



Terraprobe

Consulting Geotechnical & Environmental Engineering
Construction Materials Inspection & Testing

**PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT
6158 ALLENDALE AVENUE AND
5602, 5592 & 5566 ROBINSON STREET
NIAGARA FALLS, ONTARIO**

Prepared for: La Pue International Inc.
6158 Allendale Avenue
Niagara Falls, Ontario
L2G 0A5

Attention: Mr. Pawel Fugiel

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1.0 EXECUTIVE SUMMARY

Terraprobe Inc. (Terraprobe) was retained by La Pue International Inc. to complete a Phase One Environmental Site Assessment (Phase One ESA) of the property located at the southeast corner of Allendale Avenue and Robinson Street in Niagara Falls, Ontario hereinafter referred to as the ‘the Property’. The Property is comprised of three municipal addresses, 6158 Allendale Avenue and 5602, 5592 & 5566 Robinson Street in Niagara Falls, Ontario.

The Property consists of a 0.46 hectare (1.9 acre) irregular shaped parcel of land. The Property is bound to the north by Robinson Street, to the south by a public parking lot, to the west by Allendale Avenue and to the east by a multi-tenant commercial building and associated parking lot. The Property is currently occupied by a vacant commercial building at 6158 Allendale Avenue, a commercial/residential building at 5592 Robinson Avenue, and residential dwellings at 5602 and 5566 Robinson Avenue. A gravel covered parking area and driveway is located east and south of the commercial/residential building at 5592 Robinson Avenue. An asphalt paved parking area is located south and west of the vacant commercial building at 6158 Allendale Avenue.

The Property is in mixed industrial/commercial/residential Property Use as defined by the Ontario Ministry of the Environment, Conservation and Parks (MECP). It is understood that the Property is being considered for redevelopment as a mixed-use residential/commercial building. Redeveloping the Property for mixed use means the Property would be changing to a more sensitive land use. On this basis, a Record of Site Condition (RSC) would be a mandatory requirement under the O. Reg. 153/04, as amended.

Based on the documents acquired and reviewed, including aerial photographs, satellite images, fire insurance plans and chain of title search, the Property was developed prior to 1932. 5592 Robinson Street was developed for residential use prior to 1932 and had remained in residential use since that time. The commercial addition to the eastern portion of the dwelling at 5592 Robinson Street occurred between 1983 and 2000. The parcels located at 5620 and 5566 Robinson Street were developed for residential use between 1932 and 1955 and have remained in residential use since that time. 6158 Allendale Avenue was developed for commercial/light industrial use in 1939 and was occupied by Zippo Manufacturing Company Canada Limited until approximately 2004.

A review of ERIS Reports, a site reconnaissance inspection, and historical document review has helped identify the land uses located within the study area as well as the current and past Property uses that involve Potentially Contaminating Activities (PCAs). Those activities that could be an Area of Potential Environmental Concern (APEC) have been clearly identified.

Based on the records reviewed and a site reconnaissance, the following PCAs were identified within the Phase One Property and Phase One Study Area and caused an APEC.

On-Site PCAs

- #34 – Metal fabrication
- #NA¹ – Registered waste generator



- #NA² – Use of de-icing salts
- #8 – Chemical manufacturing, processing and bulk storage
- #30 – Importation of fill material of unknown quality

Off-Site PCAs

- NA¹ – Registered waste generator
- #55 – Transformer Manufacturing, Processing and Use

The Phase One ESA identified nine (9) APECs on the Property. The APECs have been divided into eight (8) physical area groups on the Property. The APECs will be investigated simultaneously for both soil and ground water.

Prior to the preparation and submission of a Record of Site Condition, a Phase Two Environmental Site Assessment would be required to investigate the APECs for the Contaminants of Potential Concern (CoPCs) that have been identified on the Property.

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2.0 INTRODUCTION

Terraprobe Inc. (Terraprobe) was retained by La Pue International Inc. to complete a Phase One Environmental Site Assessment (Phase One ESA) of the property located at the southeast corner of Allendale Avenue and Robinson Street in Niagara Falls, Ontario hereinafter referred to as the ‘the Property’. The Property is comprised of three municipal addresses, 6158 Allendale Avenue and 5602, 5592 & 5566 Robinson Street in Niagara Falls, Ontario.

The Property consists of a 0.46 hectare (1.9 acres) irregular shaped parcel of land. The Property is bound to the north by Robinson Street, to the south by a public parking lot, to the west by Allendale Avenue and to the east by a multi-tenant commercial building and associated parking lot. The Property is currently occupied by a vacant commercial building at 6158 Allendale Avenue, a commercial/residential building at 5592 Robinson Avenue, and residential dwellings at 5602 and 5566 Robinson Avenue. A gravel covered parking area and driveway is located east and south of the commercial/residential building at 5592 Robinson Avenue. An asphalt paved parking area is located south and west of the vacant commercial building at 6158 Allendale Avenue.

The Property is in industrial/commercial/residential Property Use as defined by the Ontario Ministry of the Environment, Conservation and Parks (MECP). It is understood that the Property is being considered for redevelopment as a mixed-use residential/commercial building. Redeveloping the Property for mixed use means the Property would be changing to a more sensitive land use. On this basis, a Record of Site Condition (RSC) would be a mandatory requirement under the O. Reg. 153/04, as amended.

The general location of the Property is presented on Figure 1. The layout of the Property and notable features are shown on Figure 2. A plan of survey for the Property is provided in Appendix A.

The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices described in Ontario Regulation 153/04, as amended (O. Reg. 153/04).

2.1 Phase One Property Information

The Property information is provided below:

Legal Description	Part of Range 22, Plan 1 (Being Parts 1 & 2, Plan 59R-12016) City of Niagara Falls, Regional Municipality of Niagara
PIN(s)	6158 Allendale Avenue – 64350 – 0243 (LT) 5602 Robinson Street – 64350 – 0185 (LT) 5592 Robinson Street – 64350 – 0197 (LT) 5566 Robinson Street – 64350 – 0194 (LT)
Municipal Address	6158 Allendale Avenue and 5602 & 5566 Robinson Street, Niagara Falls, Ontario
Zoning	Zoning information was accessed on October 27, 2021. According to the City of Niagara Falls zoning by-law #79-200, the Property is zoned TC (tourist commercial zone)
Area	0.46 hectares



Property Owner Information	La Pue International Inc. 6158 Allendale Avenue Niagara Falls, Ontario L2G 0A5
Persons, other than Property Owner, who engaged the Qualified Person to conduct the Phase One ESA	None

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3.0 SCOPE OF INVESTIGATION

3.1 Purpose of Investigation

The Phase One ESA was conducted to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in O. Reg. 153/04, as amended. The objectives of the Phase One ESA were as follows:

- to develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Property;
- to determine the need for a Phase Two ESA;
- to provide a basis for carrying out any Phase Two ESA required; and,
- to provide adequate preliminary information about environmental conditions in the land or water on, in or under the Property for the purpose of conducting a Risk Assessment following completion of a Phase Two ESA (if required).

The principal tasks completed for the Phase One ESA included:

- a review of records and reports regarding historical and current use and activities for the Property and Study Area;
- interviews with available individuals having knowledge of current and/or past site activities;
- an inspection of the Property and observation of the Study Area; and,
- evaluation of the information obtained and documentation of the results of the review.

Sampling and analysis of soil, ground water, or other materials (e.g., construction materials, air) was not conducted as part of the Phase One ESA.

3.2 Records Review

The records review provides information on historical and current activities. The objectives of the records review were:

- to obtain and review records that relate to the current and past uses, site features and activities at the Property;
- to obtain and review records that relate to Potentially Contaminating Activities (PCAs), water bodies, and areas of natural significance in the Phase One Study Area and the Property; and,
- based on the above, to provide an assessment of actual and/or potential contaminating activities and concerns with respect to the environmental condition of the Property.

The sources of information (if applicable) that were reviewed included:



- archival information for the Property including aerial photographs, topographic maps, historical maps and drawings;
- property specific environmental reports and/or operating records (e.g., Certificates of Approval, waste generator registration, approvals, permits) provided to Terraprobe;
- geological and hydrogeological information in published government maps, reports, and/or data bases;
- data bases maintained by Environmental Risk Information Services (ERIS) containing environmentally related information from private, provincial, and federal sources;
- available fire insurance plans and insurance inspection reports on file with OPTA Information Intelligence;
- published Ontario (MECP) directories related to registered polychlorinated biphenyl (PCB) storage sites and active and closed landfill sites;
- Ontario Ministry of Natural Resources and Forestry (MNRF) Natural Heritage Information Centre (NHIC) data base for information specific to natural areas, such as locations of environmentally sensitive areas;
- published information regarding Official Plan(s) and zoning information for the area;
- sensitivity mapping by the local Conservation Authority; and,
- wellhead protection mapping by the local Conservation Authority/MECP.

3.3 Interviews

The objectives of the interview were to review site activities to identify PCAs and/or potential contaminant pathways in, on, or under the Property. Key personnel were interviewed and asked questions related to specific site activities, such as:

- the nature of the operations;
- handling and storage of environmentally sensitive products and related wastes;
- environmental approvals and registrations;
- knowledge of previous reports related to the environmental condition of the Property;
- issues related to non-compliance, orders, or charges related to environmental conditions on the Property; and,
- construction and/or renovation work conducted on the Property.

3.4 Site Reconnaissance

The objectives of the site reconnaissance were:

- to identify PCAs on the Property based on observations of current and past uses;



- to identify PCAs in the Study Area based on observations of current and past uses; and,
- to identify potential pathways for contaminant migration at the Property and Study Area.

The site reconnaissance included a review and evaluation of PCAs, including the following:

- activities and practices including site operations, processes and waste management currently carried out on the Property;
- evidence of past waste disposal, landfill or fill placement on the Property;
- the presence of hazardous or toxic chemicals, materials or processes on the Property;
- the presence of existing or former aboveground or underground fuel storage tanks on the Property;
- identification of heating and cooling systems on the Property;
- the presence of floor cracks, hydraulic hoists, elevators, sumps and drains, wells, pits and lagoons on the Property;
- identification of the water supply source for the Property;
- a review of waste management activities (generation, storage and disposal);
- identification of waste water discharges;
- the presence of various designated substances and building materials, including friable and non-friable asbestos, PCB-containing materials and electrical equipment, lead-based paint, mould, and chlorofluorocarbons (CFCs) in air-conditioning and refrigeration equipment on the Property; and,
- evidence of stained or odorous soils and stressed vegetation on the Property.

In addition, an inspection of adjacent properties and the properties located within the Phase One Study Area was completed. The inspection of off-site properties was completed to identify PCAs, which may cause Areas of Potential Environmental Concern (APECs) to be identified for the Property. The inspection of off-site properties was limited to inspection from the Property boundaries and from publicly accessible areas (roads, sidewalks, etc.).

3.5 Documentation and Evaluation of Information

The information obtained from the records review, interviews and site reconnaissance was described, documented and evaluated as summarized below:

- documentation of information, as noted in subsequent sections of the report;
- description of past occupants and site uses;
- description of PCAs;
- description of APECs; and,
- development of a Phase One Conceptual Site Model.



4.0 RECORDS REVIEW

4.1 General

4.1.1 Phase One Study Area Determination

As required under O. Reg. 153/04, the Phase One Study Area (Study Area) consisted of the area including the Property and any other properties that are located, wholly or partly, within 250 metres (m) from the nearest point on a boundary of the Property. Based on the geology, the historical development and land use on the Property and surrounding area, the Qualified Person (QP) determined that a 250 m radius around the Property was sufficient to identify PCAs that could potentially cause APECs on the Property. No additional properties outside the 250 m radius were included in the Study Area. The Phase One Study Area is shown on Figure 3.

4.1.2 First Developed Use Determination

The determination of first developed use was based on the review of aerial photographs, fire insurance plans and property ownership records. The details and evaluation of the above noted information sources are provided in subsequent sections of this report. Based on the evaluated information:

- 6158 Allendale Avenue was developed for commercial/light industrial use in 1939 and was occupied by Zippo Manufacturing Company Canada Limited until approximately 2004.
- 5602 Robinson Street was developed for residential use prior to 1932 and has remained in residential use since that time.
- 5592 Robinson Street was developed for residential use prior to 1932 and has remained in residential use since that time. A portion of the building has been used for commercial purposes as a small bakery for the past 20 years.
- 5566 Robinson Street was developed for residential use between 1932 and 1955 and has remained in residential use since that time.

