization Name (if applicable or indicate "N/A") *

Project/Reference Number (if applicable)

Are you submitting this request on behalf of a client? *

- Yes No

Mailing Address

Unit Number Street Number * Street Name *

PO Box City/Town * Province * Postal Code *

Telephone Number * ext. Email Address *

Is there an alternate contact (e.g. office admin)? *

Yes No

Section 3 – Current Property Address Information

Is the property a:

Park Lake First Nation Band Wind Farm Federal Land Island Unsurveyed Land

Are you requesting information about multiple addresses? *

Yes No

Property Address

Unit Number Street Number Street Name

Full Lot Number Concession Geographic Township

City/Town/Village *

Closest Intersection

Section 4 – Previous Property Address Information

Do you want the ministry to search all prior historical addresses for this property/site for the time period of the records requested? *

Yes No

Section 5 – Owner Information

Please provide all present and previous property owner and/or tenant names for the search years requested.

Current Property Owner/Tenant

7737 Lundy's Lane
Niagara Falls

Owner Name Date of Ownership (yyyy/mm/dd)

Tenant Name

Section 6 – Supporting Documents

Please upload any documents (e.g. Maps) that are relevant to your FOI request.

The total size of all attachments must not be more than 8 MB.

1. File Name

Total File Size

Payment confirmation number: 30809426

**Pages 1 to / à 9
are not relevant
sont non pertinentes**

Ministry of the Environment
Sector Compliance Branch
305 Milner Avenue, Suite 1000
Scarborough ON M1B 3V4
Tel. : 416 314-1136
Fax : 416 314-4464

Ministère de l'Environnement
Direction de la mise en conformité des
secteurs
305, avenue Milner, bureau
Scarborough (Ontario) M1B 3V4
Tél. : 416 314-1136
Télééc. : 416 314-4464



December 13, 2010

732332 Ontario Limited
o/a Travelodge Bonaventure
7737 Lundy's Lane
Niagara Falls, ON L2H 1H3

Dear Mr. John McIntyre,

Re: Site Inspection at Travelodge Bonaventure, Located at 7737 Lundy's Lane, Niagara Falls


I wish to inform you that I have received a copy of the waste audit report and waste reduction work plan for the above noted hotel. I have had the opportunity to review this information and have deemed it complete and in accordance with a letter from this office to 732332 Ontario Limited.

I would like to take this time to thank you for your cooperation and consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Oakley".

Janine Oakley
Provincial Officer (Badge # 1175)
Ministry of the Environment
Sector Compliance Branch

<p>Ministry of the Environment</p> <p>Sector Compliance Branch 305 Milner Ave, Suite 1000 Scarborough, ON M1B 3V4 Tel.: 416-314-4278 Fax.: 416-314-4464</p>	<p>Ministère de l'Environnement</p> <p>Direction de la mise en conformité des secteurs 305, avenue Milner, bureau 1000 Scarborough, ON M1B 3V4 Tél.: 416-314-4278 Télé.: 416-314-4464</p>	
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

November 5, 2009

732332 Ontario Limited
Travelodge Bonaventure
Attn: Mr. John McIntyre
7737 Lundy's Lane
Niagara Falls, Ontario, L2H 1H3

Re: Site Inspection at 7737 Lundy's Lane, Days Inn, Niagara Falls

On October 20, 2009, I attended the above noted address for the purpose of conducting an inspection. This inspection was focused on ensuring compliance with Ontario Regulations 102/94 and 103/94. I met briefly with you (Mr. John McIntyre, General Manager) and discussed the requirements of the Regulations. From this meeting, it is my understanding that the hotel has 118 units and is therefore subject to the requirements of Ontario Regulations 102/94 and 103/94.

Please find enclosed a copy of the inspection report.

During the inspection of the hotel, the following issues were identified:

I. Contraventions of Ontario Regulation 102/94 ("O. Reg. 102/94"):

1. A Waste Audit has not been conducted, as required by s. 42 (1) of O. Reg. 102/94;
2. A written Report of the Waste Audit has not been completed, as required by s.42 (2) of O. Reg. 102/94; and
3. A written Waste Reduction Work Plan has not been completed, as required by s. 43(1) of O. Reg. 102/94.

II. Contraventions of Ontario Regulation 103/94 ("O. Reg. 103/94"):

1. The Source Separation Program was not being communicated to the users and potential users of it, as required by clause 2(1)(c) of O. Reg. 103/94.

.../2

Given the above identified contraventions, I am requesting that you come into compliance with the requirements of O. Reg. 102/94 and O. Reg. 103/94 by **January 11, 2010**. More specifically, I am requesting that you:

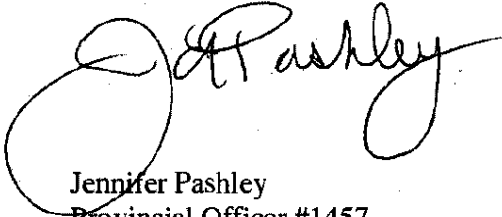
1. Conduct a Waste Audit and prepare a written report that includes, but is not limited to, the following:
 - A. An examination of the amount, nature and composition of the waste;
 - B. An examination of the manner by which the waste gets generated, including management decisions and policies that relate to the generation of waste;
 - C. An examination of the way in which the waste is managed; and
 - D. An examination of the extent to which materials or products used consist of recycled or reused materials or products.
2. Prepare a Waste Reduction Work Plan that includes, but is not limited to, the following:
 - A. Plans to reduce, reuse and recycle the waste;
 - B. Identify who is responsible for implementing each part of the Waste Reduction Work Plan;
 - C. A timetable that outlines when each part of the Waste Reduction Work Plan will be implemented; and
 - D. Provides a description of what the expected results for the Waste Reduction Work Plan will be.
3. Implement the Waste Reduction Work Plan.
4. Include measures in the Waste Reduction Work Plan to communicate it to the employees of the hotel.
5. Post either the full Waste Reduction Work Plan or a Summary of the Waste Reduction Work Plan.
6. Provide access to the full Waste Reduction Work Plan for the employees of the hotel.

.../3

7. Implement a Source Separation Program for the waste that is generated that includes, but is not limited to, the following:
 - A. The provision of information to users and potential users of the Source Separation Program that: i) encourages full use of the Source Separation Program.
8. Provide written confirmation to me that the above requests have been completed at the above-noted address.

I have enclosed links to the relevant guidance documents and web-based resources to assist you. If after reviewing these materials you have any questions, please contact me for assistance at 416-212-6671, Toll Free 1-866-482-9967, or Jennifer.Pashley@ontario.ca.

Sincerely,



Jennifer Pashley
Provincial Officer #1457

Copy: Crawford, Smith and Swallow, 4741 Queen Street, Niagara Falls

Attached: Ministry of the Environment web links

Enclosed: Inspection report

Waste Audit and Waste Reduction Work Plan forms

MINISTRY OF ENVIRONMENT WEB BASED REFERENCE MATERIAL

WASTE AUDITS AND WORK PLANS

General Information about Ministry Programs:

Ministry of the Environment Web Site
<http://www.ene.gov.on.ca/>

Ministry of the Environment Public Information System Web Site
<http://www.ene.gov.on.ca/pic.htm>

Links to Guides and Forms:

Each of the Guidance documents is available for download at the following links:

Publication Number	Document Name and Link
2480e01	“A Guide to Waste Audits and Waste Reduction Work Plans for Industrial, Commercial, and Institutional Sectors” http://www.ene.gov.on.ca/publications/2480e01.pdf
2478e01	“A Guide to source Separation of Recyclable Materials for Industrial, Commercial and Institutional Sectors and Multi-Unit Residential Buildings” http://www.ene.gov.on.ca/publications/2478e01.pdf
2480e01	“Ministry of the Environment Waste Form Report of a Waste Audit Industrial, Commercial and Institutional Establishments as required by O. Reg. 102/94” http://www.ene.gov.on.ca/publications/2480e01.doc

Links to 3R's Regulations:

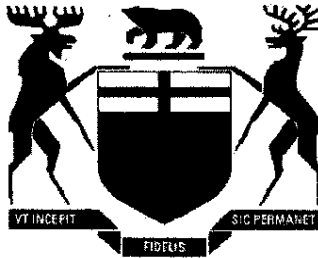
You may view all Ontario legislation (including the 3R's regulations) in their entirety by accessing the government's e-laws web site at:

www.e-laws.gov.on.ca

Or you may link directly to the regulations using the following web addresses:

Ontario Regulation 102/94
http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_940102_e.htm

Ontario Regulation 103/94
http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_940103_e.htm



Ontario

Ontario Ministry of the Environment

Sector Compliance Branch

INSPECTION REPORT

Travelodge Bonaventure

7737 Lundy's Lane

Niagara Falls, ON, L2H 1H3

District Office: Niagara



Ontario

Ministry of the Environment
Sector Compliance Branch
Inspection Report

Inspection Report #: 1-AX5GS

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Company Information**Company Identification**

Company Name	Business Identification Number	Business Name
732332 Ontario Limited		

Company Address

Street Address, Unit Identifier	District Office		
7737 Lundy's Lane	Niagara		
Municipality (Type)	County/District	Province	Postal Code
Niagara Falls (City)	Regional Municipality of Niagara	ON	L2H 1H3

Company Mailing Address

Street Address, Unit Identifier	Same As Company	No
4741 Queen Street		
Province/State	Postal Code	City
ON	L2E 2M2	Niagara Falls
		Country
		Canada



Inspection Information

Inspection Report 1-AX5GS

Pass/Fail ADMINISTRATIVE FAIL

Incident Report Reference Number (IRRN):

Inspection Report Summary

On October 20, 2009, an inspection was conducted by Provincial Officer J. Pashley #1457 of the Sector Compliance Branch, Ministry of the Environment, at the hotel located at 7737 Lundy's Lane, Niagara Falls. The purpose of the inspection was to assess compliance with Ontario Regulations 102/94 and 103/94 of the Environmental Protection Act.

Inspector Pashley met on site with Mr. John McIntyre and discussed the requirements of the regulations. The hotel at this location is owned by 732332 Ontario Limited. The hotel consists of 118 units and is therefore subject to the requirements of these regulations.

At the time of the inspection a source separation program had been implemented.

Some of the items of non compliance identified at the site at the time of inspection include:

A waste audit was not completed as required by O. Reg. 102/94.

A waste reduction work plan was not completed as required by O. Reg. 102/94.

The source separation program did not include the provision of information to users and potential users of the program encouraging effective source separation of waste and full use of the program as required by O. Reg. 103/94.

For more details please see the Field Inspection Observations section of this report.

Site Information

Site Identification

Site Name

Travelodge Bonaventure

District Office

Niagara

Contact Name : John McIntyre

Contact Phone # : (905) 374-7171

Site Address

Street Address, Unit Identifier

7737 Lundy's Lane

Municipality (Type)

Niagara Falls (City)

County/District

Regional Municipality of Niagara

Province

ON

Postal Code

L2H 1H3



Ontario

Ministry of the Environment
Sector Compliance Branch
Inspection Report

Inspection Report #: 1-AX5GS

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Site Mailing Address

Same As Site Address: Yes



Ontario

Ministry of the Environment
Sector Compliance Branch
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Inspection Report #: 1-AX5GS

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Inspection Team

Inspection Role	Officer Name	Officer Badge Number
Primary Officer	Jennifer Pashley	1457
Supervisor	Robert Ward	867



Ontario

Ministry of the Environment
Sector Compliance Branch
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Field Inspection Observations

Checklist Name: **ICI-Hotels and Motels - Legislative Questions**

Act/Reg: EPA|Reg102/94|42(1) **Non-Compliance Yes**

Act/Reg Wording: 42(1) *The owner shall conduct a waste audit covering waste generated by the operation of the hotel or motel. The audit shall also address the extent to which materials or products used consist of recycled or reused materials or products.*

Comments/Findings: At the time of the inspection a waste audit had not been conducted.

Act/Reg: EPA|Reg102/94|42(2) **Non-Compliance Yes**

Act/Reg Wording: 42(2) *After conducting the waste audit, the owner shall prepare a written report of the audit.*

Comments/Findings: At the time of the inspection a waste audit report had not been completed.

Act/Reg: EPA|Reg102/94|43(1) **Non-Compliance Yes**

Act/Reg Wording: 43(1) *The owner shall prepare a written waste reduction work plan, based on the waste audit, to reduce, reuse and recycle waste generated by the operation of the hotel or motel.*

Comments/Findings: At the time of the inspection a waste reduction work plan had not been prepared.

Act/Reg: EPA|Reg103/94|2(1)(c)(ii) **Non-Compliance Yes**

Act/Reg Wording: 2(1)(ii) *A source separation program required under this Regulation must include,*

(c) the provision of information to users and potential users of the program,

(ii) encouraging effective source separation of waste and full use of the program;

Comments/Findings: At the time of the inspection the source separation program was not being communicated to users and potential users of the program.

Act/Reg: EPA|Reg103/94|12(1) **Non-Compliance No**

Act/Reg Wording: 12(1) *The owner of a hotel or motel that has more than seventy-five units shall implement a source separation program for the wastes generated by the operation of the hotel or motel or shall ensure that such a program is implemented.*

Comments/Findings: At the time of the inspection a source separation program had been implemented.

Act/Reg: EPA|Reg103/94|2(1)(a) **Non-Compliance No**

Act/Reg Wording: 2(1)(a) *A source separation program required under this Regulation must include,*

(a) the provision of facilities for the collection, handling and storage of source separated wastes described in subsection (2) adequate for the quantities of anticipated wastes

Comments/Findings: According to Mr. McIntyre, a recycling bin is located in every hotel room. A waste shelter at the side of the hotel houses recycling totes for storage and pickup.



Field Inspection Observations

Act/Reg: EPA|Reg103/94|2(1)(b) **Non-Compliance No**
Act/Reg Wording: 2(1)(b) *A source separation program required under this Regulation must include, (b) measures to ensure that the source separated wastes that are collected are removed;*
Comments/Findings: Modern Recycling removes source separated waste for recycling.

Act/Reg: EPA|Reg103/94|2(3) **Non-Compliance No**
Act/Reg Wording: 2(3) *A source separation program required under this Regulation must provide for all the categories of waste set out in the part of the Schedule applicable to the person required to implement the program except for categories of waste that cannot be reasonably anticipated.*
Comments/Findings: The source separation program provided for all required categories of waste.

Observation: Was there any indication of a potential for a human health impact or environmental impairment during the inspection and/or the review of relevant material?
Observation Type: Other **Response:** No
Comments/Findings: During the scope of the inspection there was no indication of a potential for a human health impact or environmental impairment.

Observation: Was there any indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate?
Observation Type: Other **Response:** No
Comments/Findings: During the scope of the inspection there was no indication of a known or anticipated human health impact related to this Ministry's mandate.

Observation: Was there any indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment?
Observation Type: Other **Response:** No
Comments/Findings: During the scope of the inspection there was no indication of a known or suspected violation of a legal requirement which could cause a human health impact or environmental impairment.

Observation: Was there any indication of a known or anticipated environmental impact during the inspection and/or review of relevant material?
Observation Type: Other **Response:** No
Comments/Findings: During the scope of the inspection there was no indication of a known or anticipated environmental impact.

Recommended Actions

See accompanying letter.



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Ministry of the Environment
Sector Compliance Branch
Inspection Report

Inspection Report #: 1-AX5GS

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This Inspection Report does not in any way suggest that there is or has been compliance with all applicable legislation and regulations as they may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements.

Sign-Off

Primary Officer

JENNIFER PASHLEY

Badge Number 1457

Date

Nov 5, 2009

Signature

J. Pashley




Ontario

Ministry of the Environment
Sector Compliance Branch
Inspection Report

Inspection Report #: 1-AX5GS

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INCIDENT REPORT

Reference Number:	7387-7XHQ79	File Storage Number:	1-AX5GS
Module:	Incident Reporting	Module Type:	Pro-Active
Cross Reference:	(doc link)	Task Link:	3077-7XHQDA 
Originating Document:		Created by:	Jennifer Pashley
Incident Report Reference Number:			7387-7XHQ79
Date Created:	2009/11/05	Date Completed:	
Bring Forward Date:		Bring Forward Reason:	
Status:	In progress		
Program	Waste - Solid/Non-hazardous	Activity:	SCB Inspection

Is this an air emission (measured or modeled) or wastewater (sewage) discharge exceedance?
(Certificate of Approval, Order, Guideline, or Legislation, including but not limited to: Air Standards, Air Guidelines, and Upper Risk Thresholds)

Yes
 No
 To be determined

Caller or PO Information

Reported By:

First Name	Last Name
Jennifer	Pashley

Contact Mailing Address

Municipality:

Niagara Falls

Reported By:

MOE Information

Date & Time Reported to MOE:	2009/11/05 13:53		
Office Receiving Incident Report:	Sector Compliance Branch		
Incident Info Received By:	Jennifer Pashley		
MOE Response:	Planned Field Response	Site Region:	West Central
Date & Time of MOE Arrival at Scene:	2009/10/20 12:20		
Master Incident Report Number:			
SAC Action Class:			
Non-Standard Procedure:	No		
ERP Call-out Initiated:			

Client(s)

Information

[Show Map](#)

732332 Ontario Limited, Business/Facility Name: Travelodge Bonaventure
Mailing Address: 4741 Queen St, Niagara Falls, Ontario, Canada, L2E 2M2
Physical Address: 7737 Lundy's Lane, Niagara Falls, City, Regional Municipality of Niagara, Ontario, Canada, L2H 1H3
Telephone: (905)374-7171, FAX: (905)374-1151, email: reservations@niagaratravelodge.com
Client #: 6354-6YTQ9V, Client Type: Corporation

Site(s)

Information

[Show Map](#)

Travelodge Bonaventure
Address: 7737 Lundy's Lane, Niagara Falls, City, Regional Municipality of Niagara, L2H 1H3
District Office: Niagara
GeoReference: Map Datum: NAD83, Zone: 17, Accuracy Estimate: 1-10 metres eg. Good Quality GPS, Method: GPS, UTM
Easting: 652430, UTM Northing: 4772175, ,

Incident Information

Incident Summary:

Proactive ICI-hotel inspection conducted by SCB.
cannot be longer than 60 characters

Incident Description:

On October 20, 2009, an inspection was conducted by Provincial Officer J. Pashley #1457 of the Sector Compliance Branch, Ministry of the Environment, at the hotel located at 7737 Lundy's Lane, Niagara Falls. The purpose of the inspection was to assess compliance with Ontario Regulations 102/94 and 103/94 of the Environmental Protection Act.

Inspector Pashley met on site with Mr. John McIntyre and discussed the requirements of the regulations. The hotel at this location is owned by 732332 Ontario Limited. The hotel consists of 118 units and is therefore subject to the requirements of these regulations.

At the time of the inspection a source separation program had been implemented.

Some of the items of non compliance identified at the site at the time of inspection include:

A waste audit was not completed as required by O. Reg. 102/94.

A waste reduction work plan was not completed as required by O. Reg. 102/94.

The source separation program did not include the provision of information to users and potential users of the program encouraging effective source separation of waste and full use of the program as required by O. Reg. 103/94.

Links & Comments:

Attachments Names:

Date & Time of Incident Incident Date Confirmation ? Actual
2009/10/20

Source Type:

Sector Type:

Nearest Watercourse:

Watershed Category Code:

Environmental Impact:

Nature of Impact:

Incident Cause:

Incident Reason:

Damaged Party: No

Contaminants Table							
	Contaminant	Code	UN#	Limit	Quantity	[units]	[freq]

Controller of Material:

Estimated Clean Up Cost:

% Clean Up:

%

Owner of Material:

Who Cleaned Up:

Agencies Involved:

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?

Yes

No

To be determined

Voluntary / Mandatory Compliance Items

Type Parent RefNo Work Summary (may be truncated)

Date

AttainList

Offence(s)

Suspected Violation(s)/Offence(s):

Act - Regulation - Section,

Description

(General Offence)

Provincial Officer:

Name:

Jennifer Pashley

Badge No:

Work Unit:

ICI Unit 5

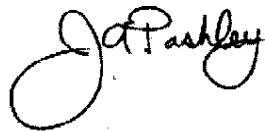
District/Area Office:

Sector Compliance Branch

Date:

2009/05/11

Signature:



District/Area Supervisor:

Name:

Work Unit:

District/Area Office:

Date:

Signature:

Inspection date	October 29, 2009
Client Name	732332 Ontario Limited
Site Address	7737 Windy's Lane, Niagara Falls
Inform District	Yes
Threshold	Yes
Category	Hotel/Motel
Company Search	Yes
IDS Report	Yes 7387-7XHQ79
Cameo Report	1-AX569
Compliance document issued	Yes letter
Served (date)	Nov. 5, 2009
Compliance due date	January 11, 2010
Further action	Yes - see Inspection Summary Report
File status	Closed.

Client Contact Log

From	To	Date	Method	Summary
J. Oakley	Fruit Desk Hill & John McIntyre	Nov 19 2010	phone	left message to John w/ fruit desk reminding him compliance date Nov. 26/10, call me if he has any questions.
John McIntyre	J. Oakley		fax	received fax of WA 1 WRWP.
J. Oakley	John McIntyre	Dec. 6	email	Replied to John indicating received fax but need one pg. still completed. Sent him copy of page need completed. Called Dec. 10 to submit.
John McIntyre	J. Oakley	Dec. 10, 2010	fax	Received copy of last requested page for WRWP.
J. Oakley	John McIntyre	Dec. 13, 2010	letter	sent final compliance letter indicating file closed.

Client Contact Log

From	To	Date	Method	Summary
J.P.	John	Apr. 16	Tel	Left msg. informing John I am ^{s.NR} [redacted] as mentioned before, still had not received sections V & VII or was passing on file to Janine Oakley. Left John Janine's tel #.
J.Oakley	John	Apr. 27	Tel voicemail	Front desk indicated Hotel Mgr. not in. Left message requested John to call me back to discuss when outstanding compliance issues expected. Left message on his voicemail.
J.Oakley	John	May 14, 2010	tel	Spoke w/ John, inquired as to status. He said he needs forms in word doc and details more specifically what goes in it. I said would send either today or
J.Oakley	John	May 27, 2010	email	sent email w/ WAT ^{Mon.} WRP forms as word doc. Also provided copy of guide and more specific details on how to complete missing compliance sections.
J.Oakley	John	June 24, 2010	email	Sent reminder sections requested be completed by June 30, 2010. Requested he acknowledge receipt of email.
J.Oakley	John	Oct. 20, 2010	phone	Spoke w/ John, told him still has 2 outstanding requirements need to get these taken care of ASAP - not doing will mean re-inspection and POO. He requested I send him the forms & what needs to be completed.
J.Oakley	John	Oct 20, 2010	email	sent email on outstanding requirements, request compliance by Nov. 26. included previous email explaining how to complete sections and blank forms.

Client Contact Log

From	To	Date	Method	Summary
J.P.	John ^{S.P.}			
John	J.P.	Mar. 22	Tel	Called back & indicated he had not made copy of WA/WRWP. I suggested I email the forms w/ Guide & for John to call w/ any questions.
J.P.	John	Mar. 22	Email	Provided forms & Guide w/ instruction to complete s.v & s.vi.
J.P.	John	Mar. 31	Tel	Spoke w/ John who indicated he mailed out s.v & s.vi on Mon. I indicated I would follow up once received.
J.P.	John	Apr. 12	Tel	Left msg. inquiring J.P. indicating I had not yet received WA/WRWP sections - asked he fax a copy if he has it. Requested call back.
J.P.	John	Apr. 15	Tel.	Left msg. indicating I still had not received items in mail - was informed by front desk he is not in until Fri. & for him to call when he gets the msg. as Fri. is last day prior to most leave & would like to touch base w/ new contact for officer taking over the file.

Client Contact Log

From	To	Date	Method	Summary
J.P.	John	Jan. 18	Tel.	Left msg. requesting call backs
J.P.	John	Jan. 26	Tel.	Spoke w/ John who informed me WA & WRWP completed (he didn't mail as he thought I would be returning to hotel). I requested he send a copy. John informed me he would mail the WA & WRWP.
J.P.	John	Feb. 18	Tel.	Left msg. indicating I had not received WA & WRWP & requested call back.
J.P.	John	Mar. 3.	Tel.	Called & spoke w/ Ulanda at front desk - John not in. She indicated she would forward msg. to him to call back.
John	J.P.	Mar. 4	Tel.	Left msg. informing me he had forgotten to send the WA & WRWP (however had put it in the mail yesterday).
John	J.P.	Mar. 8	Mail	Received WA & WRWP.
J.P.	John	Mar. 22	Tel.	Spoke w/ John & informed him I had received & reviewed WA / WRWP & there are a few incomplete sections. He indicated he would find his copy & call back for guidance on how to complete.

VII. ESTIMATED WASTE PRODUCED BY MATERIAL TYPE AND THE PROJECTED AMOUNT

Material Categories (as stated in Part III)	Estimated Annual Waste Produced * (kgs or tonnes)	Name of Proposed 3Rs Program (as stated in Part III)	Projections to Reduce, Reuse or Recycle Waste (kgs or tonnes)			Estimated Annual Amount to be Diverted ** (%)
			Reduce	Reuse	Recycle	
<i>Example: Fine Paper</i>	<i>1.8 tonnes</i>	<i>Fine Paper 3Rs Program</i>	<i>200 kg</i>	<i>100 kg</i>	<i>1.2 tonnes</i>	<i>83</i>
<i>Food, beverage cans</i>	<i>34 Kg</i>	<i>Recycle</i>			<i>34 Kg</i>	<i>100%</i>
<i>Card board</i>	<i>545 Kg</i>	<i>Recycle</i>			<i>545 Kg</i>	<i>100%</i>
<i>Fine paper</i>	<i>50 Kg</i>	<i>Recycle</i>		<i>50 Kg</i>	<i>50 Kg</i>	<i>100%</i>
<i>Glass, bottles</i>	<i>544.3 Kg</i>	<i>Recycle</i>			<i>544.3 Kg</i>	<i>100%</i>
<i>New paper</i>	<i>1000 Kg</i>	<i>Recycle</i>			<i>1000 Kg</i>	<i>100%</i>
<i>Plastic food bottles</i>	<i>34 Kg</i>	<i>Recycle</i>			<i>34 Kg</i>	<i>100%</i>
<i>Plastic jug, crater</i>	<i>5 Kg</i>	<i>Recycle</i>			<i>5 Kg</i>	<i>100%</i>
<i>Polystyrene</i>	<i>30 Kg</i>	<i>Recycle</i>			<i>30 Kg</i>	<i>100%</i>
<i>Shoe, cereal box</i>	<i>545 Kg</i>	<i>Recycle</i>			<i>545 Kg</i>	<i>100%</i>
<i>Magazines</i>	<i>200 Kg</i>	<i>Recycle</i>			<i>200 Kg</i>	<i>100%</i>
<i>Paper towel</i>	<i>90 Kg</i>					
<i>Cartridges</i>	<i>10 Kg</i>	<i>Recycle</i>			<i>10 Kg</i>	<i>100%</i>
<i>Take out packages</i>	<i>50 Kg</i>	<i>Recycle</i>			<i>50 Kg</i>	<i>100%</i>
<i>Clothing</i>	<i>225 Kg</i>	<i>Recycle</i>			<i>100 Kg</i>	<i>40%</i>

* Estimated Waste Produced = Waste Diverted (3Rs) + Waste Disposed
 ** Estimated Waste Diversion Rate = Amount of Waste Diverted (3Rs) ÷ Estimated Waste Produced x 100%

I hereby certify that the information provided in this Waste Reduction Work Plan is complete and correct.

Signature of authorized official: <i>John McInyre</i>	Title: <i>General Manager</i>	Date: <i>09 December 2010</i>
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TRAVELDISE BONAVENTURE

(INCOMPLETE FAX)

Case No.	Name of Proprietor	Name of Property	Amount of Assessment		Remarks
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Oakley, Janine (ENE)

From: Oakley, Janine (ENE)
Sent: December 06, 2010 2:32 PM
To: 'reservations@niagaratravelodge.com'
Subject: Attn: John McIntyre
Importance: High
Attachments: WA and WRWP forms May 2010.doc

Hi John,

I received your fax of the waste audit and waste reduction work plan documents – unfortunately you left out one page that I still need completed. I have attached the one page I need to be completed – you can use the same numbers you used for section V “Estimated Quantity of Waste Produced Annually” (page 3 of the document you faxed me) if you feel nothing is going to change over the next year.

Please have this page completed and returned to me by Friday December 10th.

Janine Oakley
Provincial Officer 1553
Ministry of the Environment
Sector Compliance Branch
Tel: 416-314-1136
Cell: 416-735-1793
Fax: 416-314-4464
Toll Free: 1-866-482-9967
E-mail: janine.oakley@ontario.ca



Please consider the environment before printing this email.

2010/12/06

000033

Ministry of the Environment Waste Form
Report of a Waste Reduction Work Plan
Industrial, Commercial and Institutional Establishments

As required by O. Reg. 102/94

This report must be prepared 6 months after becoming subject to O. Reg. 102/94 and a copy retained on file for at least five years after it is prepared, and be made available to the ministry upon request.

I. GENERAL INFORMATION

Name of Owner and/or Operator of Entity(ies) and Company Name: <i>Travelodge Bonaventure</i>		
Name of Contact Person: <i>John McIntyre</i>	Telephone #: <i>905 374-7111</i>	Email address:
Street Address(es) of Entity(ies): <i>7737 LUNDY'S LANE</i>		
Municipality: <i>NIAGARA FALLS</i>		
Type of Entity (check one)		
Retail Shopping Establishments	Hotels and Motels	<input checked="" type="checkbox"/>
Retail Shopping Complexes	Hospitals	
Office Buildings	Educational Institutions	
Restaurants	Large Manufacturing Establishments	

Note: O. Reg. 102/94 does not apply to multi-unit residential buildings.

II. DESCRIPTION OF THE ENTITY

Provide a brief overview of the entity(ies):

.../1

III. PLANS TO REDUCE, REUSE AND RECYCLE WASTE

For each category of waste described in Part V of "Report of a Waste Audit" (on which this plan is based), explain what your plans are to Reduce, Reuse and Recycle the waste, including: 1) how the waste will be source separated at the establishment, and 2) the programs to reduce, reuse and recycle all source separated waste.

Waste Category (as stated in Part V of your "Report of a Waste Audit")	Source Separation and 3Rs Program
<p>Example: fine paper (e.g. from an office)</p>	<p><u>"Fine Paper 3Rs Program"</u> <u>Reduce:</u> Staff will be encouraged to print on both sides of each sheet. <u>Reuse:</u> Discarded paper with print only on one side will be used for note pads/scrap. <u>Recycle:</u> Staff will be provided with instructions via email. Receptacles will be provided beside each desk. Staff will empty receptacles into centralized containers. Custodial staff will empty centralized containers into bulk container at loading dock for collection by recycling company.</p>
CANS / BOTTLES	Staff are trained to collect from room blue bins and sort out and place into a larger blue bin for weekly pickup.
Glass jars, bottles	Same as above
	Staff are trained upon hiring and reminded verbally often.
Paper from office	Staff are trained to reuse printed white paper as scrap for notes or reuse the clean side to reprint on.
Boxes	Staff are trained to break down and place into a recycle area where they are collected every Friday.
Paper, Small Boxes	Staff are trained to place into brown bin where they are collected early Tuesday mornings by the region.

IV. RESPONSIBILITY FOR IMPLEMENTING THE WASTE REDUCTION WORK PLAN

Identify who is responsible for implementing the Waste Reduction Work Plan at your entity(ies). If more than one person is responsible for implementation, identify each person who is responsible and indicate the part of the Waste Reduction Work Plan that each person is responsible for implementing.

Name of Person	Responsibility	Telephone #
John McIntyre	To oversee the 3R Program	605-374-7171

V. ESTIMATED QUANTITY OF WASTE PRODUCED ANNUALLY

Categories of Waste	Estimated Amount of Waste Produced (kg or tonnes (t))											
	Generated			Reused			Recycled			Disposed		
	"A" Base Year	"B" * Current Year	"C" * Change (A-B)	"A" Base Year	"B" * Current Year	"C" * Change (A-B)	"A" Base Year	"B" * Current Year	"C" * Change (A-B)	"A" Base Year	"B" * Current Year	"C" * Change (A-B)
Aluminum food and beverage cans	34 Kg	34 Kg	—				34 Kg	34 Kg	—			
Cardboard	545 Kg	545 Kg	—				545 Kg	545 Kg	—			
Fine paper	50 Kg	50 Kg	—	50 Kg	50 Kg	50 Kg	50 Kg	50 Kg	—			
Glass food and beverage bottles/jars	544 Kg	544 Kg	—				544 Kg	544 Kg	—			
Newsprint	1000 Kg	1000 Kg	—				1000 Kg	1000 Kg	—			
Steel food and beverage cans	34 Kg	34 Kg	—				34 Kg	34 Kg	—			
PET (#1) plastic food and beverage bottles	34 Kg	34 Kg	—				34 Kg	34 Kg	—			
HDPE (#2) plastic jugs, crates, totes, drums	5 Kg	5 Kg	—				5 Kg	5 Kg	—			
LDPE (#4) plastic film	—	—	—				—	—	—			
Polystyrene (#6)	30 Kg	30 Kg	—				30 Kg	30 Kg	—			
Organics	—	—	—				—	—	—			
Boxboard shoe boxes, cereal boxes, etc.	545 Kg	545 Kg	—				545 Kg	545 Kg	—			
Glossy magazines, catalogues, flyers	200 Kg	200 Kg	—				200 Kg	200 Kg	—			
Wood	—	—	—				—	—	—			
Steel	—	—	—				—	—	—			
Drywall	—	—	—				—	—	—			
Skids	—	—	—				—	—	—			
Paper towels	90 Kg	90 Kg	—				—	—	—	90 Kg	90 Kg	—
Printer cartridges	10 Kg	10 Kg	—				10 Kg	10 Kg	—			
IT equipment/audio-visual equipment	—	—	—				—	—	—			
Furniture	—	—	—				—	—	—			
Building/renovation material	—	—	—				—	—	—			
Disposable take out food packaging	50 Kg	50 Kg	—				50 Kg	50 Kg	—			
Cell phones	—	—	—				—	—	—			
Diapers	—	—	—				—	—	—	✓	✓	✓
Clothing/textiles	225 Kg	225 Kg	—				100 Kg	100 Kg	—	125 Kg	125 Kg	—
Other:												
Total												
Percent Change (total C ÷ total A x 100)												

Note: When completing this form, write "n/a" in the "Estimated Amount of Waste Produced" column where the entity will not produce any waste for a category of waste.
 * Fill out these columns each year following the initial waste audit or baseline year to determine the progress that is being made by your waste reduction program.

