



FINAL
Phase I Environmental
Site Assessment

7737 Lundy's Lane
Niagara Falls, Ontario

Prepared for:

Bluevale Acquisition Corp.
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Brampton, Ontario L6W 3Z6

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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on June 5, 2024 through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by Bluevale Acquisition Corp. (the Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 7737 Lundy's Lane, Niagara Falls, Ontario (hereafter referred to as the Site). The Site is developed with a three-storey commercial building (the Site Building), which is occupied by Travelodge.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential acquisition and associated financing of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2022), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

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

Given the year of construction of the Site Building (1987), there is a potential for asbestos-containing materials to be present in the Site Building. Pinchin did not conduct an asbestos survey, nor was any sampling or inspection for asbestos conducted as part of this Phase I ESA. The Site Representatives advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an Asbestos Management Program has not been developed for or implemented at the Site.

At the time of the Site reconnaissance, water-stained and/or damaged materials which were observed by Pinchin. These materials should be removed/replaced in accordance with industry standards and routinely monitored for changes. The extent of the potential water damage or mould growth within wall/ceiling cavities was not assessed as part of this Phase I ESA. In order to further assess the potential presence of potential mould growth, a mould survey would be required.

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.

This report has been issued without having received a response from the Ministry of the Environment, Conservation and Parks. Once a response from this regulatory body is received, the information will be reviewed by Pinchin and, if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.



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FIGURES

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1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on June 5, 2024 through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by Bluevale Acquisition Corp. (the Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 7737 Lundy's Lane, Niagara Falls, Ontario (hereafter referred to as the Site). The Site is developed with a three-storey commercial building (the Site Building), which is occupied by Travelodge.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential acquisition and associated financing of the Site.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2022), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on June 14, 2024, and was accompanied by the General Manager of Hospitality and the Hotel Manager for the Site since 2021 (the Site Representatives).

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located immediately north of Lundy's Lane, approximately 110 metres (m) west of Beaverdams Road in Niagara Falls, Ontario. The Site is situated in an area that predominantly consists of residential, institutional and commercial land uses. Figure 2 illustrates the Site and surrounding area.

A summary of the physical description of the Site, including the Site Building, is provided below:

Topic	Details
Approximate Site Area	0.72 hectares (1.79 acres).
Buildings on-Site	One (located on the west portion of the Site).



Topic	Details
Approximate Year of Construction and Significant Additions or Renovations	1987.
Number of Floors (Including ground level)	Three.
Subsurface Levels	One.
Approximate Footprint Area of Building	2,137 square metres (m ²) (23,000 square feet (ft ²)).
Approximate Total Area of Building	6,040 m ² (65,000 ft ²), excluding the basement.
Heating / Cooling	<p>Heating and cooling for the common areas of the Site Building are provided by rooftop-mounted natural gas-fired heating/ventilation/air-conditioning (HVAC) units, and supplemental heating and cooling is provided by natural gas-fired forced air furnaces and electric baseboard radiators and pad-mounted air-conditioning (AC) units, respectively.</p> <p>Heating and cooling for the suites is provided by Packaged Terminal AC (PTAC) units, and supplemental heating is provided by electric baseboard heaters.</p>
Elevators	One hydraulically-operated passenger elevator services the southeast portion of the Site Building.
Emergency Generators	None observed and none reported by the Site Representatives.
Landscaped / Grassed/Bare Ground Areas	Landscaping is present on the south and central portions of the Site, as well as the east Site boundary.
Paved or Other Sealed Surface Materials	The majority of the Site exterior consists of asphalt-paved parking areas and access routes.

2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area are generally flat.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties.



Topic	Findings
Subsurface Soils	Sand and gravel to approximately 0.5 m below ground surface (mbgs) overlying clay/silt to a depth of 6.1 mbgs, based on a review of the Ministry of the Environment, Conservation and Parks (MECP) well records database. Further, based on review of available soil mapping provided by Environmental Risk Information Services Ltd. (ERIS), surficial soils in the area of the Site consist of a mixture of sand and silt.
Fill Materials	At the time of the Site reconnaissance, a former outdoor swimming pool was observed to have been infilled. According to the Site Representatives, the pool was decommissioned and filled with imported granular material in December 2023. The origin of the material was not provided. In addition, former on-Site buildings were apparent in a review of available Fire Insurance Plans (FIPs). 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). As such, Pinchin notes that the presence of the historical building on-Site could give rise to the presence of fill material of unknown quality within the respective former footprint. It is Pinchin's opinion that the presence of potential fill material on Site represents a low environmental risk at this time. However, in the event the Site is redeveloped in the future, any excess soil that is generated during redevelopment activities will require sampling and analysis to assess the chemical quality of excess soil prior to off-Site disposal.
Bedrock Type	Based on a review of available bedrock mapping provided by ERIS, bedrock geology in the area of the Site consists of sandstone, shale, dolostone and siltstone of the Guelph Formation.
Inferred Bedrock Depth	Greater than 6 mbgs, based on a review of the MECP well records database.
Inferred Groundwater Depth	Between approximately 3 and 6 mbgs, based on a review of the MECP well records database.
Nearest Open Water Body	Beaverdams Creek is located approximately 765 m north of the Site, which flows to the west and discharges into the Welland Canal, located approximately 6.3 kilometres (km) west of the Site. The Welland Canal flows to the north and discharges into Lake Ontario, located approximately 16.8 km northwest of the Site.
Inferred Groundwater Flow Direction	West-northwest based on the location of Beaverdams Creek and the Welland Canal.

2.3 Site Operations

The Site Building operates as a commercial hotel consisting of three storeys and 118 suites. An in-ground swimming pool is located in the south portion of the Site Building. This portion of the Site Building also includes entertainment amenities such as a billiards table and an arcade. In addition, a commercial



kitchen and restaurant area are present in the south portion of the Site Building. According to the Site Representatives, the kitchen has been unoccupied since May 2024.

A basement is 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 is unfinished and is comprised of granular-surfaced floors and concrete walls. The former exterior swimming pool pump is located in the northeast corner of the basement.

Site maintenance activities involve painting, replacement of light fixtures, minor plumbing and electrical work on an 'as-needed' basis.

Further details regarding on-Site operations are provided in Section 5.0 of this report.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

The Site Representatives advised Pinchin of the following with respect to the historical occupancy and operations at the Site:

- The Site Building was constructed in approximately 1987 on previously undeveloped land;
- Occupants of the Site Building have always consisted of hotel operations;
- No dry-cleaning operations have historically taken place at the Site; and
- No retail fuel outlets (RFOs) have operated at the Site.

3.2 Aerial Photographs and Satellite Imagery

Copies of aerial photographs/satellite imagery dated 1934, 1954, 1965, 1975, 1982, 1995, 2008 and 2023 were obtained from ERIS and reviewed by Pinchin. Copies of aerial photographs dated 1954/55 were also obtained from the James A. Gibson Library Niagara Air Photo Index Online Mapping System and reviewed by Pinchin. Pinchin supplemented these aerial photographs with those provided by ERIS dated 1954.

A summary of information inferred with respect to the Site is provided in the following table:

Year of Photograph	Site
1934	The Site appeared to consist of vacant undeveloped/agricultural land.