The table of Current and Past Land Uses of the Property is provided in Appendix B.

4.1.3 Fire Insurance Plans and Insurance Inspection Reports

OPTA Information Intelligence (OPTA) is a private organization that provides risk information to insurers, private corporations, and risk managers. OPTA was contracted to determine whether their records included any Insurance Inspection Reports, Fire Insurance Plans (FIPs), or site-specific plans for the Property. FIPs were available for the Property for 1932 and 1965 that included the Property and select properties within the Study Area. One (1) Inspection Report was available for the Property for 1985. Site plan reports were available for the Property for 1969 and 1992. The OPTA search results are summarized below and are presented in Appendix C.



Date	Phase One Property	Study Area
1932 FIP	<ul style="list-style-type: none"> • One (1) dwelling is depicted at 1602 Robinson Avenue (presently 5602 Robinson Avenue) • One (1) dwelling and two associated buildings are depicted at 1582 Robinson Avenue (presently 5592 Robinson Avenue) • A barn is located south of the dwelling at the southeast corner of Allen Avenue (now Allendale Avenue) and Robinson Street, situated along Allen Avenue (Allendale Avenue) 	<p><i>North:</i></p> <ul style="list-style-type: none"> • Primarily residential <p><i>South:</i></p> <ul style="list-style-type: none"> • Primarily undeveloped, a tourist camp is depicted on the northeast corner of Murray Street and Allen Ave (now Allendale Avenue) <p><i>East:</i></p> <ul style="list-style-type: none"> • An auto wrecker, auto garage and repair with one (1) UST are depicted at 2158 Stanley Avenue, approximately 40 m east of the Property (now 6170 Stanley Avenue) <p><i>West:</i></p> <ul style="list-style-type: none"> • All Saints Anglican Church and cemetery is depicted on the southwest corner of Robinson Street and Allen Avenue (now Allendale Avenue).
1965 FIP	<ul style="list-style-type: none"> • Zippo Manufacturing Company – a cigarette lighter manufacturing company is depicted at 2152 Allen Avenue (now 6158 Allendale Avenue) • Gas storage is depicted south of the Zippo Manufacturing building • A dwelling is depicted south of the Zippo Manufacturing Company at 2162 Allen Avenue (now 6158 Allendale Avenue) • A dwelling is depicted at 2152 Allen Avenue, south of the Zippo Manufacturing Company (now the southwest portion of 6158 Allendale Avenue) • Apartments are depicted immediately north of the west portion of the Zippo Manufacturing Company building • The remainder of the Property fronting 	<p><i>North:</i></p> <ul style="list-style-type: none"> • Primarily residential <p><i>South:</i></p> <ul style="list-style-type: none"> • Rainbow Motel and Your Host Motel are depicted fronting Murray Street <p><i>East:</i></p> <ul style="list-style-type: none"> • The building at 2158 Stanley Avenue is vacant, the UST is still depicted <p><i>West:</i></p> <ul style="list-style-type: none"> • No significant changes from the 1932 FIP



	Robinson Street is depicted as dwellings	
1985 Inspection Report	<ul style="list-style-type: none"> • The report was prepared for Zippo Manufacturing Company Canada Ltd. at 6158 Allendale Avenue • Manufacturing consisted mainly of assembling lighters with parts received from the parent company • Etching, hand painting, and small silk screening operations were used • The building was built in 1939, with additions in 1960 and 1969 • Heating was provided by a low pressure boiler and hot air furnace, both gas fired • Electrical wiring was replaced in 1960 • Transformers were not PCB filled • One 205 L drum of lacquer thinner and one 205 L drum of methyl hydrate were stored in a detached concrete building 	
1969 Siteplan Report	<ul style="list-style-type: none"> • The report was prepared for Zippo Manufacturing Company Canada Ltd. at 6158 Allendale Avenue • The building is depicted in its current configuration • Flammable liquid storage is depicted in a small building located to the south of the main building • A transformer is depicted east of the flammable liquid storage building 	
1977 Siteplan Report	<ul style="list-style-type: none"> • No significant changes from 1969 Siteplan report 	
1992 Siteplan Report	<ul style="list-style-type: none"> • No significant changes from 1969 and 1977 Siteplan report 	



The PCAs identified in the FIPs are summarized below.

Location of PCA	PCA	Details
6158 Allendale Avenue Phase One Property	#34 – Metal fabrication	Zippo Manufacturing Company Canada Ltd was depicted in the 1965 FIP and 1969, 1977 and 1992 site plans. Operations included lighter assembly and decorating by etching, hand painting, and silk screening. Chemical storage involved 205 L of lacquer thinner and one 205 L drum of methyl hydrate
	#8 – Chemical manufacturing, processing and bulk storage	Chemical storage associated with Zippo was in a separate building located on the southern portion of the Property. One 205 L drum of lacquer thinner and one 205 L drum of methyl hydrate were noted in the 1985 Inspection Report.
2158 Stanley Avenue 40 m east	#27 – Garages and Maintenance and Repairs of Railcars, Marine Vehicles and Aviation Vehicles	An auto wrecker, auto garage and repair with one (1) UST are depicted in the 1932 FIP. The UST is also depicted in the 1965 FIP, however the buildings were vacant.
	#28 – Gasoline and Associated Products Storage in Fixed Tanks	
	#49 – Salvage yard, including automobile wrecking	

4.1.4 Chain of Title

A Chain of Title was completed for the Property dating back to Crown ownership. The information is summarized below.

- The Property passed from Crown Ownership on December 31, 1798
- 5602 Robinson Street has been owned by private individuals since Crown ownership with the exception of ownership by U.S.A. Motels Limited from 1964 to 1982.
- Part of 5592 Robinson Street was owned by private individuals until 1957 when it was transferred to Atlin's Stores Limited and has subsequently been owned by private individuals since 1966.



- 6158 Allendale Avenue was owned by private individuals until 1959 when it was transferred to Zippo Manufacturing Company of Canada Limited.
- 5566 Robinson Street has been owned by private individuals since Crown ownership.
- The current Property owner, La Pue International Inc., acquired the Property, consisting of the three parcels, between 2017 and 2020.

4.1.5 City Directory Search

Environmental Risk Information Services Ltd. (ERIS) was contacted to conduct a city directory search for the Property and select properties within the Study Area. ERIS indicated that due to library closures as a result of the global COVID-19 pandemic they had no available city directory information regarding the Property or select properties within the Study Area. Based on a review of historical background information including chain of title documents, aerial photographs, ERIS report and Opta records it was determined that a city directory search would not provide additional information that would impact the outcome of the Phase I ESA.

4.1.6 Environmental Reports

No previous environmental reports for the Property were provided for review.

4.2 Environmental Source Information

4.2.1 ERIS

Environmental Risk Information Services Ltd. (ERIS) is an organization that maintains and searches various government and private databases for property-related environmental information. A search of the ERIS databases was requested for the Property and Study Area. The ERIS Report is provided in Appendix C.

There were eleven (11) records found for the Property. There were thirty-nine (39) records found for the properties within the Study Area (250 m) as listed below:

Property

- One (1) Certificates of Approval
- One (1) Environmental Registry
- One (1) ERIS Historical Searches
- Five (5) Ontario Regulation 347 Waste Generators Summary
- One (1) Pipeline Incident
- Two (2) Scott's Manufacturing Directory



- One (1) Water Well Information System

Study Area

- Four (4) Boreholes
- One (1) Certificates of Approval
- One (1) Environmental Registry
- One (1) Environmental Compliance Approval
- Thirteen (13) ERIS Historical Searches
- Five (5) Ontario Regulation 347 Waste Generators Summary
- One (1) Fuel Oil Spills and Leaks
- Five (5) Pipeline Incidents
- One (1) Private and Retail Fuel Storage Tanks
- One (1) Ontario Regulation 347 Waste Receivers Summary
- One (1) Scott’s Manufacturing Directory
- Two (2) Ontario Spills
- Four (4) Water Well Information System

The following PCAs were identified during review of the ERIS Report.

Location of PCA	PCA	Details
6158 Allendale Avenue Phase One Property	#34 – Metal fabrication	Zippo Manufacturing Company – listed as miscellaneous manufacturing, established 1949.
	#NA ¹ – Registered waste generator	Zippo Manufacturing Company of Canada Ltd. – registered waste generator of acid waste heavy metals, alkaline wastes – other metals, inorganic laboratory chemicals and organic laboratory chemicals from 1986 to 2004.
6155 Allendale Avenue 22 m west/southwest	#NA ¹ – Registered waste generator	Niagara Peninsula Energy Inc. - Registered waste generator of PCBs and waste oils and lubricants from 2013 to 2014.



4.2.2 Other Source Information

The following other environmental information sources were searched as part of the Phase One ESA.

- A Freedom of Information (FOI) request was made to the MECP. The FOI request determines if there is information regarding orders, investigations or other information on file with respect to the Property.
- The Technical Standards and Safety Authority (TSSA) was contacted with regards to records related to storage tanks for petroleum-related products with respect to the Property.
- The local conservation authority regulation mapping was reviewed to determine if the Property was considered regulated under the Conservation Authorities Act and the applicable Ontario Regulation(s).
- Municipal Zoning and the Official Plan were reviewed.

The information requests and responses are provided in Appendix F and are summarized below:

Information Request	Response
MECP FOI	A request was sent to the MECP FOI office on October 25, 2021. As of the date of this report, a response has not been received. If the response of the FOI affects the outcome of the Phase One ESA, a supplementary letter will be provided.
TSSA	A request to the TSSA was made on October 28, 2021. The response from the TSSA on October 28, 2021, indicated that they have no records indicating the presence of fuel storage tanks on the Property.
Conservation Authority	The Niagara Peninsula Conservation Authority (NPCA) online regulation map was accessed on October 28, 2021. The map indicated that the Property is not located within a Regulated Area.
Zoning	Zoning information was accessed on October 27, 2021. According to the City of Niagara Falls zoning by-law #79-200, the Property is zoned TC (tourist commercial zone)

In addition, the City of Niagara Falls Official Plan was reviewed. The following information was provided in this document:

Figure	Comments
Schedule A – Land Use	A review of the plan indicated that the Property is considered to be in tourist commercial land use.
Schedule A-1 – Natural Heritage Features and Adjacent Lands	A review of the plan indicated that the Property is not considered or adjacent to an environmental protection area, an environmental conservations area, a wetland buffer area or an adjacent land.