V. TIMETABLE FOR IMPLEMENTING WASTE REDUCTION WORK PLAN

Provide a timetable indicating when each Source Separation and 3Rs program of the Waste Reduction Work Plan will be implemented.	
Source Separation and 3Rs Program	Schedule for Completion
Example: Fine Paper 3Rs Program	"Deskside receptacles and centralized containers to be purchased in March. New collection contract for recycling to be arranged for April Kick off for program and instructions to staff regarding 3Rs program to occur in April" OR "3Rs Program currently in place."
Aluminum cans	All of the items listed are recycled.
Bottles, glass	
Plastic cups/bottles	We have blue bins around the hotel in
Styrene	
Foam	Guest rooms next to trash cans in public areas, pool areas, restaurant area.
Boxes	
Magazines	Guest and staff place them into the blue bins provided. They are then sorted by staff and placed into large recycle bins and picked up for recycle by the Wyanona region on Tuesdays. This has been a practice we have followed for 14 years that I have been working @ this hotel.
Hydrants	
Paper	Our staff are told when they first start their job and are reminded often by me directly.
Newspaper	
	In 2011 the region will now be offering organic pickups with regular blue box pickup. When they drop off our bins we will put a plan in place at that time.
2011	

VI. COMMUNICATION TO STAFF, CUSTOMERS, GUESTS AND VISITORS

Explain how the Waste Reduction Work Plan will be communicated to employees, customers, tenants, guests/visitors and students:

We have ~~so~~ many blue bins around the hotel. In all guest rooms, next to trash cans and in our public meeting areas such as pools, restaurants.

III. HOW WASTE IS PRODUCED AND DECISIONS AFFECTING THE PRODUCTION OF WASTE

For each category of waste that is produced at the entity(ies), explain how the waste will be produced and how management decisions and policies will affect the production of waste.

Categories of Waste	How Is the Waste Produced and What Management Decisions/Policies Affect Its Production?
<i>Example: Disposable Food Packaging</i>	<i>Generated by customers eating inside restaurant. Food packaging is used for health reasons. Reusable mugs for customers consuming coffee/tea inside restaurant is being reviewed.</i>
Aluminum food and beverage cans	Staff and Guests Rooms and Restaurant
Cardboard	Staff and Guests Rooms and Restaurant
Fine paper	Staff Office areas
Glass food and beverage bottles/jars	Staff and Guests Rooms and Restaurant
Newsprint	Staff and Guests Rooms, office, Restaurant
Steel food and beverage cans	N/A
PET (#1) plastic food and beverage bottles	Staff and Guests Rooms, Restaurant
HDPE (#2) plastic jugs, crates, totes and drums	Staff and Guests Rooms, Restaurant
LDPE (#4) plastic film	
Polystyrene (#6)	Staff and Guests Rooms, Restaurant
Organics ★★☆☆	Staff Restaurant
Boxboard shoe boxes, cereal boxes, etc.	Staff and Guests Rooms, Restaurant
Glossy magazines, catalogues, flyers	Staff and Guests Rooms, Restaurant
Wood	N/A
Steel	N/A
Drywall	N/A
Skids	N/A
Paper towels	Staff Office, Restaurant, Washrooms
Printer cartridges	Staff Office
IT equipment/audio-visual equipment	N/A
Furniture	Staff Rooms, Restaurant
Building/renovation material	N/A
Disposable take out food packaging	Staff, Guest Rooms, Restaurant
Cell phones	N/A
Diapers	Guests Rooms, Restrooms
Clothing/textiles	Staff, Guests
Other:	

Note: When completing this form, write "n/a" in the columns where the entity will not produce any waste for a category of waste.

We follow the guide that the region sends out each year. Each item is placed in the blue or brown bins and picked up very early each Tuesday morning. New to us starting in 2011 will be Organic pick up.

IV. MANAGEMENT OF WASTE

For each category of waste listed below, indicate which waste items will be disposed or reused/recycled and how each item will be managed at the entity(ies).

Category	Waste to be Disposed	Reused or Recycled Waste
<i>Example: Beverage cans</i>	<i>Staff/clients may place in garbage bins</i>	<i>Staff/clients place cans in recycling receptacles. Collection staff later collect cans. Those in garbage are disposed; those in recycling receptacles are recycled.</i>
Aluminum food and beverage cans		Both ✓ blue bin, pickup
Cardboard		Both ✓ Friday pickup
Fine paper		Staff ✓ brown bin
Glass food and beverage bottles/jars		Both ✓ blue bin
Newsprint		Both ✓ brown bin
Steel food and beverage cans		Both ✓ blue bin
N/A PET (#1) plastic food and beverage bottles		Both blue bin
HDPE (#2) plastic jugs, crates, totes and drums		Both blue bin
LDPE (#4) plastic film		N/A
Polystyrene (#6)		Both blue bin
Organics		New 2011 program
Boxboard shoe boxes, cereal boxes, etc.		Both Friday roadside pickup
Glossy magazines, catalogues, flyers		Both Brown Bin
Wood	N/A	
Steel	N/A	
Drywall	N/A	
Skids	N/A	
Paper towels	Both	
Printer cartridges		Staff return to store
IT equipment/audio-visual equipment	N/A	
Furniture	N/A	
Building/renovation material	N/A	
Disposable take out food packaging		Both Blue or Brown bin
Cell phones	N/A	
Diapers	Both	
Clothing/textiles	Both @ times	Local thrift store
Other:		

Note: When completing this form, write "n/a" in the columns where the entity will not produce any waste for a category of waste.

VI. EXTENT TO WHICH MATERIALS OR PRODUCTS USED OR SOLD BY THE ENTITY CONSIST OF RECYCLED OR REUSED MATERIALS OR PRODUCTS

Please answer the following questions:

1. Do you have a management policy in place that promotes the purchasing and/or use of materials or products that consist of recycled and/or reused materials or products? If yes, please describe.

NOT purchasing, However reusing products such as paper using both sides help limited paper recycle and costs.

2. Do you have plans to increase the extent to which materials or products used or sold* consist of recycled or reused materials or products? If yes, please describe.

No, As of now we don't have any changes planned.

* Information regarding materials or products "sold" that consist of recycled or reused materials or products is only required from owner(s) of retail shopping establishments and the owner(s) or operator(s) of large manufacturing establishments.

Please attach any additional page(s) as required to answer the above questions.

I hereby certify that the information provided in this Report of Waste Audit is complete and correct.

Signature of authorized official:

Title:

Date:

J. R. M. [Signature]

General Manager

Nov 26/10

.../5

Ministry of the Environment Waste Form
Report of a Waste Audit
Industrial, Commercial and Institutional Establishments

As required by O. Reg. 102/94

- This report must be prepared 6 months after becoming subject to O. Reg. 102/94 and a copy retained on file for at least five years after it is prepared, and be made available to the ministry upon request.
- For large construction and demolition projects, please refer to the forms included with "A Guide to Waste Audits and Waste Reduction Work Plans for Construction and Demolition Projects as Required Under Ontario Regulation 102/94" (revised July 2008)

I. GENERAL INFORMATION

Name of Owner and/or Operator of Entity(ies) and Company Name: TRAVEL LODGE BONAVENTURE		
Name of Contact Person: JOHN MCINTYRE	Telephone #: 905-374-7171	Email address: reservations@niagara-travelodge.com
Street Address(es) of Entity(ies): 7737 LUNDY'S LAKE		
Municipality: NIAGARA		
Type of Entity (check one)		
Retail Shopping Establishments	<input type="checkbox"/>	Hotels and Motels <input checked="" type="checkbox"/>
Retail Shopping Complexes	<input type="checkbox"/>	Hospitals <input type="checkbox"/>
Office Buildings	<input type="checkbox"/>	Educational Institutions <input type="checkbox"/>
Restaurants	<input type="checkbox"/>	Large Manufacturing Establishments <input type="checkbox"/>

Note: O. Reg. 102/94 does not apply to multi-unit residential buildings.

II. DESCRIPTION OF ENTITY

Provide a brief overview of the entity(ies):

Oakley, Janine (ENE)

From: Oakley, Janine (ENE)
Sent: October 20, 2010 2:25 PM
To: 'reservations@niagaratravelodge.com'
Subject: Attn: Mr. John McIntyre, re: Ministry of Environment compliance
Importance: High
Attachments: WA and WRWP forms May 2010.doc; Attn Hotel Mgr. Mr. John McIntyre.htm

Hello Mr. McIntyre,

As we discussed today during our phone conversation there are just two outstanding requirements regarding the waste audit and reduction work plan that was submitted in Jan. 2010. The outstanding concerns have to do with estimating the quantities of waste produced and the quantities of waste you plan to divert based on the reduction work plan.

I have attached a copy of the blank Ministry of Environment forms however I only require you to complete Section V of the Waste Audit form, and Section VII of the Waste Reduction Work Plan form. I have also included a copy of the email I sent to you in May which outlines how to complete these sections – if you have absolutely any questions on what is required please contact me and I can walk you through it.

I am requesting that you have these sections completed and sent back to me by **November 26th, 2010**. As I mentioned on the phone, if these outstanding requirements are not completed I will be required to re-inspect the Travelodge Niagara and issue a Provincial Officer Order.

I will be away on Vacation the week of October 25, 2010 but will be returning on Nov. 1 if you have any questions about what is required.

Kind regards,

Janine Oakley
Provincial Officer 1175
Ministry of the Environment
Sector Compliance Branch
Tel: 416-314-1136
Cell: 416-735-1793
Fax: 416-314-4464
Toll Free: 1-866-482-9967
E-mail: janine.oakley@ontario.ca



Please consider the environment before printing this email.

2010/10/20

000042

Oakley, Janine (ENE)

From: Oakley, Janine (ENE)
Sent: June 24, 2010 9:44 AM
To: 'reservations@niagaratravelodge.com'
Subject: Re: Environmental Compliance - Attn: Hotel Mgr. Mr. John McIntyre
Attachments: Attn Hotel Mgr. Mr. John McIntyre.htm

Good morning, Mr. McIntyre,
I just want to remind you that I requested Section V of the Waste Audit report and Section VII of the Waste Reduction Work Plan be completed and submitted to me by June 30, 2010. I have attached a copy of the email sent to your attention on May 27, 2010. If you have any questions or concerns please do not hesitate to contact me.

Also, please acknowledge receipt of this email so that I know you received it.

Thanks, kind regards,

Janine Oakley
Provincial Officer 1175
Ministry of the Environment
Sector Compliance Branch
Tel: 416-314-1136
Cell: 416-735-1793
Fax: 416-314-4464
Toll Free: 1-866-482-9967
E-mail: janine.oakley@ontario.ca



Please consider the environment before printing this email.

2010/06/24

000043

Oakley, Janine (ENE)

From: Oakley, Janine (ENE)
Sent: May 27, 2010 2:11 PM
To: 'reservations@niagaratravelodge.com'
Subject: Attn: Hotel Mgr. Mr. John McIntyre
Attachments: WA and WRWP forms May 2010.doc; Guide for completing WA and WRWP May 2010.pdf

Hello Mr. McIntyre,

I apologize for sending this information to you so much later than I indicated during our phone conversation on May 14/2010. I have been out of the office pretty much since that date. However, as requested, attached is a Word document of the Waste Audit and Waste Reduction Work Plan forms for you to use. Officer Jennifer Pashley has indicated that the outstanding requirements are Section V of the Waste Audit form, and Section VII of the Waste Reduction Work Plan form, so that is all I am requesting that you complete and send to me by **June 30, 2010**.

I have also attached a copy of the Guide for completing Waste Audits and Waste Reduction Work Plans to help you complete the documents; however I have also pasted the information that is most applicable to you for the completing the required sections below. The Guide also does include a sample of a completed Waste Audit Report and Waste Reduction Work Plan which also be useful.

Outstanding Requirement Waste Audit Section V:

For completing Section V of the Waste Audit Report you need to include estimates of the waste produced for each category of waste at your hotel. Below are a few methods the Guide suggests you may be able to use to estimate these amounts (in Blue). As this is the first year of completing a waste audit at your hotel your estimates will go in column "A" the Base Year (you do not have to complete column "B" Current Year or "C" Change).

So for example:

Aluminum food and beverage cans – if your total amount generated for this category is 1000 kg and you are able to recycle about 80%, you would record 1000 kg under the "Generated" column, 800 kg under the "Recycled" column, and 200 kg under the "Disposed" column.

Step 4: Estimate Waste Quantities (see pages 18-20 in the Guide)

It is now necessary to estimate how much of each of the three classifications of waste materials identified above that your operation generates during a specific period. Depending upon how your waste and recyclables are managed and collected, this may be straight forward or a very complex task. Links to additional information about conducting a waste audit are included in Appendix A.

You can estimate the weight of waste by using one or more of the following procedures:

1) By obtaining data collected by your waste and recycling contractors. However, this is not always possible, for example, if your contractor collects waste from a number of clients using the same vehicle.

2) By weighing representative containers or bags of waste and recycling. You can determine an estimated weight by weighing a few full containers or bags of waste or recycling and then calculating the average weight. Remember to subtract the weight of the empty container so you can calculate the net weight of the waste or recyclables that is contained inside. The estimated total weight of waste or recycling from each area can then be calculated by multiplying the number of full, or partially full, containers or bags by the average weight.

For example, after weighing 4 recycling carts full of soft drink containers it is found that they weigh 20 kg, 30 kg, 40 kg and 35 kg each (after subtracting the empty weight of the carts). The average

2010/05/28

weight of soft drink containers per recycling cart is therefore: $20 + 30 + 40 + 35 = 125$ kg divided by 4, which equals 31.25 kg. The company generates 20 of these carts per week. Therefore, the estimated net weight of soft drink containers generated per week is: $31.25 \text{ kg/cart} \times 20 \text{ carts/week} = 625 \text{ kg/week}$ of recyclable soft drink containers.

3) By auditing waste samples. To obtain data on the composition and quantity of waste or recyclable materials, you can complete an analysis of waste samples. This involves collecting waste samples, sorting them into material categories and weighing each category. Since the amount and type of waste and recyclables collected can vary by the day of the week or season, it is advisable to complete this task at different times of the week and more than once during the year. The process involves several steps as follows:

- Collect your waste and recycling sample.
- Weigh the sample.
- Sort the various categories of waste (e.g., office paper, pop cans) into sorting containers.
- Determine the weight of each category by weighing the contents of the sorting container for each category separately.
- Factor or extrapolate the results of the sampling to estimate annual waste generation for each material category, e.g., $1 \text{ kg/week} \times 52 \text{ weeks} = 52 \text{ kg/year}$.

4) By weighing materials before they are placed into the main waste or recycling containers for collection. In most cases, materials can be weighed before they are placed into the main waste or recycling collection container. The night before the audit, each waste and recycling receptacle throughout your facility should be lined with a clear plastic bag and labeled to distinguish where it is located and what type of waste it contains (e.g., "kitchen waste", "main office paper recycling"). At the end of the day for the audit, the filled bags can be removed and weighed. A fish scale is useful for weighing each bag of material. For each bag, record the location it came from, the type of material it represents and the weight. Through addition, you can then calculate the total amount of waste and each type of recyclable material (e.g., office paper, pop cans, wood, etc.) that your facility generates. This will provide you with information regarding one day of waste generation.

5) By determining the estimated volume of waste and recyclables and converting it to weight. This is a more complex approach, but it may be useful when it is not possible to weigh certain materials (e.g., large materials at a manufacturing facility). The following formula can be used to calculate the volume of material, if it is not readily available:

$$\text{Volume} = C_n \times C_v \times n \times p$$

Where:

C_n - number of containers

C_v - volume or size of each collection container

n - number of times each container is collected

p - percentage of container is filled

You can calculate the weight of each waste or recyclable material by multiplying the estimated volume by the density of the material:

$$\text{Weight} = \text{Volume} \times \text{Density}$$

Outstanding Requirement Waste Reduction Work Plan Section VII:

- Under the "Material Categories" column, list all the categories of waste you have included in the previous pages.
- Under the "Estimated Annual Waste Produced" column record the amount generated that you have completed in Section V of the Waste Audit.
- Under the "Name of Proposed 3Rs Program" column list the name of the diversion program you have already implemented or plan to implement e.g. Furniture Reuse Program, Printer Cartridge Recycle Program, etc.
- Under the "Projections to Reduce, Reuse or Recycle Waste" column include an estimate of the amount in each category (in kg or tonnes) you are aiming to divert from landfill. So for example, as a result of implementing a program to recycle printer cartridges you may generate 100kg and recycle 100kg. (Note you may have programs in which you have amounts for Reduce, Reuse and Recycle).
- Under the "Estimated Annual Amount to be Diverted" column, just record the % of what is being diverted. So with the paper cartridge example above the % diverted would be 100%.

I hope this information is useful – I realize this is a long email and if you need any clarification please do not hesitate to contact me and we can go over anything you require help with.

Kind regards,

Janine Oakley
Provincial Officer 1175
Ministry of the Environment
Sector Compliance Branch
Tel: 416-314-1136
Cell: 416-735-1793
Fax: 416-314-4464
Toll Free: 1-866-482-9967
E-mail: janine.oakley@ontario.ca



Please consider the environment before printing this email.

2010/05/28

000046

Oakley, Janine (ENE)

From: Pashley, Jennifer (ENE)
Sent: April 16, 2010 2:29 PM
To: Oakley, Janine (ENE)
Subject: 732332 Ontario Limited

Hi Janine,

In case I don't see you I thought I would give you the low down on the file being passed on to you (732332 Ontario Limited/Travelodge Hotel).

The compliance issues were no WA and WRWP. I received a WA and WRWP however s. V and s. VII was not completed. The hotel manager (John McIntyre at 905-374-7171) indicated he had mailed out these sections March 29th however I haven't yet received anything. I have left a few messages for him and just left one today saying that I hadn't yet received anything, and am away on mat leave effective Monday and passing on the file to you (I left him your office number and said you would follow up).

Hopefully this should be an easy one to close – just need s. V and s. VII and WRWP posting confirmation.

I routed the IDS file to you and added you as a secondary to the CAMEO report.

Hope you had a great trip to Ottawa! If I don't see you take care and I'll be in touch when I have some news to share!!

Thanks ☺
Jen

Jennifer Pashley
Provincial Officer #1457
Ministry of the Environment
Sector Compliance Branch
305 Milner Avenue, Suite 1000
Scarborough, ON, M1B 3V4

T: 416.212.6671 | F: 416.314.4464
Jennifer.Pashley@ontario.ca

2010/04/19

Pashley, Jennifer (ENE)

From: Pashley, Jennifer (ENE)
Sent: March 22, 2010 10:42 AM
To: 'reservations@niagaratravelodge.com'
Subject: waste audit forms and Guide
Attachments: MOE_Reg102_WAandWRWP_Forms.doc; O. Reg. 102 and 103 Website Links.doc

Hello John,

As per our telephone conversation find attached the waste audit and waste reduction work plan forms. The only sections that currently require attention are section V. (Estimated Quantity of Waste Produced Annually) and section VII. (Estimated Waste Produced by Material Type and the Projected Amount).

I have included weblinks (attached) to various online resources including a Guide that explains how to complete these sections. Here is a direct link also to the Guide:

2480e01	"A Guide to Waste Audits and Waste Reduction Work Plans for Industrial, Commercial, and Institutional Sectors" http://www.ene.gov.on.ca/publications/2480e01.pdf
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*See pages 14 through 36.

Again, if once you have had a look at the Guide you still require assistance please feel welcome to contact me.

Jennifer

Jennifer Pashley

Provincial Officer #1457
 Ministry of the Environment
 Sector Compliance Branch
 305 Milner Avenue, Suite 1000
 Scarborough, ON, M1B 3V4

T: 416.212.6671 | F: 416.314.4464
 Jennifer.Pashley@ontario.ca

2010/03/22

Ministry of the Environment Waste Form

Report of a Waste Audit

Industrial, Commercial and Institutional Establishments

As required by O. Reg. 102/94

- This report must be prepared 6 months after becoming subject to O. Reg. 102/94 and a copy retained on file for at least five years after it is prepared, and be made available to the ministry upon request.
- For large construction and demolition projects, please refer to the forms included with "A Guide to Waste Audits and Waste Reduction Work Plans for Construction and Demolition Projects as Required Under Ontario Regulation 102/94" (revised July 2008)

I. GENERAL INFORMATION

Name of Owner and/or Operator of Entity(ies) and Company Name: TRAVELODGE BONAVENTURE		
Name of Contact Person: JOHN MCINTYRE	Telephone #: 905-374-7171	Email address: reservations@niagara
Street Address(es) of Entity(ies): 7737 LUNDY'S LANE		travelodge.com
Municipality: NIAGARA FALLS, ONTARIO L2H 1H3		
Type of Entity (check one)		
Retail Shopping Establishments	Hotels and Motels	<input checked="" type="checkbox"/>
Retail Shopping Complexes	Hospitals	<input type="checkbox"/>
Office Buildings	Educational Institutions	<input type="checkbox"/>
Restaurants	Large Manufacturing Establishments	<input type="checkbox"/>

Note: O. Reg. 102/94 does not apply to multi-unit residential buildings.

II. DESCRIPTION OF ENTITY

Provide a brief overview of the entity(ies): Providing Rooms and Breakfast to Guests.

.../1

III. HOW WASTE IS PRODUCED AND DECISIONS AFFECTING THE PRODUCTION OF WASTE

For each category of waste that is produced at the entity(ies), explain how the waste will be produced and how management decisions and policies will affect the production of waste.

Categories of Waste	How Is the Waste Produced and What Management Decisions/Policies Affect Its Production?
<i>Example: Disposable Food Packaging</i>	<i>Generated by customers eating inside restaurant. Food packaging is used for health reasons. Reusable mugs for customers consuming coffee/tea inside restaurant is being reviewed.</i>
Aluminum food and beverage cans	Collected in box boxes and stored in our trash
Cardboard	area outside for weekly pickup by the city
Fine paper	ABOVE
Glass food and beverage bottles/jars	ABOVE
Newsprint	ABOVE
Steel food and beverage cans	ABOVE
PET (#1) plastic food and beverage bottles	ABOVE
HDPE (#2) plastic jugs, crates, totes and drums	ABOVE N/A N/A
LDPE (#4) plastic film	ABOVE
Polystyrene (#6)	ABOVE
Organics	
Boxboard shoe boxes, cereal boxes, etc.	ABOVE
Glossy magazines, catalogues, flyers	ABOVE
Wood	N/A
Steel	N/A
Drywall	N/A
Skids	N/A
Paper towels	ABOVE
Printer cartridges	Returned to store of purchase
IT equipment/audio-visual equipment	N/A
Furniture	Modern Corp picks up
Building/renovation material	OUTSIDE COMPANY WOULD DO
Disposable take out food packaging	ABOVE
Cell phones	N/A
Diapers	Regular Garbage
Clothing/textiles	Salvation Army drop off.
Other:	

Note: When completing this form, write "n/a" in the columns where the entity will not produce any waste for a category of waste.

IV. MANAGEMENT OF WASTE

For each category of waste listed below, indicate which waste items will be disposed or reused/recycled and how each item will be managed at the entity(ies).

Category	Waste to be Disposed	Reused or Recycled Waste
<i>Example: Beverage cans</i>	<i>Staff/clients may place in garbage bins</i>	<i>Staff/clients place cans in recycling receptacles. Collection staff later collect cans. Those in garbage are disposed; those in recycling receptacles are recycled.</i>
Aluminum food and beverage cans		YES
Cardboard		YES
Fine paper		YES
Glass food and beverage bottles/jars		YES
Newsprint		YES
Steel food and beverage cans		YES
PET (#1) plastic food and beverage bottles		YES
HDPE (#2) (plastic jugs) crates, totes and drums <i>N/A</i>		YES
LDPE (#4) plastic film		YES
Polystyrene (#6)		YES
Organics		—
Boxboard shoe boxes, cereal boxes, etc.		YES
Glossy magazines, catalogues, flyers		YES
Wood		N/A
Steel		N/A
Drywall		N/A
Skids		N/A
Paper towels		YES
Printer cartridges		YES (STORE OF PURCHASE)
IT equipment/audio-visual equipment		N/A
Furniture		OUTSIDE SERVICE
Building/renovation material		N/A
Disposable take out food packaging		YES
Cell phones		N/A
Diapers	YES	
Clothing/textiles		OUTSIDE DROP OFF / PICK UP
Other:		

Note: When completing this form, write "n/a" in the columns where the entity will not produce any waste for a category of waste.

V. ESTIMATED QUANTITY OF WASTE PRODUCED ANNUALLY

Categories of Waste	Estimated Amount of Waste Produced kgs or tonnes (t)															
	Generated				Reused				Recycled				Disposed			
	"A" Base Year	"B"* Current Year	"C"* Change (A-B)	"A" Base Year	"B"* Current Year	"C"* Change (A-B)	"A" Base Year	"B"* Current Year	"C"* Change (A-B)	"A" Base Year	"B"* Current Year	"C"* Change (A-B)	"A" Base Year	"B"* Current Year	"C"* Change (A-B)	
Aluminum food and beverage cans	2009	2009														
Cardboard																
Fine paper																
Glass food and beverage bottles/jars																
Newsprint																
Steel food and beverage cans																
PET (#1) plastic food and beverage bottles																
HDPE (#2) plastic jugs, crates, totes, drums																
LDPE (#4) plastic film																
Polystyrene (#6)																
Organics																
Boxboard shoe boxes, cereal boxes, etc.																
Glossy magazines, catalogues, flyers																
Wood																
Steel																
Drywall																
Skids																
Paper towels																
Printer cartridges																
IT equipment/audio-visual equipment																
Furniture																
Building/renovation material																
Disposable take out food packaging																
Cell phones																
Diapers																
Clothing/Textiles																
Other:																
Total																
Percent Change (total C ÷ total A x 100)																

Note: When completing this form, write "n/a" in the "Estimated Amount of Waste Produced" column where the entity will not produce any waste for a category of waste.
 * Fill out these columns each year following the initial waste audit or baseline year to determine the progress that is being made by your waste reduction program.

VI. EXTENT TO WHICH MATERIALS OR PRODUCTS USED OR SOLD BY THE ENTITY CONSIST OF RECYCLED OR REUSED MATERIALS OR PRODUCTS

Please answer the following questions:

1. Do you have a management policy in place that promotes the purchasing and/or use of materials or products that consist of recycled and/or reused materials or products? If yes, please describe.

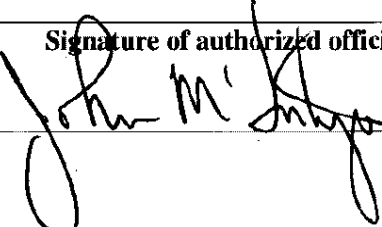
NO.

2. Do you have plans to increase the extent to which materials or products used or sold* consist of recycled or reused materials or products? If yes, please describe.

NO

* Information regarding materials or products "sold" that consist of recycled or reused materials or products is only required from owner(s) of retail shopping establishments and the owner(s) or operator(s) of large manufacturing establishments.

Please attach any additional page(s) as required to answer the above questions.

I hereby certify that the information provided in this Report of Waste Audit is complete and correct.		
Signature of authorized official: 	Title: General Manager	Date: January 4 / 2010

.../5

Ministry of the Environment Waste Form

Report of a Waste Reduction Work Plan

Industrial, Commercial and Institutional Establishments

As required by O. Reg. 102/94

This report must be prepared 6 months after becoming subject to O. Reg. 102/94 and a copy retained on file for at least five years after it is prepared, and be made available to the ministry upon request.

I. GENERAL INFORMATION

Name of Owner and/or Operator of Entity(ies) and Company Name: <i>TRAVELODGE BONAVENTURE</i>		
Name of Contact Person: <i>JOHN MCINTYRE</i>	Telephone #: <i>905-374-7171</i>	Email address: <i>reservations@niagaratravelodge.com</i>
Street Address(es) of Entity(ies): <i>7737 LUNDY'S LANE</i>		
Municipality: <i>NIAGARA</i>		
Type of Entity (check one)		
Retail Shopping Establishments	Hotels and Motels	<input checked="" type="checkbox"/>
Retail Shopping Complexes	Hospitals	<input type="checkbox"/>
Office Buildings	Educational Institutions	<input type="checkbox"/>
Restaurants	Large Manufacturing Establishments	<input type="checkbox"/>

Note: O. Reg. 102/94 does not apply to multi-unit residential buildings.

II. DESCRIPTION OF THE ENTITY

Provide a brief overview of the entity(ies):

.../1

III. PLANS TO REDUCE, REUSE AND RECYCLE WASTE

For each category of waste described in Part V of "Report of a Waste Audit" (on which this plan is based), explain what your plans are to Reduce, Reuse and Recycle the waste, including: 1) how the waste will be source separated at the establishment, and 2) the programs to reduce, reuse and recycle all source separated waste.

Waste Category (as stated in Part V of your "Report of a Waste Audit")	Source Separation and 3Rs Program
<p>Example: fine paper (e.g. from an office)</p>	<p><u>"Fine Paper 3Rs Program"</u> <u>Reduce:</u> Staff will be encouraged to print on both sides of each sheet. <u>Reuse:</u> Discarded paper with print only on one side will be used for note pads/scrap. <u>Recycle:</u> Staff will be provided with instructions via email. Receptacles will be provided beside each desk. Staff will empty receptacles into centralized containers. Custodial staff will empty centralized containers into bulk container at loading dock for collection by recycling company.</p>
<p>Frontdesk</p>	<p>Reduce Paper use</p>
<p>Reuse -</p>	<p>We will begin using both side of our office only paper (Notes, reports for our own use.) The staff as of current have been told to start this process. They were advise by me in person to person contact.</p>
<p>Recycle -</p>	<p>Our night staff @ the front desk empty all items from our front desk and Restaurant blue bins into the larger bins outside which are picked on every Tuesday Morning by the region of Niagara.</p>
<p>Housekeeping</p>	<p>Recycle - Housekeeping from each room remove the items in the blue bin or loose around the room and also place them into the recycle area into the proper bins for pickup.</p>

IV. RESPONSIBILITY FOR IMPLEMENTING THE WASTE REDUCTION WORK PLAN

Identify who is responsible for implementing the Waste Reduction Work Plan at your entity(ies). If more than one person is responsible for implementation, identify each person who is responsible and indicate the part of the Waste Reduction Work Plan that each person is responsible for implementing.

Name of Person	Responsibility	Telephone #
John McIntyre	All Levels	905-374-7171

V. TIMETABLE FOR IMPLEMENTING WASTE REDUCTION WORK PLAN

Provide a timetable indicating when each Source Separation and 3Rs program of the Waste Reduction Work Plan will be implemented.

Source Separation and 3Rs Program	Schedule for Completion
Example: Fine Paper 3Rs Program	"Deskside receptacles and centralized containers to be purchased in March. New collection contract for recycling to be arranged for April Kick off for program and instructions to staff regarding 3Rs program to occur in April" <u>OR</u> "3Rs Program currently in place."
Bottle, Can Paper products	We currently follow our own plan however we will be placing more bins around the property once our season begins in May 2010.

VI. COMMUNICATION TO STAFF, CUSTOMERS, GUESTS AND VISITORS

Explain how the Waste Reduction Work Plan will be communicated to employees, customers, tenants, guests/visitors and students:

To our staff we have always recycled. As far as I can see we are recycling to my knowledge as much as we can. To visitors we have placed a blue recycle can in each room and in areas around the hotel. Our Guest information book in each room also asks them to recycle.

VII. ESTIMATED WASTE PRODUCED BY MATERIAL TYPE AND THE PROJECTED AMOUNT

Material Categories (as stated in Part III)	Estimated Annual Waste Produced* (kgs or tonnes)	Name of Proposed 3Rs Program (as stated in Part III)	Projections to Reduce, Reuse or Recycle Waste (kgs or tonnes)			Estimated Annual Amount to be Diverted** (%)
			Reduce	Reuse	Recycle	
Example: Fine Paper	1.8 tonnes	Fine Paper 3Rs Program	200 kg	100 kg	1.2 tonnes	83
NEWSPAPER	2.0					100%
SCRAP PAPER	0.5					100%
GLASS Bottles	2					100%
PLASTIC BOTTLES	3					100%
CANS (SOUCE)	1					100%
BOXES	1					100%
WASTE OIL	1					100%

* Estimated Waste Produced = Waste Diverted (3Rs) + Waste Disposed
 ** Estimated Waste Diversion Rate = Amount of Waste Diverted (3Rs) ÷ Estimated Waste Produced x 100%

I hereby certify that the information provided in this Waste Reduction Work Plan is complete and correct.