Year of Photograph	Site
1954/55	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 Site. An inferred residential dwelling was apparent on the northeast portion of the Site.
1965, 1975 and 1982	Similar to 1954/55; however, the inferred residential dwelling was no longer apparent.
1995, 2008 and 2023	The Site appeared to be developed with a building similar in size and configuration to the present-day Site Building. The Site exterior appeared to consist of paved parking areas and a pool located on the north-central portion of the Site.

A summary of information inferred with respect to the surrounding area is provided in the following table:

Year of Photograph	North	East	South	West
1934	Vacant undeveloped/ agricultural land and a road similar in orientation to present-day Beaverdams Road.	Vacant undeveloped/ agricultural land and a road similar in orientation to present-day Beaverdams Road.	A road similar in orientation to present-day Lundy's Lane, followed by vacant undeveloped land.	Vacant undeveloped/ agricultural land.
1954/55	Similar to 1934; however, inferred residential dwellings were apparent along Beaverdams Road.	Similar to 1934; however, inferred residential dwellings were apparent along Beaverdams Road.	Similar to 1934; however, inferred residential dwellings were apparent south of Lundy's Lane.	Similar to 1934; however, inferred commercial and residential land uses were apparent on the north side of Lundy's Lane.



Year of Photograph	North	East	South	West
1965 and 1975	Similar to 1954/55.	A building similar to the north and west portion of present-day 7701 Lundy's Lane was apparent, followed by an inferred RFO located at the intersection of Beaverdams Road and Lundy's Lane. as well as an inferred RFO located at present-day 7600A Lundy's Lane, Beaverdams Road and inferred commercial and residential land uses.	Similar to 1954/55; however, additional inferred commercial buildings appeared to have been developed on the south side of Lundy's Lane.	Similar to 1954/55; however additional inferred commercial buildings were apparent on the north side of Lundy's Lane.
1982	Similar to 1975; however, additional residential dwellings had been constructed.	Similar to 1975; however, the RFO located at the corner of Beaverdams Road and Lundy's Lane was no longer apparent and the RFO located at 7600A Lundy's Lane was no longer apparent.	Similar to 1975.	Similar to 1975.



Year of Photograph	North	East	South	West
1995, 2008 and 2023	Similar to 1982.	Similar to 1985; however, an inferred commercial building similar in size and configuration to present-day 7600A Lundy's Lane was apparent.	Similar to 1982.	Similar to 1982.

An RFO appeared to be located to the northwest of the intersection of Lundy's Lane and Beaverdams Road (present-day 7701 Lundy's Lane) in the aerial photographs dated from 1965 to 1975. This operation was located approximately 50 m east of the Site and based on a review of available Fire Insurance Plans (FIPs) (see Section 3.3 of this report), the associated underground storage tank (UST) associated with this property was located approximately 50 m east of the Site and situated hydraulically upgradient/transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance from the Site, it is Pinchin's opinion that this off-Site historical operation is unlikely to have resulted in potential subsurface impacts at the Site.

An RFO appeared to be located at present-day 7600A Lundy's Lane in the aerial photographs dated from 1965 to 1975. This property is located approximately 160 m southeast of the Site and is situated hydraulically upgradient/transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance from the Site, it is Pinchin's opinion that this off-Site historical operation is unlikely to have resulted in potential subsurface impacts at the Site.

3.3 Opta Information

Pinchin contacted Opta Intelligence (Opta) to obtain copies of Property Underwriters' Reports (PURs) and Property Underwriters' Plans related to the Site. Opta provided Pinchin with copies of PURs dated 1996 and 2009 (see Appendix I). In addition, Pinchin reviewed FIPs dated 1965 from Pinchin's in-house collection.

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

1965

- The Site appeared to consist of the municipal addresses 3767 and 3737 Lundy's Lane and was developed with five carports located on the west portion of the Site, as well as a pool located on the south-central portion and a pool located on the northeast portion. An inferred motel was located on the east portion of the Site;



- Coverage for properties located north of the Site was not provided;
- Properties located east and west of the Site appeared to consist of commercial land uses;
- An RFO was located at 3671 Lundy's Lane (present-day 7701 Lundy's Lane). This RFO and associated UST were located approximately 50 m east of the Site and situated hydraulically upgradient/transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance from the Site, it is Pinchin's opinion that this historical off-Site operation is unlikely to have resulted in potential subsurface impacts at 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 and is situated hydraulically upgradient/transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance from the Site, it is Pinchin's opinion that this historical off-Site operation is unlikely to have resulted in potential subsurface impacts at the Site; and
- Properties located to the south of the Site appeared to consist of Lundy's Lane, followed by commercial land uses.

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

- The Site Building was reportedly constructed in approximately 1988;
- The Site was occupied by Motor Inn Hotel;
- Heating was provided by electric baseboard heating; and
- The Site Building consisted of a reception area, offices, restaurant, swimming pool and rooms on the main floor and the second and third floors consisted of rooms.

3.4 City Directories

City directories for the intermittent years between 1934 to 2021 were obtained by ERIS and reviewed by Pinchin. It should be noted that no city directories were available for the City of Niagara Falls prior to 1934 and subsequent to 2021. It should be noted that based on a review of available FIPs (see Section 3.3 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 Site 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.



Year(s)	Occupant Listings for Site Address
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.

In general, the city directories indicated that the surrounding area has historically consisted of commercial and residential land uses since 1960. No historical dry-cleaning operations, RFOs or other operations of potential environmental concern were identified; however, Pinchin notes the following:

- M&S Service Centre was listed at 7600 Lundy's Lane in 1970. This property is located approximately 160 m southwest of the Site and is situated hydraulically upgradient/transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance from the Site, it is Pinchin's opinion that this off-Site operation is unlikely to have resulted in potential subsurface impacts at the Site.

3.5 Previous Environmental Reports

No previous reports (i.e., Phase I ESAs, geological or geotechnical reports) were provided for Pinchin's review and, according to the Client, none are available.

3.6 Historical Summary

Based on the results of the historical review, nothing was identified that is likely to result in potential subsurface impacts at the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Client and was advised that there is no regulatory information with respect to the Site.

4.2 Ministry of the Environment, Conservation and Parks

A Freedom of Information request was submitted to the MECP for information on file with respect to the Site. Specifically, the MECP was asked what information it has regarding historical spills, orders, investigations/prosecutions, waste generator numbers/classes, Certificates-of-Approval and Environmental Compliance Approvals. At the time of writing this report, no response had been received from the MECP. When a formal response is received, it will be reviewed by Pinchin. If there is any



information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of Pinchin's request submitted to the MECP is provided in Appendix II of this report.

The MECP *Brownfields Environmental Site Registry* was searched by ERIS as part of the database searches completed. According to the ERIS report, a Record of Site Condition (RSC) has not been filed for the Site; however, an RSC has been filed for the property located at 7736 Beaverdams Road and 7734 Beaverdams Road which is located adjacent to the northeast portion of the Site and is situated hydraulically downgradient of the Site relative to the inferred groundwater flow direction. The RSC indicates the following information:

- The RSC (#223313) was filed on May 29, 2017, and permitted a change of land use from commercial to residential;
- The RSC was supported by a Phase One ESA completed by Hallex Environmental Ltd.; and
- No further work was recommended.

Pinchin conducted a search of the MECP regulated *Excess Soil Registry* as administered by the Resource Productivity and Recovery Authority. Based on the results of Pinchin's search, an excess soil notice has not been filed for the Site or neighbouring properties within a 200 m radius of the Site.