Appendix II – Former and Existing Municipal Landfills	A review of the plan indicated that the Property is not located in or adjacent to a former or existing landfill.
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4.3 Physical Setting Sources

4.3.1 Aerial Photographs and Historic Mapping

Aerial photographs and satellite imagery dating back to 1934 were reviewed. Aerial photographs and satellite images were selected based on available dates and scale in order to provide as much information as reasonably practical regarding the development of the Property and Study Area from first developed land use until the present development of the Property. The state of development of the Property and surrounding area is summarized below:

Date	Source	Phase One Property	Phase One Study Area
1934	Aerial Photograph	The Property appears to be developed with dwellings fronting Robinson Street. It is difficult to interpret the number and size of the buildings based on the resolution of the photograph.	<p><i>North:</i> Ellen Robinson Street, then primarily residential development</p> <p><i>South:</i> Vacant land</p> <p><i>East:</i> Stanley Avenue, then interpreted residential and commercial development</p> <p><i>West:</i> Allendale Avenue, then vacant land</p>
1954	Aerial Photograph	<p>6158 Allendale Avenue appears to be developed with a rectangular interpreted commercial building surrounded by a parking area. Two smaller buildings are depicted on the southwest portion of the Property.</p> <p>Two interpreted dwellings and associated outbuilding are depicted on the northern portion of 5592 Robinson Street, fronting Robinson Street. A large building is depicted on the southwest portion of 5592 Robinson Street, fronting Allendale Avenue.</p> <p>One interpreted dwelling is depicted in the current area of 5602 Robinson Street.</p> <p>One interpreted dwelling is depicted in the current area of 5566 Robinson Street.</p>	<p><i>North:</i> No significant changes</p> <p><i>South:</i> No significant changes</p> <p><i>East:</i> No significant changes</p> <p><i>West:</i> A church and interpreted cemetery are depicted on the southwest corner of Allendale Avenue and Robinson Street</p>



Date	Source	Phase One Property	Phase One Study Area
1965	Aerial Photograph	It appears an addition has been constructed on the eastern portion of the interpreted commercial building at 6158 Allendale Avenue.	<p><i>North:</i> No significant changes</p> <p><i>South:</i> No significant changes</p> <p><i>East:</i> An interpreted hotel</p> <p><i>West:</i> No significant changes</p>
1983	Ontario Base Map	The building formerly depicted on the southwest portion of 5592 Robinson Street is no longer depicted.	<p><i>North:</i> No significant changes</p> <p><i>South:</i> No significant changes</p> <p><i>East:</i> An interpreted hotel</p> <p><i>West:</i> A hydro corridor is depicted west of Allendale Avenue</p>
2000	Satellite Image	<p>The dwelling located on the southwest portion of 6158 Allendale Avenue has been demolished.</p> <p>The dwelling located on the eastern portion of 5592 Robinson Street has been demolished. An addition has been added to the eastern portion of the remaining dwelling.</p>	<p><i>North:</i> The dwelling immediately north of the northwest portion of 6158 Allendale Avenue has been demolished.</p> <p><i>South:</i> A large parking lot is depicted immediately south of 6158 Allendale Avenue</p> <p><i>East:</i> An interpreted commercial building is depicted on the southwest corner of Robinson Street and Stanley Avenue. An interpreted hotel is depicted east of Stanley Avenue</p> <p><i>West:</i> No significant changes</p>
2010	Satellite Image	No significant changes	<p><i>North:</i> No significant changes</p> <p><i>South:</i> No significant changes</p> <p><i>East:</i> The dwellings formerly on the southeast corner of Robinson Street and Stanley Avenue are no longer depicted</p> <p><i>West:</i> A parking lot is depicted on the west side of Allendale Avenue</p>
2018	Satellite Image	No significant changes	No significant changes



The following PCAs were identified during review of Aerial Photographs and Historical Mapping.

Location of PCA	PCA	Details
6158 Allendale Avenue Phase One Property	#NA ² – Use of de-icing salts	Portions of the Property at 6158 Allendale Avenue have been in use as a parking lot since 1954. Portions of the Property at 5592 Robinson Street have been used as parking areas since about 2000. It is likely that the use of de-icing salt has occurred.
	#30 – Importation of fill material of unknown quality	A dwelling was formerly located on the southwest portion of 6158 Allendale Avenue and was demolished between 1983 and 2000. The potential exists that fill of unknown quality was used to backfill the former building footprint.
5592 Robinson Street Phase One Property	#30 – Importation of fill material of unknown quality	A dwelling was formerly located on the eastern portion of 5592 Robinson Street and was demolished between 1983 and 2000. The potential exists that fill of unknown quality was used to backfill the former building footprint.
	#30 – Importation of fill material of unknown quality	A dwelling was formerly located on the southwest portion of 5592 Robinson Street and was demolished between 1965 and 1983. The potential exists that fill of unknown quality was used to backfill the former building footprint.

Aerial photographs, satellite images, historical maps and the Ontario Base Map are presented in Appendix G.

4.3.2 Topography, Hydrology, Geology

A topographic map from the MNRF and the geological mapping produced by the Ontario Division of Mines and the Ontario Geological Survey were reviewed. Topographic maps and geological mapping are presented in Appendix H. The information collected from the mapping is summarized below:



Topography	The ground surface elevation of the Property is approximately 198 masl. Ground surface in the area of the Property slopes to the east, towards the Niagara Escarpment and the Niagara River.
Hydrogeology	The nearest water body is the Niagara River, located approximately 850 m east of the Property. Based on a monitoring well installed on the Property, the depth to ground water is approximately 18.8 ±m below ground surface. Ground water is expected to flow in an easterly direction towards the Niagara River.
Geology (overburden)	The near surface soil at and in the vicinity of the Property generally consists of coarse textured glaciolacustrine deposits comprised of sand, gravel, minor silt and clay.
Geology (bedrock)	The bedrock under the Property consists of Lower Silurian age sandstone, shale, dolostone and siltstone of the Guelph Formation (56a).
Geology (depth to bedrock)	Based upon a publicly available well record for a monitoring well advanced on the Property, the approximate depth to bedrock is approximately 22.5 m below ground surface.

4.3.3 Fill Materials

Based on a review of fire insurance plans and aerial photographs, a dwelling was formerly located on the southwest portion of 6158 Allendale Avenue and was demolished between 1983 and 2000. An apartment building was located on the southwest portion of 5592 Robinson Street and was demolished between 1965 and 1983. A dwelling was formerly located on the eastern portion of 5592 Robinson Street and was demolished between 1983 and 2000. The potential exists that fill of unknown quality was used to backfill the former building footprints.

Location of PCA	PCA	Details
6158 Allendale Avenue Phase One Property	#30 – Importation of fill material of unknown	A dwelling was formerly located on the southwest portion of 6158 Allendale Avenue and was demolished between 1982 and 2000. The potential exists that fill of unknown quality was used to backfill the former building footprint.
5592 Robinson Street Phase One Property	#30 – Importation of fill material of unknown quality	A dwelling was formerly located on the eastern portion of 5592 Robinson Street and was demolished between 1983 and 2000. The potential exists that fill of unknown quality was used to backfill the former building footprint.
	#30 – Importation of fill material of unknown quality	An apartment building was formerly located on the southwest portion of 5592 Robinson Street and was demolished between 1965 and 1983. The potential exists that fill of unknown quality was used to backfill the former building footprint.



4.3.4 Water Bodies, Wetlands and Areas of Natural Significance

Mapping from the MNRF was reviewed to determine if water bodies were present on the Property and within the Study Area. The MNRF National Heritage Information Centre database for listings of Areas of Natural or Scientific Interest (ANSIs) was reviewed. A map showing the locations of ANSIs and wetland is provided in Appendix H. The information is summarized below.

Water Bodies (Property)	<ul style="list-style-type: none"> There are no water bodies located on the Property
Water Bodies (Study Area)	<ul style="list-style-type: none"> There are no water bodies located within the Study Area
Wetland (Property)	<p><u>Provincially Significant</u></p> <ul style="list-style-type: none"> No Provincially Significant Wetlands were present on the Property <p><u>Non- Provincially Significant</u></p> <ul style="list-style-type: none"> No Non- Provincially Significant Wetlands were present on the Property <p><u>Unevaluated</u></p> <ul style="list-style-type: none"> No Unevaluated Wetlands were present on the Property.
Wetland (Study Area)	<p><u>Provincially Significant</u></p> <ul style="list-style-type: none"> No Provincially Significant Wetlands were present in the Study Area <p><u>Non-Provincially Significant</u></p> <ul style="list-style-type: none"> No Non-Provincially Significant Wetlands were present in the Study Area <p><u>Unevaluated</u></p> <ul style="list-style-type: none"> No Unevaluated Wetlands were present in the Study Area
ANSIs (Property)	<p><u>Provincially Significant Life Science ANSI</u></p> <ul style="list-style-type: none"> No Life Science ANSIs were identified on the Property <p><u>Provincially Significant Earth Science ANSI</u></p> <ul style="list-style-type: none"> No Earth Science ANSIs were identified on the Property
ANSIs (Study Area)	<p><u>Provincially Significant Life Science ANSI</u></p> <ul style="list-style-type: none"> No Life Science ANSIs were identified in the Study Area <p><u>Provincially Significant Earth Science ANSI</u></p> <ul style="list-style-type: none"> No Earth Science ANSIs were identified in the Study Area

4.3.5 Archaeological Resources or Areas of Archaeological Potential

No archaeological evaluation of the Property was conducted as part of the Phase One ESA. Terraprobe understands that the Property is located within an area considered to have Archaeological Potential. An archaeological assessment will be carried out by another consultant and reported under separate cover.



4.3.6 Species at Risk

No science-based assessment of potential species at risk or species habitat was conducted as part of the Phase One ESA.

4.3.7 Well Records

The MECP well records database was searched through ERIS and through the MECP online Water Well Database for records on the Property and in the Study Area (within 250 m). Water well records are provided in Appendix I. The information from the well records is summarized below:

Water Wells (Property)	<ul style="list-style-type: none"> • One (1) observation well was located on the Property • No drinking water wells on the Property
Water Wells (Study Area)	<ul style="list-style-type: none"> • No drinking water wells in the Study Area • Eleven (11) observation well located within the Study Area
Stratigraphy	<p>Based upon publicly available well record information for the monitoring well installed on the Property by others, the stratigraphy is as follows:</p> <ul style="list-style-type: none"> • 0 to 1.5 m – sand and gravel, brown • 1.5 to 21 m – silty sand, brown • 21 to 22.5 m – wet gravel • 22.5 m – bedrock
Depth to Water Table	<ul style="list-style-type: none"> • Based on an existing monitoring well located on the Property, the depth to water is approximately 18.8 m below ground surface.
Depth to Bedrock	<ul style="list-style-type: none"> • Based upon a publicly available well record for a monitoring well advanced on the Property, the approximate depth to bedrock is approximately 22.5 m below ground surface.

4.4 Site Operating Records

No site operating records were provided for review.



5.0 INTERVIEWS

Name	Pawel Fugiel
Employer	La Pue International Inc.
Position or Title	CEO
Duration of Employment	
Date	October 18, 2021
Location of Interview	Email
Method of Interview	Email
Reason for Selection	Mr. Fugiel is the owner of the Property
Assessment of the Information	The information provided by Mr. Fugiel appeared to be accurate
Current and Past Site Activities	<p><i>Are you aware of any individuals who may have additional knowledge of current activities at the property? If so, please provide the names of those individuals, a description of their relationship to the property, and their contact information (if known)?</i></p> <p>“Unknown”</p> <p><i>Are you aware of any individuals with knowledge of previous property uses and activities? If so, please provide the names of those individuals, a description of their relationship to the property, and their contact information (if known).</i></p> <p>“Unknown”</p> <p><i>What are the current site activities? Please describe briefly, to the best of your knowledge, below.</i></p> <p>“Residential, office, bakery”</p> <p><i>How long has the site been used for its current purpose? How long has your company been at this location?</i></p> <p>“4 years”</p> <p><i>To your knowledge, has the site ever been used for:</i></p> <ul style="list-style-type: none"> • <i>Industrial operations (list any if known)</i> • <i>On-site dry cleaning</i> • <i>Fuel distribution or storage</i> • <i>Vehicle servicing and/or maintenance</i>



	<p>“Unknown”</p> <p><i>Other than the activities listed above, what was the site previously used for? Please list all known uses, and approximate dates if known.</i></p>
<p>Items of Potential Environmental Concern</p>	<p><u>General</u></p> <p><i>Do site operations involve the storage and/or use of environmentally sensitive or hazardous products, such as paints, chemicals, fuels, oils and lubricants?</i></p> <p>“NO.”</p> <p><i>Are herbicides, pesticides, or other agricultural chemicals being used on the property?</i></p> <p>“NO.”</p> <p><i>Are there any underground structures, such as in-ground hoists, pits, storage tanks, or oil/water separators located on the Property?</i></p> <p>“NO.”</p> <p><i>Are you aware of any wells located on the Property?</i></p> <p>“NO.”</p> <p><u>Tanks</u></p> <p><i>Are you aware of any existing or previous underground (buried) or aboveground tanks on the Property?</i></p> <p>“NO.”</p> <p><i>Are you aware of any leaks or spills associated with any existing or previous tanks on the Property?</i></p> <p>“NO.”</p> <p><i>Is there any documentation on file regarding removal of underground or aboveground tanks and/or related soil and ground water remediation at the Property?</i></p> <p>“NO.”</p> <p><u>Polychlorinated Biphenyls (PCBs)</u></p> <p><i>Are you aware of any PCB-containing electrical equipment on the Property such as electrical transformers, large capacitors and electric motors manufactured prior to 1980?</i></p> <p>“NO.”</p> <p><i>Is the site a registered PCB storage facility?</i></p> <p>“NO.”</p> <p><i>Are you aware of any previous PCB leaks, spills or contamination on the Property?</i></p>