Signature of authorized official: <i>S. P. M. Singh</i>	Title: GENERAL MANAGER	Date: January 4/10
------------------------------------------------------------	---------------------------	-----------------------

I AM NOT SURE how to estimated this amount



Property Name / Location: Travelodge Bonaventure
7737 Lundy Ln, Niagara Falls

09 / 10 / 20
yy mm dd

GPS lat: _____ long: _____

Arrived 12:20 am/pm
12:35 pm

Site Specific Information

Owner Legal Name: _____

Address: _____

Contact Name: _____ Phone Number: _____

Property Management Legal Name: _____

Address: _____

Contact Name: John McIntyre Phone Number: 905-374-7171

of units: 118 Recyclables pick-up: Niagara Region Gen. waste pick-up: Modern

How are recyclables sorted/collected: every Monday

Destination for recyclable material: _____

Is an organics separation program in place: Y / N . If Yes, indicate destination: _____

Does company have an EMS or Environmental policies? _____ ICI related? _____

Member of Association: _____

Ontario Regulation 102/94 – Waste Audit and Waste Reduction Work Plan

	Yes	No	Comments:
Has a Waste Audit been conducted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Has a written report of the WA been prepared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Has a written Waste Reduction Work Plan been prepared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Has the WRWP been implemented?	<input type="checkbox"/>	<input type="checkbox"/>	
Has the WRWP been posted on site where employees can see it?	<input type="checkbox"/>	<input type="checkbox"/>	
Is the plan available to employees upon request?	<input type="checkbox"/>	<input type="checkbox"/>	
WA and WRWP updated annually and stored for 5 years?	<input type="checkbox"/>	<input type="checkbox"/>	

Ontario Regulation 103/94 – Source Separation

Are the following materials separated on site?	Yes	No	Comments:
- (1) Aluminum food or beverage cans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- (2) Cardboard (corrugated)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- (3) Fine paper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- (4) Glass bottles and jars	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- (5) Newsprint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- (6) PET bottles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- (7) Steel food or beverage cans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Adequate Facilities (for collection/storage) exist?	<input type="checkbox"/>	<input type="checkbox"/>	
Measures to ensure SS waste removed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Niagara Region
Efforts to ensure SS wastes are reused/recycled?	<input type="checkbox"/>	<input type="checkbox"/>	
Are any of these materials co-mingled on site?	<input type="checkbox"/>	<input type="checkbox"/>	
Are any of these materials removed co-mingled?	<input type="checkbox"/>	<input type="checkbox"/>	
Efforts to ensure full use made of program?	<input type="checkbox"/>	<input type="checkbox"/>	
Communicate proper/effective use of program?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no communication
How is the SS program communicated to guests/staff?	program verbally communicated to staff		

Notes:

Spoke w
John McIntyre, General Manager

- every room has blue bin according to John
- he was the only employee at the hotel - couldn't leave front desk - I was unable to view bins in room
- waste shelter at side of building contained totes for recycling

Interesting Innovations/Best Practices:

Inspected by:

Primary Officer: J. Pashley	Badge No: 1459
Secondary Officer:	Badge No:

Pashley, Jennifer (ENE)

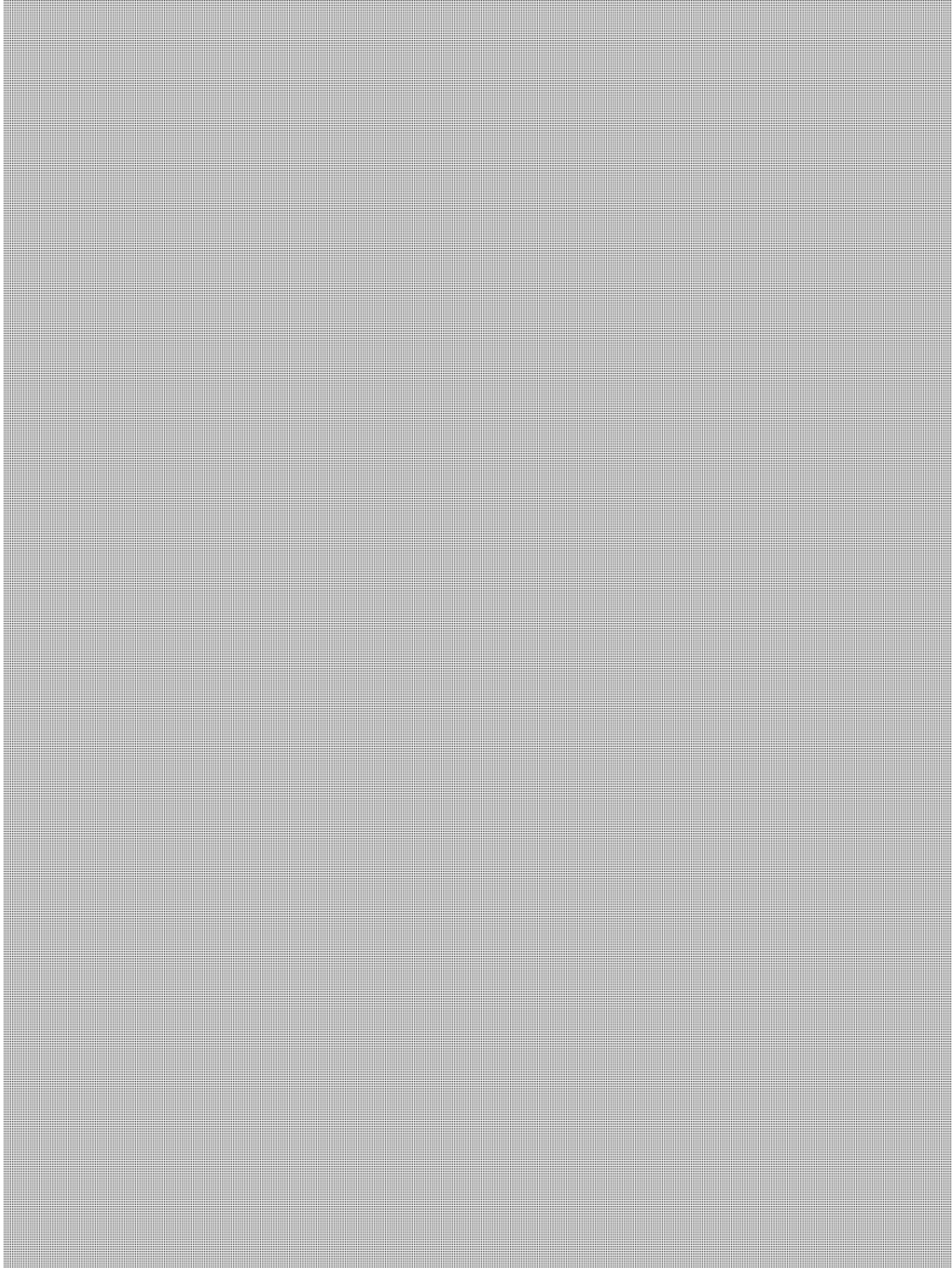
From: Roy, Jessica (ENE)

Sent: October 27, 2009 9:53 AM

s.22

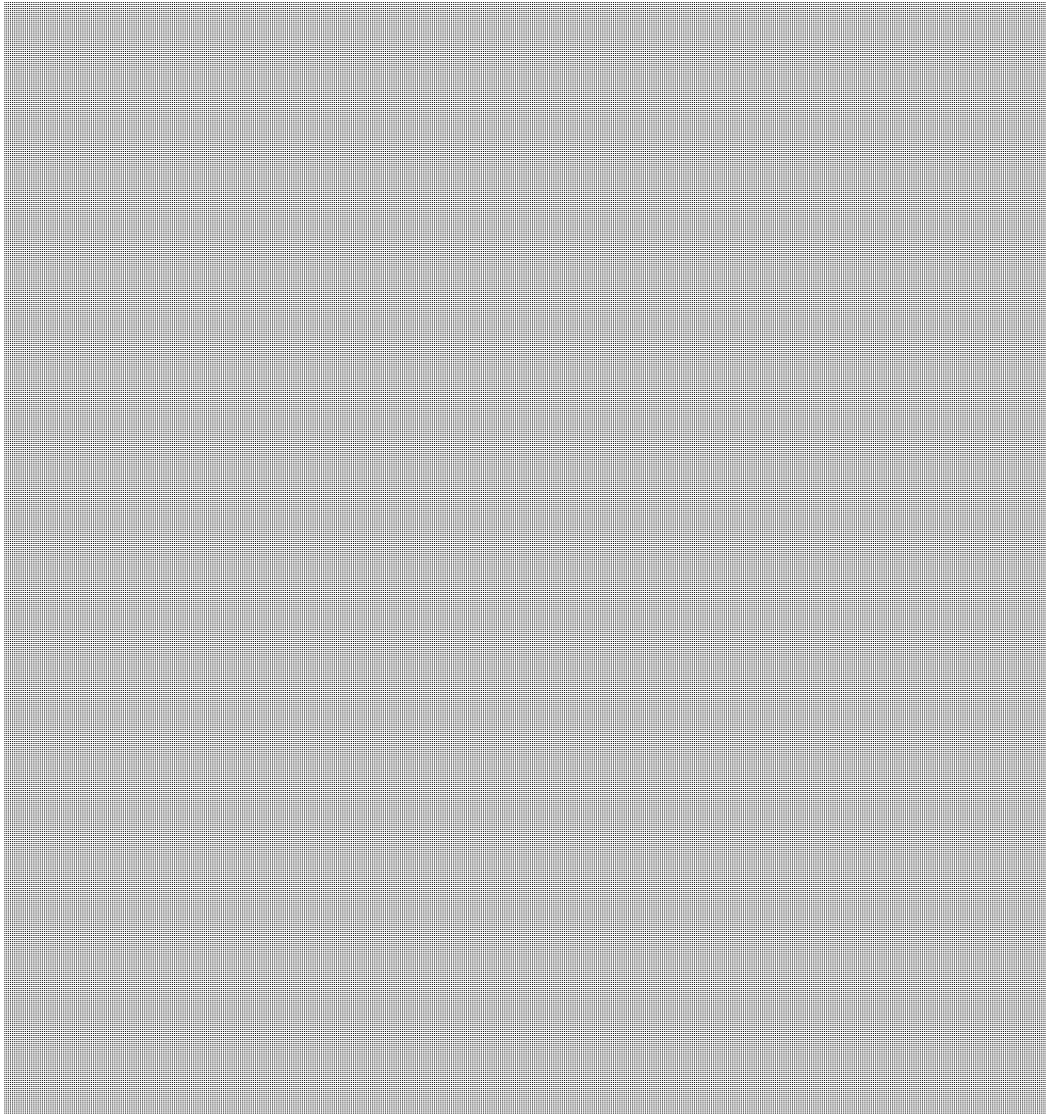
To: Pashley, Jennifer (ENE)

Subject: RE: ONBIS/Teranet search request



2009/10/29

s.22



Establishment is not an Amalgamation.

2009/10/29

Pashley, Jennifer (ENE)

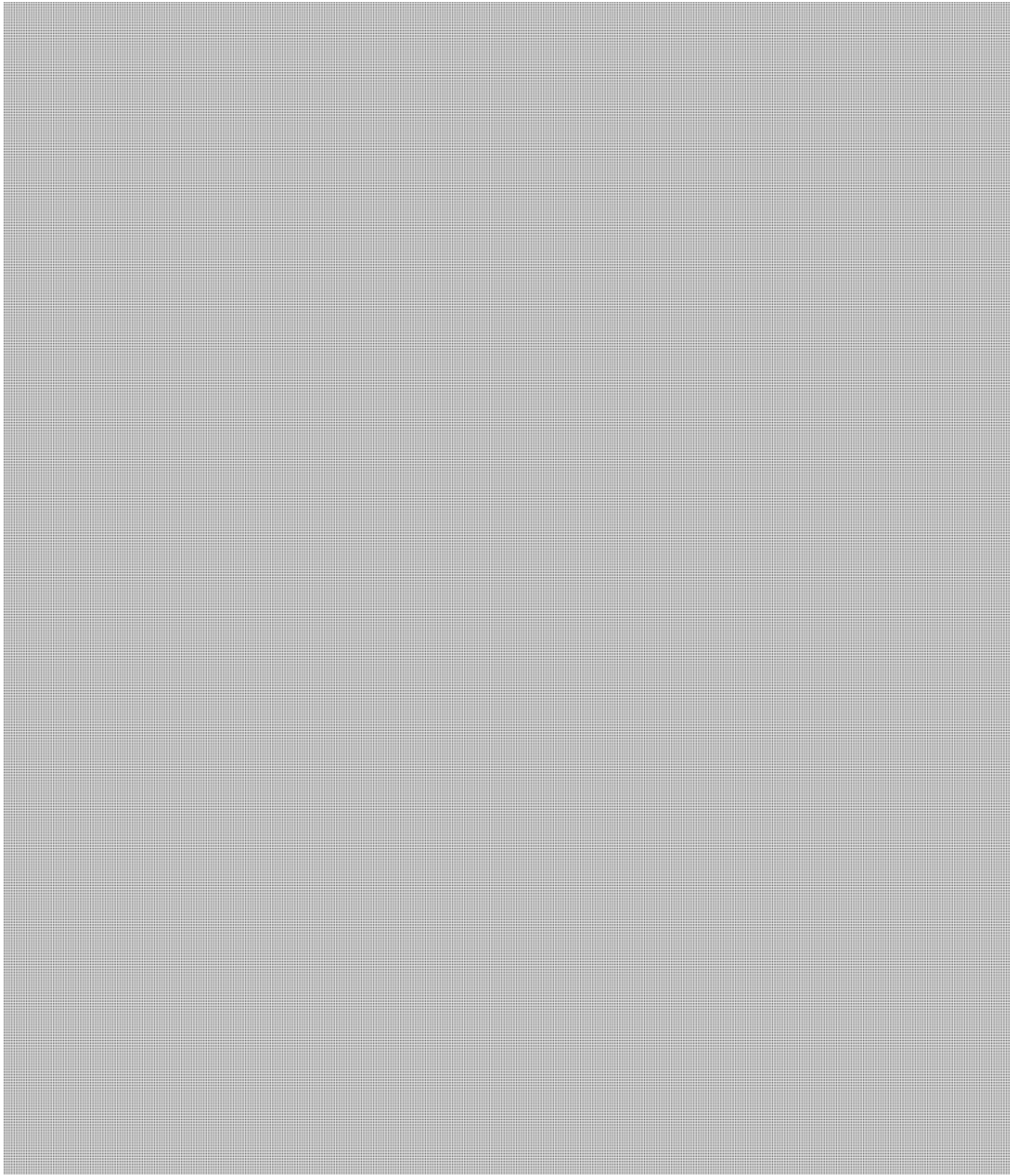
From: Roy, Jessica (ENE)

Sent: October 26, 2009 9:32 AM

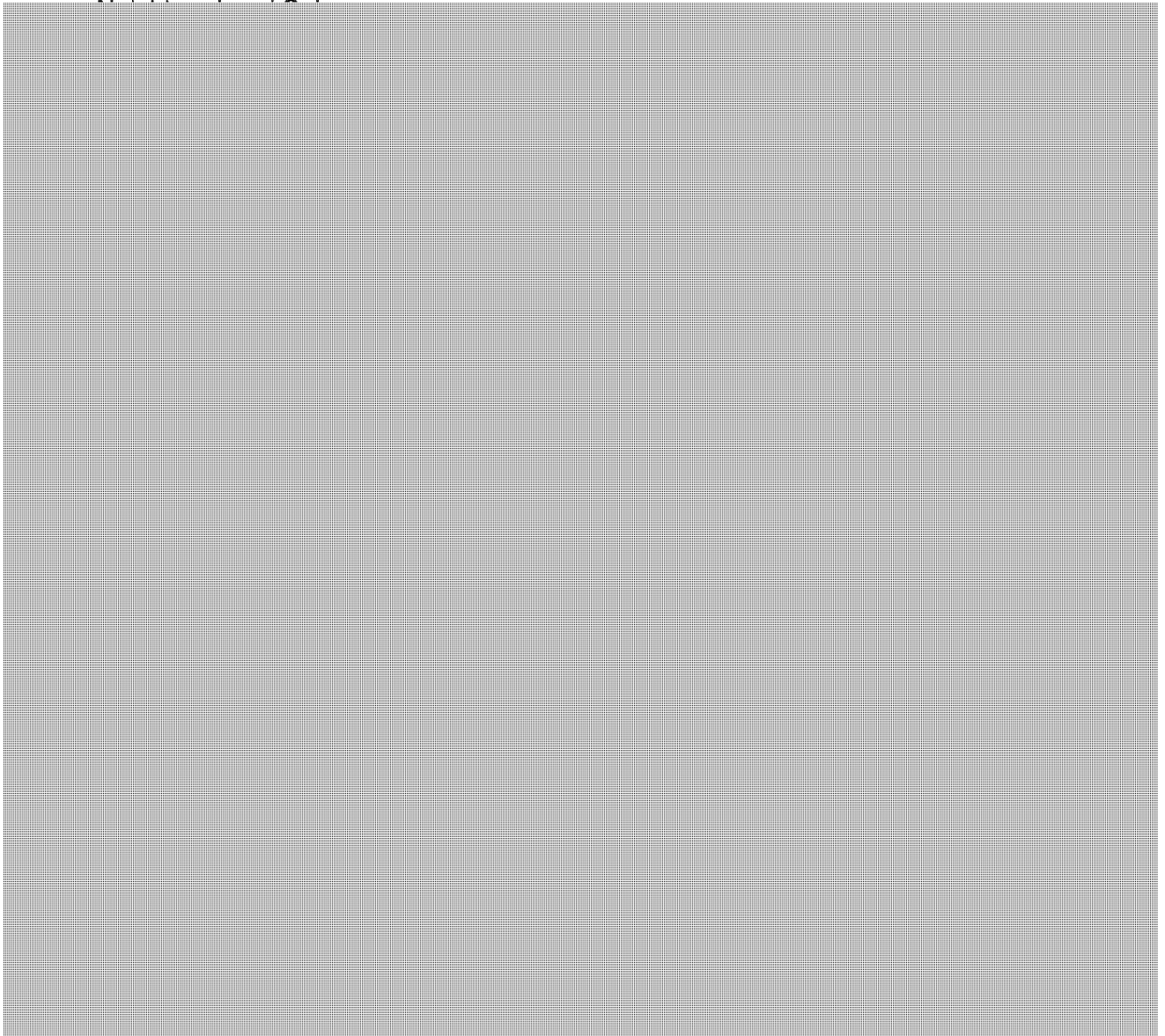
To: Pashley, Jennifer (ENE)

Subject: RE: ONBIS/Teranet search request

s.22



2009/10/26



2009/10/26

Travelodge

Bonaventure

7737 Lundy's Lane
Niagara Falls, Ontario, Canada
L2H 1H3

C. EP... Canada
F... Canada
1000...
 CANADA

Jennifer Rashley
305 Milner Avenue Suite 1000
Scarborough, Ontario
M1B 3V4
SECTOR COMPLIANCE
BRANCH
MAR - 8 2010

RECEIVED

Desktop Audit

Inspection Summary

Inspection Information

Inspection Report Number
1-JJ3AY

Sector
ICI-Desk Audits

File Status
Inspected

Pass/Fail Status
N/A

Date File Assigned
Mar 28, 2014

Date File Closed

Random
Yes

Interim Report Sent to District Office On:

District Office Notified:

Final Report Sent to Company On:

Forwarded to IEB for Investigation On:

Site Information

Site Identification

Site Name
Travelodge Bonaventure

District Office
Niagara

IDS Site Number

Riding

MPP

NEPDA Site
No

Contact Name: John McIntyre

Contact Phone (905) 374-7171

Site Hazards

Site Address

Street Address, Unit Identifier
7737 Lundy's Lane

Lot

Concession

Part

Reference Plan

Municipality (Type)

County/District

Province

Postal Code

Niagara Falls (City)

Regional Municipality of Niagara

ON

L2H 1H3

Adjacent Land Use

Non-Address Information



Site Mailing Address

Street Address, Unit Identifier

7737 Lundy's Lane

City

Niagara Falls

Site Details & History

Site Start Date

Site End Date

Site End Reason



Ontario

Ministry of the Environment
Sector Compliance Branch
Inspection Summary

Company Information

Company Identification

Company Name 732332 Ontario Limited	Business Identification Number	IDS Client Number	
Business Name	Proof of Client Name Attached No	Client Type Corporation	
SIC	Business Activity Description		
Main Phone Number	Main Fax Number	Email Address	
Driver's Date of Birth	Driver's Licence Number	Province of ON	Gender
Company Hazards			

Company Address

Street Address, Unit Identifier 7737		District Office Niagara	
Lot	Concession	Part	Reference Plan
Municipality (Type) Niagara Falls (City)	County/District Regional Municipality of Niagara	Province ON	Postal Code L2H 1H3
Non-Address Information			

Company Mailing Address

Street Address, Unit Identifier 7737 Lundy's Lane		City Niagara Falls
Delivery Designator	Delivery Identifier	Postal Station
Province/State ON	Postal Code L2H 1H3	Country Canada



Ontario

Ministry of the Environment
Sector Compliance Branch
Inspection Summary

Company Information (Continued)

Company Details & History

Company Start Date

Company End Date

Company End Reason



Ontario

Ministry of the Environment
Sector Compliance Branch
Inspection Summary

**Audit
Inspection Team**

Inspection Role	Officer Name	Officer Badge Number
Primary Officer	Reginald Oranye	1329
Supervisor	Tricia Young	1402

Instruments Issued

ID	Type	Amend	Status	Issuing Officer
1-JJ3AY	Recommended for Inspection	No		ORANYERE
	Other Parties	No Other Parties Named.		
	Officer Comments:	Required information to assess regulatory compliance could not be obtained via a Desktop Audit approach hence a physical inspection is being recommended.		
	Date Issued:	Mar 28, 2014		



Legislative Findings

Non-Compliance Type	Instances Found	# of Questions
	0	12
Waste Reduction - Fail to Prepare Plan	0	1
Totals: 0		13

**Ontario**Ministry of the Environment
Sector Compliance Branch
Inspection Summary

Audit
~~Inspection~~ Summary Log (Internal)

March 19, 2014	Phone	Called and left a message for Mr. Devanshu.
March 25, 2014	Phone	Called and left a voice message.
March 27, 2014	Phone	I called but could not speak with anyone who could provide any information about the waste audit. Left a voice message for Mr. Devanshu, a director.
March 28, 2014	File Status Change - Assigned	
March 28, 2014	File Status Change - Assigned	
March 28, 2014	File Status Change - Inspected	
March 28, 2014	Instrument Status Change - Accepted	Recommended for Inspection - 1-JJ3AY

Audit
~~Inspection~~ Report Summary (Included in Final Report)

On Thursday March 27, 2014, I Provincial Officer Reginald Oranye (1329) attempted to conduct a Desktop Audit on a hotel- Travelodge Bonaventure 7737 Lundy's Lane in Niagara Falls. This audit was planned to assess compliance with O. Reg 102/94 (waste audit) at the hotel. A previous inspection of the hotel had been conducted on October 20, 2009, at which time the hotel was owned by 732332 Ontario Limited. I called the company several times over a period of 1 week. The few times I was able to speak with someone, they were unable to provide any information, and directed me to speak with the owner, one Mr. Devanshu, who was never available and did not return my calls.

This file is being recommended for actual physical inspection.

No inspection report was issued to the company, and this file is closed on March 28, 2014.



Ontario

Ministry of the Environment
 Sector Compliance Branch
 Inspection Summary

Sign-Off

Primary Officer

R. Gray

Badge Number

Date

March 28, 2014

Signature

[Handwritten signature]

Supervisor

Badge Number

Date

Signature



Ontario

Ministry of the Environment
Sector Compliance Branch
Inspection Summary

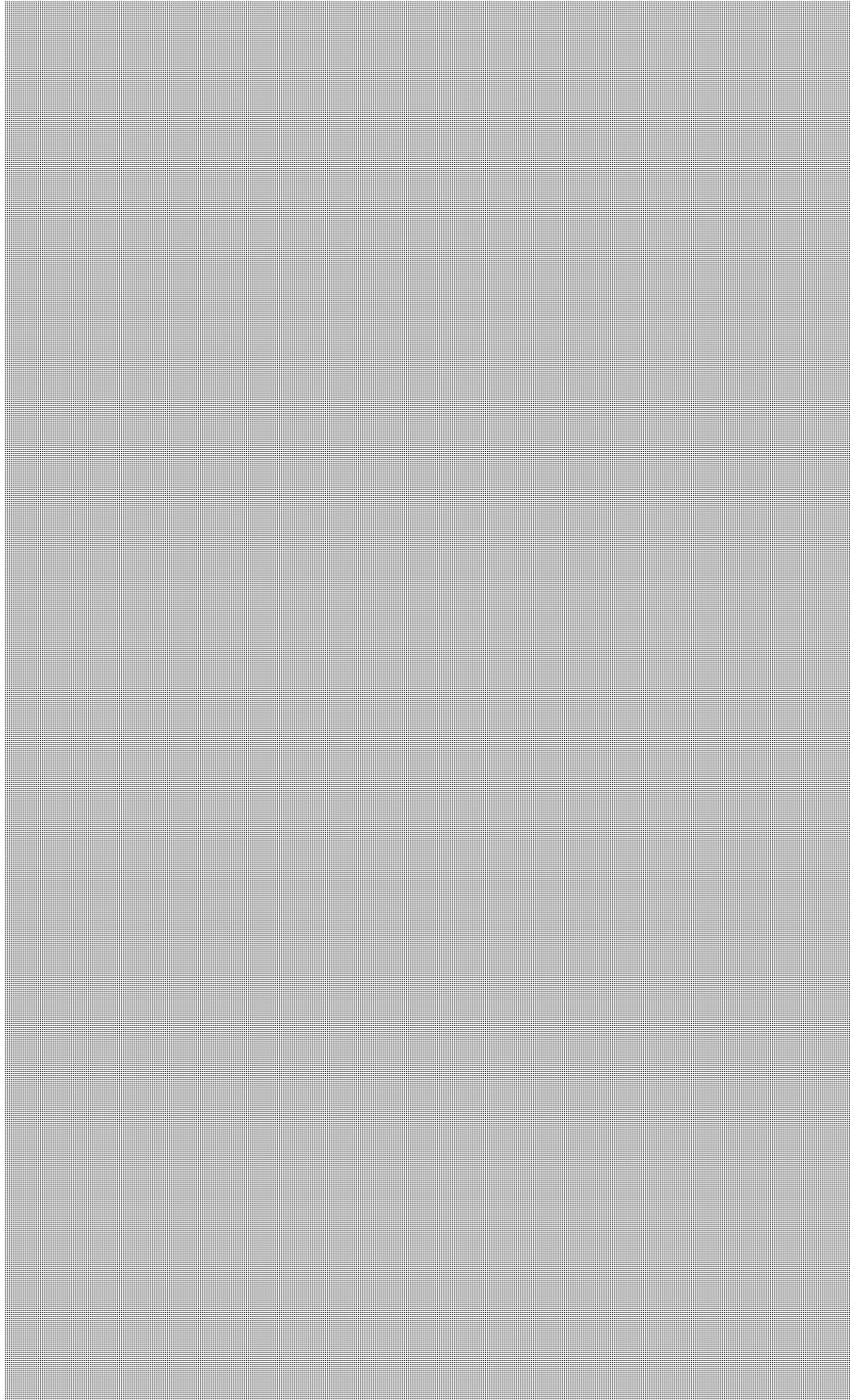
Oranye, Reginald (ENE)

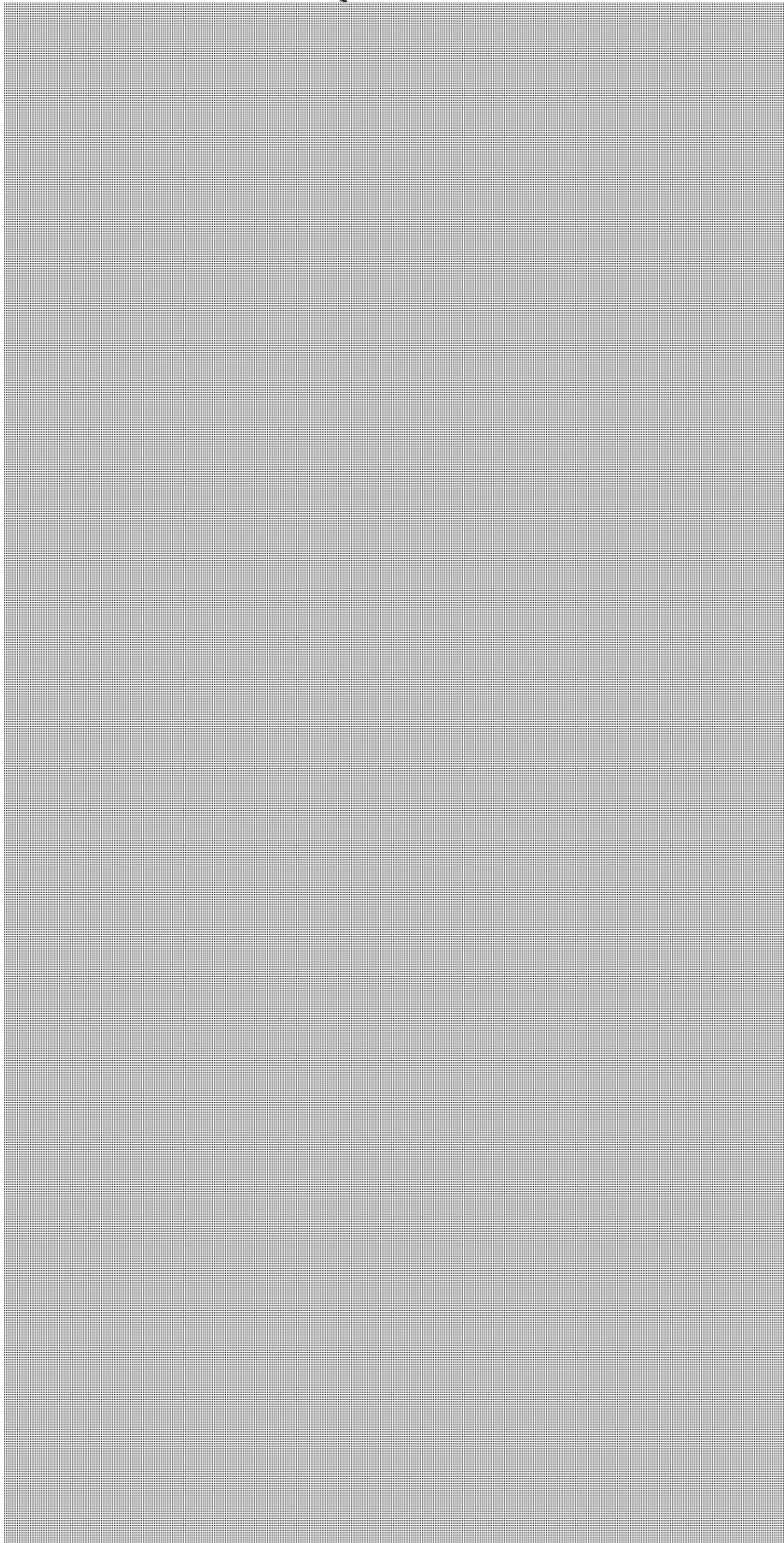
From: Roy, Jessica (ENE)
Sent: March 28, 2014 1:27 PM
To: Oranye, Reginald (ENE)
Subject: RE: Request for ONBIS

s.22

Hey Reg,

Here is your oNBIS information below. The inspections are ready in CAMEO for you as well.





PREVIOUS INSPECTION

Inspection			
Inspection Report Number: 1-AX5GS	Company: 732332 Ontario Limited	Site: Lundy's Lane	Vehicle: No
File Room Number:	Company Address: 732332 Ontario Limited 7737 Lundy's Lane Niagara Falls, ON, Canada L2H 1H3	Site Address: 7737 Lundy's Lane Niagara Falls, ON, Canada L2H 1H3	Pesticides: No
Offsite Locator Number:			Number Of Vehicles:
Profile: ICI-Hotels and Motels			Vehicle Plate Number:
Portfolio:	Mailing Address Same as Company: No	Mailing Address Same as Site Address: Yes	Vehicle Province/State of Issue:
Sector (NAICS):	Company Mailing Address: Queen Street	Site Mailing Address: Lundy's Lane	VIN:
File Status: Closed	Company Mailing Address: 4741 Queen Street Niagara Falls, ON, Canada L2E 2M2	Site Mailing Address: 7737 Lundy's Lane Niagara Falls, ON, Canada L2H 1H3	CVOR:
Pass/Fail: Administrative Fail			Driver's Name:
File Type: Inspected (In Scope)			Driver's Licence #:
Created Date: 11/2/2009 10:42:21 AM	Primary Officer: PASHLEJE	Site Name: Travelodge Bonaventure	Reportable MV Offence: No
	Secondary Officer: OAKLEYJA	Map Datum: NAD 83	
	Supervisor: WARDRO	Geo-Referencing Method: Maps	
Date File Assigned: 11/2/2009	Director - Provincial Officer Order:	Accuracy Estimate: 10-100 Meters -Topographic Map	Inspection Location:
District Office Notified: 10/13/2009	Inspection Team: WARDRO	Location Reference: Near Object	Vehicle/Pesticides GPS Coordinates
Date Inspection Completed: 10/20/2009	District/Area Office: Niagara	UTM Zone: 17	Map Datum:
Date Report Finalized: 11/5/2009	Last Modified Date: 2/4/2011 10:52:53 AM	UTM Easting: 652 512	Geo-Referencing Method:
Date Reportad: 11/6/2009	Last Modified By: SADMIN	UTM Northing: 4 772 419	Accuracy Estimate:
Final Report Sent to Company: 11/5/2009	Contact Name: John McIntyre	Nearest Intersection:	Location Reference:
Date File Closed: 12/13/2010	Contact Phone #: (905) 374-7171	Lot:	UTM Zone:
Compliance Achieved?: Yes - Achieved through Follow-Up	Hazard Details:	Concession:	UTM Easting:
Last Compliance Date: 12/10/2010	Site NEPDA Flag:	Part:	UTM Northing:
IDS Incident #: 7387-7XHQ79	Interim Report Sent to District Office:	Reference Plan:	Company Start Date:
Responsive: No	Forwarded to IEB for Investigation:	Non-Address Information:	Company End Date:
	IEB Referral # (IDS):	Adjacent Land Use (Other):	Company End Reason:
		IDS Site Number:	Site Start Date:
			Site End Date:
			Site End Reason:
Inspection Summary/Log:			
Inspection Report Summary:			
<p>On October 20, 2009, an inspection was conducted by Provincial Officer J. Pashley #1457 of the Sector Compliance Branch, Ministry of the Environment, at the hotel located at 7737 Lundy's Lane, Niagara Falls. The purpose of the inspection was to assess compliance with Ontario Regulations 102/94 and 103/94 of the Environmental Protection Act. Inspector Pashley met on site with Mr. John McIntyre and discussed the requirements of these regulations. The hotel at this location is owned by 732332 Ontario Limited. The hotel consists of 118 units and is therefore subject to the requirements of these regulations. At the time of the inspection a source separation program had been implemented. Some of the items of non compliance identified at the site at the time of inspection include: A waste audit was not completed as required by O. Reg. 102/94. A waste reduction work plan was not completed as required by O. Reg. 102/94. The source separation program did not include the provision of information to users and potential users of the program encouraging effective source separation of waste and full use of the program as required by O. Reg. 103/94. For more details please see the Field Inspection Observations section of this report.</p>			



Ministry of the Environment, Conservation and Parks

Sector Compliance Branch

INSPECTION REPORT

**Travelodge Bonaventure
7737 Lundy's Lane
Niagara Falls, ON, L2H 1H3
District Office: Niagara**

Inspection Completion Date: Feb 22, 2021

Company Information**Company Identification**

Company Name: 732332 Ontario Limited
Business Identification Number:
Business Name:

Company Address

Street Address, Unit Identifier: 7737 Lundy's Lane
District Office: Niagara
Municipality Type: Niagara Falls (City)
County/District: Regional Municipality of Niagara
Province: ON
Postal Code: L2H 1H3

Company Mailing Address

Street Address, Unit Identifier: 7737 Lundy's Lane
City: Niagara Falls
Province/State: ON
Postal Code: L2H 1H3
Country: Canada
Same As Company: No

Inspection Information**Inspection Report:** 1-11L4TX**Pass/Fail:** N/A**Incident Report Reference Number (IRRN):****Inspection Report Summary**

732332 ONTARIO LIMITED; CAMEO; 1-11L4TX; TRAVELODGE BONAVENTURE
7737 Lundy's Lane Niagara Falls, ON, Canada L2H 1H3
(905) 374-7171
reservations@niagaratravelodge.com
The Client has not returned emails and when I called last the # was N/A.
No info nor REQ have been provided.
CALL 05/07/21; # NA

Site Information**Site Identification**

Site Name:
Travelodge Bonaventure

District Office:
Niagara

Contact Name:

Contact Phone:
9053747171

Site Address

Street Address, Unit Identifier:

7737 Lundy's Lane

Municipality Type:

Niagara Falls (City)

County/District:

Regional Municipality of Niagara

Province:

ON

Postal Code:

L2H 1H3

Site Mailing Address

Street Address, Unit Identifier:

7737 Lundy's Lane

Province/State:

ON

Postal Code:

L2H 1H3

Country:

Canada

Same As Site Address: Yes

City:

Niagara Falls

Inspection Team

Inspection Role	Officer Name	Officer Badge Number
Primary Officer	Doug Brown	1145
Supervisor	Tricia Young	1402

Field Inspection Observations

Checklist Name:

This Inspection Report does not in any way suggest that there is or has been compliance with all applicable legislation and regulations as they may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements.

Sign-Off

Primary Officer **Doug Brown** **Badge Number** **1145**

Date

Signature

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You can provide feedback at 1-888-745-8888.



Ministry of the Environment, Conservation and Parks

Sector Compliance Branch

INSPECTION REPORT

**Travelodge Bonaventure
7737 Lundy's Lane
Niagara Falls, ON, L2H 1H3
District Office: Niagara**

Inspection Completion Date: Jul 19, 2006

Company Information**Company Identification**

Company Name: Travelodge Bonaventure
Business Identification Number:
Business Name:

Company Address

Street Address, Unit Identifier: 7737 Lundy's Lane
District Office: Niagara
Municipality Type: Niagara Falls (City)
County/District: Regional Municipality of Niagara
Province: ON
Postal Code: L2H 1H3

Company Mailing Address

Street Address, Unit Identifier: 7737 Lundy's Lane
City: Niagara Falls
Province/State: ON
Postal Code: L2H 1H3
Country: Canada
Same As Company: No

Inspection Information**Inspection Report:** 1-20599**Pass/Fail:** **Administrative Fail****Incident Report Reference Number (IRRN):****Inspection Report Summary**

On July 19, 2006, Travelodge Bonaventure, herein referred to as "the company" in Niagara Falls was inspected by Provincial Officers Jatin Patel and Melissa Koyama. This inspection was conducted to assess compliance with Ontario Regulation 102 and 103. During this proactive inspection the following issues were identified.