4.3 Technical Standards & Safety Authority

The Technical Standards & Safety Authority (TSSA) was contacted to establish the status of the Site with respect to its files, to identify outstanding instructions, tank registrations, incident reports, fuel/oil spills or contamination records associated with the Site. The TSSA provided Pinchin with information on file pertaining to the Site in a letter dated June 20, 2024. The information provided by the TSSA indicates that a release had occurred from an Enbridge Gas line and that an inspection was completed on a wall furnace occurred on October 11, 2016. It is Pinchin's opinion that this release does not represent an environmental concern in connection with the Site.

4.4 ERIS

Pinchin submitted a request to ERIS for a review of their available databases, as they pertain to the Site and surrounding properties. A copy of the ERIS report is provided in Appendix III. Based on a review of the information obtained from ERIS, Pinchin notes 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. Based on the nature of the receiving medium (i.e., an asphalt-paved parking lot and concrete catch basin), as well as no further information available provided in the record, it is Pinchin's opinion that this on-Site spill represents a reduced risk to the Site at this time; and

- Additional surrounding properties were listed under various databases; however, based on the information provided within the ERIS report, the locations/distances between these properties and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that the potential issues of concern associated with these listings are unlikely to result in potential subsurface impacts at the Site.

4.5 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.

5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on June 14, 2024, and was accompanied by the Site Representatives. The Site reconnaissance included a walk-through of accessible areas of the interior of the Site Building and exterior areas. It should be noted that only a representative sample of suites were accessed at the time of Pinchin's Site reconnaissance in order to minimize tenant disturbance. At the time of the Site reconnaissance, the ground surface was dry, and the weather was sunny. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

5.1 Hazardous Materials

Topic	Findings
Chemicals	<p>Chemicals typically used for general purpose cleaning, laundry, and building maintenance (e.g., window cleaners, bleach, paints, deodorizers, etc.) were noted on-Site at the time of the Site reconnaissance. Chemicals observed on-Site were stored within manufacturer-supplied containers in various locations within the Site Building.</p> <p>Liquid chlorine (i.e., one 20-litre (L) pail and two 15-L containers) were observed to be stored in the vicinity of the pool room on the ground floor of the Site Building. Two 205-L drums of muratic acid (i.e., a water-treatment and descaling chemical for pools), and pails of bromine discs and powdered calcium were observed in the basement in the vicinity of the pool pump and filter.</p>



Topic	Findings
Compressed Gases	None observed and none reported by the Site Representative.
Hazardous Waste	None observed and none reported by the Site Representatives.

No spills or evidence of historical spills (i.e., staining) were observed in the chemical storage areas noted above and observed by Pinchin. The interior concrete floor slab was observed to be in good condition (i.e., no cracking or pitting) and the chemicals appeared to be stored in an orderly fashion. No floor drains were present in the vicinity of the chemical storage areas.

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) were observed on-Site, and none were reported by the Site Representatives; however, the Site Representatives have not been associated with the Site since it's development. Therefore, a representative knowledgeable about the Site was not available to confirm or refute the presence of a former or current AST located at the Site. No evidence of former ASTs was observed by Pinchin.

5.2.2 Underground Storage Tanks

No evidence of USTs (i.e., fill/vent pipes) was observed on-Site, and none were reported by the Site Representatives; however, the Site Representatives have not been associated with the Site since it's development. Therefore, a representative knowledgeable about the Site was not available to confirm or deny the presence of a former or current UST located at the Site. No evidence of former USTs was observed by Pinchin.

5.3 Water and Wastewater

Topic	Findings
Water Supply Source	The Regional Municipality of Niagara (RMON). Water is obtained by the RMON from the Niagara River. Groundwater is not used as a source of potable water.
Water Use	Water is primarily used for domestic-related activities.
Sanitary/Process Wastewater Receptor	Municipal sanitary sewer system. No process wastewater is generated at the Site. Wastewater is limited to sanitary effluent.



Topic	Findings
Pits, Sumps or Lagoons	According to the Site Representatives, an elevator sump was present within the Site Building; however, the pit could not be located at the time of the Site reconnaissance. No additional sumps, pits or lagoons were observed, and none were reported by the Site Representatives. The presence of the elevator sump represents a low material risk in connection with the Site at this time.
Grease Traps	An above-ground grease trap is located in the kitchen on the ground floor of the Site Building. At the time of the Site reconnaissance, the commercial kitchen was not in operation.
Oil/Water Separators	None observed and none reported by the Site Representatives.
Storm Water Flow and Receptor	On-Site catch basins and roof drains discharge to the municipal storm sewer system.
Wells	None observed and none reported by the Site Representatives.
Watercourses, Ditches or Standing Water	None observed and none reported by the Site Representatives.

5.4 Hydraulic Equipment

One hydraulic passenger elevator has been present within the southeast portion of the Site Building since the construction of the Site Building (1987). Hydraulic oil is stored within a steel reservoir 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. Based on the age of the hydraulic system, the cylinder is likely double-bottomed and encased in PVC; therefore, based on the above information, it is Pinchin's opinion that this hydraulic elevator is unlikely to result in potential subsurface impacts at the Site. No other hydraulic equipment was identified at the Site, and none was reported by the Site Representatives.

5.5 Polychlorinated Biphenyls

The use of polychlorinated biphenyls (PCBs) in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common until Canada banned its use in 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. These regulations required the decommissioning of equipment containing high levels of PCBs (>500 ppm) in 2009. Additionally, the regulations require decommissioning of light ballasts, pole top transformers, capacitors and electrical equipment containing greater than 50 mg/kg PCBs by December 31, 2025. Cables, pipelines and equipment associated with natural gas, petroleum and petroleum



products, and fusion sealed capacitors for use in communication equipment and electrical control equipment are exempt from the decommissioning requirement.

Given the year of construction of the Site Building (1987), it is unlikely that PCBs are present in on-Site electrical equipment. A pad-mounted oil-cooled transformer is located on the southeast portion of the Site. No staining was observed on the concrete pad in the vicinity of the transformer, and it should be noted that any maintenance and/or concerns associated with the high-voltage transformer would be the responsibility of Niagara Peninsula Energy.

Given the year of construction of the Site Building (1987), it is unlikely that PCBs are present in on-Site hydraulic elevator.

5.6 Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are commonly found in building construction materials (particularly in older buildings). Asbestos use in building products declined in use starting in the 1970s, with the majority of products being phased out by circa 1990. Asbestos use in Canada was formally banned in December 2018.

Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until circa 1990. A limited number of non-friable asbestos products remained in use until the end of 2018; examples include friction materials, gaskets, cement pipes, sealants, adhesives and caulking.

Given the year of construction of the Site Building (1987), there is a potential for ACMs to be present in the Site Building.

Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. The Site Representatives advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an Asbestos Management Program (AMP) has not been developed for or implemented at the Site. In accordance with Ontario Regulation 278/05, an asbestos survey should be performed in buildings that are known or suspected of containing ACMs.

The potential presence of ACMs could result in management issues and future costs if renovation or demolition activities are undertaken at the Site. The extent of such potential issues could not be assessed as part of this Phase I ESA. Prior to any renovation or demolition activities, a designated substance (including asbestos) survey would be required.



5.7 Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, primers and coatings for anti-corrosive purposes, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in consumer paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. In 2005, the limit was reduced to 600 ppm and in 2010, the limit was further reduced to 90 ppm, however, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road and line markings. In June 2016, these exemptions were removed and as of this date, any paint sold should not contain more than 90 ppm, even if sold for anti-corrosion purposes.