	<p>“NO.”</p> <p><i>Have there been any previous PCB surveys or removal of PCB-containing materials?</i></p> <p>“NO.”</p>
<p>Waste Generation and Emissions</p>	<p><i>Is the site registered as a waste generator with the Ministry of the Environment (registered on HWIN)?</i></p> <p>“NO.”</p> <p><i>Is any waste water produced at the site?</i></p> <ul style="list-style-type: none"> • <i>If yes, please answer the following:</i> • <i>Is analytical testing of waste water carried out?</i> • <i>Are you aware of any sewer-use by-law infractions?</i> • <i>Is there a surcharge agreement for discharge to the sewers?</i> <p><i>Does the facility produce air emissions? If yes, please answer the following:</i></p> <ul style="list-style-type: none"> • <i>Does the facility have a Certificate of Approval (C of A) for air emissions?</i> • <i>Are air emissions from the site monitored?</i> • <i>Have any ventilation systems been installed to handle air emissions?</i> • <i>Have there been any reported air emission infractions?</i>
<p>Environmental Reports, Remediation and Public Agencies</p>	<p><i>Have any previous environmental assessments or studies been completed for the Property with respect to soil, ground water, air quality, site facilities or processes?</i></p> <p>“NO.”</p> <p><i>Has any soil or ground water remediation been completed at the Property?</i></p> <p>“NO.”</p> <p><i>Has any public agency (e.g., the Ministry of the Environment, local municipality, etc.) ever investigated or cited the Property for violation or possible violation of any environmental law, or commenced enforcement or cleanup action under environmental law with respect to the Property?</i></p> <p>“NO.”</p> <p><i>Has any public agency ever listed the Property as a site requiring or qualifying for cleanup under environmental law?</i></p> <p>“NO.”</p>
<p>Miscellaneous</p>	<p><i>Do you have any other information, comments or concerns related to the environmental quality of the Property?</i></p> <p>“NO.”</p>



6.0 SITE RECONNAISSANCE

6.1 General Requirements

Date of Investigation	October 19, 2021
Time of Investigation	10:00 am to 12:00 pm
Weather Conditions	Sunny, 18°C
Duration of Investigation	2 hours
Was the Facility Operating?	N/A
Person Conducting Investigation and Qualifications	Katie Greenman, B.Sc., C.Tech.
Qualified Person Supervising Investigation and Qualifications	Teresa Weatherhead, LEL

6.2 Specific Observations at Phase One Property

The site reconnaissance included a walking tour of the Property, as well as compiling written and photographic records. Site features are presented on Figure 2, and site photographs are presented in Appendix J.

6.2.1 Building and Structure Descriptions

The southern portion of the Property, addressed 6158 Allendale Avenue, is currently occupied by a vacant commercial building. The northwest portion of the Property addressed 5602 Robinson Street is currently occupied by a dwelling and 5592 Robinson Street is currently occupied by a dwelling with an attached commercial bakery. The northeast portion of the Property addressed 5566 Robinson Street is occupied by a residential dwelling.

It should be noted that the interiors of 5566, 5592 and 5602 Robinson Street, and the interior of the western portion of the building at 6158 Allendale Avenue were not accessible at the time of the site reconnaissance.

Address	6158 Allendale Avenue	5602 Robinson Street	5592 Robinson Street	5566 Robinson Street
Building Configuration	Rectangular	Irregular	Irregular	Rectangular
Footprint	~750 m ²	~147 m ²	~300 m ²	~100 m ²



Address	6158 Allendale Avenue	5602 Robinson Street	5592 Robinson Street	5566 Robinson Street
Height	Partial 2 storey	2-storey plus basement	2-storey plus basement	2-storey plus basement
Roof	Torch Down	Asphalt Shingles	Asphalt Shingles/Torch Down	Asphalt Shingles
Construction Date	1930 with additions in 1960 and 1969	Circa 1930s	Circa 1930s	Circa 1930s
Exterior Finish	Brick/Stucco	Siding/Concrete Block	Pebbledash	Siding/Stucco
Interior Walls	Drywall, concrete block	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance
Interior Floors	Concrete	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance
Interior Ceilings	Drywall	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance
Interior Lighting	Fluorescent	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance
Building Entry and Exit Points	South, east and west sides of building	Front and rear of building	Front and rear of building	Front and rear of building
Heating Systems	Natural gas forced air heating	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance
Cooling Systems	Several air conditioning units observed along the south exterior wall	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance



Address	6158 Allendale Avenue	5602 Robinson Street	5592 Robinson Street	5566 Robinson Street
Drains, Pits and Sumps	Two floor drains were observed in the eastern portion of the building.	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance
Unidentified Substances	Six (6) 275-gallon intermediate bulk containers (IBCs) were noted stacked along the east exterior wall. Two (2) 275-gallon IBCs were observed on the main floor, and one (1) IBC on the upper floor within the eastern portion of the building. The totes appeared to be filled with varying amounts of water, however the contents could not be confirmed.	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance
Staining and Corrosion	Some minor surficial staining was noted on the concrete floor within the eastern portion of the building	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance	Interior not accessible during site reconnaissance

6.2.2 Designated Substances and Other Special Attention Items

The inspection was carried out in accessible areas and included an assessment of the potential presence of the following materials:

- Designated substances (i.e., acrylonitrile, asbestos, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, lead, mercury, silica, vinyl chloride);
- Polychlorinated biphenyls (PCBs);
- Ozone depleting substances;



- Urea-formaldehyde foam insulation (UFFI);
- Special attention items (i.e., mould radioactive materials).

The presence of these materials is summarized below:

Asbestos	No asbestos containing material were observed during the site reconnaissance. Based on the age of the buildings (prior to 1970s) Asbestos Containing Materials (ACMs), may be present within the on-site buildings.
Lead	Based upon the age of the buildings, the potential exists that lead based paints have been used.
Mercury	No materials containing mercury were observed during the site reconnaissance. However, based on the age of the buildings it is likely that materials containing mercury have been used.
Other Designated Substances	None of the other designated substances identified above were observed during the site reconnaissance.
PCBs	No materials containing PCBs were observed during the site reconnaissance. However, polychlorinated biphenyls (PCBs) were commonly used in the small capacitor within fluorescent light ballasts. Ballasts manufactured through 1979 may contain PCBs. Since the buildings were constructed prior to 1979, there is potential that PCBs are present.
Ozone Depleting Substances	No ozone depleting substances were observed on the Property.
UFFI	No UFFI products were observed during the site reconnaissance.
Mould	No mould or areas of excessive dampness were observed during the site reconnaissance.
Radioactive Materials	No manmade sources of radiation were observed during the site reconnaissance.
Herbicides and Pesticides	No evidence of herbicides or pesticides use at Property during the site reconnaissance.

6.2.3 Below Ground Structures

No below ground structures were noted on the Property at the time of the site reconnaissance.

6.2.4 Aboveground Storage Tanks

Six (6) 275-gallon intermediate bulk containers (IBCs) were noted stacked along the east exterior wall of 6158 Allendale Avenue. Two (2) 275-gallon IBC were observed on the main floor, and one (1) IBC on



the upper floor within the eastern portion of the building at 6158 Allendale Avenue. The totes appeared to be filled with varying amounts of water, however the contents could not be confirmed.

6.2.5 Underground Storage Tanks

No USTs (or evidence of USTs) were observed on the Property at the time of the site reconnaissance.

6.2.6 Exterior Site Conditions

A gravel covered parking area and driveway is located east and south of the commercial/residential building at 5592 Robinson Avenue. An asphalt paved parking area is located south and west of the vacant commercial building at 6158 Allendale Avenue. Grassed areas and sidewalks are present north and east of the residential building at 5602 Robinson Avenue. The Property is gently sloping to the north towards Robinson Street. Additional details of the Property are provided below:

Water Sources	The Property is connected to the municipal water system.
Underground Utilities and Services	<p>The inspection of the Property indicated the following information related to utility services:</p> <p><i>6158 Allendale Avenue</i></p> <ul style="list-style-type: none"> • Gas service runs parallel to Allendale Avenue, immediately west of the Property and enters the northwest corner of the building. • Buried bell lines run parallel to Allendale Avenue, immediately west of the Property and enters the northwest corner of the building. • A hydro transformer is located on the southern portion of the Property, buried hydro from the transformer to the central portion of the building. <p><i>5602, 5592 and 5566 Robinson Street</i></p> <ul style="list-style-type: none"> • Gas service runs parallel to Robinson Street and enters the north side of the dwellings located at 5592 and 5566 Robinson Street. Gas service enters the west side of building at 5602 Robinson Street. • Buried bell lines run parallel to Robinson Street and enters the north side of the dwellings. A bell pedestal is also located along Allendale Avenue just west of the dwelling at 5602 Robinson Street. • All three dwellings are connected to overhead hydro service, from the north side of Robinson Street.
Current and Former Wells	One (1) monitoring well was noted southeast of the vacant commercial building at 6158 Allendale Avenue. No drinking water wells were observed on the Property at the time of the site reconnaissance.
Sewage Works	The Property was connected to the municipal sanitary system at the time of the site reconnaissance.
Railways	No railways or railway spur lines were observed on the Property or within the Study Area.



Stained and Odorous Soils	No areas of surface staining or odorous soils were observed on the Property.
Stressed Vegetation	No areas of stressed vegetation were noted at the time of the site reconnaissance.
Fill Materials	No obvious fill materials were observed on the Property.
Watercourses, Ditches or Standing Water	No ditches or standing water were observed on the Property.
Air Emissions	No sources of air emissions were observed at the time of the site reconnaissance.
Roads, Parking Facilities, and Right-of-Ways	Access to 6158 Allendale Avenue was via a driveway off the east side of Allendale Avenue. Asphalt paved parking areas were located to the east and west of the building, a private concrete paved driveway was located south of the building. Access to 5592 Robinson Street was via a driveway off the south side of Robinson Street and a driveway off the east side of Allendale Avenue. A gravel covered driveway and parking area were located east of the bakery, the driveway extended to the south before turning west to allow access from Allendale Avenue. Access to 5566 Robinson Street was via a driveway off the south side of Robinson Street. Access to 5602 Robinson Street was via a parking area located west of the property boundary along Allendale Avenue. No right of ways were evident.
Waste Handling	One waste bin was noted on the southern portion of 5592 Robinson Street and is anticipated to be handled by a private waste collection company.

6.3 Enhanced Investigation Property

According to Section 32 (1) (b) of O. Reg. 153/04, the historical activities, including manufacturing of Zippo lighters, on the southern portion of the Property does qualify the site as an Enhanced Investigation Property. However, no further additional information could be provided with respect to this historical use that has not already been addressed in the earlier sections of this report.



6.4 Investigation of Phase One Study Area

At the time of the site reconnaissance, the land uses noted on the properties immediately adjacent to the Property were as summarized below:

Direction	Land Uses
North	Community Use - Robinson Street, then Residential Use – Dwellings and vacant lots fronting Robinson Street
East	Commercial Use – Multi-tenant plaza, then Community Use - Stanley Avenue
South	Commercial Use – Public parking lot
West	Community Use - Allendale Avenue, then Commercial Use – Public parking lot, then Institutional Use – Church and cemetery

Observations of the Study Area were limited to public areas (i.e., streets, sidewalks) or from the Property boundaries. Adjacent property uses are identified in Figure 4.

6.5 Written Description of Investigation

The site reconnaissance included a walking tour of the Property conducted on October 19, 2021, by Katie Greenman, B.Sc., C.Tech. The tour consisted of an inspection of the Property and all building and structures. Written and photographic records regarding the condition of the Property were compiled.

6.6 Potentially Contaminating Activities

The following PCAs were identified during the site reconnaissance.

Location of PCA	PCA	Details
6158 Allendale Avenue Phase One Property	#55 – Transformer manufacturing, processing and use	A transformer was located on the southern portion of the Property at 6158 Allendale Avenue.
Transformer 20 m west	#55 – Transformer manufacturing, processing and use	A transformer was located immediately west of the western boundary of the Property.