- A waste audit has not been completed.
 - A waste reduction work plan has not been prepared.
 - A waste reduction work plan or the waste reduction work plan summary has not been posted.
- A letter has been issued to the company along with this inspection report.

Site Information**Site Identification****Site Name:**
Travelodge Bonaventure**District Office:**
Niagara**Contact Name:****Contact Phone:****Site Address****Street Address, Unit Identifier:**
7737 Lundy's Lane**Municipality Type:**
Niagara Falls (City)**County/District:**
Regional Municipality of Niagara**Province:**
ON**Postal Code:**
L2H 1H3**Site Mailing Address****Street Address, Unit Identifier:**
7737 Lundy's Lane**Province/State:**
ON**Postal Code:**
L2H 1H3**City:**
Niagara Falls**Country:**
Canada**Same As Site Address:** Yes

Inspection Team

Inspection Role	Officer Name	Officer Badge Number
Supervisor		
Secondary Officer	Melissa Koyama	892
Primary Officer	Jatinbhai Patel	950

Instruments Issued

ID	Type	Amend	Status	Issuing Officer	Badge #
None	Letter	No	Non-Compliance	PATELJA	950

Other Parties: No Other Parties Named

Officer Comments: A letter has been issued to the company. Company missed the deadline. However the company complied on Nov 8, 2006. No additional instruments were issued.

Date Issued: Jul 24, 2006

Last Compliance Date: 10/27/2006

Field Inspection Observations**Checklist Name:** Reg 103/94 - General Questions - ICI Recycling**Act/Reg:** EPA|Reg103/94|2(1)(a)**Non-Compliance: No**Act/Reg Wording: 2(1)(a) *A source separation program required under this Regulation must include,**(a) the provision of facilities for the collection, handling and storage of source separated wastes described in subsection (2) adequate for the quantities of anticipated wastes*

Comments/Findings: No issues were identified at the time of inspection.

Act/Reg: EPA|Reg103/94|2(1)(b)**Non-Compliance: No**Act/Reg Wording: 2(1)(b) *A source separation program required under this Regulation must include,**(b) measures to ensure that the source separated wastes that are collected are removed.*

Comments/Findings: No issues were identified at the time of inspection.

Act/Reg: EPA|Reg103/94|2(1)(c)(i)**Non-Compliance: No**Act/Reg Wording: 2(1)(i) *A source separation program required under this Regulation must include,**(c) the provision of information to users and potential users of the program,**(i) describing the performance of the program,*

Comments/Findings: No issues were identified at the time of inspection.

Act/Reg: EPA|Reg103/94|2(1)(c)(ii)**Non-Compliance: No**Act/Reg Wording: 2(1)(ii) *A source separation program required under this Regulation must include,**(c) the provision of information to users and potential users of the program,**(ii) encouraging effective source separation of waste and full use of the program;*

Comments/Findings: No issues were identified at the time of inspection.

Act/Reg: EPA|Reg103/94|2(1)(d)**Non-Compliance: No**Act/Reg Wording: 2(1)(d) *A source separation program required under this Regulation must include,**(d) reasonable efforts to ensure that full use is made of the program and that the separated waste is reused or recycled.*

Comments/Findings: No issues were identified at the time of inspection.

Act/Reg: EPA|Reg102/94|42(1) **Non-Compliance: Yes**

Act/Reg Wording: *42(1) The owner shall conduct a waste audit covering waste generated by the operation of the hotel or motel. The audit shall also address the extent to which materials or products used consist of recycled or reused materials or products.*

Comments/Findings: A waste audit has not been completed by the owner.

Act/Reg: EPA|Reg102/94|43(1) **Non-Compliance: Yes**

Act/Reg Wording: *43(1) The owner shall prepare a written waste reduction work plan, based on the waste audit, to reduce, reuse and recycle waste generated by the operation of the hotel or motel.*

Comments/Findings: A waste reduction work plan has not been prepared.

Act/Reg: EPA|Reg102/94|45(b) **Non-Compliance: Yes**

Act/Reg Wording: *45(b) The waste reduction work plan shall include measures for communicating the plan to the owner's employees who work at the hotel or motel and, as a minimum, those measures shall require,*

(b) if a summary is posted, that any employee who requests to look at the plan be allowed to do so.

Comments/Findings: The summary of the waste reduction work plan or the waste reduction work plan has not been posted.

Act/Reg: EPA|Reg103/94|12(1) **Non-Compliance: No**

Act/Reg Wording: *12(1) The owner of a hotel or motel that has more than seventy-five units shall implement a source separation program for the wastes generated by the operation of the hotel or motel or shall ensure that such a program is implemented.*

Comments/Findings: No issues were identified at the time of inspection.

This Inspection Report does not in any way suggest that there is or has been compliance with all applicable legislation and regulations as they may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements.

Sign-Off

Primary Officer

Jatinbhai Patel

Badge Number

950

Date

Signature

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Ministry of the Environment, Conservation and Parks

Sector Compliance Branch

INSPECTION REPORT

**Travelodge Bonaventure
7737 Lundy's Lane
Niagara Falls, ON, L2H 1H3
District Office: Niagara**

Inspection Completion Date: Mar 12, 2015

Company Information**Company Identification****Company Name:**

732332 Ontario Limited

Business Identification Number:**Business Name:****Company Address****Street Address, Unit Identifier:**

7737 Lundy's Lane

District Office

Niagara

Municipality Type:

Niagara Falls (City)

County/District:

Regional Municipality of Niagara

Province:

ON

Postal Code:

L2H 1H3

Company Mailing Address**Same As Company:** Yes

Inspection Information**Inspection Report:** 1-JJ729**Pass/Fail:** Administrative Fail**Incident Report Reference Number (IRRN):** 4160-9WJP6T**Inspection Report Summary**

On March 12, 2015, Provincial Officer Kelly Cea #888, had the opportunity to conduct a pro-active inspection of the Niagara Travelodge Bonaventure Hotel, owned by 732332 Ontario Limited, (herein referred to as 'The Company'), located at 7737 Lundy's Lane in Niagara Falls, Ontario as part of the Sector Compliance Branch 'Industrial, Commercial & Institutional – Hotel/Motel' sector.

The focal point of the inspection was to evaluate compliance with Ontario Regulation 102/94 – Waste Audit and Waste Reduction Work Plans and Ontario Regulation 103/94 – Industrial, Commercial and Institutional Source Separation Programs under the Environmental Protection Act, R.S.O. 1990 c.E. 19, as amended and any of their associated manuals and guidelines.

Ontario Regulation 102/94 requires hotels/motels with more than 75 units to conduct a Waste Audit and prepare and implement a written Waste Reduction Work Plan. Ontario Regulation 103/94 requires that hotels/motels with more than 75 units implement a Source Separation Program for the following categories of waste: aluminum food or beverage cans, cardboard, fine paper, glass bottles & jars, newsprint, PET bottles, steel food or beverage cans.

The hotel consists of 118 units, exceeding the legislative threshold of 75 units and is therefore subject to the regulations.

Officer Cea had the privilege to meet with the [REDACTED] to discuss the requirements of the regulations and the details of the Source Separation Program. For further information, Officer Cea was instructed to contact the owner via email at 'reservations@niagaratravelodge.com'.

For inspection details regarding compliance and non-compliance concerns, please refer to the Field Inspection Observations.

For details outlining how The Company can come into compliance, please review and conform to the advice under Recommended Actions.

Site Information**Site Identification**

Site Name:
Travelodge Bonaventure

District Office:
Niagara

Contact Name:

Contact Phone:
9053747171

Site Address

Street Address, Unit Identifier:

7737 Lundy's Lane

Municipality Type:

Niagara Falls (City)

County/District:

Regional Municipality of Niagara

Province:

ON

Postal Code:

L2H 1H3

Site Mailing Address

Street Address, Unit Identifier:

7737 Lundy's Lane

Province/State:

ON

Postal Code:

L2H 1H3

Country:

Canada

Same As Site Address: Yes

City:

Niagara Falls

Inspection Team

Inspection Role	Officer Name	Officer Badge Number
Primary Officer	Kelly-Louise Cea	888
Supervisor	Tricia Young	1402

Instruments Issued

ID	Type	Amend	Status	Issuing Officer	Badge #
VN 888-09-15A	Violation Notice	No	Compliance	CEAKE	888

Other Parties: No Other Parties Named
Officer Comments: No Comments Recorded.
Date Issued: Jul 20, 2015
Last Compliance Date: 09/30/2015

ID	Type	Amend	Status	Issuing Officer	Badge #
VN 888-09-15	Violation Notice	No	Non-Compliance	CEAKE	888

Other Parties: No Other Parties Named
Officer Comments: No Comments Recorded.
Date Issued: May 21, 2015
Last Compliance Date: 07/17/2015

Field Inspection Observations

Checklist Name: EPA - General Questions - ICI Hotels and Motels

Act/Reg: EPA|Reg103/94|2(1)(a) **Non-Compliance: Yes**

Act/Reg Wording: 2(1)(a) *A source separation program required under this Regulation must include, (a) the provision of facilities for the collection, handling and storage of source separated wastes described in subsection (2) adequate for the quantities of anticipated wastes*

Comments/Findings: At the time of the inspection a Source Separation Program was not in place.

Act/Reg: EPA|Reg103/94|2(1)(b) **Non-Compliance: Yes**

Act/Reg Wording: 2(1)(b) *A source separation program required under this Regulation must include, (b) measures to ensure that the source separated wastes that are collected are removed.*

Comments/Findings: At the time of the inspection a Source Separation Program was not in place.

Act/Reg: EPA|Reg103/94|2(1)(d) **Non-Compliance: Yes**

Act/Reg Wording: 2(1)(d) *A source separation program required under this Regulation must include, (d) reasonable efforts to ensure that full use is made of the program and that the separated waste is reused or recycled.*

Comments/Findings: At the time of the inspection The Company was unable to provide any practical action(s) to indicate that any separated waste was being reused or recycled.

Act/Reg: EPA|Reg103/94|2(3) **Non-Compliance: Yes**

Act/Reg Wording: 2(3) *A source separation program required under this Regulation must provide for all the categories of waste set out in the part of the Schedule applicable to the person required to implement the program except for categories of waste that cannot be reasonably anticipated.*

Comments/Findings: At the time of the inspection a Source Separation Program had not been implemented.

Act/Reg: EPA|Reg102/94|42(1) **Non-Compliance: Yes**

Act/Reg Wording: 42(1) *The owner shall conduct a waste audit covering waste generated by the operation of the hotel or motel. The audit shall also address the extent to which materials or products used consist of recycled or reused materials or products.*

Comments/Findings: At the time of the inspection a Waste Audit had not been conducted.

Act/Reg: EPA|Reg102/94|42(2) **Non-Compliance: Yes**

Act/Reg Wording: 42(2) After conducting the waste audit, the owner shall prepare a written report of the audit.

Comments/Findings: At the time of the inspection a Waste Audit had not been conducted, therefore a written report of the Waste Audit was not prepared.

Act/Reg: EPA|Reg102/94|43(1) **Non-Compliance: Yes**

Act/Reg Wording: 43(1) The owner shall prepare a written waste reduction work plan, based on the waste audit, to reduce, reuse and recycle waste generated by the operation of the hotel or motel.

Comments/Findings: At the time of the inspection a Waste Audit had not been conducted, therefore a written report of the Waste Reduction Work Plan was not prepared.

Act/Reg: EPA|Reg102/94|45(a) **Non-Compliance: Yes**

Act/Reg Wording: 45(a) The waste reduction work plan shall include measures for communicating the plan to the owner's employees who work at the hotel or motel and, as a minimum, those measures shall require,

(a) that the plan or a summary be posted in places where most employees will see it.

Comments/Findings: At the time of the inspection a written Waste Reduction Work Plan was not prepared, therefore the 'Plan' or summary of the 'Plan' was not posted.

Act/Reg: EPA|Reg102/94|45(b) **Non-Compliance: Yes**

Act/Reg Wording: 45(b) The waste reduction work plan shall include measures for communicating the plan to the owner's employees who work at the hotel or motel and, as a minimum, those measures shall require,

(b) if a summary is posted, that any employee who requests to look at the plan be allowed to do so.

Comments/Findings: At the time of the inspection a written Waste Reduction Work Plan was not prepared, therefore the 'Plan' or summary of the 'Plan' was not posted.

Act/Reg: EPA|Reg103/94|12(1) **Non-Compliance: Yes**

Act/Reg Wording: 12(1) The owner of a hotel or motel that has more than seventy-five units shall implement a source separation program for the wastes generated by the operation of the hotel or motel or shall ensure that such a program is implemented.

Comments/Findings: At the time of the inspection a Source Separation Program had not been implemented.

Observation: Was there any indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate?

Observation Type: Impact Response: No

Comments/Findings: There was no indication of a known or anticipated human health impact during the inspection and/or review of relevant material that related to this Ministry's mandate.

Observation: Was there any indication of a known or anticipated environmental impact during the inspection and/or review of relevant material?

Observation Type: Impact Response: No

Comments/Findings: There was no indication of a known or anticipated environmental impact during the inspection and/or review of relevant material.

Observation: Was there any indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment?

Observation Type: Impact Response: No

Comments/Findings: There was no indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment.

Observation: Was there any indication of a potential for a human health impact or environmental impairment during the inspection and/or the review of relevant material?

Observation Type: Impact Response: No

Comments/Findings: There was no indication of a potential for a human health impact or environmental impairment during the inspection and/or the review of relevant material.

Recommended Actions

Please See Notice of Violation VN 888-09-15

As a consideration and reminder, I have detailed further requirements of Ontario Regulation 102/94:

- The Waste Audit and written report of the Waste Audit should be updated on a yearly basis, s.42(3).
- The written Waste Reduction Work Plan should be updated on a yearly basis, s.43(2).
- The Waste Reduction Work Plan should include measures for communicating the Plan to the employees who work at the hotel and, as a minimum, those measure require:
 - i) The Waste Reduction Work Plan or a summary of the Plan be posted in a place(s) where most employees will see it; and
 - ii) If a summary is posted, any employee who requests to look at the plan be allowed to do so, s.45(a)(b).
- A copy of the report of a Waste Audit or a Waste Reduction Work Plan shall be retained for a least five (5) years after it was prepared, s.5(1).

In addition ~ further requirements of Ontario Regulation 103/94:

- . The provision of information to users and potential users of the Source Separation Program that: i) describes the performance of the Source Separation Program; and ii) encourages full use of the Source Separation Program.
- . Supervision of the Source Separation Program to ensure full use of the Program is being made by users and potential users (i.e. employees or residents of the multi-unit residential building).
- . Make reasonable efforts to ensure that the source separated waste is reused or recycled.

This Inspection Report does not in any way suggest that there is or has been compliance with all applicable legislation and regulations as they may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements.

Sign-Off

Primary Officer

Kelly-Louise Cea

Badge Number



888

Date

Signature

We want to hear from you. Please tell us about the quality of your interaction with our staff.
You can provide feedback at 1-888-745-8888.

INCIDENT REPORT

Reference Number:	5177-9HMMGY	File Storage Number:	1-JJ3AY
Module:	Incident Reporting	Module Type:	Pro-Active
Cross Reference:	(doc link)	Task Link:	4706-9HMMKF 
Originating Document:		Created by:	Reginald Oranye
Incident Report Reference Number:	5177-9HMMGY 		
Date Created:	2014/03/28	Date Completed:	2014/04/28
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Waste - Solid/Non-hazardous	Activity:	SCB Inspection

Is this an **air emission** (measured or modelled) or **wastewater** (sewage) **discharge exceedance** that will become part of the Environmental Compliance Report?

(legislation, certificate of approval, order, or guideline)

Yes
 No
 To be determined

[Click here for Guidance](#)

Caller or PO Information

Reported By:			
	First Name	Last Name	
	Reginald	Oranye	
Contact Mailing Address			
Municipality:			
Niagara Falls			

Reported By:	
--------------	--

MOE Information

Date & Time Reported to MOE:	2014/03/28 12:35		
Office Receiving Incident Report:	Sector Compliance Branch		
Incident Info Received By:	Reginald Oranye		
MOE Response:	Planned Field Response	Site Region:	West Central
Date & Time of MOE Arrival at Scene:			
Master Incident Report Number:			
SAC Action Class:			
Non-Standard Procedure:	No		
ERP Call-out Initiated:			

Client(s)

Client Details
732332 Ontario Limited, Business/Facility Name: Travelodge Bonaventure Mailing Address: 4741 Queen St, Niagara Falls, Ontario, Canada, L2E 2M2 Physical Address: 7737 Lundy's Lane, Niagara Falls, City, Regional Municipality of Niagara, Ontario, Canada, L2H 1H3 Telephone: (905)374-7171, FAX: (905)374-1151, email: reservations@niagaratravelodge.com Client #: 6354-6YTQ9V, Client Type: Corporation

Site(s)

Site Details
Travelodge Bonaventure Address: 7737 Lundy's Lane, Niagara Falls, City, Regional Municipality of Niagara, L2H 1H3 District Office: Niagara GeoReference: Map Datum: NAD83, Zone: 17, Accuracy Estimate: 1-10 metres eg. Good Quality GPS, Method: GPS, UTM Easting: 652430, UTM Northing: 4772175, , LIO GeoReference: Zone: 17, UTM Easting: 652550.56, UTM Northing: 4772417.0, Latitude: 43.089127, Longitude: -79.12572 Site #: 3192-6YTPJT

Incident Information

Incident Summary:	ICI Pro-active Desktop Audit <i>cannot be longer than 60 characters</i>
Incident Description:	On Thursday March 27, 2014, I Provincial Officer Reginald Oranye (1329) attempted to conduct a Desktop Audit on a hotel- Travelodge Bonaventure 7737 Lundy's Lane in Niagara Falls. This audit was planned to assess compliance with O. Reg 102/94 (waste audit) at the hotel. A previous inspection of the hotel had been conducted on October 20, 2009, at which time the hotel was owned by 732332 Ontario Limited. I called the company several times over a period of 1 week. The few times I was able to speak with someone, they were unable to provide any information, and directed me to speak with the owner, one Mr. Devanshu, who was never available and did not return my calls. This file is being recommended for actual physical inspection. No inspection report was issued to the company, and this file is closed on March 28, 2014.

Links & Comments:	
Attachments Names:	732332.Insp.rpt.Travelodge.pdf; 732332.Insp.Summary..pdf

Date & Time of Incident	Incident Date Confirmation? Actual 2014/03/27		
Source Type:		Sector Type:	
Nearest Watercourse:		Watershed Category Code:	
Environmental Impact:			
Nature of Impact:			
Incident Event:		Incident Reason:	
Damaged Party:	No		

Contaminants Table

Contaminant Name	Code	UN#	Limit	Quantity	[units]	[freq]

Controller of Material:		Owner of Material:				
Estimated Clean Up Cost:		Who Cleaned Up:				
% Clean Up:	%	MOE/Other Agencies Involved:				

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?	<input type="radio"/> Yes	<input checked="checked" type="radio"/> No	<input type="radio"/> To be determined
----------------------------------------	---------------------------	--------------------------------------------	----------------------------------------

Voluntary / Mandatory Compliance Items

Type Parent RefNo Work Summary (may be truncated)

Date

AttainList

Offence(s)

Suspected Violation(s)/Offence(s):	
Act - Regulation - Section, Description {General Offence}	

Provincial Officer:

Name: Reginald Oranye

Badge No:

Work Unit: IC&I Unit

District/Area Office: Sector Compliance Branch

Date: 2014/03/28

Signature:

Supervisor:

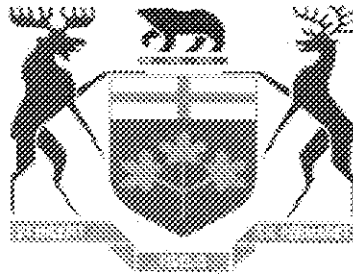
Name: Tricia Young

Work Unit: Unit 4

District/Area Office: Sector Compliance Branch

Date: 2014/04/28

Signature:



Ontario

Ontario Ministry of the Environment

Sector Compliance Branch

INSPECTION REPORT

Travelodge Bonaventure

7737 Lundy's Lane

Niagara Falls, ON, L2H 1H3

District Office: Niagara

Inspection Completion Date: Mar 27, 2014

Company Information

Company Identification

Company Name	Business Identification Number	Business Name
732332 Ontario Limited		

Company Address

Street Address, Unit Identifier			District Office
7737 Lundy's Lane			Niagara
Municipality (Type)	County/District	Province	Postal Code
Niagara Falls (City)	Regional Municipality of Niagara	ON	L2H 1H3

Company Mailing Address

Street Address, Unit Identifier			Same As Company	No
7737 Lundy's Lane			City	Niagara Falls
Province/State	Postal Code	Country		Canada
ON	L2H 1H3			

Inspection Information

Inspection Report 1-JJ3AY **Pass/Fail** N/A

Incident Report Reference Number (IRRN): 5177-9HMMGY

Inspection Report Summary

On Thursday March 27, 2014, I Provincial Officer Reginald Oranye (1329) attempted to conduct a Desktop Audit on a hotel- Travelodge Bonaventure 7737 Lundy's Lane in Niagara Falls. This audit was planned to assess compliance with O. Reg 102/94 (waste audit) at the hotel. A previous inspection of the hotel had been conducted on October 20, 2009, at which time the hotel was owned by 732332 Ontario Limited. I called the company several times over a period of 1 week. The few times I was able to speak with someone, they were unable to provide any information, and directed me to speak with the owner, one Mr. Devanshu, who was never available and did not return my calls.

This file is being recommended for actual physical inspection.

No inspection report was issued to the company, and this file is closed on March 28, 2014.

Site Information

Site Identification

Site Name

Travelodge Bonaventure

District Office

Niagara

Contact Name : John McIntyre

Contact Phone # : (905) 374-7171

Site Address

Street Address, Unit Identifier

7737 Lundy's Lane

Municipality (Type)

Niagara Falls (City)

County/District

Regional Municipality of Niagara

Province

ON

Postal Code

L2H 1H3

Site Mailing Address

Same As Site Address: No

Street Address, Unit Identifier

7737 Lundy's Lane

City

Niagara Falls

Province/State

ON

Postal Code

L2H 1H3

Country

Canada



Inspection Team

Inspection Role	Officer Name	Officer Badge Number
Primary Officer	Reginald Oranye	1329
Supervisor	Tricia Young	1402

Instruments Issued

ID	Type	Amend	Status	Issuing Officer	Badge #
1-JJ3AY	Recommended for Inspection	No	Accepted	ORANYERE	1329

Other Parties: No Other Parties Named

Officer Comments: Required information to assess regulatory compliance could not be obtained via a Desktop Audit approach hence a physical inspection is being recommended.

Date Issued: Mar 28, 2014

Last Compliance Date:



This Inspection Report does not in any way suggest that there is or has been compliance with all applicable legislation and regulations as they may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements.

Sign-Off

Primary Officer **REGINALD ORANYE** **Badge Number** **1329**

Date -----

Signature -----

Inspection Information

Inspection Report Number

1-JJ3AY

Sector

ICI-Desk Audits

File Status

Inspected

Pass/Fail Status

N/A

Date File Assigned

Mar 28, 2014

Date File Closed

Random

Yes

Interim Report Sent to District Office On:

District Office Notified:

Final Report Sent to Company On:

Forwarded to IEB for Investigation On:

Site Information

Site Identification

Site Name

Travelodge Bonaventure

District Office

Niagara

IDS Site Number

Riding

MPP

NEPDA Site

No

Contact Name:

John McIntyre

Contact Phone

(905) 374-7171

Site Hazards

Site Address

Street Address, Unit Identifier

7737 Lundy's Lane

Lot

Concession

Part

Reference Plan

Municipality (Type)

Niagara Falls (City)

County/District

Regional Municipality of Niagara

Province

ON

Postal Code

L2H 1H3

Adjacent Land Use

Non-Address Information

Site Mailing Address

Street Address, Unit Identifier

7737 Lundy's Lane

City

Niagara Falls

Site Details & History

Site Start Date

Site End Date

Site End Reason

Company Information

Company Identification

Company Name 732332 Ontario Limited	Business Identification Number	IDS Client Number	
Business Name	Proof of Client Name Attached No	Client Type Corporation	
SIC	Business Activity Description		
Main Phone Number	Main Fax Number	Email Address	
Driver's Date of Birth	Driver's Licence Number	Province of ON	Gender
Company Hazards			

Company Address

Street Address, Unit Identifier 7737		District Office Niagara	
Lot	Concession	Part	Reference Plan
Municipality (Type) Niagara Falls (City)	County/District Regional Municipality of Niagara	Province ON	Postal Code L2H 1H3
Non-Address Information			

Company Mailing Address

Street Address, Unit Identifier 7737 Lundy's Lane		City Niagara Falls
Delivery Designator	Delivery Identifier	Postal Station
Province/State ON	Postal Code L2H 1H3	Country Canada



Company Information (Continued)

Company Details & History

Company Start Date

Company End Date

Company End Reason

Inspection Team

Inspection Role	Officer Name	Officer Badge Number
Primary Officer	Reginald Oranye	1329
Supervisor	Tricia Young	1402

Instruments Issued

ID	Type	Amount	Status	Issuing Officer
1-JJ3AY	Recommended for Inspection	No		ORANYERE
	Other Parties	No Other Parties Named.		
	Officer Comments:	Required information to assess regulatory compliance could not be obtained via a Desktop Audit approach hence a physical inspection is being recommended.		
	Date Issued:	Mar 28, 2014		

Legislative Findings

Non-Compliance Type	Instances Found	# of Questions
Waste Reduction - Fail to Prepare Plan	0	12
	0	1
	Totals: 0	13

Inspection Summary Log (Internal)

March 19, 2014	Phone	Called and left a message for Mr. Devanshu.
March 25, 2014	Phone	Called and left a voice message.
March 27, 2014	Phone	I called but could not speak with anyone who could provide any information about the waste audit. Left a voice message for Mr. Devanshu, a director.
March 28, 2014	File Status Change - Assigned	
March 28, 2014	File Status Change - Assigned	
March 28, 2014	File Status Change - Inspected	
March 28, 2014	Instrument Status Change - Accepted	Recommended for Inspection - 1-JJ3AY

Inspection Report Summary (Included in Final Report)

On Thursday March 27, 2014, I Provincial Officer Reginald Oranye (1329) attempted to conduct a Desktop Audit on a hotel- Travelodge Bonaventure 7737 Lundy's Lane in Niagara Falls. This audit was planned to assess compliance with O. Reg 102/94 (waste audit) at the hotel. A previous inspection of the hotel had been conducted on October 20, 2009, at which time the hotel was owned by 732332 Ontario Limited. I called the company several times over a period of 1 week. The few times I was able to speak with someone, they were unable to provide any information, and directed me to speak with the owner, one Mr. Devanshu, who was never available and did not return my calls.

This file is being recommended for actual physical inspection.

No inspection report was issued to the company, and this file is closed on March 28, 2014.



Sign-Off

Primary Officer

Badge Number

Date

Signature

Supervisor

Badge Number

Date

Signature



INCIDENT REPORT

Reference Number:	5638-6YTMSC	File Storage Number:	1-20599
Module:	Incident Reporting	Module Type:	Pro-Active
Cross Reference:	(doc link)	Task Link:	7285-6YTQFS
Originating Document:		Created by:	Kristy Mitchell
Incident Report Reference Number:	5638-6YTMSC		
Date Created:	2007/02/27	Date Completed:	2007/11/01
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Waste - Solid/Non-hazardous	Activity:	SCB Inspection

Is this an **air emission** (measured or modelled) or **wastewater** (sewage) **discharge exceedance** that will become part of the Environmental Compliance Report?
 (legislation, certificate of approval, order, or guideline)

Yes
 No
 To be determined

[Click here for Guidance](#)

Caller or PO Information

Reported By:			
	First Name	Last Name	
	Jatinbhai	Patel	
Contact Mailing Address			
Municipality:			
Niagara Falls			

Reported By:	
--------------	--

MOE Information

Date & Time Reported to MOE:	2007/02/27 11:50		
Office Receiving Incident Report:	Sector Compliance Branch		
Incident Info Received By:	Jatinbhai Patel		
MOE Response:	Planned Field Response	Site Region:	West Central
Date & Time of MOE Arrival at Scene:	2006/07/19		
Master Incident Report Number:			
SAC Action Class:			
Non-Standard Procedure:	No		
ERP Call-out Initiated:			

Client(s)

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Client Details

732332 Ontario Limited, Business/Facility Name: Bonaventure Motor Inn
 Mailing Address: 4741 Queen St, Niagara Falls, Ontario, Canada, L2E 2M2
 Physical Address: Concession: , Plan: , 7737 Lundy's Lane, Niagara Falls, City, Regional Municipality of Niagara, Ontario, Canada, L2H 1H3
 Telephone: (000)000-0000
 Client #: 6354-6YTQ9V, Client Type: Corporation

Site(s)**Site Details**

Travelodge Bonaventure Motor Inn
 Address: Concession: , Plan: , 7737 Lundy's Lane, Niagara Falls, City, Regional Municipality of Niagara, L2H 1H3
 District Office: Niagara
 GeoReference: Map Datum: NAD83, Zone: 17, Accuracy Estimate: 1-10 metres eg. Good Quality GPS, Method: GPS, UTM
 Easting: 652430, UTM Northing: 4772175, ,
 Site #: 3192-6YTPJT

Incident Information

Incident Summary:	Sector Compliance Branch Pro-Active Inspection Completed <i>cannot be longer than 60 characters</i>
Incident Description:	<p>On July 19, 2006, Travelodge Bonaventure, herein referred to as "the company" in Niagara Falls was inspected by Provincial Officers Jatin Patel and Melissa Koyama. This inspection was conducted to assess compliance with Ontario Regulation 102 and 103. During this proactive inspection the following issues were identified.</p> <ul style="list-style-type: none"> - A waste audit has not been completed. - A waste reduction work plan has not been prepared. - A waste reduction work plan or the waste reduction work plan summary has not been posted. <p>A letter has been issued to the company along with this inspection report.</p> <p>Compliance Status:</p> <p>July 19, 2006: Field Inspection Completed. July 24, 2006: Inspection Report and letter mailed to the company. Letter Dated July 24, 2006 Item 1 and 2: Complied on Nov 8, 2006. Company sent a letter. Item 3: Complied on Nov 8, 2006. Company sent a letter. No further action Required. File Closed.</p>

Attachments, Links & Comments:

Date & Time of Incident	Incident Date Confirmation? Actual 2006/07/19		
Source Type:		Sector Type:	
Nearest Watercourse:		Watershed Category Code:	
Environmental Impact:			
Nature of Impact:			
Incident Cause:		Incident Reason:	
Damaged Party:	No		

Contaminants Table

Contaminant Name	Code	UN#	Limit	Quantity	[units]	[freq]

Controller of Material:		Owner of Material:	
Estimated Clean Up Cost:		Who Cleaned Up:	
% Clean Up:	%	Agencies Involved:	

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> To be determined
----------------------------------------	--------------------------------------	--------------------------	----------------------------------------

Voluntary / Mandatory Compliance Items

Type	Parent RefNo	Work Summary (may be truncated)	Date	AttainList
VA	5638-6YTMSC	Letter issued July 24, 2006 requi...	2006/10/27	2006/11/08

Offence(s)

Suspected Violation(s)/Offence(s):	
Act - Regulation - Section, Description {General Offence}	

Provincial Officer:

Name: Jatimbhai Patel
 Badge No: 950

Work Unit: Waste Unit
 District/Area Office: Environmental Assessment and Approvals Branch
 Date: 2007/03/08

Signature:



Supervisor:

Name: Robert Ward

Work Unit: SWAT Unit Three
 District/Area Office: Sector Compliance Branch
 Date: 2007/11/01

Signature:

INCIDENT REPORT

Reference Number:	7387-7XHQ79	File Storage Number:	1-AX5GS
Module:	Incident Reporting	Module Type:	Pro-Active
Cross Reference:	(doc link)	Task Link:	3077-7XHQDA 
Originating Document:		Created by:	Jennifer Pashley
Incident Report Reference Number:	7387-7XHQ79 		
Date Created:	2009/11/05	Date Completed:	2011/06/02
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Waste - Solid/Non-hazardous	Activity:	SCB Inspection

Is this an **air emission** (measured or modelled) or **wastewater** (sewage) **discharge exceedance** that will become part of the Environmental Compliance Report?

(legislation, certificate of approval, order, or guideline)

Yes
 No
 To be determined

[Click here for Guidance](#)

Caller or PO Information

Reported By:			
	First Name	Last Name	
	Jennifer	Pashley	
Contact Mailing Address			
Municipality:			
Niagara Falls			

Reported By:	
--------------	--

MOE Information

Date & Time Reported to MOE:	2009/11/05 13:53		
Office Receiving Incident Report:	Sector Compliance Branch		
Incident Info Received By:	Jennifer Pashley		
MOE Response:	Planned Field Response	Site Region:	West Central
Date & Time of MOE Arrival at Scene:	2009/10/20 12:20		
Master Incident Report Number:			
SAC Action Class:			
Non-Standard Procedure:	No		
ERP Call-out Initiated:			

Client(s)

Client Details
732332 Ontario Limited, Business/Facility Name: Travelodge Bonaventure Mailing Address: 4741 Queen St, Niagara Falls, Ontario, Canada, L2E 2M2 Physical Address: 7737 Lundy's Lane, Niagara Falls, City, Regional Municipality of Niagara, Ontario, Canada, L2H 1H3 Telephone: (905)374-7171, FAX: (905)374-1151, email: reservations@niagaratravelodge.com Client #: 6354-6YTQ9V, Client Type: Corporation

Site(s)

Site Details
Travelodge Bonaventure Address: 7737 Lundy's Lane, Niagara Falls, City, Regional Municipality of Niagara, L2H 1H3 District Office: Niagara GeoReference: Map Datum: NAD83, Zone: 17, Accuracy Estimate: 1-10 metres eg. Good Quality GPS, Method: GPS, UTM Easting: 652430, UTM Northing: 4772175, , Site #: 3192-6YTPJT

Incident Information

Incident Summary:	Proactive ICI-hotel inspection conducted by SCB. <i>cannot be longer than 60 characters</i>
Incident Description:	<p>On October 20, 2009, an inspection was conducted by Provincial Officer J. Pashley #1457 of the Sector Compliance Branch, Ministry of the Environment, at the hotel located at 7737 Lundy's Lane, Niagara Falls. The purpose of the inspection was to assess compliance with Ontario Regulations 102/94 and 103/94 of the Environmental Protection Act.</p> <p>Inspector Pashley met on site with Mr. John McIntyre and discussed the requirements of the regulations. The hotel at this location is owned by 732332 Ontario Limited. The hotel consists of 118 units and is therefore subject to the requirements of these regulations.</p> <p>At the time of the inspection a source separation program had been implemented.</p> <p>Some of the items of non compliance identified at the site at the time of inspection include: A waste audit was not completed as required by O. Reg. 102/94. A waste reduction work plan was not completed as required by O. Reg. 102/94. The source separation program did not include the provision of information to users and potential users of the program encouraging effective source separation of waste and full use of the program as required by O. Reg. 103/94.</p> <p>Final compliance document received Dec. 10, 2010. Compliance achieved, no further action required.</p>

Links & Comments:	
Attachments Names:	Inspection Report.pdf

Date & Time of Incident	Incident Date Confirmation? Actual 2009/10/20		
Source Type:		Sector Type:	
Nearest Watercourse:		Watershed Category Code:	
Environmental Impact:			
Nature of Impact:			
Incident Cause:		Incident Reason:	

Damaged Party: No

Contaminants Table

Contaminant Name	Code	UN#	Limit	Quantity	[units]	[freq]

Controller of Material:		Owner of Material:	
Estimated Clean Up Cost:		Who Cleaned Up:	
% Clean Up:	%	Agencies Involved:	

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity? Yes No To be determined

Voluntary / Mandatory Compliance Items

Type Parent RefNo Work Summary (may be truncated) Date AttainList

Offence(s)

Suspected Violation(s)/Offence(s):

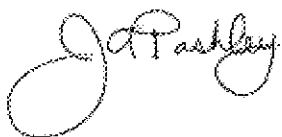
Act - Regulation - Section,
Description
{General Offence}

Provincial Officer:

Name: Jennifer Pashley
Badge No:

Work Unit: IC&I Unit
District/Area Office: Sector Compliance Branch
Date: 2009/05/11

Signature:

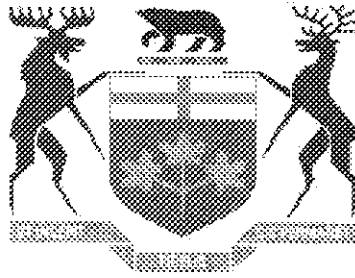


Supervisor:

Name: Robert Ward

Work Unit:
District/Area Office:
Date: 2011/06/02

Signature:



Ontario

Ontario Ministry of the Environment

Sector Compliance Branch

INSPECTION REPORT

Travelodge Bonaventure

7737 Lundy's Lane

Niagara Falls, ON, L2H 1H3

District Office: Niagara

Inspection Completion Date: Oct 20, 2009



Company Information

Company Identification

Company Name	Business Identification Number	Business Name
732332 Ontario Limited		

Company Address

Street Address, Unit Identifier	District Office		
7737 Lundy's Lane	Niagara		
Municipality (Type)	County/District	Province	Postal Code
Niagara Falls (City)	Regional Municipality of Niagara	ON	L2H 1H3

Company Mailing Address

Street Address, Unit Identifier	Same As Company	No
4741 Queen Street	City	Niagara Falls
Province/State	Postal Code	Country
ON	L2E 2M2	Canada

Inspection Information

Inspection Report 1-AX5GS **Pass/Fail** **ADMINISTRATIVE FAIL**

Incident Report Reference Number (IRRN): 7387-7XHQ79

Inspection Report Summary

On October 20, 2009, an inspection was conducted by Provincial Officer J. Pashley #1457 of the Sector Compliance Branch, Ministry of the Environment, at the hotel located at 7737 Lundy's Lane, Niagara Falls. The purpose of the inspection was to assess compliance with Ontario Regulations 102/94 and 103/94 of the Environmental Protection Act.