Pinchin did not conduct an assessment of lead in painted surfaces as part of this Phase I ESA, and the Site Representatives advised Pinchin that no surveys have been previously conducted at the Site. Prior to any demolition or renovation activities, a designated substance (including lead) survey would be required. During Pinchin's Site reconnaissance, Pinchin observed that painted surfaces at the following locations were in poor condition (i.e., peeling and/or flaking):

- Bubbling and peeling paint within the pool room;
- Chipped paint within storage areas and closets and around windows;
- Flaking paint within the kitchen area; and
- Chipped and flaking paint in the basement portion of the stairwells and entrances/exits.

5.8 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances (ODSs) was not observed. The Site Representatives reported that the bulk storage of ODSs has not been carried out at the Site.

Rooftop HVAC units and AC units, as well as residential and commercial refrigeration units, were observed on-Site. These units may include refrigerants, such as R22 or R12, that are noted within the phase-out schedules for elimination in both Provincial and Federal regulations. No other sources of ODSs were observed at the time of the Site reconnaissance.

5.9 Radon

Radon is a naturally occurring radioactive gas formed by the breakdown of uranium in soil, rocks and even groundwater. Radon is invisible, odourless and colourless and as such, cannot be detected by humans. Radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building the concentrations can increase to higher levels. Health Canada has developed guidelines for acceptable levels of radon in dwellings and public buildings



and has indicated that radon levels should not exceed 200 becquerels per cubic metre (Bq/m³). Testing for radon in the Site Building was beyond the scope of this Phase I ESA. The Site Representatives reported that no radon surveys have been carried out at the Site.

5.10 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

A comprehensive inspection for mould, which would require intrusive testing, was not performed as part of this Phase I ESA. Water-stained and/or damaged materials which were observed by Pinchin included, but were not limited to the following:

- Water-damaged and stained drywall were observed on the ceilings and walls within the pool room of the Site Building, likely due to condensation and poor ventilation;
- Water-stained ceiling drywall, joists and insulation within the interstitial space around the roof access;
- Water-stained ceiling tiles and drywall were observed within the Site Building; and
- Water-stained flooring and baseboards were observed in the basement of the Site Building.

In addition, the pool was observed to be leaking through the concrete foundation into the basement of the Site Building; however, at the time of the Site reconnaissance, the floors and walls in this portion of the basement were unfinished and consisted of concrete and granular material, respectively. Water damage/staining observed on building materials (i.e., ceiling tiles) should be removed/replaced in accordance with industry standards and routinely monitored for changes. The extent of the potential water damage or mould growth within wall/ceiling cavities was not assessed as part of this Phase I ESA. In order to further assess the potential presence of potential mould growth, a mould survey would be required.



5.11 Air Emissions

Topic	Findings
Washroom Vents	Washroom exhausts are vented through the exterior walls of the Site Building.
Kitchen Vents	Kitchen exhausts are vented through the exterior wall of the Site Building.
Heating/Cooling	Roof-top HVAC units and AC unit exhausts are vented directly to the atmosphere. Natural gas-fired forced air furnace exhausts are vented through the external walls of the Site Building.
Emergency Generators	None observed and none reported by the Site Representatives.
Process Vents	Two fans were observed in the pool room in order to exhaust fumes and humidity through the exterior wall of the Site Building.
Odours	With the exception of a chlorine odour in the pool room, no strong, pungent or noxious odours were identified.
Permits / Approvals	The Site Representatives advised Pinchin that there are no permits/approvals for the Site, as related to air emissions or discharges.

5.12 Staining and Stressed Vegetation

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance. The Site Representatives reported that no known historical chemical spills have occurred on-Site.

5.13 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Mixed domestic refuse and recyclables are deposited in a metal bin located on the east portion of the Site. The wastes are removed for off-Site disposal biweekly by Modern Disposal, a third-party waste hauler.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that predominantly consists of residential, institutional and commercial land uses. A description of the adjacent properties is summarized in the following table, based on Pinchin's observations from the Site and publicly accessible locations:



	North	East	South	West
Operation or Activity	Vacant land, followed by residential land use.	Flamingo Motor Inn (7701 Lundy's Lane), followed by Beaverdams Road and commercial land use.	Lundy's Lane, followed by various commercial land use.	Vacant land, followed by commercial land use.
Direction with Respect to Inferred Groundwater Flow	Downgradient/ Transgradient.	Upgradient/ Transgradient.	Upgradient/ Transgradient.	Downgradient/ Transgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	None observed.	None observed.

Based on Pinchin's observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.

7.0 FINDINGS AND RECOMMENDATIONS

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

Given the year of construction of the Site Building (1987), there is a potential for ACMs to be present in the Site Building. Pinchin did not conduct an asbestos survey, nor was any sampling or inspection for asbestos conducted as part of this Phase I ESA. The Site Representatives advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an AMP has not been developed for or implemented at the Site.

At the time of the Site reconnaissance, water-stained and/or damaged materials which were observed by Pinchin. These materials should be removed/replaced in accordance with industry standards and routinely monitored for changes. The extent of the potential water damage or mould growth within wall/ceiling cavities was not assessed as part of this Phase I ESA. In order to further assess the potential presence of potential mould growth, a mould survey would be required.

8.0 TERMS AND LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 7737 Lundy's Lane, Niagara Falls, Ontario, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for



environmental site investigations, and specific Client requests, as applicable to this Site. The scope of work completed by Pinchin, as part of this Phase I ESA, is not sufficient (in and of itself) to meet the requirements for the submission of an RSC in accordance with Ontario Regulation 153/04 (as amended). If an RSC is an intended end product of work conducted at the Site, further consultation and/or work will be required.

This report was prepared for the exclusive use of Bluevale Acquisition Corp. (the Client), subject to the terms, conditions and limitations contained within the duly authorized work plan 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 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. Furthermore, this report should not be construed as legal advice. 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 I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

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.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2022), 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 I ESA.

9.0 REFERENCES

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

1. General Manager of Hospitality and the Hotel Manager [the Site Representatives].
2. Environmental Risk Information Services Ltd. report entitled "*Site 7737 Lundy's Lane, Niagara Falls, Ontario*", dated June 6, 2024 (ERIS Project # 24060600946).
3. Opta Information Intelligence "*Site 7737 Lundy's Lane, Niagara Falls, Ontario* ", dated June 13, 2024 (Opta Order ID: 145343).
4. Toporama – Topographic Maps:
<http://atlas.gc.ca/site/english/maps/topo/map>.
5. Niagara Navigator:
navigator.niagararegion.ca/portal/apps/webappviewer/index.html?id=4500745f3cd141ddb707913a444e7886
6. MECP Well Records database:
[Map: Well records | ontario.ca](http://www.ontario.ca/en/gov/service/locate-wells).
7. James A. Gibson Library Niagara Air Photo Index:
[Niagara Air Photo Index 2022 \(arcgis.com\)](http://www.niagara-air-photo-index.com/).
8. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2022.
9. Technical Standards & Safety Authority.
10. Ministry of the Environment, Conservation and Parks.
11. MECP Brownfields Environmental Site Registry.
12. Google Earth™.
13. Health Canada. "*Cross-Canada Survey of Radon Concentrations in Homes – Final Report*", dated March 2012.