7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

Current and past uses of the Property were determined from historical aerial photographs, fire insurance plans, and chain of title documents. The current and past uses of the site are provided in Appendix B, in a form approved by the MECPC under O. Reg. 153/04.

7.2 Potentially Contaminating Activities

The Phase One Environmental Site Assessment identified the following Potentially Contaminating Activities (PCAs) on the Property and within the Study Area. The locations of the PCAs are illustrated in Figure 5.

Location of PCA	PCA	Potential APEC (Yes/No)	Justification
6158 Allendale Avenue Phase One Property	#34 – Metal fabrication	Yes (APEC 1)	Zippo Manufacturing Company Canada Ltd was depicted in the 1965 FIP and 1969, 1977 and 1992 site plans. Operations included lighter assembly and decorating by etching, hand painting, and silk screening. Chemical storage involved 205 L of lacquer thinner and one 205 L drum of methyl hydrate Zippo Manufacturing Company – listed as miscellaneous manufacturing, established 1949.
	#8 – Chemical manufacturing, processing and bulk storage	Yes (APEC 2)	Chemical storage associated with Zippo was in a separate building located on the southern portion of the Property. One 205 L drum of lacquer thinner and one 205 L drum of methyl hydrate were noted in the 1985 Inspection Report.
	#NA ¹ – Registered waste generator	Yes (APEC 3)	Zippo Manufacturing Company of Canada Ltd. – registered waste generator of acid waste heavy metals, alkaline wastes – other metals, inorganic laboratory chemicals and organic laboratory chemicals from 1986 to 2004.
	#NA ² – Use of de-icing salts	Yes (APEC 4A)	Portions of the Property at 6158 Allendale Avenue have been in use as a parking lot since 1954. It is likely that the use of de-icing salt has occurred.



	#NA ² – Use of de-icing salts	Yes (APEC 4B)	Portions of the Property at 5592 Robinson Street have been used as parking areas since about 2000. It is likely that the use of de-icing salt has occurred.
	#55 – Transformer manufacturing, processing and use	Yes (APEC 5)	During the site reconnaissance, a transformer was located on the southern portion of the Property.
	#30 – Importation of fill material of unknown quality	Yes (APEC 6)	A dwelling was formerly located on the southwest portion of 6158 Allendale Avenue and was demolished between 1983 and 2000. The potential exists that fill of unknown quality was used to backfill the former building footprint.
5592 Robinson Street Phase One Property	#30 – Importation of fill material of unknown quality	Yes (APEC 7)	A dwelling was formerly located on the eastern portion of 5592 Robinson Street and was demolished between 1983 and 2000. The potential exists that fill of unknown quality was used to backfill the former building footprint.
	#30 – Importation of fill material of unknown quality	Yes (APEC 8)	An apartment building was formerly located on the southwest portion of 5592 Robinson Street and was demolished between 1965 and 1983. The potential exists that fill of unknown quality was used to backfill the former building footprint.
Transformer 20 m west	#55 – Transformer manufacturing, processing and use	Yes (APEC 9)	A transformer was located immediately west of the western boundary of the Property.
6155 Allendale Avenue 22 m west/southwest	#NA ¹ – Registered waste generator	Yes (APEC 9)	Niagara Peninsula Energy Inc. - Registered waste generator of PCBs and waste oils and lubricants from 2013 to 2014.
2158 Stanley Avenue 40 m east	#27 – Garages and Maintenance and Repairs of Railcars, Marine Vehicles and Aviation Vehicles	No	Based on PCAs down gradient location relative to the Property, soil and/or ground water impacts, if present, are unlikely to affect the Property. The QP does not believe this PCA will cause an APEC on the Property.
	#28 – Gasoline and Associated	No	Based on PCAs down gradient location relative to the Property, soil and/or ground water impacts, if



	Products Storage in Fixed Tanks		present, are unlikely to affect the Property. The QP does not believe this PCA will cause an APEC on the Property.
	#49 – Salvage yard, including automobile wrecking	No	Based on PCAs down gradient location relative to the Property, soil and/or ground water impacts, if present, are unlikely to affect the Property. The QP does not believe this PCA will cause an APEC on the Property.

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7.3 Areas of Potential Environmental Concern

The PCAs identified in Section 7.2 were evaluated for their potential to create an Area of Potential Environmental Concern (APEC) on the Phase One Property through consideration of:

- the type of PCA;
- the potential magnitude of the PCA (e.g. small-scale waste generation versus significant commercial activity);
- the Potential Contaminants of Concern (PCoC) associated with the PCA;
- the nature of those PCoCs in terms of their mobility in soil, ground water, and sediment as applicable;
- the anticipated direction of ground water flow;
- the anticipated hydraulic conductivity of saturated media; and,
- the distance between the PCA and the Property.

The analysis and rationale used to determine that a particular PCA does or does not create an APEC is provided in Section 7.2. The APECs identified are presented in a form approved by the Director in Appendix K.

The physical area of each APEC is illustrated on Figure 6 (APEC Locations). Please note that the area illustrated does not necessarily represent the complete potential area of impact, but represents the most likely potential area of impact, and thus represents the area that would require intrusive investigation in a Phase Two ESA should a Phase Two be conducted.

7.4 Phase One Conceptual Site Model

The Phase One Conceptual Site Model (Phase One CSM) is presented in Appendix L and includes Figures 1 through Figure 6.

7.5 Uncertainty or Absence of Information

A discussion and description of how any uncertainties or absence of information may affect the conclusion as to the presence of any APEC or the validity of the Phase One CSM is provided in the table below.

Component	Uncertainty of Absence of Information	Effect on Phase One CSM
Fire Insurance Plans	Fire Insurance Plans which include the Phase One Property and Study Area were reviewed.	No anticipated effect upon the Phase One CSM
Chain of Title	A Chain of Title dating back to Crown Land was completed as part of the Phase One ESA. As such, there exists no known void or absence of information for this component.	No anticipated effect upon the Phase One CSM



Component	Uncertainty of Absence of Information	Effect on Phase One CSM
Environmental Reports	No previous environmental reports were provided to Terraprobe for review.	No anticipated effect upon the Phase One CSM
Environmental Source Information	Environmental Source Information was searched through a combination of Environmental Risk Information Services (ERIS) and Freedom of Information requests (FOI). As such, there exists no known void or absence of information for this component.	No anticipated effect upon the Phase One CSM
Aerial Photographs	Aerial photographs were obtained from a combination of federal, provincial, municipal and private sources. The series of air photos selected represent the development of the Phase One Property and Phase One Study Area. As such, there exists no known void or absence of information for this component.	No anticipated effect upon the Phase One CSM
Topography, Hydrogeology and Geology	The Topography, Hydrogeology and Geology were evaluated through available resources from the MNRF as well as Water Well Records. As such, there exists no known void or absence of information for this component	No anticipated effect upon the Phase One CSM
Water Bodies and Areas and Natural Significance	Water Bodies and Areas of Natural Significance were evaluated through available resources from the MNRF, local conservation authorities and the MOECC. As such, there exists no known void or absence of information for this component	No anticipated effect upon the Phase One CSM
Well Records	Well Records were available through the summary provided by Environmental Risk Information Services (ERIS) as well as the MECP Water Well Information System (WWIS). As such, there exists no known void or absence of information for this component	No anticipated effect upon the Phase One CSM



Component	Uncertainty of Absence of Information	Effect on Phase One CSM
Site Reconnaissance	<p>The eastern portion of the vacant commercial/industrial building at 6158 Allendale Avenue was accessible at the time of the site reconnaissance, however the western portion of the building was inaccessible due to the construction of a dividing wall between the eastern and western portions of the building.</p> <p>The residential dwellings and bakery at 5602, 5592 and 5566 Robinson Street were not accessible at the time of the site reconnaissance.</p>	<p>As the inaccessible area of the former commercial/industrial building at 6158 Allendale Avenue is understood to have consisted of office space, no absence of information is anticipated.</p> <p>Due to the residential nature of the dwellings at 5602, 5592 and 5566 Robinson Street, and the small-scale commercial bakery at 5592 Robinson Street, not accessing the buildings is not anticipated to lead to an absence of information</p>
Interviews	<p>Interviews with persons knowledgeable regarding the current and historic environmental condition of the Phase One Property were conducted. As such, there exists no known void or absence of information for this component</p>	<p>No anticipated effect upon the Phase One CSM</p>

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8.0 CONCLUSIONS

8.1 Phase Two ESA Required Before Record of Site Condition

The Potentially Contaminating Activities on the Property and in the Study Area were determined based upon the assessment of the information contained within Section 4.0 Records Review, Section 5.0 Interviews and Section 6.0 Site Reconnaissance of this report. Areas of Potential Environmental Concern were identified for the Phase One Property.

Based on the records reviewed and a site reconnaissance, the following Potentially Contaminating Activities were identified within the Phase One Property and Phase One Study Area and caused an Area of Potential Environmental Concern.

On-Site PCAs

- #34 – Metal fabrication
- #NA¹ – Registered waste generator
- #NA² – Use of de-icing salts
- #8 – Chemical manufacturing, processing and bulk storage
- #30 – Importation of fill material of unknown quality

Off-Site PCAs

- NA¹ – Registered waste generator
- #55 – Transformer Manufacturing, Processing and Use

The Phase One ESA identified nine (9) APECs on the Property. The APECs have been divided into eight (8) physical area groups on the Property. The APECs will be investigated simultaneously for both soil and ground water.

The Phase One ESA identified the following APECs on the Property.

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground-water, soil and/or sediment)
APEC 1: Historic Manufacturing	Area of 6158 Allendale Avenue	#34 – Metal fabrication	On-Site	Metals, As, Sb, Se, Cr(VI), CN, Hg, B-HWS*, PHCs, VOCs, BTEX, PAHs	Soil and ground water
APEC 2: Historic Chemical	South central portion of 6158 Allendale Avenue (Area	#8 – Chemical manufacturing, processing and bulk	On-Site	PHCs, VOCs, BTEX	Soil and ground water



Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground-water, soil and/or sediment)
Storage	of former chemical storage building)	storage			
APEC 3: Historical presence of waste generator	Area of 6158 Allendale Avenue	#NA ¹ – Registered waste generator	On-Site	Metals, As, Sb, Se, Cr(VI), CN, Hg, B-HWS*, PHCs, VOCs, BTEX	Soil and ground water
APEC 4A: Application of de-icing salt	Area of parking lot and driveways at 6158 Allendale Avenue	#NA ² – Use of de-icing salts	On-Site	EC, SAR Na, Cl-	Soil Ground water
APEC 4B: Application of de-icing salt	Area of parking lot and driveways at 5592 Robinson Street	#NA ² – Use of de-icing salts	On-Site	EC, SAR Na, Cl-	Soil Ground water
APEC 5: Presence of a transformer	Southern portion of 6158 Allendale Avenue	#55 – Transformer manufacturing, processing and use	On-Site	PHCs, BTEX, PCBs	Soil
APEC 6: Potential presence of fill material	Southwest portion of 6158 Allendale Avenue	#30 – Importation of fill material of unknown quality	On-Site	Metals, As, Sb, Se, Cr(VI), CN, Hg, B-HWS, EC*, SAR*, PHCs, VOCs, BTEX, PAHs	Soil
APEC 7: Potential presence of fill material	East of building at 5592 Robinson Street	#30 – Importation of fill material of unknown quality	On-Site	Metals, As, Sb, Se, Cr(VI), CN, Hg, B-HWS, EC*, SAR*, PHCs, VOCs, BTEX, PAHs	Soil



Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground-water, soil and/or sediment)
APEC 8: Potential presence of fill material	Southwest portion of 5592 Robinson Street	#30 – Importation of fill material of unknown quality	Off-Site	Metals, As, Sb, Se, Cr(VI), CN, Hg, B-HWS, EC*, SAR*, PHCs, VOCs, BTEX, PAHs	Soil and ground water
APEC 9: Presence of a transformer and waste generator of PCB waste	Western portion of the Property	#55 – Transformer manufacturing, processing and use	Off-Site	PHCs, BTEX, PCBs	Soil and ground water
		#NA ¹ – Registered waste generator	Off-Site	PHCs, BTEX, PCBs	Soil and ground water

* - Soil parameter only

Contaminant Descriptions

Hg	Mercury	CN ⁻	Cyanide
Cr(VI)	Hexavalent Chromium	PAHs	Polycyclic Aromatic Hydrocarbons
VOCs	Volatile Organic Compounds	PHCs	Petroleum Hydrocarbons
PCBs	Polychlorinated Biphenyls	ORPs	Other Regulated Parameters
BTEX	Benzene, Toluene, Ethylbenzene, Toluene	CPs	Chlorophenols

ERIS Reports, a site reconnaissance inspection, and historical document review has helped identify the land uses located within the study area as well as the current and past Property uses, that may be considered potentially contaminating activities. Those activities that could lead to an Area of Potential Environmental Concern (APEC) have been clearly identified.