Inspector Pashley met on site with Mr. John McIntyre and discussed the requirements of the regulations. The hotel at this location is owned by 732332 Ontario Limited. The hotel consists of 118 units and is therefore subject to the requirements of these regulations.

At the time of the inspection a source separation program had been implemented.

Some of the items of non compliance identified at the site at the time of inspection include:

A waste audit was not completed as required by O. Reg. 102/94.

A waste reduction work plan was not completed as required by O. Reg. 102/94.

The source separation program did not include the provision of information to users and potential users of the program encouraging effective source separation of waste and full use of the program as required by O. Reg. 103/94.

For more details please see the Field Inspection Observations section of this report.

Site Information

Site Identification

Site Name

Travelodge Bonaventure

District Office

Niagara

Contact Name : John McIntyre

Contact Phone # : (905) 374-7171

Site Address

Street Address, Unit Identifier

7737 Lundy's Lane

Municipality (Type)

Niagara Falls (City)

County/District

Regional Municipality of Niagara

Province

ON

Postal Code

L2H 1H3

Site Mailing Address

Same As Site Address: Yes

Inspection Team

Inspection Role	Officer Name	Officer Badge Number
Primary Officer	Jennifer Pashley	1457
Secondary Officer	Janine Oakley	1553
Supervisor	Robert Ward	867

Instruments Issued

ID	Type	Amend	Status	Issuing Officer	Badge #
SCB-1175-004-10-004-10-Email	Letter	No	Compliance	OAKLEYJA	1553
<p>Other Parties: No Other Parties Named</p> <p>Officer Comments: sent email extending compliance date to June 30, 2010.</p> <p>Date Issued: May 27, 2010</p> <p>Last Compliance Date: Jun 30, 2010</p>					
SCB-1457-018-09-Ltr	Letter	No	Compliance	PASHLEJE	1457
<p>Other Parties: No Other Parties Named</p> <p>Officer Comments: Received WA and WRWP March 8, 2010.</p> <p>Date Issued: Nov 05, 2009</p> <p>Last Compliance Date: Jan 11, 2010</p>					
SCB-1175-004-10-004-10-Email	Letter	No	Compliance	OAKLEYJA	1553
<p>Other Parties: No Other Parties Named</p> <p>Officer Comments: sent email extending compliance date to Nov. 26, 2010.</p> <p>Date Issued: Oct 20, 2010</p> <p>Last Compliance Date: Nov 26, 2010</p>					
SCB-1175-004-10-004-10-Email	Letter	No	Compliance	OAKLEYJA	1553
<p>Other Parties: No Other Parties Named</p> <p>Officer Comments: email sent Dec. 6 requesting missing information by Dec. 10, 2010.</p> <p>Date Issued: Dec 06, 2010</p> <p>Last Compliance Date: Dec 10, 2010</p>					

Field Inspection Observations

Checklist Name: ICI-Hotels and Motels - Legislative Questions

Act/Reg: EPA|Reg102/94|42(1) **Non-Compliance Yes**

Act/Reg Wording: 42(1) *The owner shall conduct a waste audit covering waste generated by the operation of the hotel or motel. The audit shall also address the extent to which materials or products used consist of recycled or reused materials or products.*

Comments/Findings: At the time of the inspection a waste audit had not been conducted.

Act/Reg: EPA|Reg102/94|42(2) **Non-Compliance Yes**

Act/Reg Wording: 42(2) *After conducting the waste audit, the owner shall prepare a written report of the audit.*

Comments/Findings: At the time of the inspection a waste audit report had not been completed.

Act/Reg: EPA|Reg102/94|43(1) **Non-Compliance Yes**

Act/Reg Wording: 43(1) *The owner shall prepare a written waste reduction work plan, based on the waste audit, to reduce, reuse and recycle waste generated by the operation of the hotel or motel.*

Comments/Findings: At the time of the inspection a waste reduction work plan had not been prepared.

Act/Reg: EPA|Reg103/94|2(1)(c)(ii) **Non-Compliance Yes**

Act/Reg Wording: 2(1)(ii) *A source separation program required under this Regulation must include,*

(c) the provision of information to users and potential users of the program,

(ii) encouraging effective source separation of waste and full use of the program;

Comments/Findings: At the time of the inspection the source separation program was not being communicated to users and potential users of the program.

Act/Reg: EPA|Reg103/94|12(1) **Non-Compliance No**

Act/Reg Wording: 12(1) *The owner of a hotel or motel that has more than seventy-five units shall implement a source separation program for the wastes generated by the operation of the hotel or motel or shall ensure that such a program is implemented.*

Comments/Findings: At the time of the inspection a source separation program had been implemented.

Act/Reg: EPA|Reg103/94|2(1)(a) **Non-Compliance No**

Act/Reg Wording: 2(1)(a) *A source separation program required under this Regulation must include,*

(a) the provision of facilities for the collection, handling and storage of source separated wastes described in subsection (2) adequate for the quantities of anticipated wastes

Comments/Findings: According to Mr. McIntyre, a recycling bin is located in every hotel room. A waste shelter at the side of the hotel houses recycling totes for storage and pickup.

Field Inspection Observations

Act/Reg: EPA|Reg103/94|2(1)(b) **Non-Compliance No**
 Act/Reg Wording: 2(1)(b) A source separation program required under this Regulation must include,
 (b) measures to ensure that the source separated wastes that are collected are removed.
 Comments/Findings: Modern Recycling removes source separated waste for recycling.

Act/Reg: EPA|Reg103/94|2(3) **Non-Compliance No**
 Act/Reg Wording: 2(3) A source separation program required under this Regulation must provide for all the categories of waste set out in the part of the Schedule applicable to the person required to implement the program except for categories of waste that cannot be reasonably anticipated.
 Comments/Findings: The source separation program provided for all required categories of waste.

Observation: Was there any indication of a potential for a human health impact or environmental impairment during the inspection and/or the review of relevant material?
 Observation Type: Other Response: No
 Comments/Findings: During the scope of the inspection there was no indication of a potential for a human health impact or environmental impairment.

Observation: Was there any indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate?
 Observation Type: Other Response: No
 Comments/Findings: During the scope of the inspection there was no indication of a known or anticipated human health impact related to this Ministry's mandate.

Observation: Was there any indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment?
 Observation Type: Other Response: No
 Comments/Findings: During the scope of the inspection there was no indication of a known or suspected violation of a legal requirement which could cause a human health impact or environmental impairment.

Observation: Was there any indication of a known or anticipated environmental impact during the inspection and/or review of relevant material?
 Observation Type: Other Response: No
 Comments/Findings: During the scope of the inspection there was no indication of a known or anticipated environmental impact.

Recommended Actions

See accompanying letter.

This Inspection Report does not in any way suggest that there is or has been compliance with all applicable legislation and regulations as they may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements.

Sign-Off

Primary Officer **JENNIFER PASHLEY** **Badge Number** **1457**

Date -----

Signature -----

INFORMATION REPORT

Reference Number:	4160-9WJP6T
Information Report Type:	Sector Inspections
Information Report Classification:	ICI

PO Reporting/Receiving Information

Reported by Ministry Staff			
First Name:	Last Name:	Branch/Region:	Section:
Kelly	Cea	Sector Compliance Branch	Field Operations
Municipality:			

Client(s)

Client Details
732332 Ontario Limited, Business/Facility Name: Travelodge Bonaventure Mailing Address: 4741 Queen St, Niagara Falls, Ontario, Canada, L2E 2M2 Physical Address: 7737 Lundy's Lane, Niagara Falls, City, Regional Municipality of Niagara, Ontario, Canada, L2H 1H3 Telephone: (905)374-7171, FAX: (905)374-1151, email: reservations@niagaratravelodge.com Client #: 6354-6YTD9V, Client Type: Corporation

Site(s)

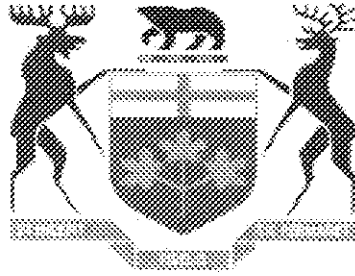
Site Details
Travelodge Bonaventure Address: 7737 Lundy's Lane, Niagara Falls, City, Regional Municipality of Niagara, L2H 1H3 District Office: Niagara GeoReference: Map Datum: NAD83, Zone: 17, Accuracy Estimate: 1-10 metres eg. Good Quality GPS, Method: GPS, UTM Easting: 652430, UTM Northing: 4772175, , LIO GeoReference: Zone: 17, UTM Easting: 652550.56, UTM Northing: 4772417.0, Latitude: 43.089127, Longitude: -79.12572 Site #: 3192-6YTPJT

Information Summary

Date Reported to MOE:	2015/05/15	Time Reported to MOE:	14:02
Summary:	Sector Compliance Branch Pro-Active IC&I Inspection Completed		
Detailed Information:	On March 12, 2015, Provincial Officer Kelly Cea #888, had the opportunity to conduct a pro-active inspection of the Niagara Travelodge Bonaventure Hotel, owned by 732332 Ontario Limited, (herein referred to as 'The Company'), located at 7737 Lundy's Lane in Niagara Falls, Ontario as part of the Sector Compliance Branch 'Industrial, Commercial & Institutional –		

s.21	<p>Hotel/Motel' sector.</p> <p>The focal point of the inspection was to evaluate compliance with Ontario Regulation 102/94 – Waste Audit and Waste Reduction Work Plans and Ontario Regulation 103/94 – Industrial, Commercial and Institutional Source Separation Programs under the Environmental Protection Act, R.S.O. 1990 c.E. 19, as amended and any of their associated manuals and guidelines. Ontario Regulation 102/94 requires hotels/motels with more than 75 units to conduct a Waste Audit and prepare and implement a written Waste Reduction Work Plan. Ontario Regulation 103/94 requires that hotels/motels with more than 75 units implement a Source Separation Program for the following categories of waste: aluminum food or beverage cans, cardboard, fine paper, glass bottles & jars, newsprint, PET bottles, steel food or beverage cans. The hotel consists of 118 units, exceeding the legislative threshold of 75 units and is therefore subject to the regulations.</p> <p>Officer Cea had the privilege to meet with the [REDACTED] to discuss the requirements of the regulations and the details of the Source Separation Program. For further information, Officer Cea was instructed to contact the owner via email at reservations@niagaratravelodge.com.</p> <p>For inspection details regarding compliance and non-compliance concerns, please refer to the Field Inspection Observations.</p> <p>Compliance Date: July 17/15</p>
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Attachments:	
Attachments Names:	732332 ON - Travelodge Bonaventure - IR #1-JJ729.pdf; 732332 ON - Travelodge Bonaventure - VN 888-09-15.pdf
Links & Comments:	



Ontario

Ontario Ministry of the Environment and Climate Change

Sector Compliance Branch

INSPECTION REPORT

Travelodge Bonaventure

7737 Lundy's Lane

Niagara Falls, ON, L2H 1H3

District Office: Niagara

Inspection Completion Date: Mar 12, 2015

Company Information**Company Identification**

Company Name	Business Identification Number	Business Name
732332 Ontario Limited		

Company Address

Street Address, Unit Identifier	District Office		
7737 Lundy's Lane	Niagara		
Municipality (Type)	County/District	Province	Postal Code
Niagara Falls (City)	Regional Municipality of Niagara	ON	L2H 1H3

<u>Company Mailing Address</u>	Same As Company	Yes
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Inspection Information

Inspection Report 1-JJ729

Pass/Fail ADMINISTRATIVE FAIL

Incident Report Reference Number (IRRN): 4160-9WJP6T

Inspection Report Summary

On March 12, 2015, Provincial Officer Kelly Cea #888, had the opportunity to conduct a pro-active inspection of the Niagara Travelodge Bonaventure Hotel, owned by 732332 Ontario Limited, (herein referred to as 'The Company'), located at 7737 Lundy's Lane in Niagara Falls, Ontario as part of the Sector Compliance Branch 'Industrial, Commercial & Institutional – Hotel/Motel' sector.

The focal point of the inspection was to evaluate compliance with Ontario Regulation 102/94 – Waste Audit and Waste Reduction Work Plans and Ontario Regulation 103/94 – Industrial, Commercial and Institutional Source Separation Programs under the Environmental Protection Act, R.S.O. 1990 c.E. 19, as amended and any of their associated manuals and guidelines.

Ontario Regulation 102/94 requires hotels/motels with more than 75 units to conduct a Waste Audit and prepare and implement a written Waste Reduction Work Plan. Ontario Regulation 103/94 requires that hotels/motels with more than 75 units implement a Source Separation Program for the following categories of waste: aluminum food or beverage cans, cardboard, fine paper, glass bottles & jars, newsprint, PET bottles, steel food or beverage cans.

The hotel consists of 118 units, exceeding the legislative threshold of 75 units and is therefore subject to the regulations.

s.21 Officer Cea had the privilege to meet with the [REDACTED] to discuss the requirements of the regulations and the details of the Source Separation Program. For further information, Officer Cea was instructed to contact the owner via email at 'reservations@niagaratravelodge.com'.

For inspection details regarding compliance and non-compliance concerns, please refer to the Field Inspection Observations.

For details outlining how The Company can come into compliance, please review and conform to the advice under Recommended Actions.

Site Information

Site Identification

Site Name

Travelodge Bonaventure

District Office

Niagara

Contact Name :

Contact Phone # : (905) 374-7171

Site Address

Street Address, Unit Identifier

7737 Lundy's Lane

Municipality (Type)

Niagara Falls (City)

County/District

Regional Municipality of Niagara

Province

ON

Postal Code

L2H 1H3

Site Mailing Address

Same As Site Address: Yes

Inspection Team

Inspection Role	Officer Name	Officer Badge Number
Primary Officer	Kelly-Louise Cea	888
Supervisor	Tricia Young	1402

Instruments Issued

ID	Type	Amend	Status	Issuing Officer	Badge #
VN 888-09-15	Violation Notice	No	Pending	CEAKE	888

Other Parties: No Other Parties Named

Officer Comments: No Comments Recorded.

Date Issued: May 21, 2015

Last Compliance Date: Jul 17, 2015

Field Inspection Observations

Checklist Name: ICI-Hotels and Motels - Legislative Questions

Act/Reg: EPA|Reg102/94|42(1) **Non-Compliance Yes**

Act/Reg Wording: 42(1) *The owner shall conduct a waste audit covering waste generated by the operation of the hotel or motel. The audit shall also address the extent to which materials or products used consist of recycled or reused materials or products.*

Comments/Findings: At the time of the inspection a Waste Audit had not been conducted.

Act/Reg: EPA|Reg102/94|42(2) **Non-Compliance Yes**

Act/Reg Wording: 42(2) *After conducting the waste audit, the owner shall prepare a written report of the audit.*

Comments/Findings: At the time of the inspection a Waste Audit had not been conducted, therefore a written report of the Waste Audit was not prepared.

Act/Reg: EPA|Reg102/94|43(1) **Non-Compliance Yes**

Act/Reg Wording: 43(1) *The owner shall prepare a written waste reduction work plan, based on the waste audit, to reduce, reuse and recycle waste generated by the operation of the hotel or motel.*

Comments/Findings: At the time of the inspection a Waste Audit had not been conducted, therefore a written report of the Waste Reduction Work Plan was not prepared.

Act/Reg: EPA|Reg102/94|45(a) **Non-Compliance Yes**

Act/Reg Wording: 45(a) *The waste reduction work plan shall include measures for communicating the plan to the owner's employees who work at the hotel or motel and, as a minimum, those measures shall require,*

(a) that the plan or a summary be posted in places where most employees will see it.

Comments/Findings: At the time of the inspection a written Waste Reduction Work Plan was not prepared, therefore the 'Plan' or summary of the 'Plan' was not posted.

Act/Reg: EPA|Reg102/94|45(b) **Non-Compliance Yes**

Act/Reg Wording: 45(b) *The waste reduction work plan shall include measures for communicating the plan to the owner's employees who work at the hotel or motel and, as a minimum, those measures shall require,*

(b) if a summary is posted, that any employee who requests to look at the plan be allowed to do so.

Comments/Findings: At the time of the inspection a written Waste Reduction Work Plan was not prepared, therefore the 'Plan' or summary of the 'Plan' was not posted.

Act/Reg: EPA|Reg103/94|12(1) **Non-Compliance Yes**

Act/Reg Wording: 12(1) *The owner of a hotel or motel that has more than seventy-five units shall implement a source separation program for the wastes generated by the operation of the hotel or motel or shall ensure that such a program is implemented.*

Comments/Findings: At the time of the inspection a Source Separation Program had not been implemented.

Field Inspection Observations

Act/Reg: EPA|Reg103/94|2(1)(a) **Non-Compliance Yes**
 Act/Reg Wording: 2(1)(a) A source separation program required under this Regulation must include,
(a) the provision of facilities for the collection, handling and storage of source separated wastes described in subsection (2) adequate for the quantities of anticipated wastes
 Comments/Findings: At the time of the inspection a Source Separation Program was not in place.

Act/Reg: EPA|Reg103/94|2(1)(b) **Non-Compliance Yes**
 Act/Reg Wording: 2(1)(b) A source separation program required under this Regulation must include,
(b) measures to ensure that the source separated wastes that are collected are removed.
 Comments/Findings: At the time of the inspection a Source Separation Program was not in place.

Act/Reg: EPA|Reg103/94|2(1)(d) **Non-Compliance Yes**
 Act/Reg Wording: 2(1)(d) A source separation program required under this Regulation must include,
(d) reasonable efforts to ensure that full use is made of the program and that the separated waste is reused or recycled.
 Comments/Findings: At the time of the inspection The Company was unable to provide any practical action(s) to indicate that any separated waste was being reused or recycled.

Act/Reg: EPA|Reg103/94|2(3) **Non-Compliance Yes**
 Act/Reg Wording: 2(3) A source separation program required under this Regulation must provide for all the categories of waste set out in the part of the Schedule applicable to the person required to implement the program except for categories of waste that cannot be reasonably anticipated.
 Comments/Findings: At the time of the inspection a Source Separation Program had not been implemented.

Observation: Was there any indication of a potential for a human health impact or environmental impairment during the inspection and/or the review of relevant material?
 Observation Type: Impact Response: No
 Comments/Findings: There was no indication of a potential for a human health impact or environmental impairment during the inspection and/or the review of relevant material.

Observation: Was there any indication of a known or anticipated human health impact during the inspection and/or review of relevant material, related to this Ministry's mandate?
 Observation Type: Impact Response: No
 Comments/Findings: There was no indication of a known or anticipated human health impact during the inspection and/or review of relevant material that related to this Ministry's mandate.

Field Inspection Observations

Observation: Was there any indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment?

Observation Type: Impact Response: No

Comments/Findings: There was no indication of a known or suspected violation of a legal requirement during the inspection and/or review of relevant material which could cause a human health impact or environmental impairment.

Observation: Was there any indication of a known or anticipated environmental impact during the inspection and/or review of relevant material?

Observation Type: Impact Response: No

Comments/Findings: There was no indication of a known or anticipated environmental impact during the inspection and/or review of relevant material.

Recommended Actions

Please See Notice of Violation VN 888-09-15

As a consideration and reminder, I have detailed further requirements of Ontario Regulation 102/94:

- The Waste Audit and written report of the Waste Audit should be updated on a yearly basis, s.42(3).
- The written Waste Reduction Work Plan should be updated on a yearly basis, s.43(2).
- The Waste Reduction Work Plan should include measures for communicating the Plan to the employees who work at the hotel and, as a minimum, those measure require:
 - i) The Waste Reduction Work Plan or a summary of the Plan be posted in a place(s) where most employees will see it; and
 - ii) If a summary is posted, any employee who requests to look at the plan be allowed to do so, s.45(a)(b).
- A copy of the report of a Waste Audit or a Waste Reduction Work Plan shall be retained for a least five (5) years after it was prepared, s.5(1).

In addition ~ further requirements of Ontario Regulation 103/94:

The provision of information to users and potential users of the Source Separation Program that: i) describes the performance of the Source Separation Program; and ii) encourages full use of the Source Separation Program.

Supervision of the Source Separation Program to ensure full use of the Program is being made by users and potential users (i.e. employees or residents of the multi-unit residential building).

Make reasonable efforts to ensure that the source separated waste is reused or recycled.

This Inspection Report does not in any way suggest that there is or has been compliance with all applicable legislation and regulations as they may apply to this facility. It is, and remains, the responsibility of the owner and/or the operating authority to ensure compliance with all applicable legislative and regulatory requirements.

Sign-Off

Primary Officer **KELLY-LOUISE CEA** **Badge Number** **888**

Date -----

Signature -----

Notice of Violation

*Version en français sur demande

Violation Notice Number

VN 888-09-15

Issued To:

Company:

732332 Ontario Limited
7737 Lundy's Lane
Niagara Falls, ON, L2H 1H3, Canada

Other Parties:

No Other Parties Named

Site Location:

Travelodge Bonaventure
7737 Lundy's Lane
Niagara Falls, ON, L2H 1H3

Observations:

I, Kelly Cea, reasonably believe that the Company has contravened and is contravening the provisions of Ontario Regulation 102/94 and Ontario Regulation 103/94 as indicated in the Contravention section of this Notice of Violation.

DEFINITIONS:

For the purpose of this Notice of Violation, the following terms shall have the meaning described below:

"EPA" means Environmental Protection Act, R.S.O. 1990, c.E. 19, as amended.

"O.Reg" means Ontario Regulation.

"Company" means 732332 Ontario Limited.

"MOECC" means Ministry of the Environment and Climate Change.

"Site" means the premises of the Niagara Travelodge Bonaventure located at 7737 Lundy's Lane in Niagara Falls, Ontario.

"Notice of Violation" means Notice of Violation VN 888-09-15, as amended.

"Inspection Report" means Inspection Report # 1-JJ729.

"Waste Audit" means a study relation to waste as required by Ontario Regulation 102/94 of the EPA.

"Waste Reduction Work Plan" means a plan to reduce, reuse and recycle waste as required by Ontario Regulation 102/94 of the EPA.

"Source Separation Program" means a program to facilitate the source separation of waste for reuse or recycling as required Ontario Regulation 103/94 of the EPA.

SITE DESCRIPTION:

The site is the premises of a 118 unit hotel, the Niagara Travelodge Bonaventure located at 7737 Lundy's Lane in Niagara Falls, Ontario.

Notice of Violation

EVENTS LEADING TO THIS NOTICE OF VIOLATION:

On March 12, 2015, Provincial Officer Kelly Cea #888, had the opportunity to conduct a pro-active inspection of the Niagara Travelodge Bonaventure Hotel, owned by 732332 Ontario Limited, (herein referred to as 'The Company'), located at 7737 Lundy's Lane in Niagara Falls, Ontario as part of the Sector Compliance Branch 'Industrial, Commercial & Institutional – Hotel/Motel' sector.

The focal point of the inspection was to evaluate compliance with Ontario Regulation 102/94 – Waste Audit and Waste Reduction Work Plans and Ontario Regulation 103/94 – Industrial, Commercial and Institutional Source Separation Programs under the Environmental Protection Act, R.S.O. 1990 c.E. 19, as amended and any of their associated manuals and guidelines.

Ontario Regulation 102/94 requires hotels/motels with more than 75 units to conduct a Waste Audit and prepare and implement a written Waste Reduction Work Plan. Ontario Regulation 103/94 requires that hotels/motels with more than 75 units implement a Source Separation Program for the following categories of waste: aluminum food or beverage cans, cardboard, fine paper, glass bottles & jars, newsprint, PET bottles, steel food or beverage cans.

The hotel consists of 118 units, exceeding the legislative threshold of 75 units and is therefore subject to the regulations.

From observations, discussions and information received during the inspection, it was determined that a Waste Audit had not been conducted and a Waste Reduction Work Plan had not been prepared.

In addition, it was also observed that there was no Source Separation Program.

The Recommended Actions being requested are necessary to bring the company into compliance with O.Reg 102/94 and O.Reg 103/94 of the EPA.

The reporting requirements in this Notice of Violation are necessary to confirm that the Company has completed the Recommended Actions requested in this Notice of Violation.

Recommended Actions:

1

Compliance Date: 2015/07/17

By July 17, 2015, the Company is required to conduct a waste audit as required by s.42(1) of O.Reg 102/94. The waste audit will include but not be limited to the following:

- A. An examination of the amount, nature and composition of the waste;
- B. An examination of the manner in which the waste is generated and managed, including management decisions and policies that relate to waste production.

2

Compliance Date: 2015/07/17

A) By July 17, 2015, the Company is required to properly prepare a written report of the waste audit, as required by s.42(2) of O.Reg 102/94.

B) By July 17, 2015, the Company is required to submit the written report of the waste audit to the undersigned Provincial Officer at 305 Milner Avenue, Suite 1000, Scarborough, ON M1B 3V4 or electronically to Kelly.cea@ontario.ca

3

Compliance Date: 2015/07/17

Notice of Violation

A) By July 17, 2015, the company is required to prepare a written waste reduction work plan to reduce, reuse and recycle waste generated by the operation of the hotel, as required by s.43(1) of O.Reg 102/94. This waste reduction work plan which shall be based on the waste audit shall include but not be limited to the following:

- A. Plans to reduce, reuse and recycle the waste generated;
- B. Identify who is responsible for implementing each part of the Work Plan;
- C. A timetable that outlines when each part of the Work Plan will be implemented; and
- D. A description of the expected results.

B) By July 17, 2015, the Company is required to submit a copy of the waste reduction work plan to the undersigned Provincial Officer at 305 Milner Avenue, Suite 1000, Scarborough, ON M1B 3V4 or electronically to Kelly.cea@ontario.ca

C) By July 17, 2015, the Company is required to implement the waste reduction work plan, as required by s.44 of O.Reg 102/94.

4

Compliance Date: 2015/07/17

A) By July 17, 2015, the Company is required to post the waste reduction work plan or a summary of the plan in places where most employees can see and have access to it, as required by s.45(a) and (b) of O.Reg 102/94.

B) By July 17, 2015, the Company is required to submit written confirmation to the undersigned Provincial Officer at 305 Milner Avenue, Suite 1000, Scarborough, ON M1B 3V4 or electronically to Kelly.cea@ontario.ca that the waste reduction work plan or a summary of the plan has been so posted.

5

Compliance Date: 2015/07/17

The Owner is requested to implement a Source Separation Program that provides for the separation of each category of waste in Part VIII of Ontario Regulation 103/94 which includes aluminum food and beverage cans, glass bottles and jars, newsprint and fine paper, plastic bottles, steel food and beverage cans, and all other categories of waste that are collected within the Blue Box System for the municipality of the City of Niagara Falls, Ontario.

6

Compliance Date: 2015/07/17

The Owner is requested to implement a Source Separation Program that provides adequate facilities for the anticipated quantities of each waste for collection, handling and storage.

7

Compliance Date: 2015/07/17

The Owner is requested to ensure that proper measures are undertaken to make certain that the source separated wastes that are collected are removed.

Notice of Violation

8**Compliance Date:** 2015/07/17

The Owner is requested to ensure that the Source Separation Program information is communicated to the users and potential users of the program. Such detail should include a description of the program and encourage effective and full use of the program.

9**Compliance Date:** 2015/07/17

By July 17, 2015, the Owner is requested to submit written confirmation to the undersigned Provincial Officer that the above action items numbered 5 thru 8 have been completed. Such written confirmation may be submitted via electronic email to Kelly.cea@ontario.ca or via Canada Post to 305 Milner Avenue, Suite 1000, Scarborough, ON M1B 3V4.

10**Compliance Date:** 2015/07/17

By July 17, 2015, the Owner is requested to provide evidence of the reasonable efforts put forth to ensure that full use is made of The Company's Source Separation Program and that the separated waste is being reused or recycled.

Notice of Violation

Contraventions:

Sequence	Provision	Description:
1	EPA Reg102/94 42(1)	42(1) The owner shall conduct a waste audit covering waste generated by the operation of the hotel or motel. The audit shall also address the extent to which materials or products used consist of recycled or reused materials or products.
2	EPA Reg102/94 42(2)	42(2) After conducting the waste audit, the owner shall prepare a written report of the audit.
3	EPA Reg102/94 43(1)	43(1) The owner shall prepare a written waste reduction work plan, based on the waste audit, to reduce, reuse and recycle waste generated by the operation of the hotel or motel.
4	EPA Reg102/94 45(a)	45(a) The waste reduction work plan shall include measures for communicating the plan to the owner's employees who work at the hotel or motel and, as a minimum, those measures shall require, (a) that the plan or a summary be posted in places where most employees will see it.
5	EPA Reg102/94 45(b)	45(b) The waste reduction work plan shall include measures for communicating the plan to the owner's employees who work at the hotel or motel and, as a minimum, those measures shall require, (b) if a summary is posted, that any employee who requests to look at the plan be allowed to do so.
6	EPA Reg103/94 2(1)(a)	2(1)(a) A source separation program required under this Regulation must include, (a) the provision of facilities for the collection, handling and storage of source separated wastes described in subsection (2) adequate for the quantities of anticipated wastes

Notice of Violation

Contraventions:

Sequence	Provision	Description:
7	EPA Reg103/94 2(1)(b))	2(1)(b) A source separation program required under this Regulation must include, (b) measures to ensure that the source separated wastes that are collected are removed.
8	EPA Reg103/94 2(1)(d))	2(1)(d) A source separation program required under this Regulation must include, (d) reasonable efforts to ensure that full use is made of the program and that the separated waste is reused or recycled.
9	EPA Reg103/94 2(3)	2(3) A source separation program required under this Regulation must provide for all the categories of waste set out in the part of the Schedule applicable to the person required to implement the program except for categories of waste that cannot be reasonably anticipated.
10	EPA Reg103/94 12(1)	12(1) The owner of a hotel or motel that has more than seventy-five units shall implement a source separation program for the wastes generated by the operation of the hotel or motel or shall ensure that such a program is implemented.

Notice of Violation

For Your Information

A Notice of Violation is a notice by a Provincial Officer to a responsible person that a contravention(s)/violation(s) has/have been observed by a Provincial Officer. The Notice of Violation includes reference to the relevant section(s) of legislation and/or regulation(s) in question and the date that the suspected contravention(s)/violation(s) occurred.

The Notice of Violation sets out the action(s) required by the named person(s) to address the suspected contravention(s).

Issuance of a Notice of Violation does not prevent the Ministry of the Environment and Climate Change from taking additional action in regard to the suspected contravention(s).

Any inquiries relating to this Notice of Violation should be directed to the undersigned Provincial Officer or the Manager of the Ministry of the Environment and Climate Change office shown in this Notice of Violation.

“Responsible Person” means, for the purposes of this Notice of Violation, the person who is bound by Ontario’s legislation and/or regulation(s), order or authorizing document (e.g. certificate of approval) and who has contravened/violated Ontario’s legislation and/or regulations, order or authorizing document.