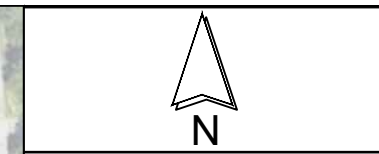
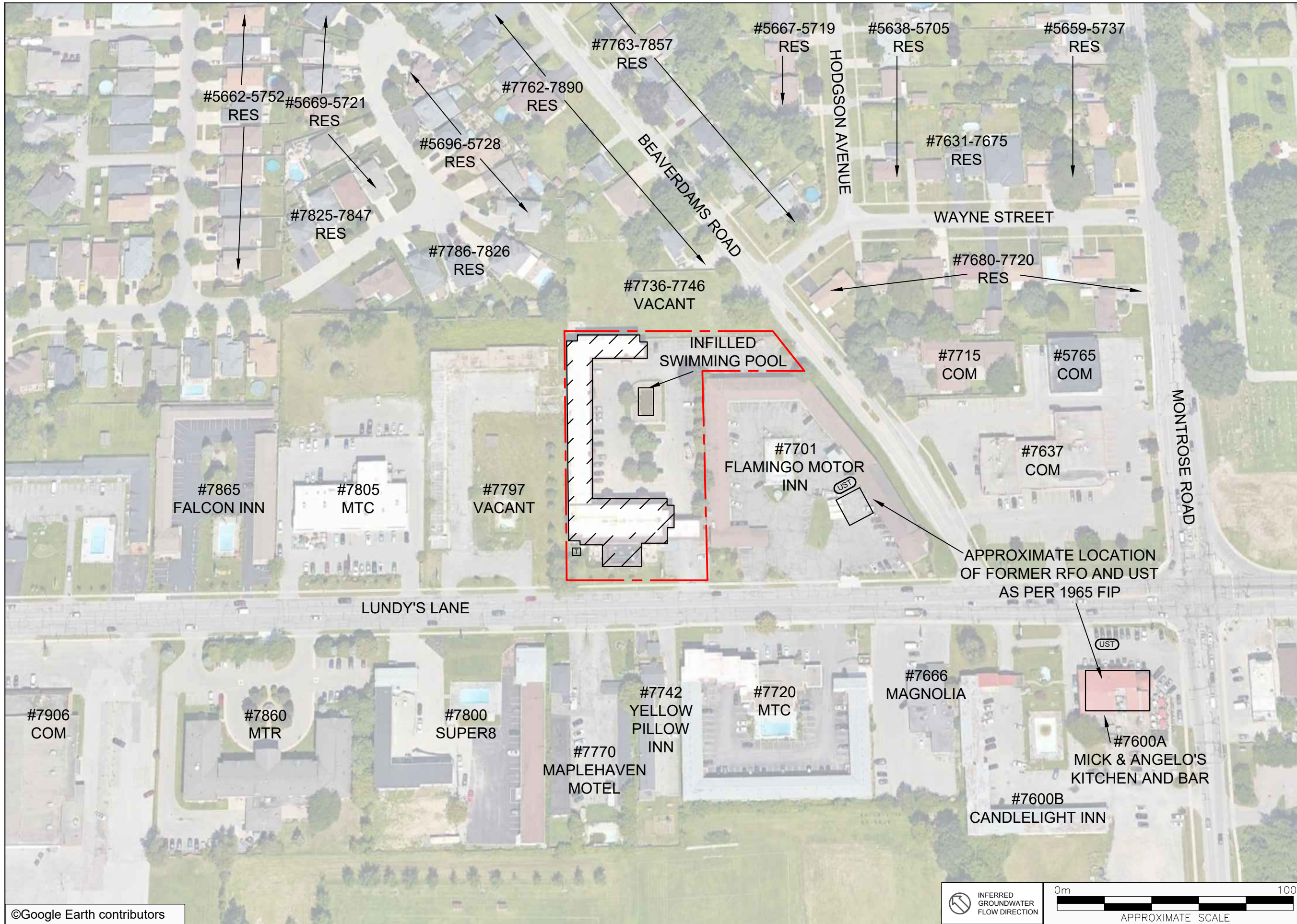
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Template: Master Report for Phase I ESA - Ontario, EDR, November 23, 2022

FIGURES



PROJECT NAME:				PHASE I ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME:				BLUEVALE ACQUISITION CORP.			
PROJECT LOCATION:				7737 LUNDY'S LANE, NIAGARA FALLS, ONTARIO			
FIGURE NAME:				KEY MAP			
PROJECT NUMBER:				SCALE:		DRAWN BY:	
343602.001				1:15,000		KU	
REVIEWED BY:				DATE:		FIGURE NUMBER	
KD				JULY 2024		1	



LEGEND

- SITE BOUNDARY
- SITE BUILDING
- UNDERGROUND STORAGE TANK
- RFO RETAIL FUEL OUTLET
- RES RESIDENTIAL
- MTR MULTI-TENANT RESIDENTIAL
- MTC MULTI-TENANT COMMERCIAL
- FIP FIRE INSURANCE PLAN

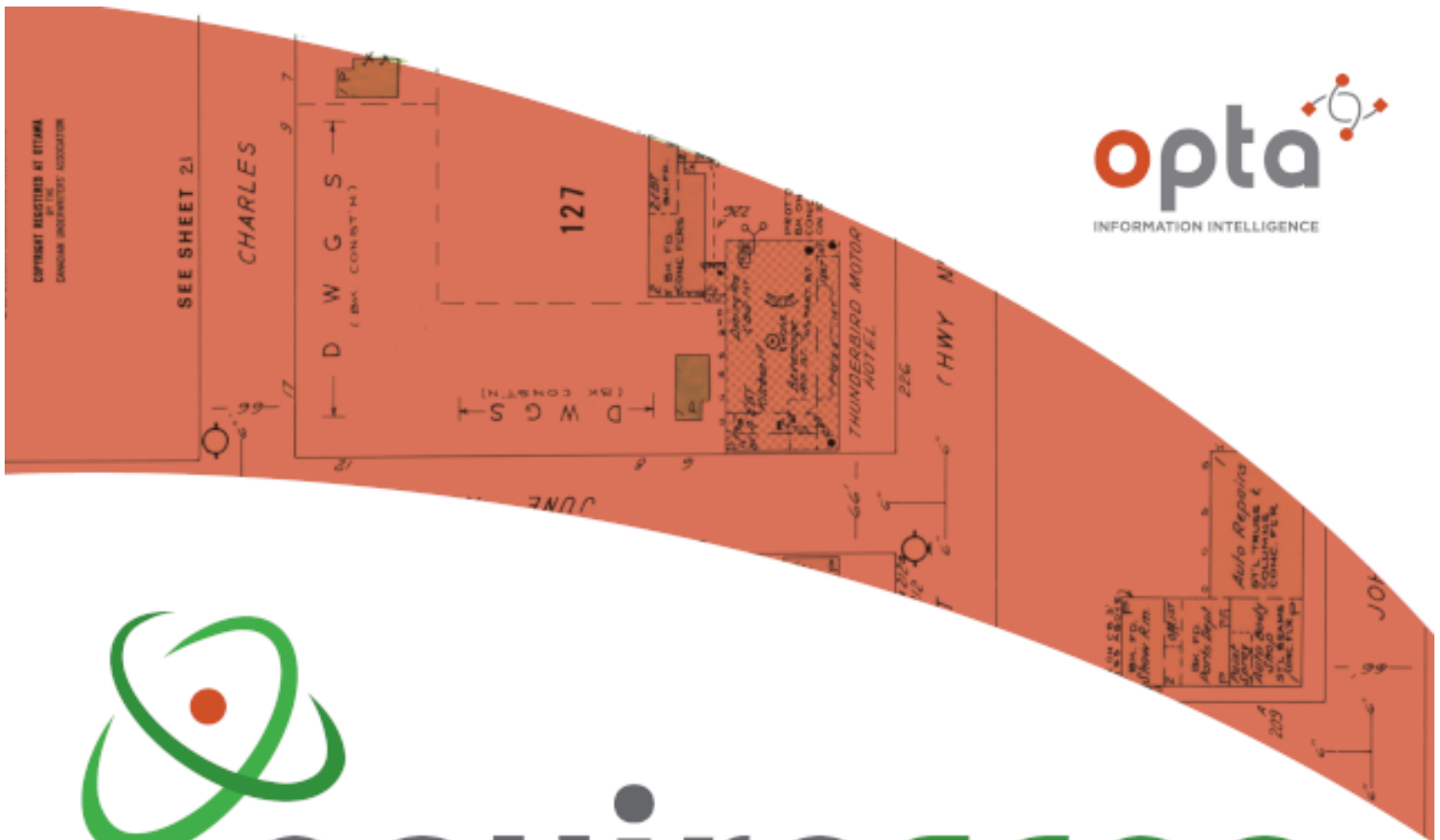
LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.