As such, prior to the preparation and submission of a Record of Site Condition, a Phase Two Environmental Site Assessment would be required to investigate the Areas of Potential Environmental Concern for the Contaminants of Concern that have been identified on the Property.

8.2 Record of Site Condition Based on Phase One ESA Alone

Based upon the review and evaluation of the information gathered from the Phase One ESA a Record of Site Condition cannot be filed based upon a Phase One ESA alone.



8.3 Signatures

The Phase One Environmental Site Assessment has been completed under the direction and supervision of Teresa Weatherhead, L.E.L. The report was reviewed by David Mably, P.Eng. The findings and conclusions presented in this report have been determined on the basis of the information that was obtained and reviewed, and on an assessment of the existing conditions on the Phase One Property and properties within the Phase One Study Area.

The Phase One Environmental Site Assessment was completed in accordance with Ontario Regulation 153/04 (Records of Site Condition–Part XV.1 of the Environmental Protection Act). The objectives and requirements set out in the Ontario Regulation 153/04, for a Phase One Environmental Site Assessment, were applied in carrying out this environmental site assessment and preparation of the report. The Phase One Environmental Site Assessment met the requirements set out in the Ontario Regulation 153/04.

We trust this report meets with your requirements. Should you have any questions regarding the information presented, please do not hesitate to contact our office.

Yours truly,

Terraprobe Inc.

DRAFT

DRAFT

Katie Greenman, B.Sc., C.Tech
Environmental Scientist

Teresa Weatherhead, LEL
Project Manager

DRAFT

David Mably, P.Eng.
Senior Environmental Engineer



9.0 REFERENCES

1. *Chapman, L.J. and Putnam, D.F. 2007. Physiography of southern Ontario; Ontario Geological Survey, Miscellaneous Release--Data 228.*
2. MNRFF Natural Heritage Mapping website:
http://www.gisapplication.lrc.gov.on.ca/mamnh/Index.html?site=MNR_NHLUPS_NaturalHeritage&viewer=NaturalHeritage&locale=en-US
3. Ontario Geological Survey; *Bedrock Geology of Ontario, Southern Sheet; Map 2544; 1991*
4. Ontario Geological Survey 2011. 1:250,000 scale Bedrock Geology of Ontario; Ontario Geological Survey, Miscellaneous Release---Data 126-Revision 1.
5. *Ontario Geological Survey 2000. Quaternary geology, seamless coverage of the Province of Ontario; Ontario Geological Survey, Data Set 14---Revised.*
6. Ontario Ministry of the Environment and Climate Change, January 1993. *Ontario Inventory of PCB Storage Sites.* ISBN 0-7778-0836-6.
7. Ontario Ministry of the Environment and Climate Change, June 1991. *Waste Disposal Site Inventory.* ISBN 0-7729-8409-3.



10.0 LIMITATIONS AND USE OF THE REPORT

This report was prepared for the exclusive use of La Pue International Inc. and is intended to provide an assessment of the environmental condition on the Phase One Property located 6158 Allendale Avenue, and 5602, 5592 & 5566 Robinson Street in Niagara Falls, Ontario.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Terraprobe Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, including consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The assessment should not be considered a comprehensive audit that eliminates all risks of encountering environmental problems. The information presented in this report is based on information collected during the completion of the Phase One Environmental Site Assessment by Terraprobe Inc. It was based on the conditions on the Phase One Property at the time of the site reconnaissance supplemented by a review of historical information to assess the environmental conditions regarding the Phase One Property, as reported herein.

Sampling and analysis of soil, ground water or any other material was not carried out as part of this assessment. Consequently, the presence and/or extent of any adverse environmental impact cannot be verified. The potential for environmental liability and/or environmental impact is an opinion that has been arrived at within the scope of this assessment.

In assessing the environmental conditions/history of the Phase One Property, Terraprobe Inc. has relied in good faith on information provided by others, as noted in this report, and has assumed that the information provided by those individuals is factual and accurate. Terraprobe Inc. accepts no responsibility for any deficiency, misstatement or inaccuracy in this report resulting from the information provided by those individuals.

There is no warranty expressed or implied by this report regarding the environmental status of the Phase One Property. Professional judgement was exercised in gathering and analysing information collected by our staff, as well as that submitted by others. The conclusions presented are the product of professional care and competence, and cannot be construed as an absolute guarantee.

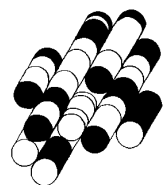
In the event that during future work new information regarding the environmental condition of the Phase One Property is encountered, or in the event that the outstanding responses from the regulatory agencies indicate outstanding issues on file with respect to the Phase One Property, Terraprobe Inc. should be notified in order that we may re-evaluate the findings of this assessment and provide amendments, as required.

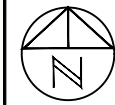


FIGURES

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TERRAPROBE INC.





Reference:
 Niagara Interactive Maps

Notes:

Legend:

Phase One Property Boundary

Project Title:
 Phase One Environmental Site Assessment

Site Location:
 6158 Allendale Ave & 5602, 5592 and 5566
 Robinson Street, Niagara Falls, Ontario

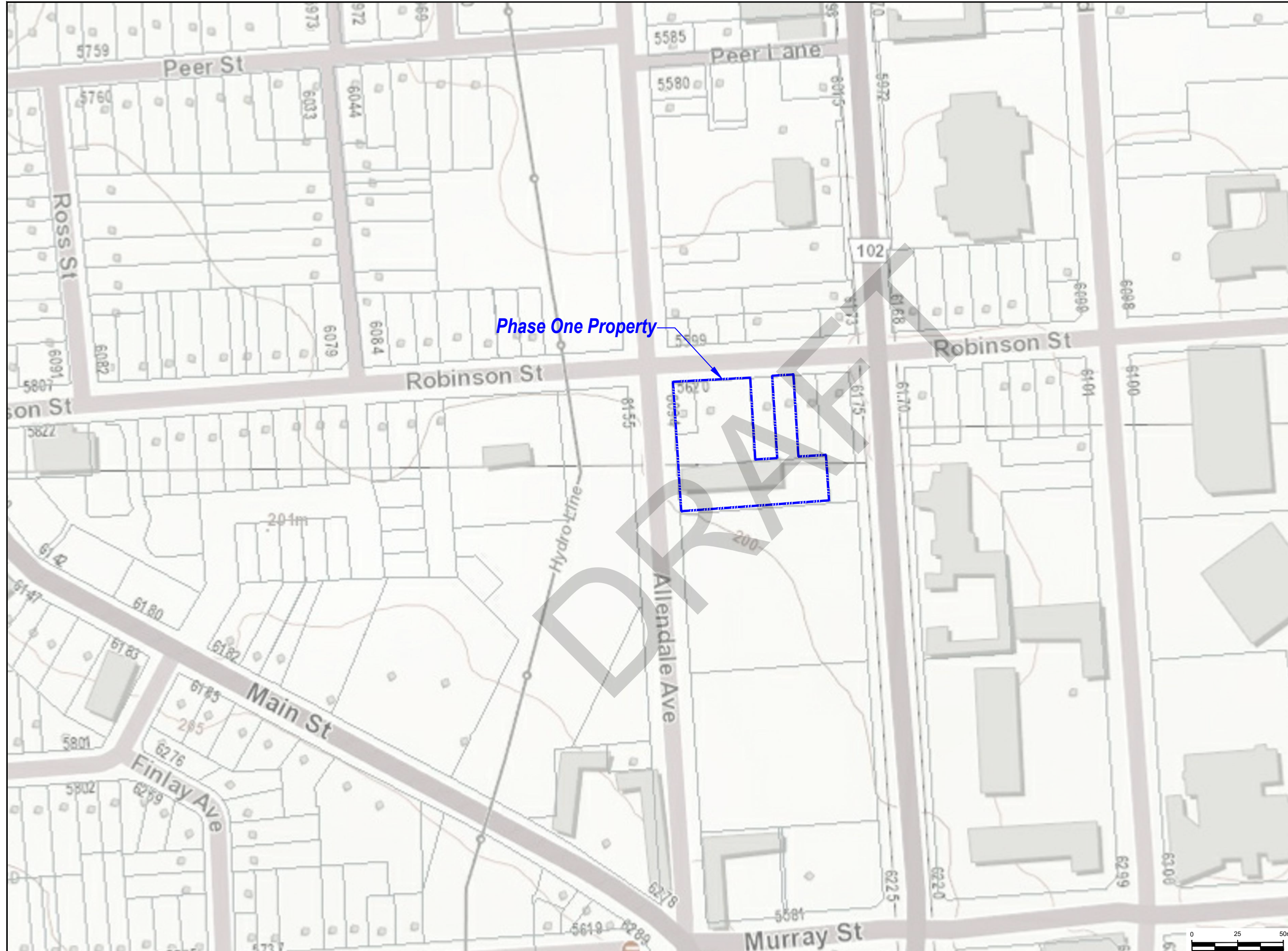
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 PROPERTY LOCATION PLAN

Designed By: KG
 File No.: 7-21-0103-41

Drawn By: SSK
 Scale: As Shown

Reviewed By: BW
 Figure No.: 1

Date: April 2022



Y:\Shared\CAT\TerraProbe\Brampton\1-Project Files\2021\Branch Files\7-21-0103-41\6158 Allendale Ave & 5592, 5566 Robinson Street, NFA-41 Phase One ESA\DWG\7-21-0103-41.dwg - 1 - AutoCAD PDF (General Documentation).pc3

Reference:
 Part of Range 22, Plan 1 (Being Parts 1 & 2, Plan 59R-12016) City of Niagara Falls
 Ref No: 18-16-134-00, Dated: May 3, 2018
 By: Matthews, Cameron, Heywood- Kerry T. Howe Surveying Ltd

Notes:
 The locations of utilities shown are approximations only, and cannot be relied upon and should not be considered as utility locates or clearances. Before excavation or drilling takes place proper public and private utility locates will have to be obtained.