<p>Provincial Officer (print)</p> <p>Kelly-Louise Cea</p>	<p>Badge Number</p> <p>888</p>	<p>Date Issued</p> <p>05/21/2015</p>
<p>Signature</p>	<p>District/Area Office</p> <p>Sector Compliance Branch</p>	<p>Phone</p> <p>4163142137</p>

Amount :		UN No.:
Material 3:		Code :
Amount :		UN No.:
Cause.....:		Code. . : 98
Reason.....:		Code. . : 98
Person in Control: SPUD ERECTORS		Waste GenNum :
Owner : SPUD ERECTORS		Waste GenNum :
Agencies Involved . . . : WORKS		
Clean up and Restoration Carried out by:		
<input checked="" type="checkbox"/> Controller N		<input checked="" type="checkbox"/> Owner N
		<input type="checkbox"/> Other
% Cleaned up: 0		Estimated Cost:
Were Directions or Approval Given Under		
EPA Part X <input checked="" type="checkbox"/>	Regulation 362 <input checked="" type="checkbox"/>	Manifest No.
N	N	
Waste Class :		Code . . : 001
Hauler :		Code . . :
Disposal Site :		Code . . :
Environmental Impact:	Nature of Impact:	
P	Water course or lake	Code . . : 06
People/Business Damaged		
(Other than to Owner/Controller) :		
Nature of Damage:		Code . . :



OCCURENCE REPORT

Location of Occurrence: NIAGARA FALLS CITY 7737 LUNDY'S LANE Reg: 2 Dist: WL Municipality: 18101		Source: TRAVELODGE HOTEL 7737 LUNDY'S LANE, NIAGARA FALLS L2H 1H3 Sector: Source: SIC: UTM: N: [4770000] E: [655000] Zone: [17]	
Entered: 1996/02/13 10:00	ORIS No. 9620000563	Abstracts: 0	Diaries: 0
Received By: WELLAND DISTRICT		Batch: 2013	I. E. B. No.
Occurrence Type: O	Subtype: 01	Occurrence Date:	1996/02/09
Work Plan:	17	Occurrence Time:	10:30
Reported By: LISA BENVENUTI EMP. SR. ENVIRONMENTAL OFFICER		Report to MOE: 1996/02/09 10:30 MOE at Scene: 96/02/09 10:30	
Telephone No. 905-732-0816 x232	Alternate No. 905-732-4850 x	Assigned To:	LISA BENVENUTI
Address: 637 NIAGARA ST.N. WELLAND, ONT. Postal Code: L3C 1L9		ERP Contacted: Callout: <input type="checkbox"/> ERP Name:	NSP: <input type="checkbox"/>
Syn: AUDIT, 3RSPROG			
Brief Summary: -103/94 INSPECTION (SOURCE SEPARATION)@-NO VIOLATIONS NOTED			
If there are related reports, record initial/master ORIS No. here >>			
Followup Action: X Abatement IEB Other BF Date: NONE REQUIRED			
File Closed: X Abatement: IEB Other Suspected Violation:			
Report Prepared By: LISA BENVENUTI	Date: 02/12/96	IEB Investigator:	IEB BF Date
Approving Officer R.J. SLATTERY	Date: 03/04/96	Reviewing Officer:	Date
Specify number(s) for routing Original [] [] [] [] []		Continued [] Yes	
Specify number(s) for copy distribution [] [] [] [] [] []			
1. Investigator/E.O.	2. D. O. /File	3. SAC (initial spills)	
4. Reg. Dir. / _____ Mgr.	5. IEB Reg. Spv	6. IEB H.O./file	7. Other _____
SAC Action Class: 1: 2:			

Material 1: Amount :	Code : UN No.:
Material 2: Amount :	Code : UN No.:
Material 3: Amount :	Code : UN No.:
Cause. :	Code. . :
Reason. :	Code. . :

Person in Control:
Owner :
Agencies Involved :

Waste GenNum :
Waste GenNum :

Clean up and Restoration Carried out by:
 [v] Controller [v] Owner [N] Other

% Cleaned up: Estimated Cost:
Were Directions or Approval Given Under
EPA Part X [v] Regulation 362 [v] Manifest No.

Waste Class : Code . . :
Hauler : Code . . :
Disposal Site : Code . . :

Environmental Impact:	Nature of Impact:	Code . . :
-----------------------	-------------------	------------

People/Business Damaged
(Other than to Owner/Controller) :
Nature of Damage: Code . . :

APPENDIX I
TSSA Search Results



Technical Standards and Safety Authority
 345 Carlingview Drive
 Toronto, Ontario M9W 6N9
 Customer Service: 1.877.682.8772
 Fax: 416.734.3568
 Email: publicinformationsservices@tssa.org
www.tssa.org

Application for Release of Public Information Issued under the Access and Privacy Code

For Office Use Only

WO No.

A. REQUESTOR INFORMATION

Your File/Reference No: _____ *Date: _____

*Organization Name:		Account Number:	
*Suite/Unit No:	*Street No:	*Street Name:	
*City:		*Province:	*Postal Code:
*Primary Phone:		Secondary Phone:	
Email:		Fax No:	
*Requestor Name:		*Requestor Email:	
*Requestor Phone:			

B. REQUEST

*PROGRAM(S) TO SEARCH (Please check all that apply):

BOILERS & PRESSURE VESSELS/OE PLANT **ELEVATING/AMUSEMENT DEVICES** **FUELS**

*SUBJECT ADDRESS TO BE SEARCHED:

*Suite/Unit No:	*Street/Lot No:	*Street/Concession Name:	
*City:		Province:	Postal Code:

REASON FOR REQUEST (Please explain the reason for your request):

DETAILS OF REQUEST (Please list the information you require):

C. TERMS AND CONDITIONS:

Please refer to the link for our Access and Privacy Code [Access and Privacy Code.pdf](#).

If this request includes a release of personal information, TSSA will require consent from the effected party

*Requestor Signature:	*Date:
-----------------------	--------

D. FEES & PAYMENT

Expedited (Rush) Service is not available for Public Information requests

If you need assistance in determining the quantity and service type, please contact us at: publicinformationservices@tssa.org before completing this form. TSSA will provide a fee quote for multiple record requests, which must be approved by the Applicant before a record search commences. For fees for single searches, please see below or refer to our [Website Fee Schedule.pdf](#)

Program	Request	FEE TYPE	FEE	HST	# OF TYPE	Total
BPV/OE Boilers Pressure Vessels	<input type="checkbox"/> Confirmation of BPV/OE <i>Includes all available inspections/incidents</i> <i>You will receive No-Record letter if applicable</i>	per Address	50.00	6.50	1	
	<input type="checkbox"/> Copy of CRN Design Submission *Authorization from Design Owner Mandatory CRN #'s: _____	per CRN #	50.00	6.50		
	<input type="checkbox"/> Piping Registration Documents *Authorization from Building Owner Mandatory P #'s: _____	per P #	50.00	6.50		
	<input type="checkbox"/> MDR/U1A Request *Ontario Identification Number Mandatory OIN: _____	per Device	50.00	6.50		
ED/AD Elevating Devices Amusement Devices	<input type="checkbox"/> Copy of latest Inspection Report	per Device	40.00	5.20		
	<input type="checkbox"/> ED/AD Design/Technical Dossier Submission Documents *Authorization from Building Owner Mandatory ED/AD Device #'s: _____	per Device	80.00	10.40		
	<input type="checkbox"/> ED/AD Incident Report ED/AD Device #: _____ Date of Incident: _____ Victim Name (If applicable) _____	per Device	80.00	10.40		
FS Fuels Safety	<input type="checkbox"/> Archive Search <i>This includes all available inspections/incidents</i> <i>You will receive No-Record letter if applicable</i> Incident Request: Date of Incident: _____ Victim Name (If applicable): _____	per Address	50.00	6.50	1	
OTHER	<input type="checkbox"/> Multiple Records Request *(Non-Refundable Fee to Review)	each	120.00	15.60	1	
	<input type="checkbox"/> Written/Hard Copy Confirmation of Licensing, Certification, Registration	each	50.00	6.50	1	
(HST REGISTRATION NO: 891131369)		Total Fees Due:				

1

If paying by credit card, amount in Box 1 to be entered in TSSA Service Prepayment Portal

Authorization Requirements (if required):

- Official letter on company letter head
- Signature, title & full name of individual authorizing release
- Telephone number & email address of individual authorizing release

***Multiple Records are charged by applicable hourly rate. One hour to be paid with the application, and the remaining hours will be invoiced.**



Technical Standards and Safety Authority
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Customer Service: 1.877.682.8772
Email: customerservices@tssa.org
www.tssa.org

PAYMENT INSTRUCTIONS

TSSA use only	L #	CH #
WO # _____		

Payment Options:

Credit Card - Click link below

[TSSA Service Prepayment Portal](https://forms.tssa.org/Payments/Service-Prepayment-Portal)

<https://forms.tssa.org/Payments/Service-Prepayment-Portal>



345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel.: 416.734.3300
Fax: 416.231.1626
Toll Free: 1.877.682.8772

www.tssa.org

20 June 2024

Natalia Rychlik
Pinchin Ltd.
6-875 Main Street West, Suite 200
Hamilton, Ontario L8S 4P9

Subject: 7737 Lundy's Lane, Niagara Falls, Ontario, Canada, L2H 1H3
Your File No.: 343602.001
WO No.: 14354471

Dear Madam/Sir:

We are in receipt of your correspondence wherein you requested the release of information regarding the above noted address.

Requested records relating to the following Program(s) were located:

<u>Program</u>	<u>Record</u>	<u>Documents Attached</u>
Fuels Safety	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boiler/Pressure Vessel**	<input type="checkbox"/>	<input type="checkbox"/>
Elevating & Amusement Devices	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

**For BPV, if it has been indicated that records have been located but are not attached, it is likely that TSSA may not be the keeper of the records you are looking for, see note below.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

Should you have any questions, please contact Public Information at publicinformationservices@tssa.org.

Yours truly,

Slavka Zahrebelny
Public Information Services Agent

Limitations and Notices:

General:

TSSA, as a safety regulator, uses inspection resources to address the greatest harm posed to the public. Thus, inspection only follows-up on safety orders it issues based on the degree of risk posed by the non-compliance identified in the order(s). All high-risk orders will result in a follow-up inspection by TSSA until the non-compliance is resolved. TSSA no longer follows-up on low or medium risk orders referred to as safety tasks, therefore, TSSA can no longer provide you with a report indicating the safety tasks (low and medium-risk orders) have been resolved. This information should be obtained from the device/facility owner or their contractor. One can also engage a third-party contractor to confirm device/facility compliance.

The Public Information Department, (PID), can only provide **existing** records for a specific location, facility, or device. If an inspection or any other type of record does not exist, PID cannot instruct TSSA to do work, such as an inspection, to create a record. TSSA, as an outcome-based regulator, deploys all of its resources, including, inspections to address the greatest harm posed to the public; and as such, cannot deploy resources to create records to satisfy an inquiry.

Please Note: While the PID provides existing records for a specific location, facility, or device; it does not interpret or provide further explanations of the content contained in the document.

Change of Ownership

Please be advised, if the new owner has acquired a property that contains TSSA regulated devices, i.e. elevators, boilers and pressure vessels, they would be required to complete a change of ownership to obtain new licences. Visit our website at www.tssa.org under the Licencing & Registration section for the Change of Ownership process or contact our Customer Service department at 1.877.682.8772

TSSA Fuels Safety:

If you have environmental concerns regarding this property, you should consider hiring an environmental consultant to conduct an environmental assessment of the property in question.

- Sites that have not been licensed since 1987 may not be in TSSA records.
- Be advised, TSSA Fuels Safety Division did not register:
 - private fuel underground/ aboveground storage tanks prior to January of 1990; and
 - furnace oil tanks prior to May 1, 2002.
- If records being released to you relate to private fuel outlets (“PFOs”) or fuel oil furnace tanks, please note the following:
 - PFOs are defined in O. Reg. 217/01 (Liquid Fuels), where “private outlet” means “any premise, other than a retail outlet, where gasoline or an associated product is put into the fuel tanks of motor vehicles or floating motorized watercraft or into portable containers”. After 2001, PFOs were no longer required to be licenced in Ontario. Thus, TSSA’s records and information regarding PFOs is dated and unverified.
 - Underground furnace fuel oil tanks were required to be registered with TSSA commencing in 2001. These underground tanks are registered; however, TSSA does not inspect or verify the registered tank information. It is incumbent on the fuel distributor to ensure that the tanks are registered. Above ground fuel oil furnace tanks do not require TSSA registration.
 - Please be advised that while the TSSA releases information relating to PFOs or fuel oil furnace tanks pursuant to the TSSA’s Access and Privacy Code, the TSSA cautions against reliance on this information.

- In particular, because PFOs do not require a license and there is no requirement to submit any documentation to TSSA for review or approval, TSSA has limited information on these facilities. The TSSA cautions that any information provided may be inaccurate, incomplete, or out of date.
- Fuels Safety Division does not register
 - private waste oil tanks in apartments, office buildings, residences etc.; and
 - aboveground gas or diesel tanks.
- The *Technical Standards and Safety Act* and associated regulations do not require the registration of private fuel outlets, nor does it require that any documentation on these facilities be submitted to or reviewed or approved by TSSA. As a result, TSSA has limited information on these facilities. TSSA cautions that any information provided may be inaccurate, incomplete or out of date.

TSSA Elevating & Amusement Devices Program Notice:

- All orders and/or directions issued by the TSSA Inspector have a compliance date and the owner or designated contractor are required to comply within the specified time limit. Compliance is the responsibility of the owner or operator of the device.
- All written declarations of compliance (where eligible) should be sent to TSSA. Once a declaration of compliance has been received, the outstanding order will be resolved.
- Each report shows the details and date of the inspection conducted by TSSA at the requested location.
- The Ontario Amusement Devices Regulation (O. Reg. 221/01) was adopted in 2001. Since that time, TSSA retains copies of technical dossiers of new amusement devices in Ontario (as per TSSA's retention policy). However, for rides that existed prior to the adoption of the Regulation, which were subject to a "grandfathering-in" clause, technical dossiers were not required to be filed with the TSSA. However, if the amusement ride remains in operation, as per ASTM requirements, the owner/licensee must possess an operations document for the device in question.

Federal Elevators

- Please be advised that without the express written consent of the owner, the TSSA does not release any information with respect to federal elevators or federal elevating equipment. The TSSA is a provincial regulator for the province of Ontario and federal elevators do not fall within the scope of TSSA's provincial mandate and the *Technical Standards and Safety Act* and associated Regulations. Further, the TSSA's Access and Privacy Code only applies to information collected, used, or disclosed by the TSSA in the course of TSSA's administration of the *Act*. Therefore, information with respect to federal elevators or federal elevator equipment is outside of the administration of the *Act*, and outside of the scope of the TSSA's Access and Privacy Codes.

Indigenous Lands

- Please be advised that the TSSA does not release any information with respect to indigenous lands, which are outside of the TSSA's mandate, without the express written permission from the Band. The *Technical Standards and Safety Act*, associated regulations, and TSSA's Access and Privacy Code does not apply to indigenous lands.

TSSA Boilers and Pressure Vessels (BPVs) Program Notice:

- Be advised, TSSA does not typically periodically inspect BPVs. These inspections are usually performed by insurance companies.
- ******Inspection reports may not be submitted to TSSA by insurance companies; therefore, while TSSA may have some evidence of a BPV at a location on file, there may be no inspection records pertaining to BPVs located at the address provided.
- As of July 1, 2018, BPVs in Ontario may not be operated unless the Director has issued a current certificate of inspection (COI) to the owner or operator. A COI will be issued to the owner or operator of the BPV by TSSA after TSSA has received a Record of Inspection (ROI) from the insurer/third-party inspector, the associated fees have been paid and the BPV has passed a periodic inspection.
- Please note that if the BPV in question is insured, the insurance company may have additional inspection records. Please contact the insurer directly should you wish to obtain further information.



Technical Standards and Safety Authority

Fuel Safety Program

INVESTIGATION - REPORT

ADDRESS: 7737 Lundy`s Lane, Niagara Falls

SR # 1956778

by: Fuel Safety Inspector – Claude Mercier

Completed: November 17, 2016

Incident: October 11, 2016

Investigation: October 11, 2016

Investigator: Claude Mercier

Report Completed

Date of Report

Date of

Date of



Fuel Safety

Program

Table of Contents

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3	List of Persons Involved	5
4	Investigator's Report	6
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Fuel Safety Program

- 1) **Synopsis – A fire took place at 7737 Lundy`s Lane, Niagara Falls, on October 11, 2016. This a hotel complex (Travel Lodge), and the fire took place in the area of the laundry room. Niagara Falls Fire Department had shut off the gas supply to the building, extinguished the fire. Ensuing afterwards, the gas utility (Enbridge Gas) attended the scene, and made safe the gas supply.**

On October 11, 2016, Inspector Mercier attended 7737 Lundy`s Lane, Niagara Falls, met with FPO Tom Detenbeck, and conducted an Inspection of #1 Drymac 75 Commercial Dryer, Model# JT75CG Serial# OTCK9410019118 (#2 Dryer) rating label burnt off #1 dryer. Photographed and documented what was observed.



2) Chronology of Events

Chronology of: Fire @ 7737 Lundy`s Lane, Niagara Falls

Date	Description	Information Source
Oct. 11/16	Report filed with Spills Action Centre	Enbridge Gas Richard Hammond
Oct.11/16	Attend 7737 Lundy`s Lane, Niagara Falls, conduct inspection of wall furnace.	Fuels Safety Inspector Claude Mercier
		Fuels Safety Inspector Claude Mercier
		Fuels Safety Inspector Claude Mercier

		Fuels Safety Inspector Claude Mercier
--	--	------------------------------------------------



3) List of Persons Involved

Name	Company / Address	Phone #	Role
Claude Mercier	Technical Standards and Safety Authority, 3300 Bloor Street West, Toronto On. M8X 2X4	289-776-6669	Fuels Safety Inspector
Thomas Detenbeck	FPO, Niagara Falls Fire Services, 5809 Morrison St. Niagara Falls On. L2E 2E8	905-356-1321ext. 2242	Fire Prevention Officer
Richard Hammond	Enbridge Gas, 3401 Schmon Parway, Thorold On. L2V 4Y6	905-641-4838	Operations Supervisor



4) Investigation Report: The fire appears to have begun inside the drum, in the vicinity of the towels.

No fire was apparent in the lint compartment or exhaust vent.

Root cause is unknown.



5) Pictures







Incident Details

Reference No. 8302 **Received By** John Lock

IDS Number if classified a spill

Date and Time Reported 10/11/2016 10:35

Caller Detail

Caller Name Richard Hammond

Company Enbridge

Phone Number(s) 289 214 1542

Position Supervisor

Who Reported To Caller FD

Company Involved

Company Name Travel Lodge

Address 7737 Lundy's Lane

Municipality NIAGARA FALLS, CITY OF

Postal Code

Contact Name -

Phone Number(s) -

Incident Occurrence

Date and Time of Incident 10/11/2016 9:42

On-Call Person Paged? No **Time Paged** **Call Back Time**

Incident Location 7737 Lundy's Lane

Incident Municipality NIAGARA FALLS, CITY OF

Incident Type FSB

NO Fatality ?	NO Request to Disturb Equipment ?
NO Injuries / Hospitalization ?	YES Multi-Unit Building ?
YES Boiler Explosion o Fire ?	YES Rental Property ?
NO Request for Assistance / to Speak ?	NO Media Attention ?
NO Public Safety Risk ?	NO Evacuation ? # of People
NO Equipment Serviced in Last 6 Months ?	

Incident Summary Fire in laundry room

Details

Caller reports fire in laundry involving a dryer. Pin locked gas supply to the meter for the entire hotel.

10:36 SAC(HC) Ben Trendele - Niagara Falls FD - 905-356-1321 ext 2242 - Captian of Fire Prevention. Caller states that they attended site for a fire in a gas dryer.

APPENDIX J
Aerial Photographs



HISTORICAL AERIALS

Project Property: Unknown
7737 Lundy's Ln
Niagara Falls ON L2H 1H3

Project No: 343602.001

Requested By: Pinchin Ltd.

Order No: 24060600946

Date Completed: June 09,2024

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

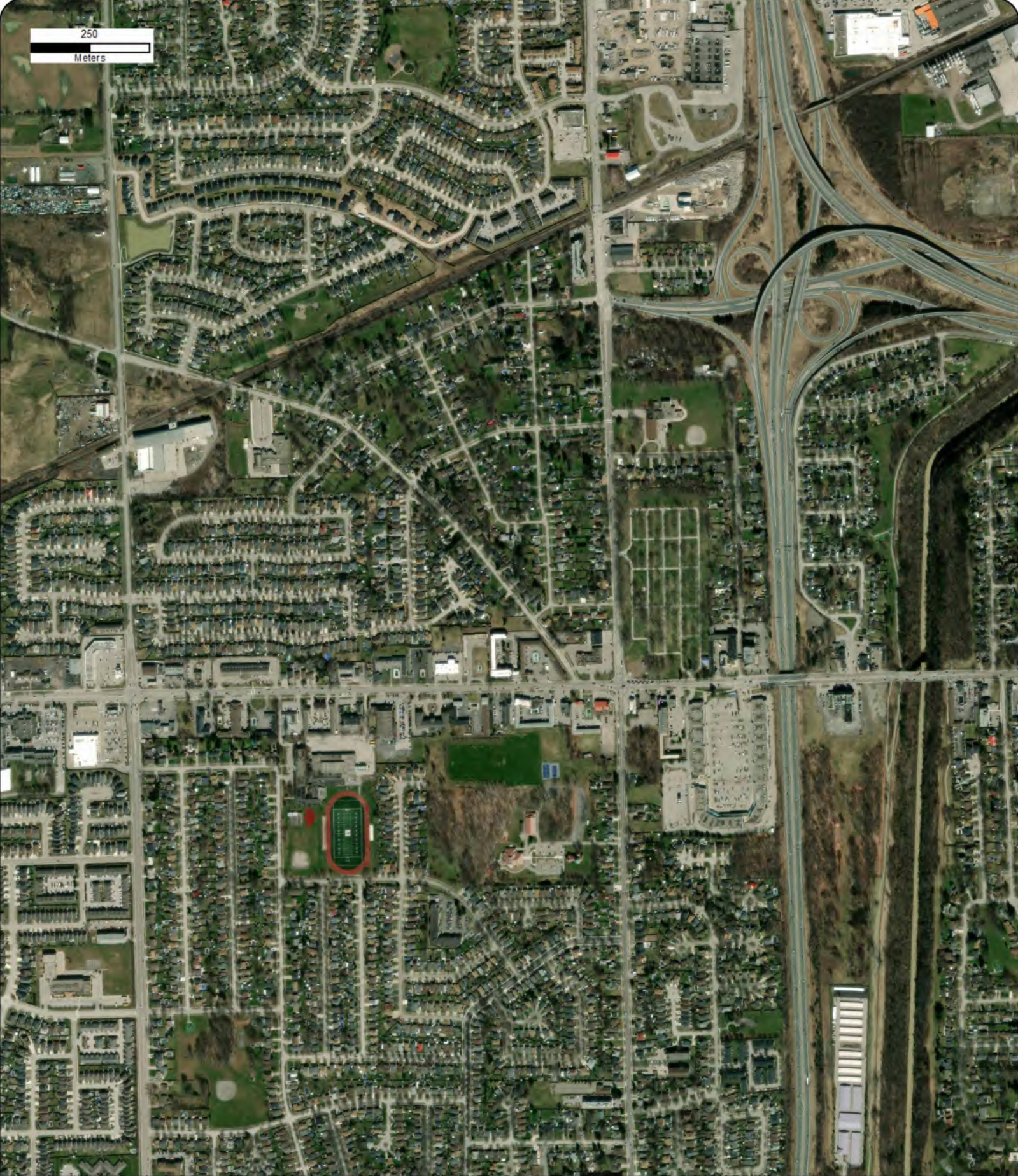
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2010	Decade Coverage Unavailable	10,000	
2008	United States Geological Survey	10,000	
1995	United States Geological Survey	10,000	
1982	National Air Photo Library	10,000	
1975	National Air Photo Library	10,000	
1965	National Air Photo Library	10,000	
1954	National Air Photo Library	10,000	
1940	Decade Coverage Unavailable	10,000	
1934	National Air Photo Library	10,000	
1920	Decade Coverage Unavailable	10,000	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

250
Meters



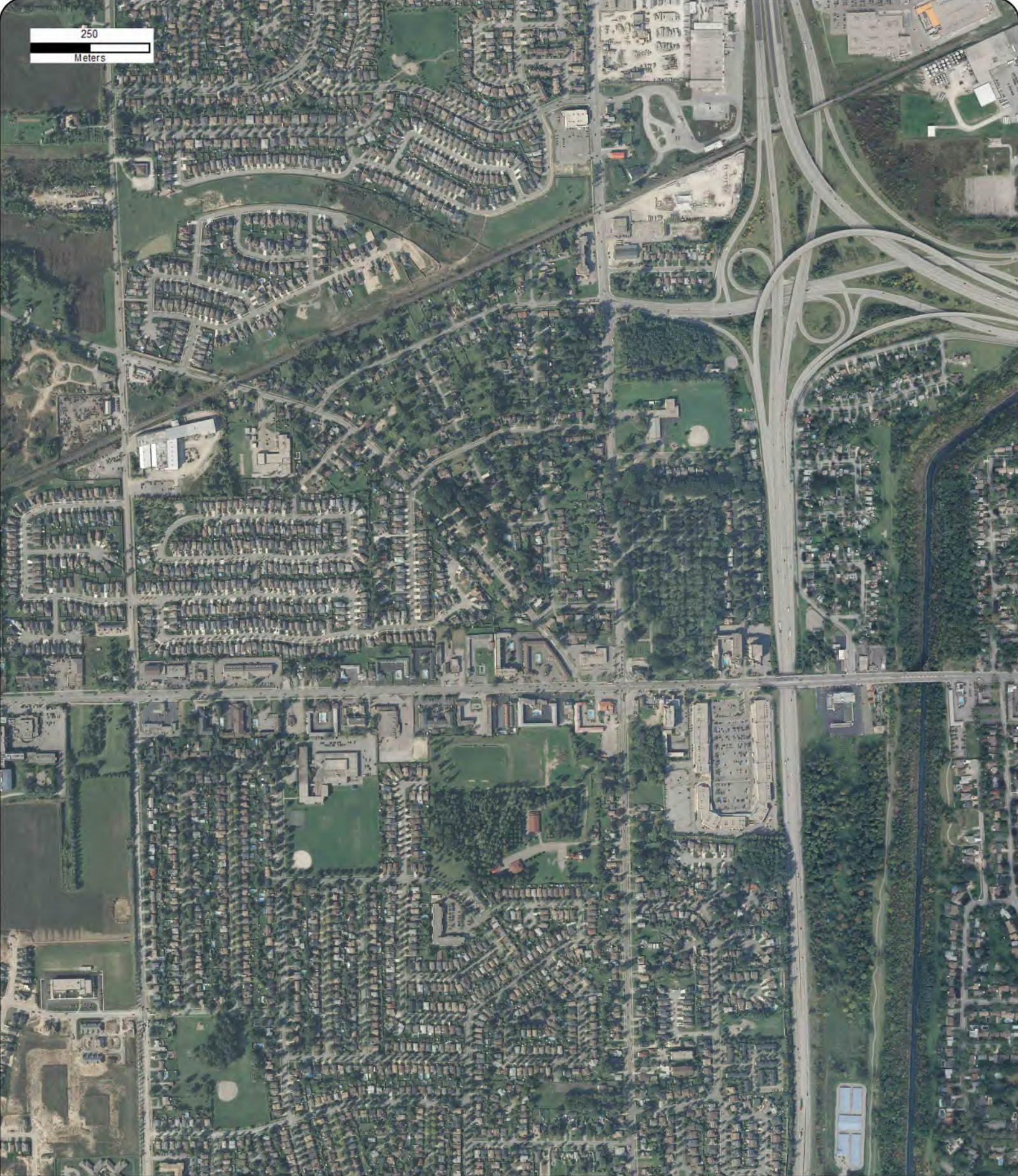
Year: 2023
Source: MAXAR
Scale: 10,000
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Approx Center: -79.1262486,43.0896331

Order No: 24060600946



250
Meters



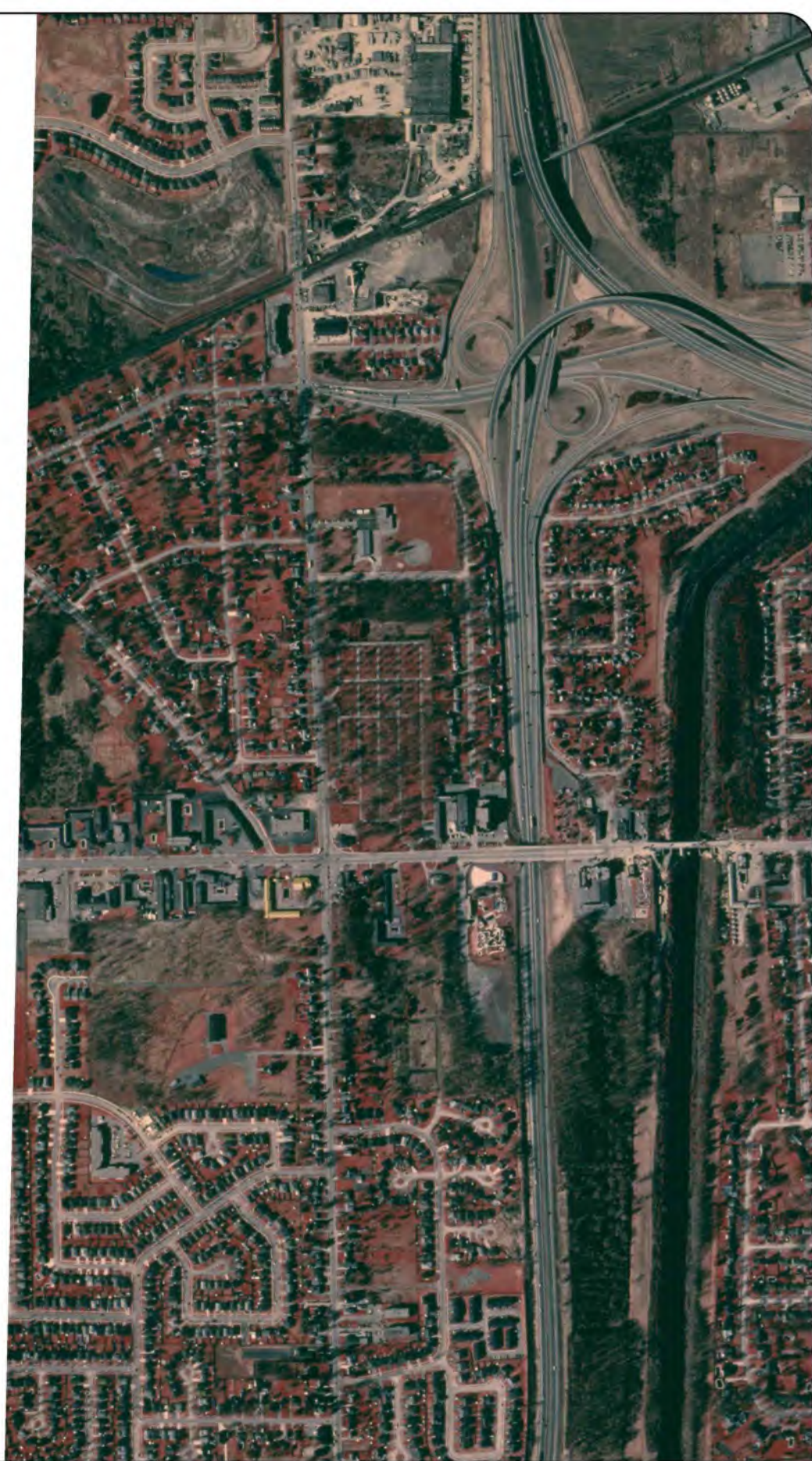
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Scale: 10,000
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Approx Center: -79.1262486,43.0896331

Order No: 24060600946



250
Meters



Year: 1995
Source: USGS
Scale: 10,000
Comment:

Address: 7737 Lundy's Ln, Niagara Falls, ON
Approx Center: -79.1262486,43.0896331

Order No: 24060600946



250

Meters



Year: 1982
Source: NAPL
Scale: 10,000
Comment:

Address: 7737 Lundy's Ln, Niagara Falls, ON
Approx Center: -79.1262486,43.0896331

Order No: 24060600946



250
Meters

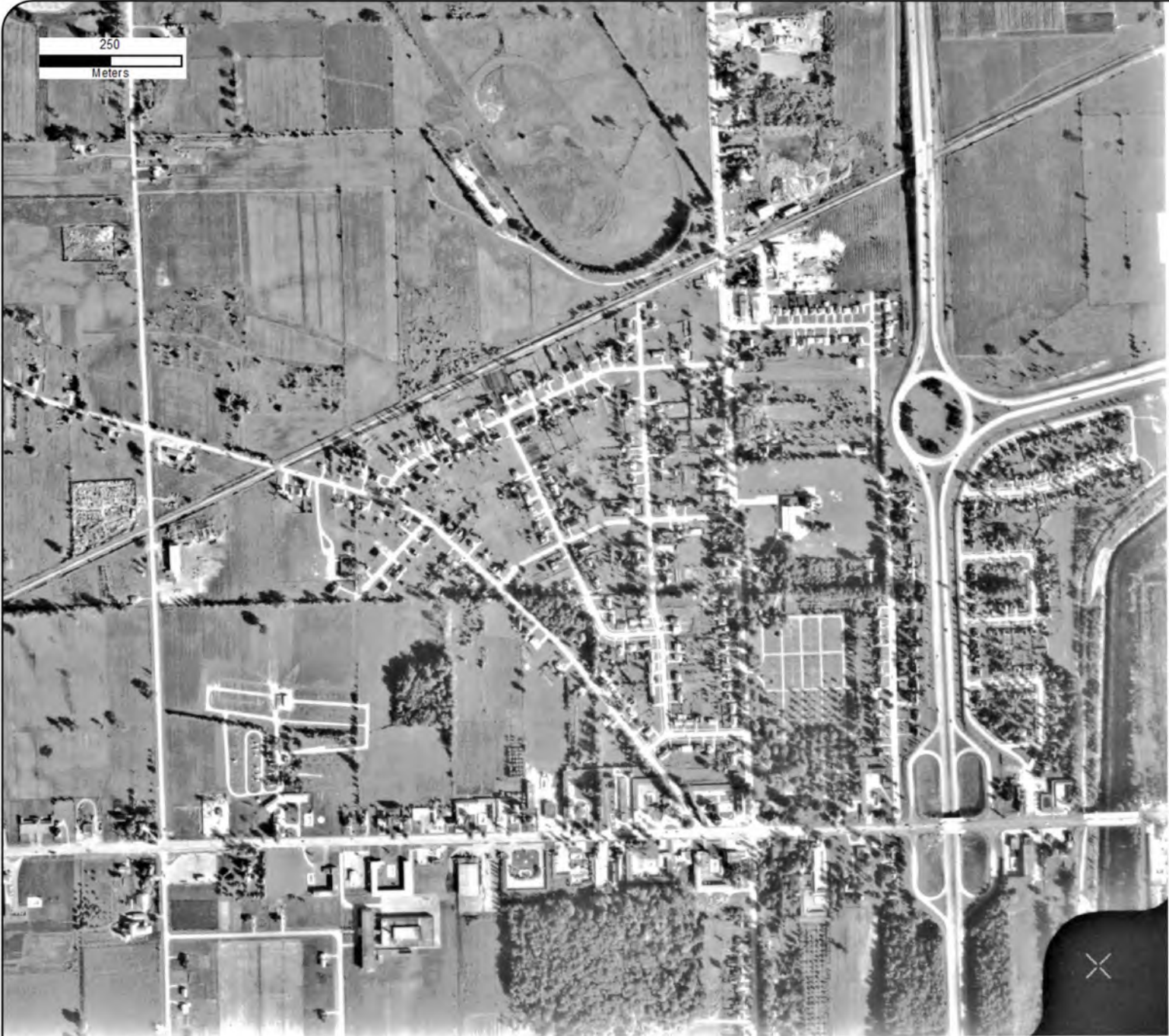


Year: 1975
Source: NAPL
Scale: 10,000
Comment:

Address: 7737 Lundy's Ln, Niagara Falls, ON
Approx Center: -79.1262486,43.0896331

Order No: 24060600946





Year: 1965
Source: NAPL
Scale: 10,000
Comment:

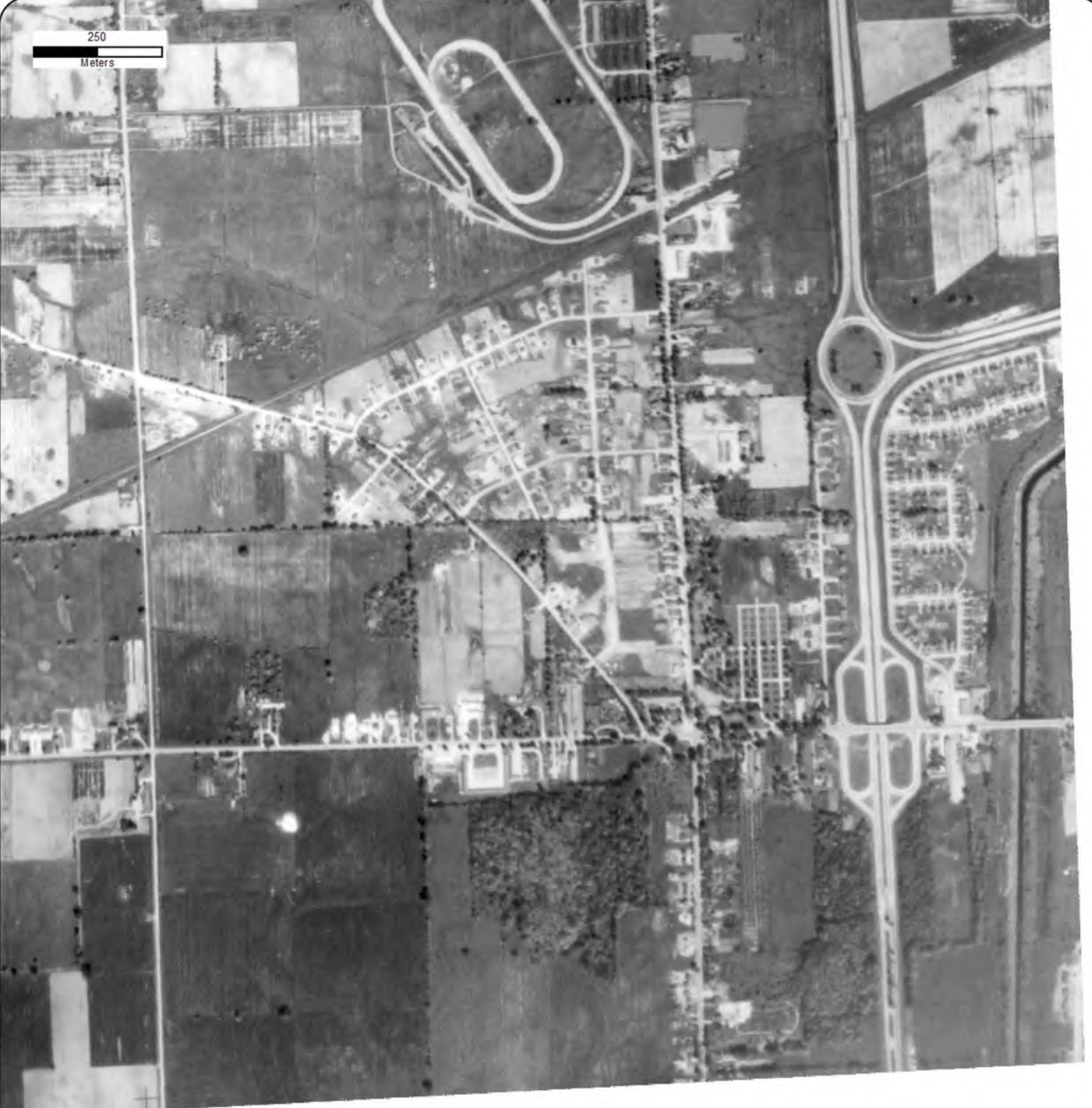
Address: 7737 Lundy's Ln, Niagara Falls, ON
Approx Center: -79.1262486,43.0896331

Order No: 24060600946



250

Meters



Year: 1954
Source: NAPL
Scale: 10,000
Comment:

Address: 7737 Lundy's Ln, Niagara Falls, ON
Approx Center: -79.1262486,43.0896331

Order No: 24060600946



250
Meters



Year: 1934
Source: NAPL
Scale: 10,000
Comment:

Address: 7737 Lundy's Ln, Niagara Falls, ON
Approx Center: -79.1262486,43.0896331

Order No: 24060600946

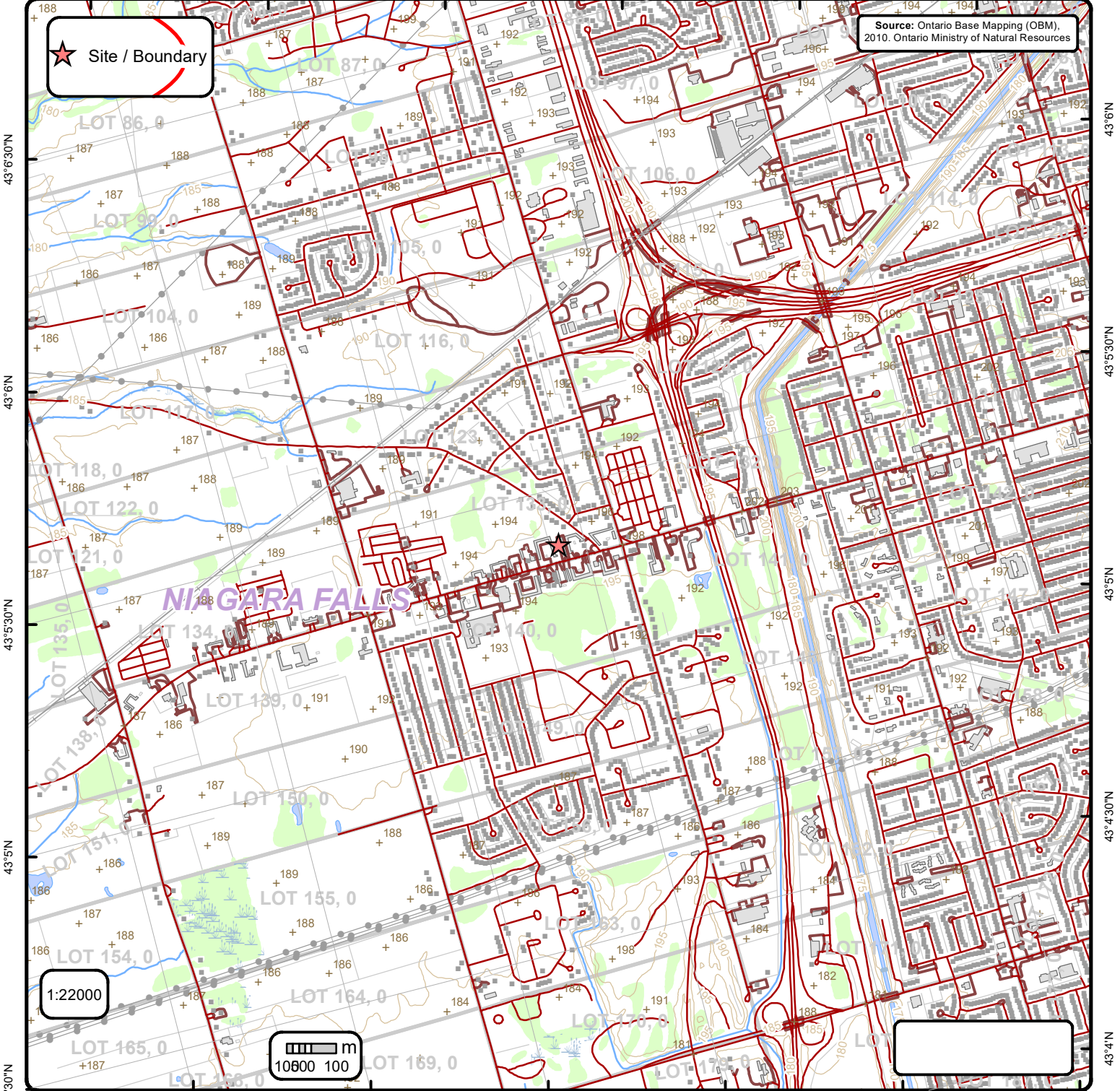


APPENDIX K
Maps

79°8'30"W 79°8'W 79°7'30"W 79°7'W 79°6'30"W 79°6'W

Source: Ontario Base Mapping (OBM), 2010. Ontario Ministry of Natural Resources

★ Site / Boundary



Ontario Base Mapping (OBM) Data

Order No. 24060600946

+ Spot Height (metre)	— Transportation Structure	— Contour Line	■ Wooded Area
■ Building Point	● Utility Line	▭ Pit or Quarry	▭ Conservation Authority
⚡ Towers	— Water Structure	■ Waterbody	▭ Conservation Area
● Utility Site Point	— Drainage Line Feature	■ Wetlands	▭ Municipal Park
— Misc. Line	— River or Stream	▭ Concession	▭ Provincial Park
— Railroads	▭ Airports	▭ Lots	▭ National Park
— Roads	■ Tanks	▭ Municipality	▭ Nature Reserve
- - - Trail	▭ Building to Scale	▭ Land Ownership	



Property Information

Order Number:	24060600946p
Date Completed:	June 6, 2024
Project Number:	343602.001
Project Property:	Unknown 7737 Lundy's Ln Niagara Falls ON L2H 1H3
Coordinates:	
Latitude:	43.0896331
Longitude:	-79.1262486
UTM Northing:	4772473.29031 Metres
UTM Easting:	652505.773011 Metres
UTM Zone:	UTM Zone 17T
Elevation:	194.83 m
Slope Direction:	N

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Hydrologic Information.....	4
Geologic Information.....	5
Soil Information.....	10
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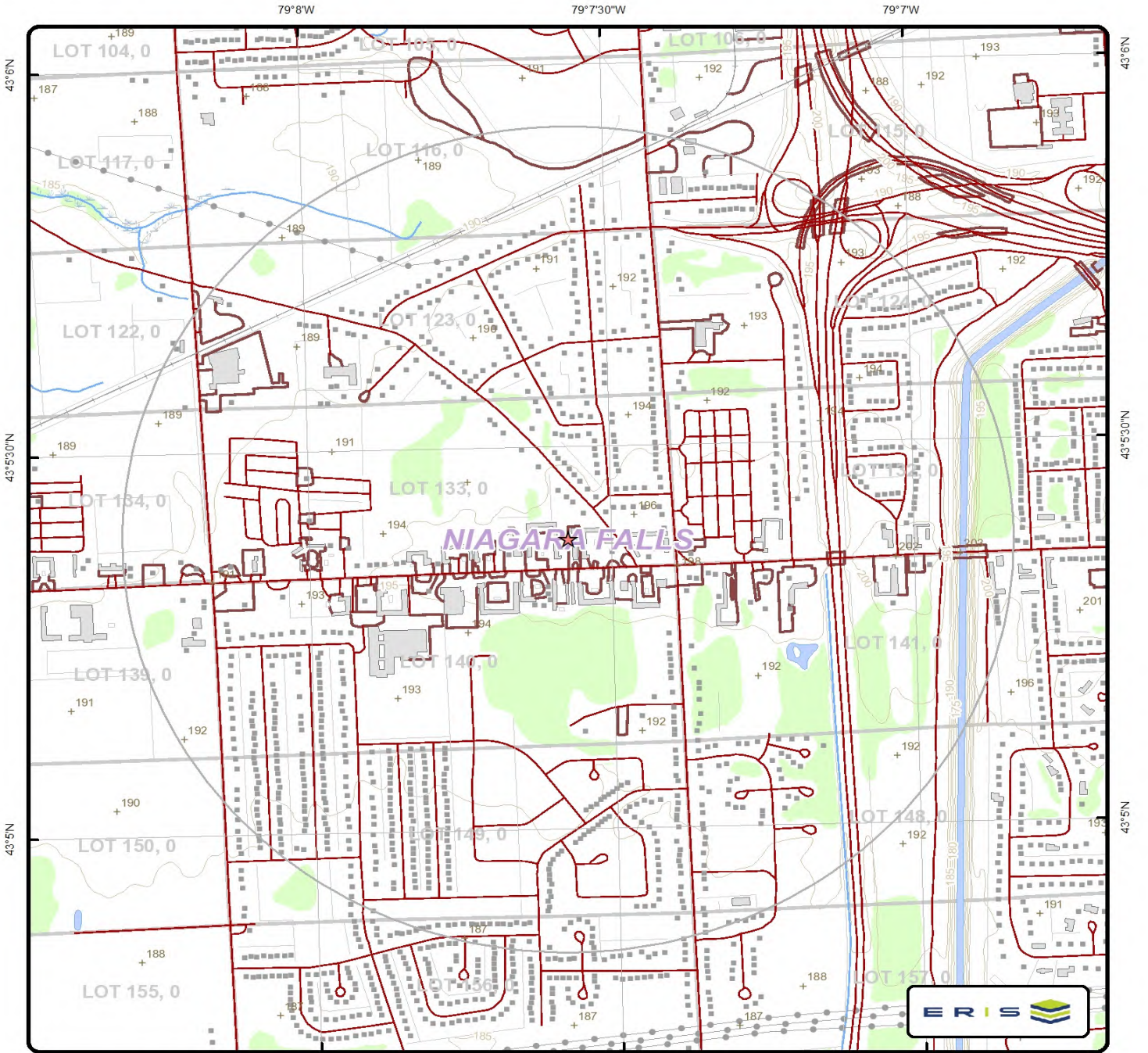
The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography as well as hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Topographic Map

Address: 7737 Lundy's Ln, Niagara Falls, ON



+ Spot Height (metre)	— Transportation Structure	— Contour Line	■ Wooded Area
■ Building Point	— Utility Line	■ Pit or Quarry	■ Conservation Authority
⊕ Towers	— Water Structure	■ Waterbody	■ Conservation Area
● Utility Site Point	— Drainage Line Feature	■ Wetlands	■ Municipal Park
— Misc. Line	— River or Stream	■ Concession	■ Provincial Park
— Railroads	■ Airports	■ Lots	■ National Park
— Roads	■ Tanks	■ Municipality	■ Nature Reserve
- Legend	■ Building to Scale	■ Land Ownership	

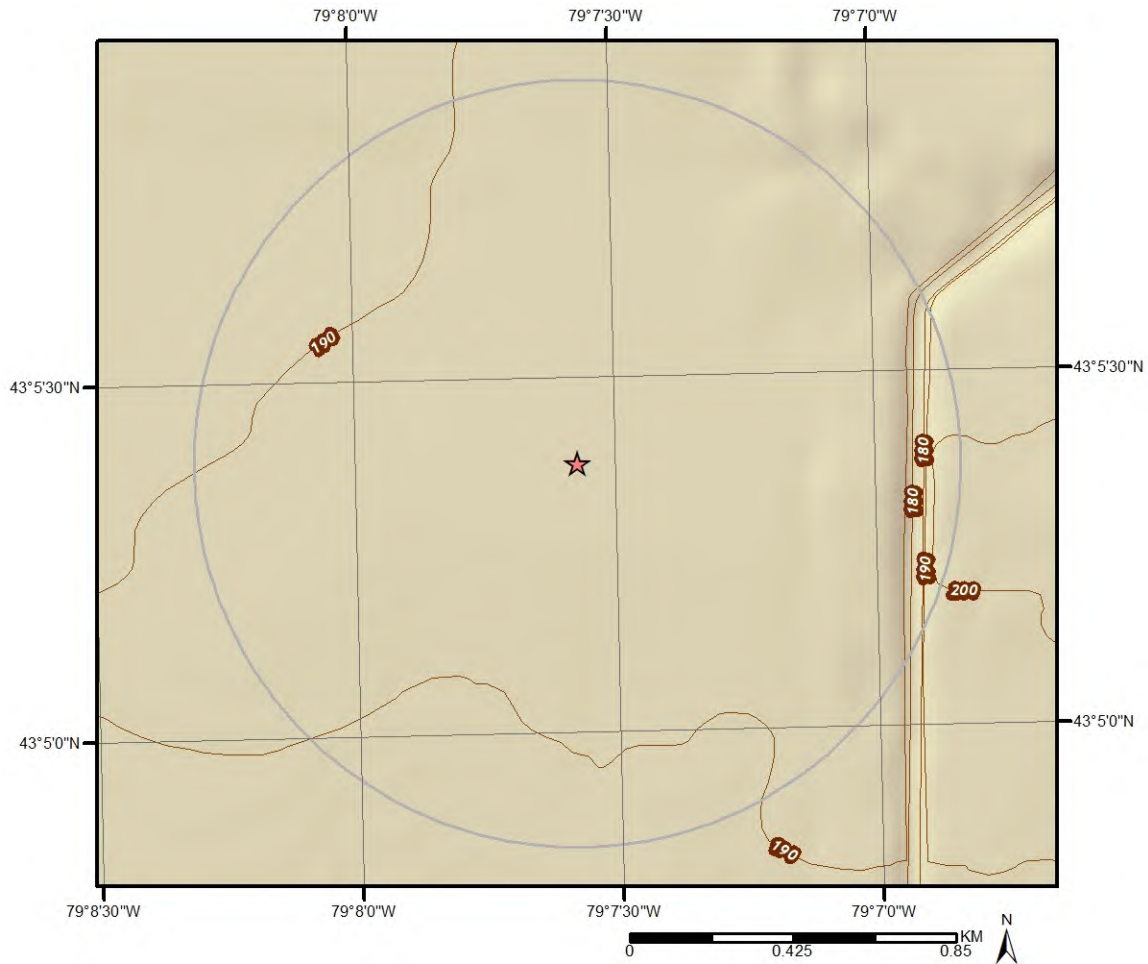
Data source: Ontario Base Mapping (OBM) by Ontario Ministry of Natural Resources.

Topographic Information

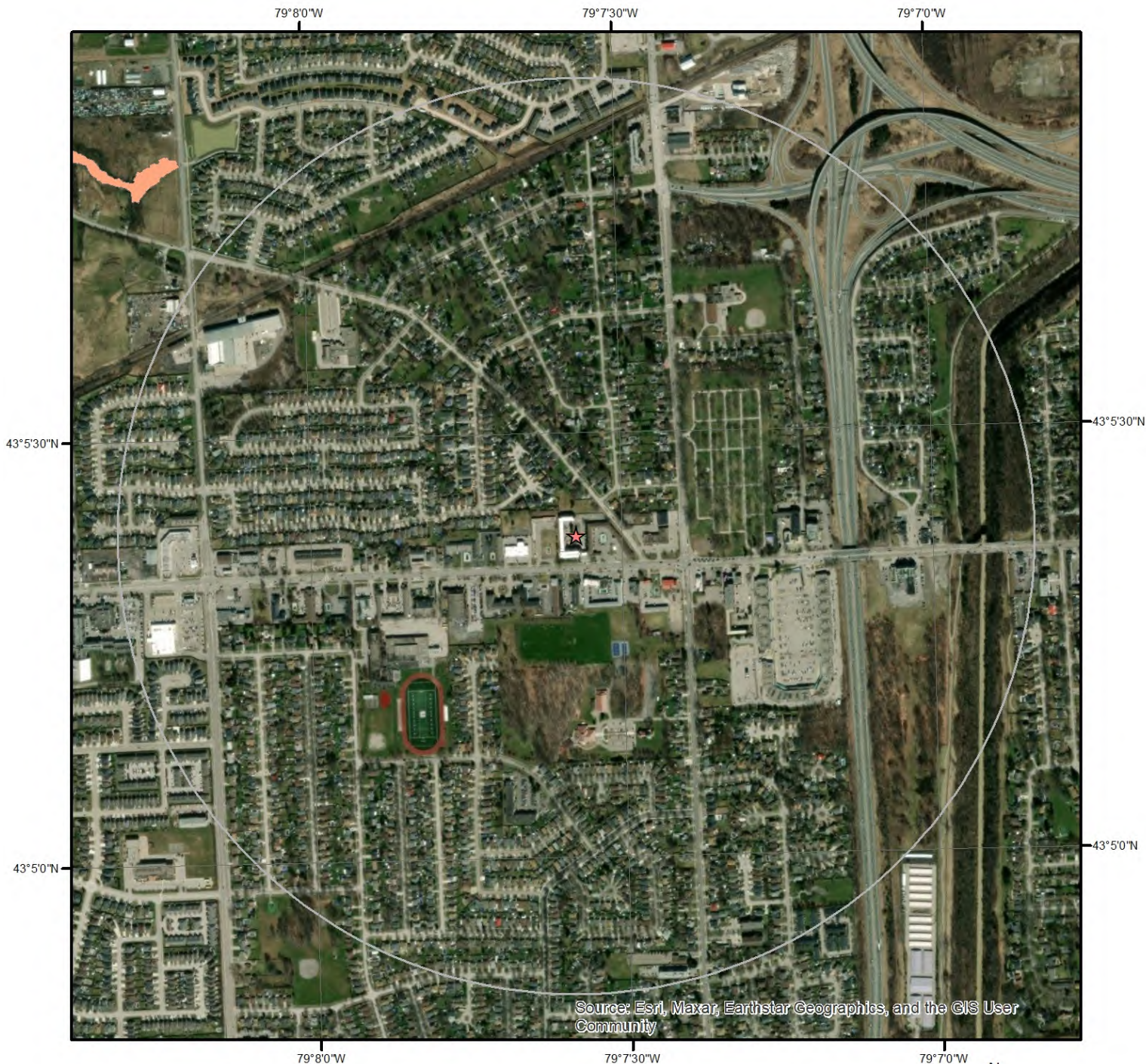
The previous topographic map(s) show general topographic information in the surrounding area of the project property, using Toporama data or a provincial source when available. Below are shaded relief map(s), derived from Digital Elevation data to depict terrain in further detail.

Topographic information at project property:

Elevation: 194.83 m
Slope Direction: N

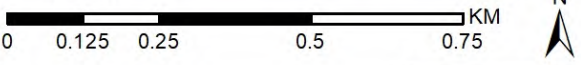


Hydrologic Information



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Wetland



This map shows wetland existence. Data coverage is shown to the right. Gray indicates no data available in the area.

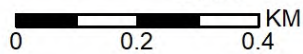
- | | | | |
|------------------|----------------------------------|------------------------|---------------|
| PSW | Forested Peatland | Peatland Fen | Shrub Wetland |
| Evaluated PSW | Freshwater Marsh | Peatland Forested | Swamp |
| Aquatic Bed | Land Locked Pond | Salt or Brackish Marsh | Unknown |
| Bog | Marsh | Salt Water | Water |
| Bog or Fen | No Open Water or Marsh Component | Sand Dune | Wet Meadow |
| Coastal Marsh | Open Water or Marsh Component | Salt Marsh | Wetland |
| Fen | Open Water | Shallow / Open Water | |
| Forested Wetland | Peatland Bog | Shallow Water | |



Geologic Information



Bedrock Geology



This map shows bedrock geologic units in the area. Please refer to the report for detailed descriptions. Data coverage is shown to the right. Gray indicates no data available in the area.



Geologic Information

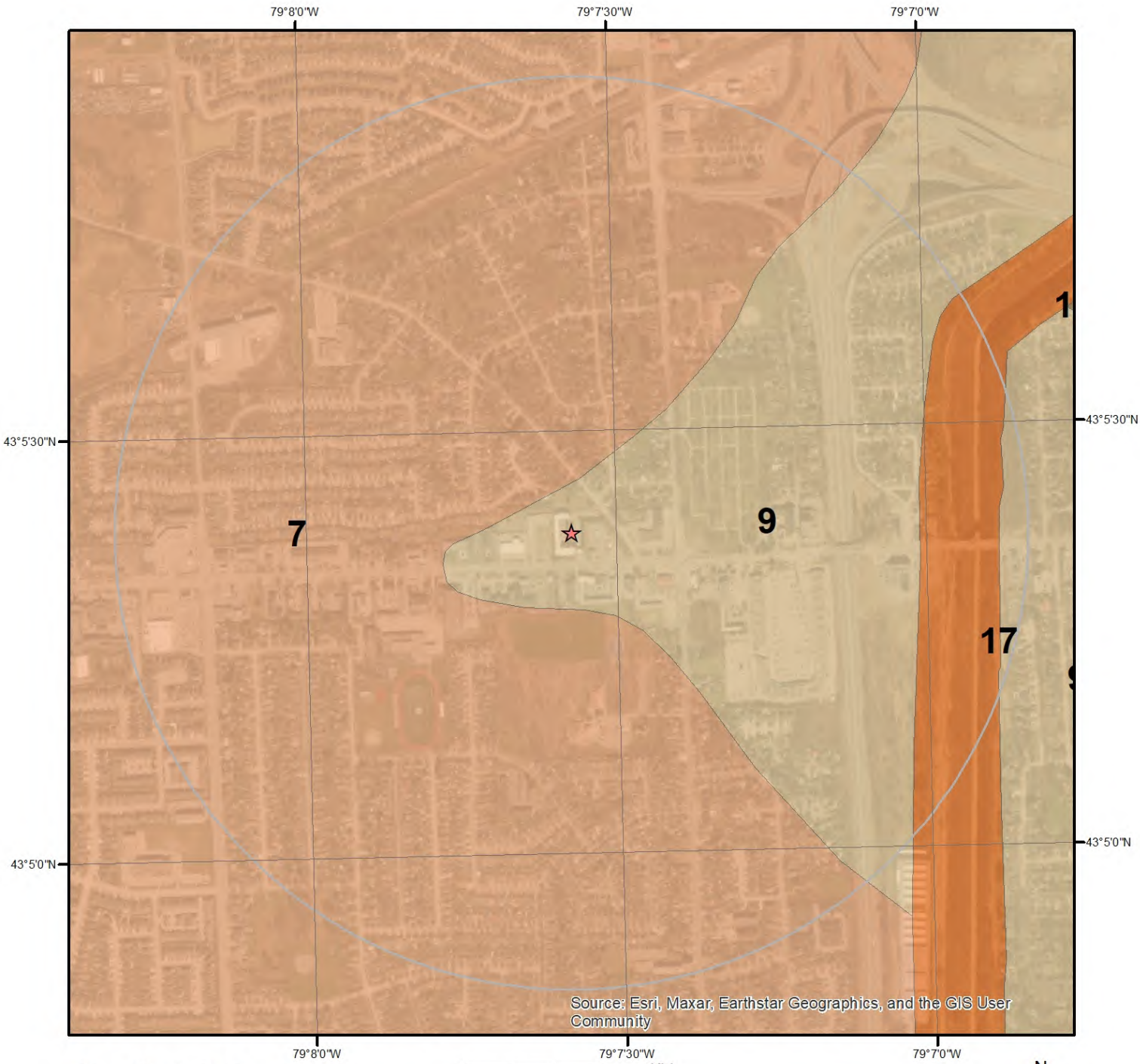
Detailed bedrock geology information about each unit within the search radius is provided below.

Unit ID 19496

Unit Name:
Rock Type: Sandstone, shale, dolostone, siltstone
Strata: Guelph Formation
Super Eon:
Eon: PHANEROZOIC (Present to 542.0 Ma)
Era: PALEOZOIC (251.0 Ma to 542.0 Ma)
Period: SILURIAN (416.0 Ma to 443.7 Ma)
Epoch: UPPER SILURIAN TO LOWER DEVONIAN
Province:
Tectonic Zone:

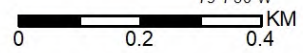
Unit ID 20917

Unit Name:
Rock Type: Sandstone, shale, dolostone, siltstone
Strata: Lockport Formation
Super Eon:
Eon: PHANEROZOIC (Present to 542.0 Ma)
Era: PALEOZOIC (251.0 Ma to 542.0 Ma)
Period: SILURIAN (416.0 Ma to 443.7 Ma)
Epoch: MIDDLE AND LOWER SILURIAN
Province:
Tectonic Zone:



Surficial Geology

This map shows surficial geologic labels in the area. Please refer to the report for detailed descriptions. Data coverage is shown to the right. Gray indicates no data available in the area.



Geologic Information

Detailed surficial geology information about each unit within the search radius is provided below.

Unit ID 7

Geological Deposit:	Glaciolacustrine deep water deposits
Deposit Age:	Late Wisconsinan
Primary Material:	clay, silt
Secondary Material:	
Primary General:	glaciolacustrine
Primary General Modifier:	foreshore/basinal
Veneer:	
Episode:	Wisconsin
Sub Episode:	Michigan
Strata Modifier:	Surface
Provenance:	
Carbon Content:	
Formation:	
Permeability:	Low
Material Description:	Clay and silt

Unit ID 9

Geological Deposit:	Glaciolacustrine nearshore and deltaic deposits
Deposit Age:	Late Wisconsinan
Primary Material:	silt, sand
Secondary Material:	
Primary General:	glaciolacustrine
Primary General Modifier:	deltaic
Veneer:	
Episode:	Wisconsin
Sub Episode:	Michigan
Strata Modifier:	Surface
Provenance:	
Carbon Content:	
Formation:	
Permeability:	High
Material Description:	Sand and silt

Unit ID 17

Geological Deposit:	Fill
Deposit Age:	Recent
Primary Material:	fill
Secondary Material:	
Primary General:	anthropogenic

Geologic Information

Primary General Modifier:

Veneer:

Episode: Hudson

Sub Episode:

Strata Modifier: Surface

Provenance:

Carbon Content:

Formation:

Permeability: Variable

Material Description: Fill

Soil Information



Soil Map



This map shows soil units around the target property. Please refer to the report for detailed soil descriptions.



Soil Information

Detailed soil information about each unit within the search radius is provided below.

Ontario Detailed Soil Survey (DSS3)

Polygon ID: OND099062680

Component

Component ID:	OND09906268001	Components(%):	50
Soil Name ID:	ONPELLR~~~A	Slope Steepness(%):	1
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability: moderate limitations on use for crops
First CLI Limitation Subclass: Adverse soil structure (i.e. Depth of rooting zone is restricted)
Second CLI Limitation Subclass:
Drainage: Imperfectly
Soil Texture of A Horizon: medium - moderately fine loam
Hydrological Soil Groups: Soils with slow infiltration rates when thoroughly wetted and these soils typically are silty-loam soils with an impeding layer or soils with moderately fine to fine texture.

Soil Name

Soil Name: PEEL
Kind of Surface Material: Mineral
Soil Drainage Class: Imperfectly drained
Water Table Characteristics: Unspecified period
Layer that Restricts Root Growth: Fourth layer
Type of Root Restricting Layer: Compact Till
Parent Material 1, 2, 3: Fine; Moderately Fine; Not Applicable
Mode of Deposition 1,2,3: Glaciolacustrine; Till (Morainal); Not Applicable
Parent Material Chemical Property 1,2,3: Weakly Calcareous; Moderately / Very Strongly Calcareous; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	8
Horizon:	Ap	Total Sand(%):	26

Soil Information

Depth(cm):	0-18	Total Silt(%):	47
pH in Calc Chloride:	6.9	Total Clay(%):	27
Saturated Hydraulic Conductivity(cm/h):	0.423	Organic Carbon(%):	2.1
Electrical Conductivity (dS/m):	0		
Layer No:	2	Very Fine Sand(%):	7
Horizon:	Aegj	Total Sand(%):	71
Depth(cm):	18-37	Total Silt(%):	19
pH in Calc Chloride:	7	Total Clay(%):	10
Saturated Hydraulic Conductivity(cm/h):	2.673	Organic Carbon(%):	0.4
Electrical Conductivity (dS/m):	0		
Layer No:	3	Very Fine Sand(%):	5
Horizon:	Btgj	Total Sand(%):	11
Depth(cm):	37-38	Total Silt(%):	37
pH in Calc Chloride:	6.3	Total Clay(%):	52
Saturated Hydraulic Conductivity(cm/h):	0.204	Organic Carbon(%):	0.7
Electrical Conductivity (dS/m):	0		
Layer No:	4	Very Fine Sand(%):	0
Horizon:	Ckgj	Total Sand(%):	9
Depth(cm):	38-100	Total Silt(%):	41
pH in Calc Chloride:	7.6	Total Clay(%):	50
Saturated Hydraulic Conductivity(cm/h):	0.197	Organic Carbon(%):	0
Electrical Conductivity (dS/m):	0		

Component

Component ID:	OND09906268002	Components(%):	50
Soil Name ID:	ONZUN~~~~~N	Slope Steepness(%):	1
Component No:	2	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability:	moderately severe limitations on use for crops.
First CLI Limitation Subclass:	
Second CLI Limitation Subclass:	
Drainage:	Poorly

Soil Information

Soil Texture of A

Horizon:

Hydrological Soil Groups:

Soils have a high runoff potential and very slow infiltration rate when thoroughly wetted. Soils include clay soils with high swelling potential, soils in a permanent high water table and shallow soils over nearly impervious material.

Soil Name

Soil Name: UNCLASSIFIED
Kind of Surface Material: Unclassified
Soil Drainage Class: Not applicable
Water Table Characteristics: Unspecified period
Layer that Restricts Root Growth: No root restricting layer
Type of Root Restricting Layer: n/a
Parent Material 1, 2, 3: Not Applicable; Not Applicable; Not Applicable
Mode of Deposition 1,2,3: Not Applicable; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3: Not Applicable; Not Applicable; Not Applicable

Polygon ID: OND099062583

Component

Component ID:	OND09906258301	Components(%):	100
Soil Name ID:	ONMATR~~~A	Slope Steepness(%):	1
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability: moderately severe limitations on use for crops.

First CLI Limitation

Subclass:

Second CLI Limitation

Subclass:

Drainage: Poorly

Soil Texture of A

Horizon:

Hydrological Soil Groups:

Soils have a high runoff potential and very slow infiltration rate when thoroughly wetted. Soils include clay soils with high swelling potential, soils in a permanent high water table and shallow soils over nearly impervious material.

Soil Name

Soil Name: MALTON

Soil Information

Kind of Surface Material:	Mineral
Soil Drainage Class:	Poorly drained
Water Table	Unspecified period
Charateristics:	
Layer that Restricts Root Growth:	No root restricting layer
Type of Root Restricting Layer:	n/a
Parent Material 1, 2, 3:	Moderately Fine; Fine; Not Applicable
Mode of Deposition 1,2,3:	Glaciolacustrine; Till (Morainal); Not Applicable
Parent Material Chemical Property 1,2,3:	Moderately / Very Strongly Calcareous; Weakly Calcareous; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	7
Horizon:	Ap	Total Sand(%):	16
Depth(cm):	0-19	Total Silt(%):	46
pH in Calc Chloride:	7	Total Clay(%):	38
Saturated Hydraulic Conductivity(cm/h):	3.5	Organic Carbon(%):	3.5
Electrical Conductivity (dS/m):	0		
Layer No:	2	Very Fine Sand(%):	6
Horizon:	Bg	Total Sand(%):	13
Depth(cm):	19-43	Total Silt(%):	45
pH in Calc Chloride:	8	Total Clay(%):	42
Saturated Hydraulic Conductivity(cm/h):	0.32	Organic Carbon(%):	0.3
Electrical Conductivity (dS/m):	0		
Layer No:	3	Very Fine Sand(%):	5
Horizon:	Ckg	Total Sand(%):	13
Depth(cm):	43-87	Total Silt(%):	49
pH in Calc Chloride:	8	Total Clay(%):	38
Saturated Hydraulic Conductivity(cm/h):	2.372	Organic Carbon(%):	0.1
Electrical Conductivity (dS/m):	0		
Layer No:	4	Very Fine Sand(%):	11
Horizon:	Ckg	Total Sand(%):	29
Depth(cm):	87-100	Total Silt(%):	44
pH in Calc Chloride:	8	Total Clay(%):	27
Saturated Hydraulic Conductivity(cm/h):	0.199	Organic Carbon(%):	0
Electrical Conductivity (dS/m):	1		

Polygon ID: OND099061558

Soil Information

Component

Component ID:	OND09906155801	Components(%):	100
Soil Name ID:	ONLICL~~~~A	Slope Steepness(%):	1
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability:	moderately severe limitations on use for crops.
First CLI Limitation Subclass:	
Second CLI Limitation Subclass:	Adverse soil structure (i.e. Depth of rooting zone is restricted)
Drainage:	Poorly
Soil Texture of A Horizon:	
Hydrological Soil Groups:	Soils have a high runoff potential and very slow infiltration rate when thoroughly wetted. Soils include clay soils with high swelling potential, soils in a permanent high water table and shallow soils over nearly impervious material.