PROJECT NAME: PHASE I ENVIRONMENTAL SITE ASSESSMENT	
CLIENT NAME: BLUEVALE ACQUISITION CORP.	
PROJECT LOCATION: 7737 LUNDY'S LANE, NIAGARA FALLS, ONTARIO	
FIGURE NAME: SITE AND SURROUNDING LAND USE PLAN	
PROJECT NUMBER: 343602.001	SCALE: AS SHOWN
DRAWN BY: KU	REVIEWED BY: KD
DATE: JULY 2024	FIGURE NUMBER: 2



APPENDIX I
Opta Response



enviroscan



175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 1 877 244 9437
W: optaintel.ca

Midori

Site Address:

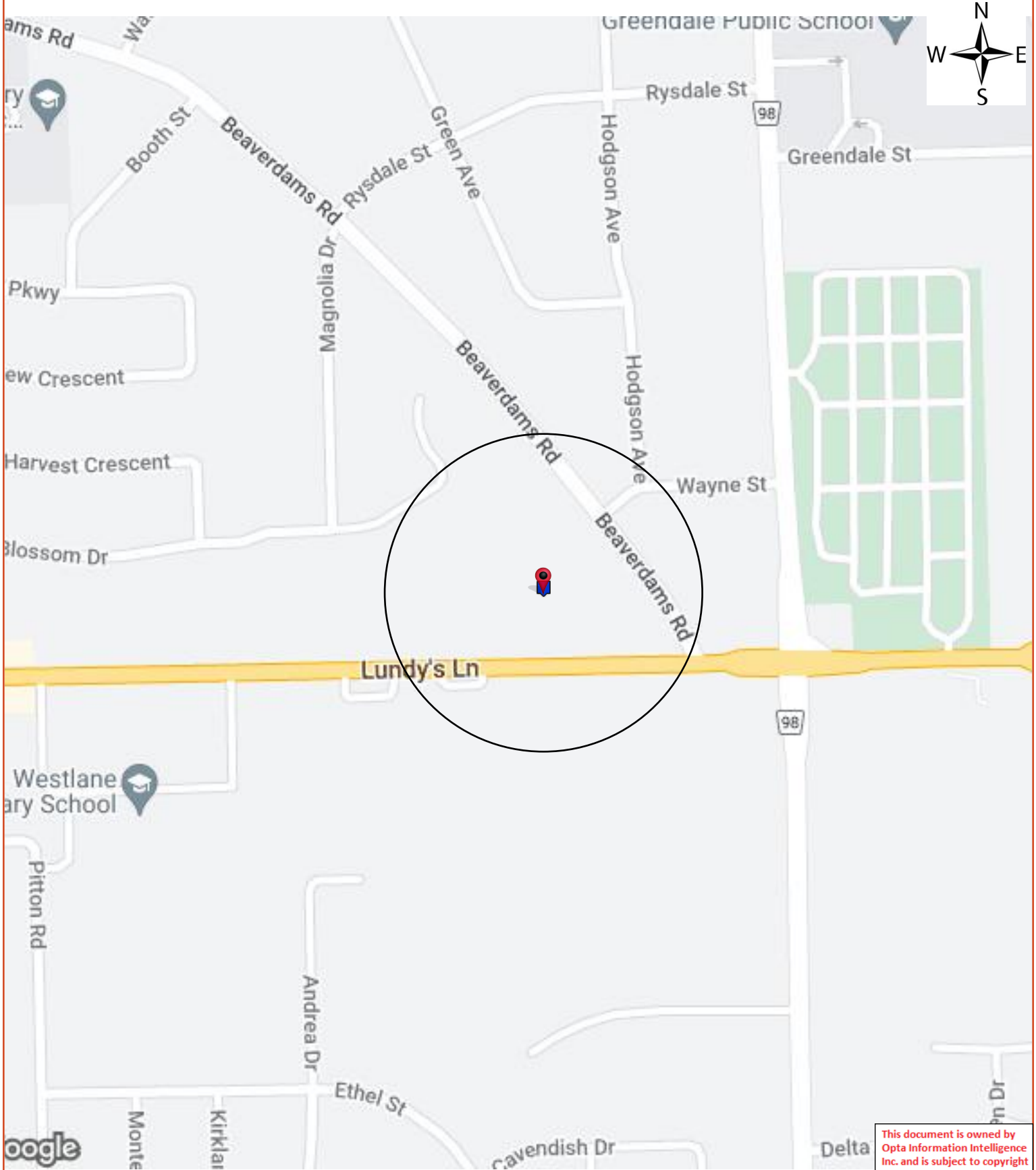
7737 Lundys Ln Niagara Falls ON

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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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*)



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



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

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
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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
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9.0 ROOF CONSTRUCTION

CONCRETE %	100
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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
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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
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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

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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"/> UNDETERMINED
EXHAUST DUCTS CLEANED	<input type="checkbox"/> 6 MONTHS	<input checked="" type="checkbox"/> 12 MONTHS	<input type="checkbox"/> UNDETERMINED
	<input type="checkbox"/> OTHER		
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"/> NO <input type="checkbox"/> N/A
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"/> NOT SATISFACTORY <input type="checkbox"/> N/A
SIDEWALKS - WALKWAYS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
FLOOR SURFACES AND COVERINGS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
INTERIOR LIGHTING	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
STAIRS / RAMPS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
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"/> SATISFACTORY <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 II
Correspondence with Regulatory Agencies

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) *

1900/01/01

To (yyyy/mm/dd) *

2024/06/17

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
Rychlik	Natalia	

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

Pinchin Ltd.

Project/Reference Number (if applicable)

343602.001

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

7727 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: 29600172

Ministry of the Environment,
Conservation and Parks

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

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

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2



July 8, 2024

Ms. Natalia Rychlik
Pinchin Ltd.
200-151 York Boulevard
Hamilton, Ontario L8R 3M2
nrychlik@pinchin.com

Dear Natalia Rychlik:

RE: **MECP FOI A-2024-03985, Your Reference 343602.001 – Decision Letter**

This letter is in response to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to:

7727 Lundy's Lane, Niagara Falls.

Timeframe: January 1, 1900 to June 17, 2024

After a thorough search through the ministry files, no records were located responsive to your request. The official responsible for making the access decision on your request is the undersigned.