Soil Name

Soil Name:	LINCOLN
Kind of Surface Material:	Mineral
Soil Drainage Class:	Poorly drained
Water Table Characteristics:	Unspecified period
Layer that Restricts Root Growth:	No root restricting layer
Type of Root Restricting Layer:	n/a
Parent Material 1, 2, 3:	Very Fine; Not Applicable; Not Applicable
Mode of Deposition 1,2,3:	Glaciolacustrine; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3:	Moderately / Very Strongly Calcareous; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	5
Horizon:	Ap	Total Sand(%):	18
Depth(cm):	0-15	Total Silt(%):	44
pH in Calc Chloride:	7	Total Clay(%):	38
Saturated Hydraulic Conductivity(cm/h):	0.308	Organic Carbon(%):	2.4
Electrical Conductivity	0		

Soil Information

(dS/m):

Layer No:	2	Very Fine Sand(%):	0
Horizon:	Btg	Total Sand(%):	6
Depth(cm):	15-31	Total Silt(%):	34
pH in Calc Chloride:	5	Total Clay(%):	60
Saturated Hydraulic Conductivity(cm/h):	0.213	Organic Carbon(%):	0.6
Electrical Conductivity (dS/m):	0		

Layer No:	3	Very Fine Sand(%):	0
Horizon:	Btg	Total Sand(%):	4
Depth(cm):	31-53	Total Silt(%):	33
pH in Calc Chloride:	7	Total Clay(%):	63
Saturated Hydraulic Conductivity(cm/h):	0.218	Organic Carbon(%):	0.5
Electrical Conductivity (dS/m):	0		

Layer No:	4	Very Fine Sand(%):	0
Horizon:	Ckg	Total Sand(%):	3
Depth(cm):	53-100	Total Silt(%):	36
pH in Calc Chloride:	8	Total Clay(%):	61
Saturated Hydraulic Conductivity(cm/h):	0.178	Organic Carbon(%):	0
Electrical Conductivity (dS/m):	0		

Polygon ID: OND099063895

Component

Component ID:	OND09906389501	Components(%):	100
Soil Name ID:	ONZUN~~~~N	Slope Steepness(%):	Unknown or Not applicable
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Not Applicable		

Component Rating

Field Crops Capability:

First CLI Limitation

Subclass:

Second CLI Limitation

Subclass:

Drainage:

Soil Texture of A

Horizon:

Hydrological Soil

Soil Information

Groups:

Soil Name

Soil Name: UNCLASSIFIED
Kind of Surface Material: Unclassified
Soil Drainage Class: Not applicable
Water Table Characteristics: Unspecified period
Layer that Restricts Root Growth: No root restricting layer
Type of Root Restricting Layer: n/a
Parent Material 1, 2, 3: Not Applicable; Not Applicable; Not Applicable
Mode of Deposition 1,2,3: Not Applicable; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3: Not Applicable; Not Applicable; Not Applicable

Polygon ID: OND099062896

Component

Component ID:	OND09906289601	Components(%):	100
Soil Name ID:	ONNGR~~~~~A	Slope Steepness(%):	3.5
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability: moderately severe limitations on use for crops.
First CLI Limitation Subclass: Adverse soil structure (i.e. Depth of rooting zone is restricted)
Second CLI Limitation Subclass: Presence of adverse Topography
Drainage: Imperfectly
Soil Texture of A Horizon:
Hydrological Soil Groups: Soils with slow infiltration rates when thoroughly wetted and these soils typically are silty-loam soils with an impeding layer or soils with moderately fine to fine texture.

Soil Name

Soil Name: NIAGARA
Kind of Surface Material: Mineral
Soil Drainage Class: Imperfectly drained
Water Table: Unspecified period

Soil Information

Charateristics:

Layer that Restricts Root Growth:	No root restricting layer
Type of Root Restricting Layer:	n/a
Parent Material 1, 2, 3:	Very Fine; Not Applicable; Not Applicable
Mode of Deposition 1,2,3:	Glaciolacustrine; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3:	Moderately / Very Strongly Calcareous; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	3
Horizon:	Ap	Total Sand(%):	15
Depth(cm):	0-15	Total Silt(%):	43
pH in Calc Chloride:	5.3	Total Clay(%):	42
Saturated Hydraulic Conductivity(cm/h):	0.256	Organic Carbon(%):	0.7
Electrical Conductivity (dS/m):	0		

Layer No:	2	Very Fine Sand(%):	0
Horizon:	Btgj	Total Sand(%):	4
Depth(cm):	15-31	Total Silt(%):	33
pH in Calc Chloride:	6.5	Total Clay(%):	63
Saturated Hydraulic Conductivity(cm/h):	0.189	Organic Carbon(%):	2.4
Electrical Conductivity (dS/m):	0		

Layer No:	3	Very Fine Sand(%):	0
Horizon:	Ckgj	Total Sand(%):	1
Depth(cm):	31-50	Total Silt(%):	35
pH in Calc Chloride:	7.7	Total Clay(%):	64
Saturated Hydraulic Conductivity(cm/h):	0.193	Organic Carbon(%):	0
Electrical Conductivity (dS/m):	0		

Layer No:	4	Very Fine Sand(%):	0
Horizon:	Ckgj	Total Sand(%):	1
Depth(cm):	50-100	Total Silt(%):	36
pH in Calc Chloride:	7.7	Total Clay(%):	63
Saturated Hydraulic Conductivity(cm/h):	0.193	Organic Carbon(%):	0
Electrical Conductivity (dS/m):	0		

Polygon ID: OND099063039

Soil Information

Component

Component ID:	OND09906303901	Components(%):	70
Soil Name ID:	ONWLL~~~~~A	Slope Steepness(%):	1
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability:	moderately severe limitations on use for crops.
First CLI Limitation Subclass:	
Second CLI Limitation Subclass:	Adverse soil structure (i.e. Depth of rooting zone is restricted)
Drainage:	Poorly
Soil Texture of A Horizon:	silty clay
Hydrological Soil Groups:	Soils have a high runoff potential and very slow infiltration rate when thoroughly wetted. Soils include clay soils with high swelling potential, soils in a permanent high water table and shallow soils over nearly impervious material.

Soil Name

Soil Name:	WELLAND
Kind of Surface Material:	Mineral
Soil Drainage Class:	Poorly drained
Water Table Characteristics:	Unspecified period
Layer that Restricts Root Growth:	No root restricting layer
Type of Root Restricting Layer:	n/a
Parent Material 1, 2, 3:	Very Fine; Not Applicable; Not Applicable
Mode of Deposition 1,2,3:	Glaciolacustrine; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3:	Moderately / Very Strongly Calcareous; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	0
Horizon:	Ap	Total Sand(%):	7
Depth(cm):	0-15	Total Silt(%):	45
pH in Calc Chloride:	5.2	Total Clay(%):	48
Saturated Hydraulic Conductivity(cm/h):	0.341	Organic Carbon(%):	2.4
Electrical Conductivity (dS/m):	0		

Soil Information

Layer No:	2	Very Fine Sand(%):	0
Horizon:	Btg	Total Sand(%):	3
Depth(cm):	15-34	Total Silt(%):	28
pH in Calc Chloride:	6.5	Total Clay(%):	69
Saturated Hydraulic Conductivity(cm/h):	0.2	Organic Carbon(%):	0.6
Electrical Conductivity (dS/m):	0		
Layer No:	3	Very Fine Sand(%):	0
Horizon:	Btg	Total Sand(%):	1
Depth(cm):	34-43	Total Silt(%):	22
pH in Calc Chloride:	7.3	Total Clay(%):	77
Saturated Hydraulic Conductivity(cm/h):	0.2	Organic Carbon(%):	0.6
Electrical Conductivity (dS/m):	0		
Layer No:	4	Very Fine Sand(%):	0
Horizon:	Ckg	Total Sand(%):	1
Depth(cm):	43-100	Total Silt(%):	26
pH in Calc Chloride:	7.7	Total Clay(%):	73
Saturated Hydraulic Conductivity(cm/h):	0.193	Organic Carbon(%):	0
Electrical Conductivity (dS/m):	1		

Component

Component ID:	OND09906303902	Components(%):	30
Soil Name ID:	ONNGR~~~~~A	Slope Steepness(%):	3.5
Component No:	2	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability:	moderately severe limitations on use for crops.
First CLI Limitation Subclass:	Adverse soil structure (i.e. Depth of rooting zone is restricted)
Second CLI Limitation Subclass:	Presence of adverse Topography
Drainage:	Imperfectly
Soil Texture of A Horizon:	
Hydrological Soil Groups:	Soils with slow infiltration rates when thoroughly wetted and these soils typically are silty-loam soils with an impeding layer or soils with moderately fine to fine texture.

Soil Name

Soil Information

Soil Name: NIAGARA
Kind of Surface Material: Mineral
Soil Drainage Class: Imperfectly drained
Water Table Unspecified period
Charateristics:
Layer that Restricts Root Growth: No root restricting layer
Type of Root Restricting Layer: n/a
Parent Material 1, 2, 3: Very Fine; Not Applicable; Not Applicable
Mode of Deposition 1,2,3: Glaciolacustrine; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3: Moderately / Very Strongly Calcareous; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	3
Horizon:	Ap	Total Sand(%):	15
Depth(cm):	0-15	Total Silt(%):	43
pH in Calc Chloride:	5.3	Total Clay(%):	42
Saturated Hydraulic Conductivity(cm/h):	0.256	Organic Carbon(%):	0.7
Electrical Conductivity (dS/m):	0		
Layer No:	2	Very Fine Sand(%):	0
Horizon:	Btgj	Total Sand(%):	4
Depth(cm):	15-31	Total Silt(%):	33
pH in Calc Chloride:	6.5	Total Clay(%):	63
Saturated Hydraulic Conductivity(cm/h):	0.189	Organic Carbon(%):	2.4
Electrical Conductivity (dS/m):	0		
Layer No:	3	Very Fine Sand(%):	0
Horizon:	Ckgj	Total Sand(%):	1
Depth(cm):	31-50	Total Silt(%):	35
pH in Calc Chloride:	7.7	Total Clay(%):	64
Saturated Hydraulic Conductivity(cm/h):	0.193	Organic Carbon(%):	0
Electrical Conductivity (dS/m):	0		
Layer No:	4	Very Fine Sand(%):	0
Horizon:	Ckgj	Total Sand(%):	1
Depth(cm):	50-100	Total Silt(%):	36
pH in Calc Chloride:	7.7	Total Clay(%):	63
Saturated Hydraulic Conductivity(cm/h):	0.193	Organic Carbon(%):	0
Electrical Conductivity (dS/m):	0		

Soil Information

Polygon ID: OND099063026

Component

Component ID:	OND09906302601	Components(%):	70
Soil Name ID:	ONCSH~~~~~A	Slope Steepness(%):	7
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability: moderately severe limitations on use for crops.
First CLI Limitation Subclass: Presence of adverse Topography
Second CLI Limitation Subclass:
Drainage: Moderately Well
Soil Texture of A Horizon:
Hydrological Soil Groups: Soils with slow infiltration rates when thoroughly wetted and these soils typically are silty-loam soils with an impeding layer or soils with moderately fine to fine texture.

Soil Name

Soil Name: CASHEL
Kind of Surface Material: Mineral
Soil Drainage Class: Well drained
Water Table Characteristics: Unspecified period
Layer that Restricts Root Growth: No root restricting layer
Type of Root Restricting Layer: n/a
Parent Material 1, 2, 3: Fine; Fine; Not Applicable
Mode of Deposition 1,2,3: Lacustrine; Till (Morainal); Not Applicable
Parent Material Chemical Property 1,2,3: Moderately / Very Strongly Calcareous; Moderately / Very Strongly Calcareous; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	9
Horizon:	Ap	Total Sand(%):	19
Depth(cm):	0-17	Total Silt(%):	53
pH in Calc Chloride:	6	Total Clay(%):	28
Saturated Hydraulic	0.334	Organic Carbon(%):	1.5

Soil Information

Conductivity(cm/h):

Electrical Conductivity (dS/m): 0

Layer No: 2

Horizon: Bt

Depth(cm): 17-45

pH in Calc Chloride: 7

Saturated Hydraulic Conductivity(cm/h): 0.205

Electrical Conductivity (dS/m): 0

Very Fine Sand(%): 5

Total Sand(%): 10

Total Silt(%): 38

Total Clay(%): 52

Organic Carbon(%): 0.5

Layer No: 3

Horizon: Ck

Depth(cm): 45-100

pH in Calc Chloride: 8

Saturated Hydraulic Conductivity(cm/h): 0.201

Electrical Conductivity (dS/m): 0

Very Fine Sand(%): 2

Total Sand(%): 10

Total Silt(%): 54

Total Clay(%): 36

Organic Carbon(%): 0.1

Component

Component ID: OND09906302602

Soil Name ID: ONALU~~~~~A

Component No: 2

Surface Stoniness Class: Nonstony

Components(%): 30

Slope Steepness(%): 1

Slope Length(m): -9

Component Rating

Field Crops Capability: Very severe limitations preclude annual cultivation; improvements feasible.

First CLI Limitation Subclass: Subject to occasional flooding (Inundation) from adjacent streams or waterbodies

Second CLI Limitation Subclass:

Drainage:

Not Applicable

Soil Texture of A

Horizon:

Hydrological Soil

Groups:

Soil Name

Soil Name: ALLUVIUM

Kind of Surface Material: Mineral

Soil Drainage Class: Imperfectly drained

Water Table: Unspecified period

Soil Information

Charateristics:

Layer that Restricts Root Growth:	No root restricting layer
Type of Root Restricting Layer:	n/a
Parent Material 1, 2, 3:	Medium; Not Applicable; Not Applicable
Mode of Deposition 1,2,3:	Fluvial; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3:	Weakly Calcareous; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	10
Horizon:	Ap	Total Sand(%):	15
Depth(cm):	0-19	Total Silt(%):	60
pH in Calc Chloride:	6.4	Total Clay(%):	25
Saturated Hydraulic Conductivity(cm/h):	0.494	Organic Carbon(%):	3.9
Electrical Conductivity (dS/m):	0		

Layer No:	2	Very Fine Sand(%):	14
Horizon:	Bmgj	Total Sand(%):	20
Depth(cm):	19-27	Total Silt(%):	57
pH in Calc Chloride:	6.7	Total Clay(%):	23
Saturated Hydraulic Conductivity(cm/h):	0.311	Organic Carbon(%):	1
Electrical Conductivity (dS/m):	0		

Layer No:	3	Very Fine Sand(%):	20
Horizon:	Bmgj	Total Sand(%):	27
Depth(cm):	27-42	Total Silt(%):	52
pH in Calc Chloride:	6.8	Total Clay(%):	21
Saturated Hydraulic Conductivity(cm/h):	0.391	Organic Carbon(%):	0.7
Electrical Conductivity (dS/m):	0		

Layer No:	4	Very Fine Sand(%):	8
Horizon:	Ckg	Total Sand(%):	18
Depth(cm):	42-100	Total Silt(%):	50
pH in Calc Chloride:	7.7	Total Clay(%):	32
Saturated Hydraulic Conductivity(cm/h):	0.218	Organic Carbon(%):	0
Electrical Conductivity (dS/m):	0		

Polygon ID: OND099063242

Soil Information

Component

Component ID:	OND09906324201	Components(%):	70
Soil Name ID:	ONWLL~~~~~A	Slope Steepness(%):	1
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability:	moderately severe limitations on use for crops.
First CLI Limitation Subclass:	
Second CLI Limitation Subclass:	Adverse soil structure (i.e. Depth of rooting zone is restricted)
Drainage:	Poorly
Soil Texture of A Horizon:	silty clay
Hydrological Soil Groups:	Soils have a high runoff potential and very slow infiltration rate when thoroughly wetted. Soils include clay soils with high swelling potential, soils in a permanent high water table and shallow soils over nearly impervious material.

Soil Name

Soil Name:	WELLAND
Kind of Surface Material:	Mineral
Soil Drainage Class:	Poorly drained
Water Table Characteristics:	Unspecified period
Layer that Restricts Root Growth:	No root restricting layer
Type of Root Restricting Layer:	n/a
Parent Material 1, 2, 3:	Very Fine; Not Applicable; Not Applicable
Mode of Deposition 1,2,3:	Glaciolacustrine; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3:	Moderately / Very Strongly Calcareous; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	0
Horizon:	Ap	Total Sand(%):	7
Depth(cm):	0-15	Total Silt(%):	45
pH in Calc Chloride:	5.2	Total Clay(%):	48
Saturated Hydraulic Conductivity(cm/h):	0.341	Organic Carbon(%):	2.4
Electrical Conductivity (dS/m):	0		

Soil Information

Layer No:	2	Very Fine Sand(%):	0
Horizon:	Btg	Total Sand(%):	3
Depth(cm):	15-34	Total Silt(%):	28
pH in Calc Chloride:	6.5	Total Clay(%):	69
Saturated Hydraulic Conductivity(cm/h):	0.2	Organic Carbon(%):	0.6
Electrical Conductivity (dS/m):	0		
Layer No:	3	Very Fine Sand(%):	0
Horizon:	Btg	Total Sand(%):	1
Depth(cm):	34-43	Total Silt(%):	22
pH in Calc Chloride:	7.3	Total Clay(%):	77
Saturated Hydraulic Conductivity(cm/h):	0.2	Organic Carbon(%):	0.6
Electrical Conductivity (dS/m):	0		
Layer No:	4	Very Fine Sand(%):	0
Horizon:	Ckg	Total Sand(%):	1
Depth(cm):	43-100	Total Silt(%):	26
pH in Calc Chloride:	7.7	Total Clay(%):	73
Saturated Hydraulic Conductivity(cm/h):	0.193	Organic Carbon(%):	0
Electrical Conductivity (dS/m):	1		

Component

Component ID:	OND09906324202	Components(%):	30
Soil Name ID:	ONNGR~~~~~A	Slope Steepness(%):	1
Component No:	2	Slope Length(m):	-9
Surface Stoniness Class:	Nonstony		

Component Rating

Field Crops Capability:	moderately severe limitations on use for crops.
First CLI Limitation Subclass:	Adverse soil structure (i.e. Depth of rooting zone is restricted)
Second CLI Limitation Subclass:	
Drainage:	Imperfectly
Soil Texture of A Horizon:	
Hydrological Soil Groups:	Soils with slow infiltration rates when thoroughly wetted and these soils typically are silty-loam soils with an impeding layer or soils with moderately fine to fine texture.

Soil Name

Soil Information

Soil Name:	NIAGARA
Kind of Surface Material:	Mineral
Soil Drainage Class:	Imperfectly drained
Water Table	Unspecified period
Charateristics:	
Layer that Restricts Root Growth:	No root restricting layer
Type of Root Restricting Layer:	n/a
Parent Material 1, 2, 3:	Very Fine; Not Applicable; Not Applicable
Mode of Deposition 1,2,3:	Glaciolacustrine; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3:	Moderately / Very Strongly Calcareous; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	3
Horizon:	Ap	Total Sand(%):	15
Depth(cm):	0-15	Total Silt(%):	43
pH in Calc Chloride:	5.3	Total Clay(%):	42
Saturated Hydraulic Conductivity(cm/h):	0.256	Organic Carbon(%):	0.7
Electrical Conductivity (dS/m):	0		
Layer No:	2	Very Fine Sand(%):	0
Horizon:	Btgj	Total Sand(%):	4
Depth(cm):	15-31	Total Silt(%):	33
pH in Calc Chloride:	6.5	Total Clay(%):	63
Saturated Hydraulic Conductivity(cm/h):	0.189	Organic Carbon(%):	2.4
Electrical Conductivity (dS/m):	0		
Layer No:	3	Very Fine Sand(%):	0
Horizon:	Ckgj	Total Sand(%):	1
Depth(cm):	31-50	Total Silt(%):	35
pH in Calc Chloride:	7.7	Total Clay(%):	64
Saturated Hydraulic Conductivity(cm/h):	0.193	Organic Carbon(%):	0
Electrical Conductivity (dS/m):	0		
Layer No:	4	Very Fine Sand(%):	0
Horizon:	Ckgj	Total Sand(%):	1
Depth(cm):	50-100	Total Silt(%):	36
pH in Calc Chloride:	7.7	Total Clay(%):	63
Saturated Hydraulic Conductivity(cm/h):	0.193	Organic Carbon(%):	0
Electrical Conductivity (dS/m):	0		

Soil Information

Polygon ID: OND099058458

Component

Component ID:	OND09905845801	Components(%):	100
Soil Name ID:	ONZZZ~~~~~N	Slope Steepness(%):	Unknown or Not applicable
Component No:	1	Slope Length(m):	-9
Surface Stoniness Class:	Not Applicable		

Component Rating

Field Crops Capability:

First CLI Limitation

Subclass:

Second CLI Limitation

Subclass:

Drainage: Not Applicable

Soil Texture of A

Horizon:

Hydrological Soil

Groups:

Soil Name

Soil Name:	WATER
Kind of Surface Material:	True Non-soil
Soil Drainage Class:	Not applicable
Water Table	Not applicable
Charateristics:	
Layer that Restricts Root Growth:	Not applicable
Type of Root Restricting Layer:	n/a
Parent Material 1, 2, 3:	Not Applicable; Not Applicable; Not Applicable
Mode of Deposition 1,2,3:	Not Applicable; Not Applicable; Not Applicable
Parent Material Chemical Property 1,2,3:	Not Applicable; Not Applicable; Not Applicable

Soil Layer

Layer No:	1	Very Fine Sand(%):	-9
Horizon:	--	Total Sand(%):	-9
Depth(cm):	0-100	Total Silt(%):	-9
pH in Calc Chloride:	Not applicable	Total Clay(%):	-9
Saturated Hydraulic	Not applicable	Organic Carbon(%):	Not applicable

Soil Information

Conductivity(cm/h):

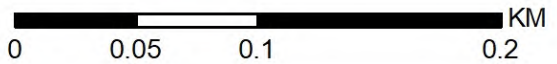
Electrical Conductivity (dS/m): Not applicable

Wells and Additional Sources



Wells & Additional Sources

- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation



Wells and Additional Sources Summary

Federal Sources

National Energy Board Wells

Map Key	ID	Distance (m)	Direction
No records found			

Provincial Sources

Ontario Oil and Gas Wells

Map Key	Licence No	Distance (m)	Direction
2	F013943	119.42	NNW

Provincial Groundwater Monitoring Network

Map Key	ID	Distance (m)	Direction
No records found			

Water Well Information System

Map Key	Well ID	Distance (m)	Direction
1	7163355	105.7	ESE

Private Sources

Oil and Gas Wells

Map Key	ID	Distance (m)	Direction
No records found			

Wells and Additional Sources Detail Report

Ontario Oil and Gas Wells

Map Key	Direction	Distance (km)	Distance (m)	Elevation (m)	DB
2	NNW	0.12	119.42	194.83	OOGW

Licence No:	F013943	Well Compl:	25510.0
Well ID:	25852	County:	Welland
Well Compl ID:	25510.0	Block:	
W Class ID:	2367.0	Lot:	133
UWI Code:	F013943	Conc:	
Permit Date:		Surface Lat NAD83:	43.09060194
Depth(m):	113.08	Surface Long NAD83:	-79.12688444
Well Pool:		Bottom Lat NAD83:	43.09060194
Completion Date:	1950-06-02	Bottom Long NAD83:	-79.12688444
Depth Reached:	1950-06-02	Lot Sides (m):	0.0 X
Capped Date:	1950-06-02	E/W (m):	0.0 X
Class ID:		Latitude Nad27:	
DB Source:		Longitude Nad27:	
Status as of:	August 2023	bottom lat27:	
Start Date:	1950-05-22	bottom long27:	
SPUD Date:	1950-05-22	Lateral:	No
Class:	NPW	Accuracy:	50.0
Grnd Elev:	194.95	Method:	Well Records (1921 to 1954)
KB Elev:	195.25	Parent:	
TVD:	113.08	Prod Top:	0.0
PBTD:	0.0	Prod Bot:	0.0
TD Form:	Queenston	PROPD Depth:	137.16
Workover D:		Location Method:	Well Records (1921 to 1954)
Operator:	Robert I. Thompson	Location Accuracy:	Within 50 metres
Township:	Stamford	Dt Obtained:	
Target:	CLI	Well Status Type:	Gas Show
Classification:	NEW POOL WILDCAT	Well Status Mode:	Abandoned Well
Well Name:	Robert J. Thompson H. E. Mashford #1		
Target Desc:	TARGETS WITHIN THE CLINTON AND CATARACT (OR MEDINA) GROUPS (WHIRLPOOL TO IRONDEQUOIT FORMATIONS INCLUSIVE)		
Status Type Desc:	A WELL CLASSED AS EXPLORATORY OR DEVELOPMENT IN WHICH GAS HAS BEEN ENCOUNTERED BUT HAS NOT BEEN PROVEN OR JUDGED TO BE PRODUCTIVE		
Status Mode Desc:	A WELL WHICH IS OFFICIALLY PLUGGED AND ABANDONED		
Classification Desc:	"EXPLORATORY WELL" MEANS A WELL THAT IS DRILLED FOR THE PURPOSE OF DISCOVERING A POOL OF OIL OR GAS		
Cement Rec:	Pugged at 225' and 100' filled with clay and hard heads		
Comments:	Accuracy is approximate and not verified.		

License No:	F013943	Elevation (m):	194.95
Geology Formation:	Drift	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology

Wells and Additional Sources Detail Report

Source:	FORM 7	Elevatn / Top (m):	194.95 / 0.3
Top (m):	0.3		
License No:	F013943	Elevation (m):	182.45
Geology Formation:	Guelph	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	FORM 7	Elevatn / Top (m):	182.45 / 12.8
Top (m):	12.8		
License No:	F013943	Elevation (m):	182.45
Geology Formation:	Guelph	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	MNR	Elevatn / Top (m):	182.45 / 12.8
Top (m):	12.8		
License No:	F013943	Elevation (m):	141.91
Geology Formation:	Rochester	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	MNR	Elevatn / Top (m):	141.91 / 53.34
Top (m):	53.34		
License No:	F013943	Elevation (m):	n/a
Geology Formation:	Guelph	Static Level (m):	0.0
Type of Water:	Fresh	Geology/Water:	Water
Source:	n/a	Elevatn / Top (m):	n/a / 18.9
Top (m):	18.9		
License No:	F013943	Elevation (m):	n/a
Geology Formation:	Guelph	Static Level (m):	0.0
Type of Water:	Sulphur	Geology/Water:	Water
Source:	n/a	Elevatn / Top (m):	n/a / 48.77
Top (m):	48.77		
License No:	F013943	Elevation (m):	125.15
Geology Formation:	Irondequoit	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	FORM 7	Elevatn / Top (m):	125.15 / 70.1
Top (m):	70.1		
License No:	F013943	Elevation (m):	141.91
Geology Formation:	Rochester	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	FORM 7	Elevatn / Top (m):	141.91 / 53.34
Top (m):	53.34		
License No:	F013943	Elevation (m):	182.45
Geology Formation:	Top of Bedrock	Static Level (m):	n/a

Wells and Additional Sources Detail Report

Type of Water:	n/a	Geology/Water:	Geology
Source:	FORM 7	Elevatn / Top (m):	182.45 / 12.8
Top (m):	12.8		
License No:	F013943	Elevation (m):	115.7
Geology Formation:	Grimsby	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	FORM 7	Elevatn / Top (m):	115.7 / 79.55
Top (m):	79.55		
License No:	F013943	Elevation (m):	82.78
Geology Formation:	Queenston	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	FORM 7	Elevatn / Top (m):	82.78 / 112.47
Top (m):	112.47		
License No:	F013943	Elevation (m):	115.7
Geology Formation:	Grimsby	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	MNR	Elevatn / Top (m):	115.7 / 79.55
Top (m):	79.55		
License No:	F013943	Elevation (m):	82.78
Geology Formation:	Queenston	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	MNR	Elevatn / Top (m):	82.78 / 112.47
Top (m):	112.47		
License No:	F013943	Elevation (m):	182.45
Geology Formation:	Top of Bedrock	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	MNR	Elevatn / Top (m):	182.45 / 12.8
Top (m):	12.8		
License No:	F013943	Elevation (m):	90.4
Geology Formation:	Whirlpool	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	MNR	Elevatn / Top (m):	90.4 / 104.85
Top (m):	104.85		
License No:	F013943	Elevation (m):	101.37
Geology Formation:	Cabot Head	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	FORM 7	Elevatn / Top (m):	101.37 / 93.88
Top (m):	93.88		
License No:	F013943	Elevation (m):	90.4

Wells and Additional Sources Detail Report

Geology Formation:	Whirlpool	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	FORM 7	Elevatn / Top (m):	90.4 / 104.85
Top (m):	104.85		
License No:	F013943	Elevation (m):	101.37
Geology Formation:	Cabot Head	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	MNR	Elevatn / Top (m):	101.37 / 93.88
Top (m):	93.88		
License No:	F013943	Elevation (m):	0.0
Geology Formation:	Drift	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	MNR	Elevatn / Top (m):	0.0 / 0.0
Top (m):	0.0		
License No:	F013943	Elevation (m):	125.15
Geology Formation:	Irondequoit	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	MNR	Elevatn / Top (m):	125.15 / 70.1
Top (m):	70.1		

Water Well Information System

Map Key	Direction	Distance (km)	Distance (m)	Elevation (m)	DB
1	ESE	0.11	105.70	194.83	WWIS

Well ID:	7163355	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:		Data Entry Status:	Yes
Use 2nd:		Data Src:	
Final Well Status:		Date Received:	05/24/2011
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	
Audit No:	M08996	Contractor:	7464
Tag:	A111483	Form Version:	5
Constructn Method:		Owner:	
Elevation (m):		County:	NIAGARA (WELLAND)
Elevatn Reliability:		Lot:	
Depth to Bedrock:		Concession:	
Well Depth:		Concession Name:	
Overburden/Bedrock:		Easting NAD83:	
Pump Rate:		Northing NAD83:	
Static Water Level:		Zone:	
Clear/Cloudy:		UTM Reliability:	
Municipality:	NIAGARA FALLS CITY (STAMFORD)		
Site Info:			

Wells and Additional Sources Detail Report

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/716\7163355.pdf

Well Completed Date: 05/02/2011
Year Completed: 2011
Depth (m):
Latitude: 43.089161220592
Longitude: -79.1251211135896
X: -79.12512096475092
Y: 43.08916121674654
Path: 716\7163355.pdf

Bore Hole ID:	1003511710	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:		East83:	652599.00
Code OB Desc:		North83:	4772422.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	3
Date Completed:	05/02/2011	UTMRC Desc:	margin of error : 10 - 30 m
Remarks:		Location Method:	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Radon Information

Detailed radon information for the project property is provided below.

Radon Zone Information

ID: 144850 **Radon Rank:** HIGH

Health Canada Radon Information

Health Region: 3546
Health Region Name: Niagara Regional Area Health Unit
Province or Territory: ON
Number Homes in Survey: 100
% Below 200 Bq/m3: 98
% Above 200 Bq/m3: 2
200 to 600 Bq/m3: 0
% Above 600 Bq/m3: 2

Area of Natural and Scientific Interest Information

There is no ANSI unit available in this area.

Area of Natural and Scientific Interest Information

Detailed ANSI information is provided below.

No records found for the project property or surrounding properties.

Federal Sources

Bedrock Geology of Canada

The Geological Map of Canada is scaled at 1:5,000,000. This map is created by Geological Survey of Canada and published by Natural Resources Canada.

BEDROCK GEOLOGY

Health Canada Radon Information

This source is the results from the Cross-Canada Survey of Radon Concentrations in Homes, a two-year study conducted by Health Canada's National Radon Program. The aims of this study were to obtain an estimate of the proportion of the Canadian population living in homes with radon gas levels above the guideline of 200 Bq/m³, to identify previously unknown areas where radon gas exposure may constitute a health risk, and to build, over time, a map of indoor radon gas exposure levels across Canada.

RADON

National Energy Board Wells

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.

NEBP

Soil Landscapes of Canada (SLC)

Major characteristics of soil and land such as surface form, slope, water table depth, permafrost and lakes.

SLC

Surficial Geology of Canada

This map contains information on surficial materials and associated landforms left by the retreat of the last glaciers and non glacial environments. It is based on compilation of existing maps. This data was authored by the Geological Survey of Canada and published by Natural Resources Canada.

SURFICIAL GEOLOGY

Toporama

Toporama covers the entire area of Canada's landmass and provides topographic, geo-referenced, and symbolic information in a raster format at 1:50,000 scale. This is a digital topographic reference product made available by Natural Resources Canada (NRCan).

TOPORAMA

Provincial Sources

Area of Natural and Scientific Interest

Areas of Natural and Scientific Interest (ANSIs) are lands and waters with features that are important for natural heritage protection, appreciation, scientific study or education. This dataset is made available by Ontario Ministry of Natural Resources.

ANSI

Bedrock Geology of Ontario

The Bedrock Geology layer shows the distribution of bedrock units underlying Ontario at a 1:250,000 scale. The geology of the province consists of Precambrian rocks of the Canadian Shield and Phanerozoic sedimentary rocks that overlie the Canadian Shield. This layer was compiled by the Precambrian Geoscience Section of Ontario Geological Survey.

BEDROCK GEOLOGY

Ontario Detailed Soil Survey (DSS3)

Soil surveys have been published for most of the agricultural areas, and many surrounding areas, across Canada. Data from these surveys comprise the most detailed soil inventory information in the National Soil DataBase. Data is made available by Agriculture and Agri-Food Canada

SOIL SURVEY

Ontario Oil and Gas Wells

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 OGS 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.

OOGW

Provincial Groundwater Monitoring Network

GROUNDWATER

Appendix

Groundwater level and chemistry data from monitoring wells that are part of the Provincial Groundwater Monitoring Network (PGMN) Program. Precipitation data (rain) is also available for some sites. This data is provided by Ontario Ministry of Environment and Climate Change.

Surficial Geology of Ontario

The Surficial Geology dataset contains a layer depicting the distribution and characteristics of surficial deposits across southern Ontario. This data set is authored by the Ontario Geological Survey.

SURFICIAL GEOLOGY

Topographic Map of Ontario

The Ontario Basic Mapping program provides a relationship between topographic information and the provincial geographical referencing grid, thereby forming the foundation for a comprehensive provincial geographical referencing system. This data is made available by the Ontario Ministry of Natural Resources and Forestry. This is ERIS self-designed topographic map template at 1:10,000.

TOPOGRAPHIC MAP

Water Well Information System

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.

WWIS

Wetlands of Ontario

The Ministry of Natural Resources and Forestry has made available a database of wetlands in Ontario. Certain attributes identify wetlands that have been evaluated with the Ontario Wetland Evaluation System (OWES), and of those which ones have been designated as Provincially Significant Wetlands (PSW).

WETLAND

Private Sources

Oil and Gas Wells

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.

OGWE

Radon Zone Information

The Radon Potential Map is developed by Radon Environmental Management Corporation. Its objective was to illustrate the relative variation of radon risk across the country, and in 2011 it published its first geologic Radon Potential Map of Canada.

RADON

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