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at <http://www.ipc.on.ca>. Please note there may be a fee associated with submitting the appeal.

If you have any questions, please contact Shannon Neita at shannon.neita@ontario.ca.

Yours truly,

Shannon Neita

for
Josephine DeSouza
Manager, Access and Privacy Office



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

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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 III
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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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

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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
EIS	<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

<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>
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

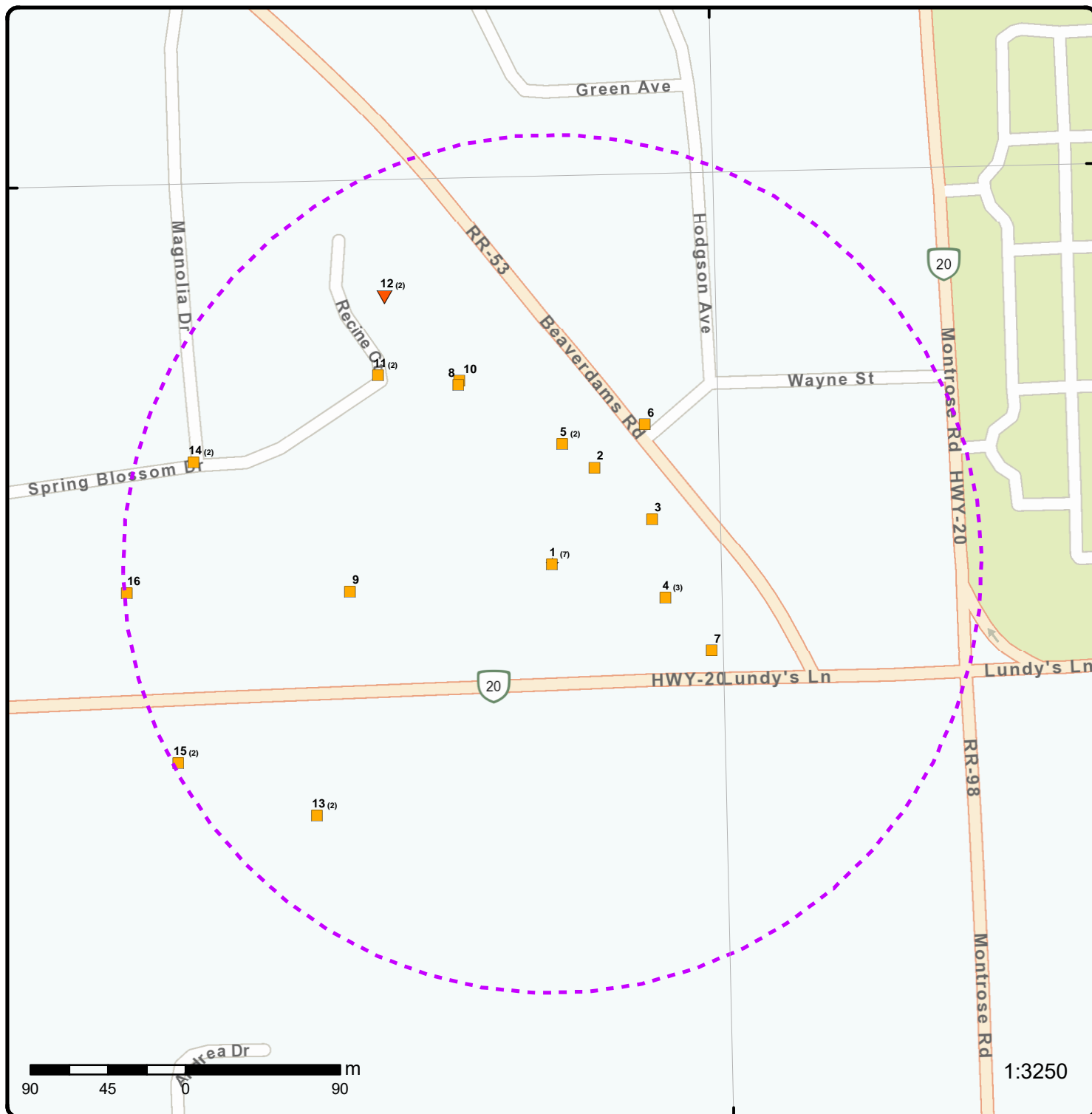
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enbridge Gas Distribution Inc.	5706 Recine Ct Niagara Falls ON	NW	182.93	12

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



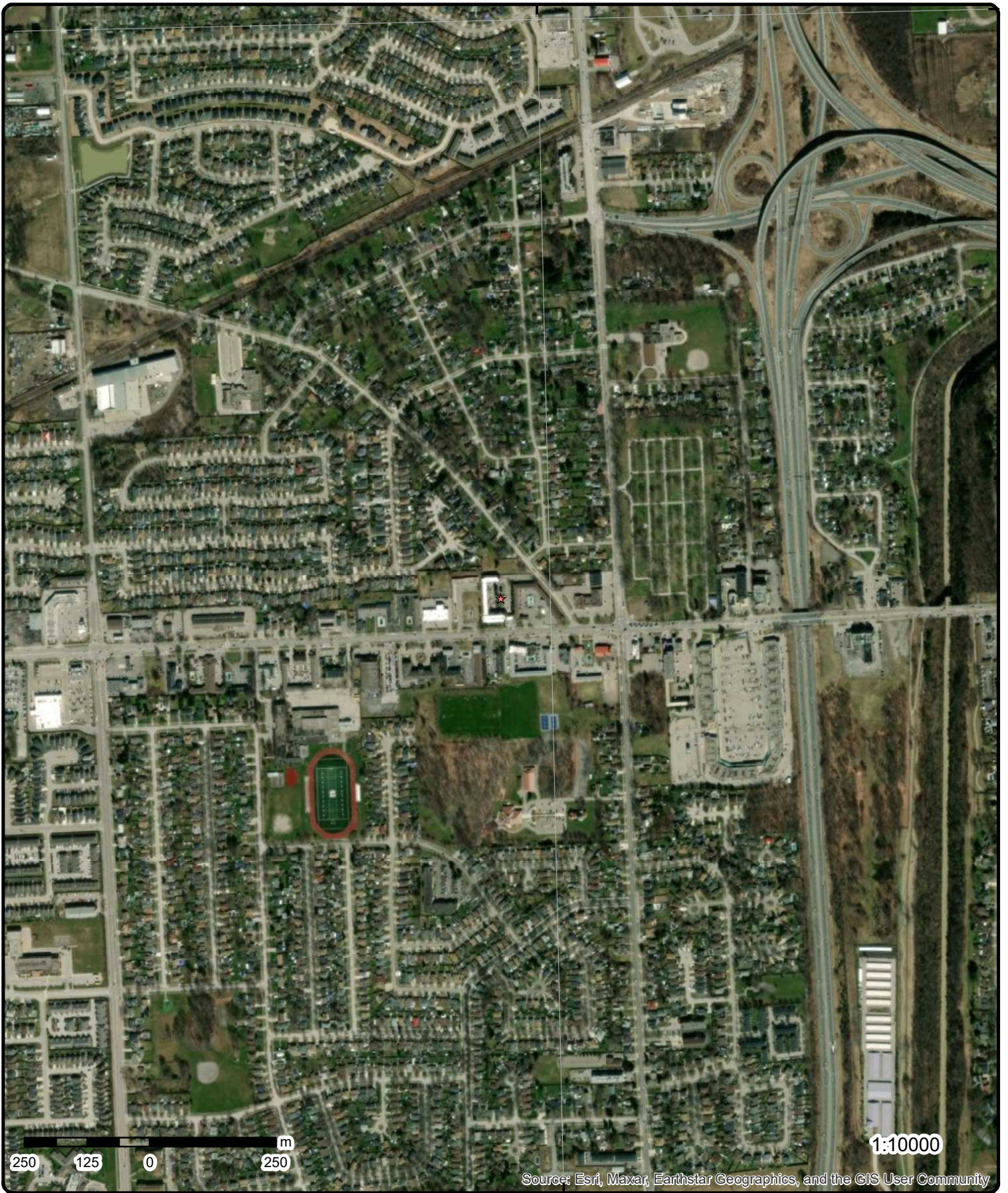
Map: 0.25 Kilometer Radius

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	



Aerial Year: 2023

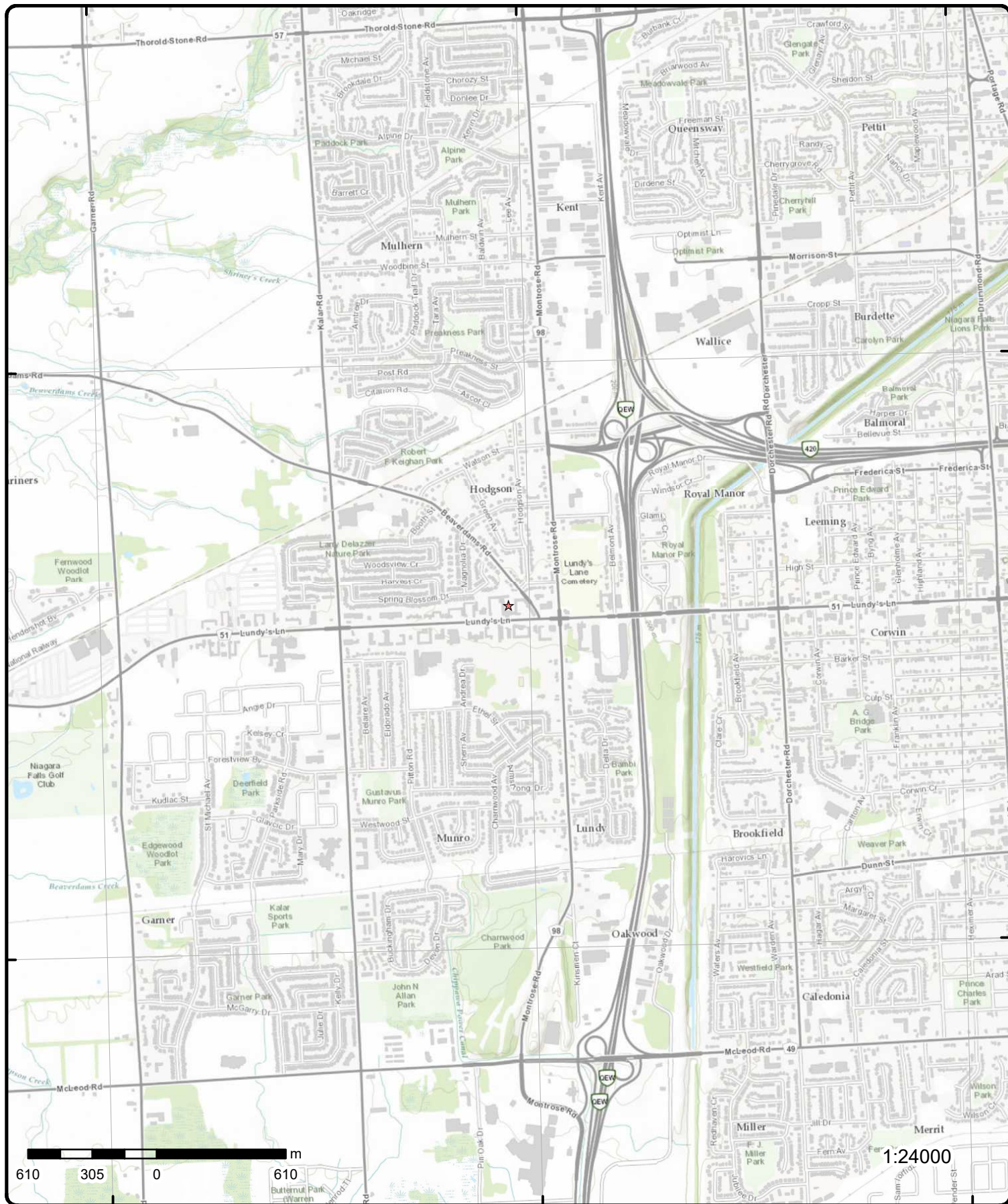
Order Number: 24060600946

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



© ERIS Information Limited Partnership

Detail Report

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

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:					
		252 L			
Waste Class Name:					
		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:					
		ON			
Search Radius (km):					
		.25			
X:					
		-79.128228			
Y:					
		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 Fire Insur. Maps and/or Site Plans		Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	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 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 **Database:**
ECA
Niagara Falls ON L2E 6S5

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. **Database:**
ECA
Stamford Niagara Falls ON L2E 6V2

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 **Database:**
ECA
Niagara Falls ON L2E 6S5

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: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Approval Type: 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:

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: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Approval Type: 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: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Approval Type: 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: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Approval Type: 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

Variances 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 IV
Qualifications of Assessor



Kirsten Dalziel, G.I.T., Senior Project Technologist

Kirsten Dalziel is a Senior Project Technologist within the Environmental Due Diligence & Remediation Group at Pinchin Ltd since 2021. Kirsten graduated with a Bachelor of Science in Geology from the University of New Brunswick in 2015 and an Advanced Diploma in Environmental Technology from Durham College in 2020. Kirsten has been in the environmental industry since 2020 and has experience in field sampling of soil, groundwater, surface water and sediment, and in preparation of professional reports.

APPENDIX V
Photographs



Photo 1 – Site Building (north elevation).



Photo 2 – Site Building (partial south elevation).



Photo 3 – Site Building (partial east elevation).



Photo 4 – Site Building (partial west elevation).



Photo 5 – Properties located north of the Site.



Photo 6 – Properties located south of the Site.



Photo 7 – Property located east of the Site.



Photo 8 – Properties located west of the Site.



Photo 9 – Representative view of suite finishes within the Site Building.



Photo 10 – Representative view of interior hallways within the Site Building.



Photo 11 – View of commercial kitchen space on the ground floor of the Site Building.



Photo 12 – View of the laundry room within the basement of the Site Building.



Photo 13 – View of pool room within the south portion of the Site Building.



Photo 14 – Representative view of water damage within the pool room of the Site Building.



Photo 15 – View of water-stained building materials in the vicinity of the roof access.



Photo 16 – Example of chipped and flaking paint within the Site Building.



Photo 17 – View of unfinished basement in the vicinity of the inground pool.



Photo 18 – View of the north portion of the unfinished basement.



Photo 19 – View of pad-mounted transformer located on the southwest corner of the Site.