Legend:

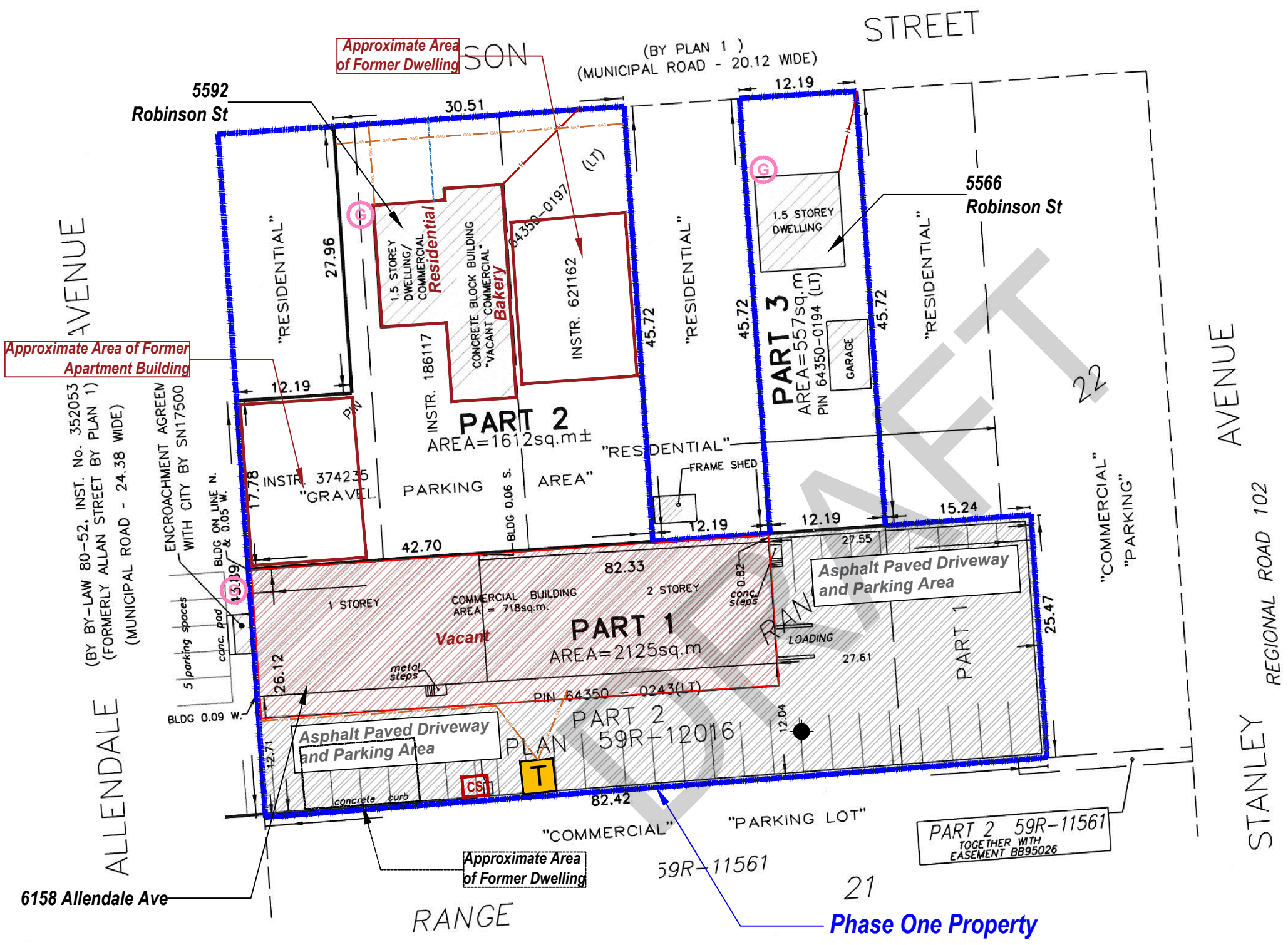
- Phase One Property Boundary
- Approximate Area of former Chemical Storage
- Approximate Existing Monitoring Well Location
- Overhead Hydro Line
- Overhead Hydro Line
- Overhead Hydro Line
- Gas
- Pad mounted Transformer

Project Title:
 Phase One Environmental Site Assessment

Site Location:
 6158 Allendale Ave & 5602, 5592 and 5566 Robinson Street, Niagara Falls, Ontario

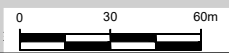
Figure Title:
 PHASE ONE PROPERTY

Designed By: KG	File No.: 7-21-0103-41
Drawn By: SSK	Scale: As Shown
Reviewed By: BW	Figure No.: 2
Date: April 2022	









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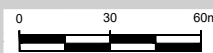
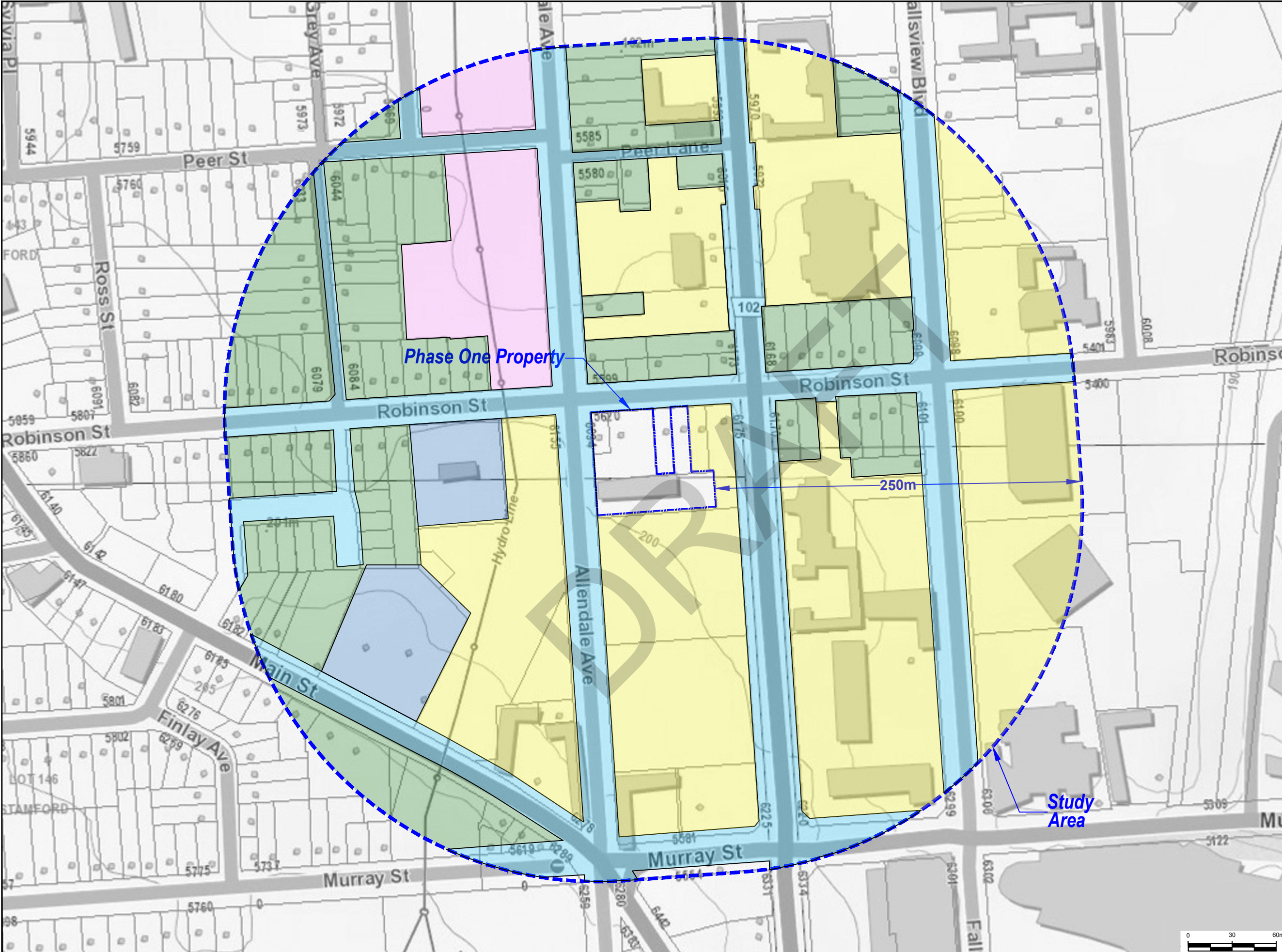
-  Phase One Property Boundary
-  Residential Land Use
-  Community Land Use (Roads)
-  Commercial Land Use
-  Institutional Land Use
-  Agricultural / Other Land Use


Project Title:
 Phase One Environmental Site Assessment

Site Location:
 6158 Allendale Ave & 5602, 5592 and 5566
 Robinson Street, Niagara Falls, Ontario

Figure Title:
 ADJACENT PROPERTY LAND USES



Designed By:	KG	File No.:	7-21-0103-41
Drawn By:	SSK	Scale:	As Shown
Reviewed By:	BW	Figure No.:	4
Date:	April 2022		



Reference:
 Niagara Interactive Maps

Notes:
 PCA - Potentially Contaminating Activity
 #00 PCA Causing APEC
 #00 PCA Not Causing APEC

Legend:

	Phase One Property Boundary
	Phase One Study Area, 250m
#8	Chemical Manufacturing, Processing and Bulk Storage
#27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
#28	Gasoline and Associated Products Storage in Fixed Tanks
#30	Importation of Fill Material of Unknown Quality
#34	Metal Fabrication
#49	Salvage Yard, including automobile wrecking
#55	Transformer Manufacturing, Processing and Use
#NA1	Registered Waste Generator
#NA2	Use of De-icing Salts

Project Title:
 Phase One Environmental Site Assessment

Site Location:
 6158 Allendale Ave & 5602, 5592 and 5566 Robinson Street, Niagara Falls, Ontario

Figure Title:
 PCA LOCATIONS

Designed By:	KG	File No.:	7-21-0103-41
Drawn By:	SSK	Scale:	As Shown
Reviewed By:	BW	Figure No.:	5
Date:	April 2022		



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Reference:
 Part of Range 22, Plan 1 (Being Parts 1 & 2, Plan 59R-12016) City of Niagara Falls
 Ref No: 18-16-134-00, Dated: May 3, 2018
 By: Matthews, Cameron, Heywood- Kerry T. Howe Surveying Ltd

Notes:
 APEC - Area of Potential Environmental Concern

Legend:

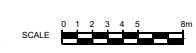
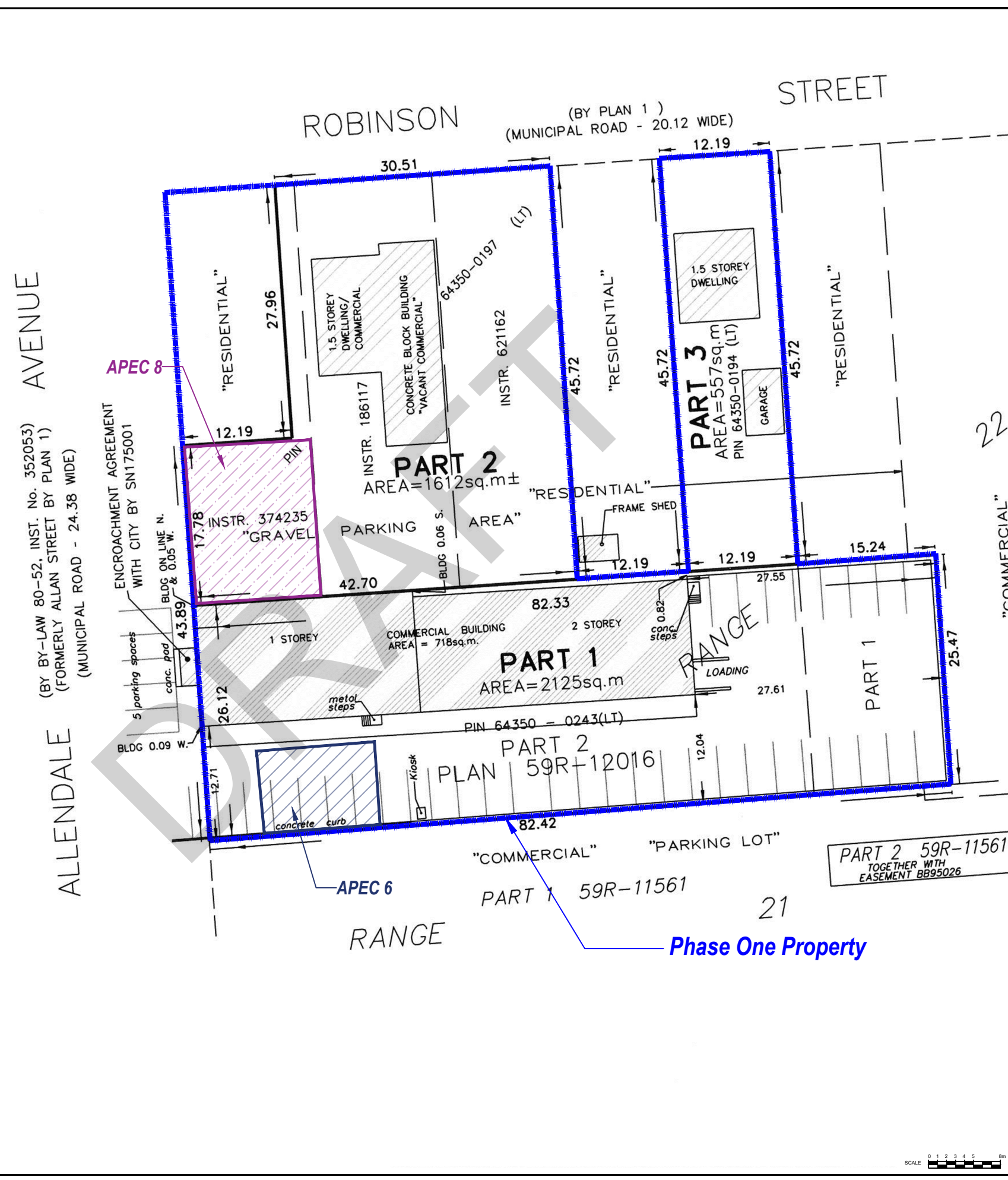
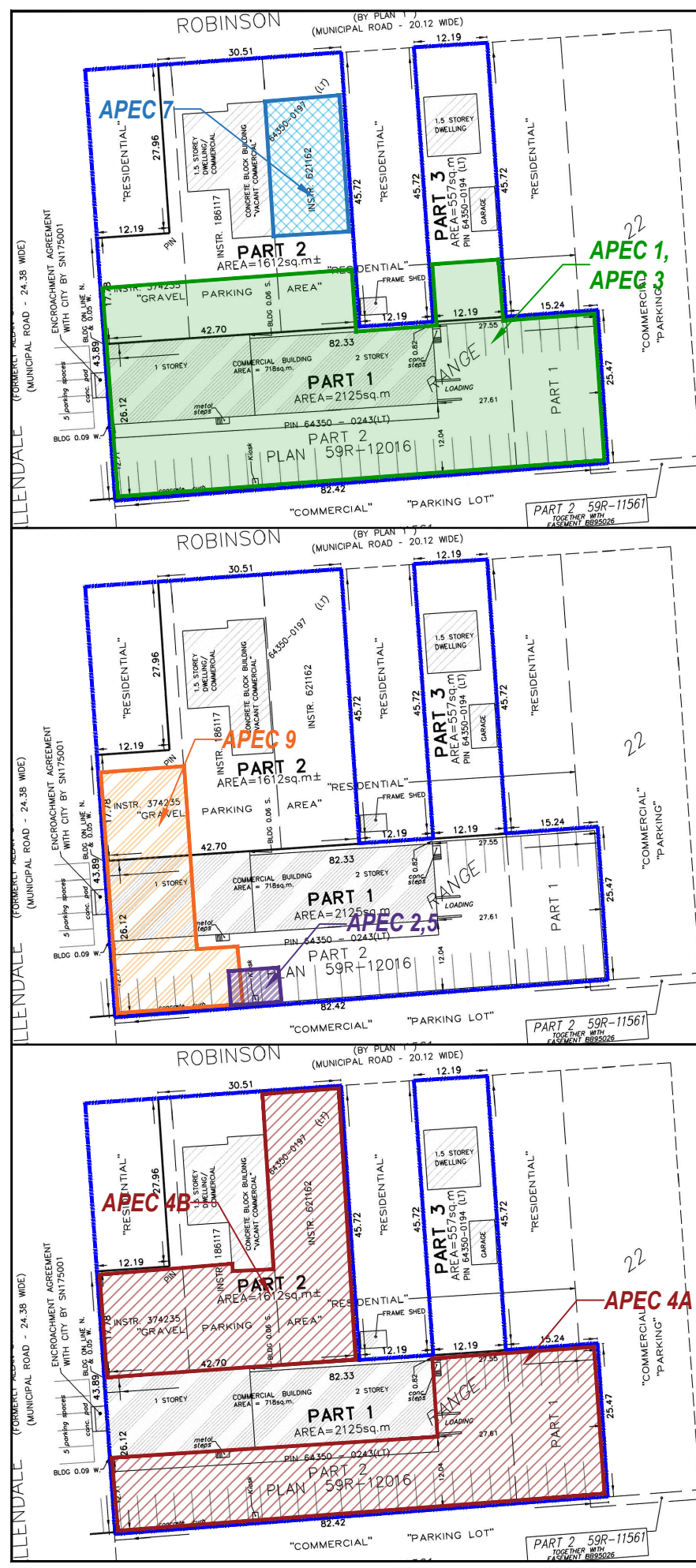
- Phase One Property Boundary
- APEC 1(#34), APEC 3(#NA1)
- APEC 2(#8), APEC 5(#55)
- APEC 4A, APEC 4B(#NA2)
- APEC 6(#30)
- APEC 7(#30)
- APEC 8(#30)
- APEC 9(#55, #NA1)

Project Title:
 Phase One Environmental Site Assessment

Site Location:
 6158 Allendale Ave & 5602, 5592 and 5566 Robinson Street, Niagara Falls, Ontario

Figure Title:
 APEC LOCATIONS

Designed By: KG	File No.: 7-21-0103-41
Drawn By: SSK	Scale: As Shown
Reviewed By: BW	Figure No.: 6
Date: April 2022	

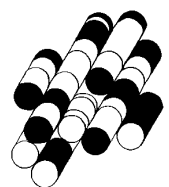


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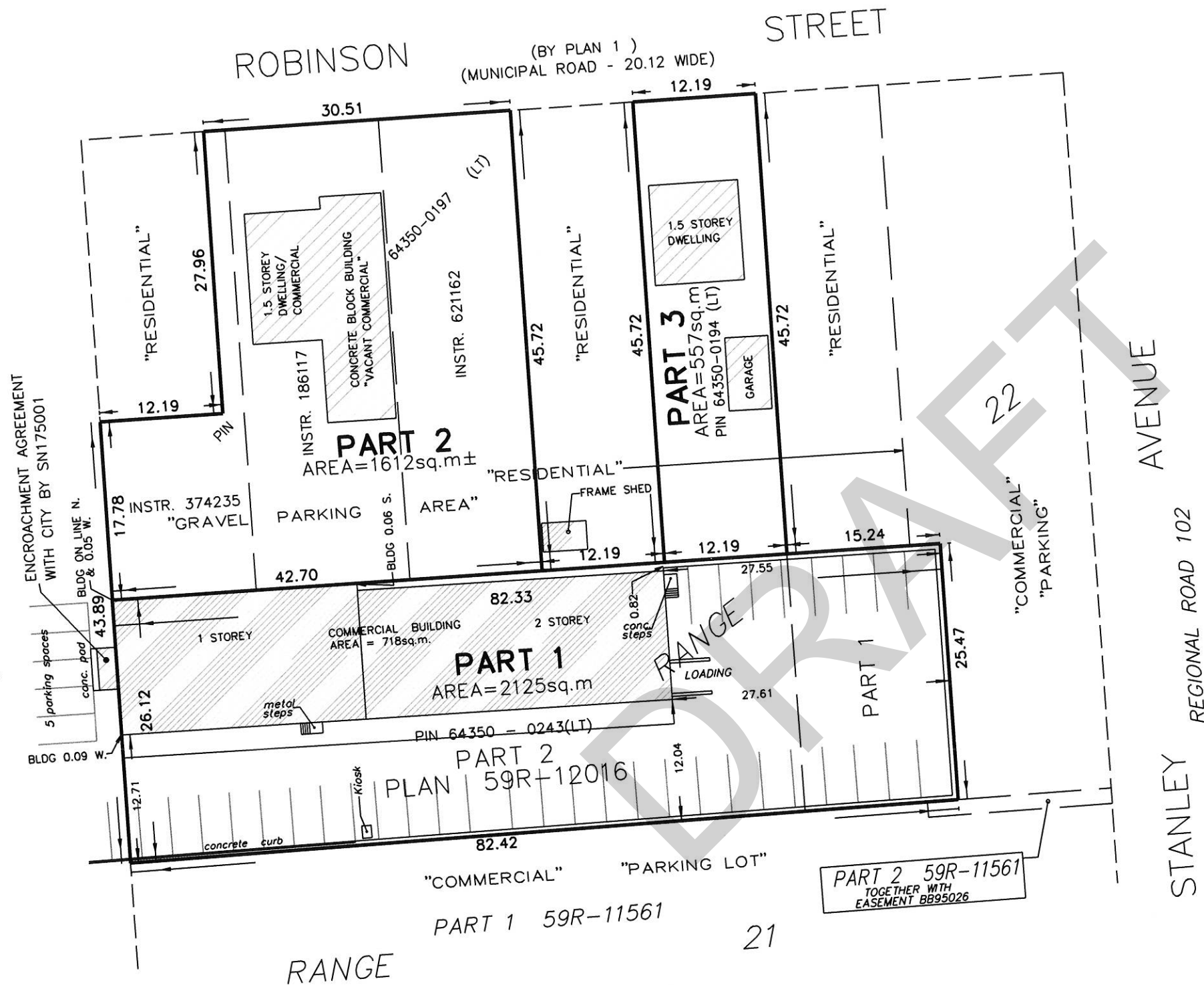
APPENDIX A

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TERRAPROBE INC.



ALLENDALE AVENUE
 (BY BY-LAW 80-52, INST. No. 352053)
 (FORMERLY ALLAN STREET BY PLAN 1)
 (MUNICIPAL ROAD - 24.38 WIDE)



NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY
 SKETCH FOR COMMITTEE OF ADJUSTMENT PURPOSES ONLY

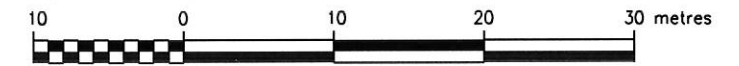
**PART OF RANGE 22, PLAN 1
 (BEING PARTS 1 & 2, PLAN 59R-12016)**

CITY OF NIAGARA FALLS

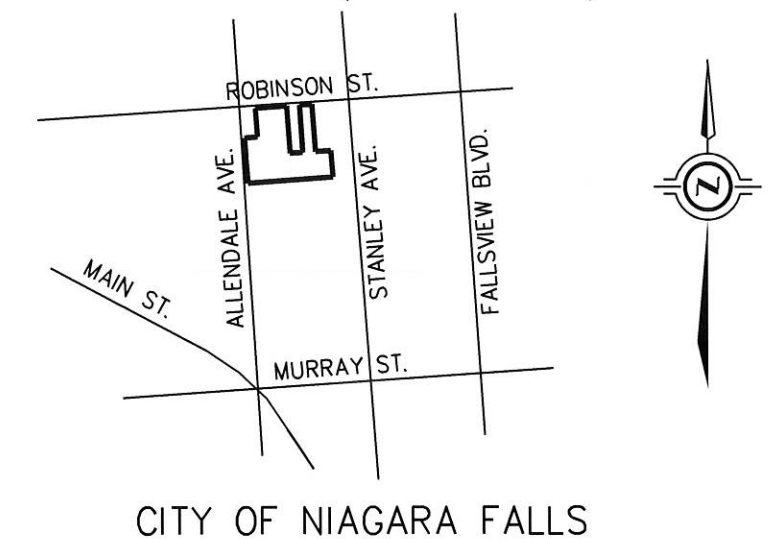
REGIONAL MUNICIPALITY OF NIAGARA

MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.

SCALE 1 : 500



KEY PLAN (not to scale)

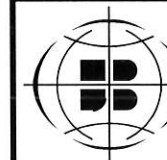


METRIC NOTE

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

May 3, 2018
 DATE

Allan J. Heywood
 ALLAN J. HEYWOOD
 ONTARIO LAND SURVEYOR



MATTHEWS, CAMERON,
 HEYWOOD - KERRY T. HOWE
 SURVEYING LIMITED
 SURVEYING MAPPING GIS
 A wholly owned subsidiary of J.D. Barnes Limited
 5233 STANLEY AVENUE, UNIT 1, NIAGARA FALLS, ON L2E 7C2
 T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

AT	DRAWN
AJH	CHECKED
DATED: APR.27/18	
Ref. No. 18-16-134-00	

APPENDIX B

DRAFT

TERRAPROBE INC.

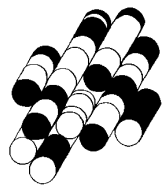


TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

Project #: 7-21-0103-41
Address: 6158 Allendale Avenue, Niagara Falls
Legal Description: PT Range 22 PL 1 Stamford being PTS 1 & 2 59R12016; City of Niagara Falls
Pin: 64350-0243 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.	
2017 to present	La Pue International Inc. (Present Owner)	Industrial Use - currently a vacant building	Industrial Use	The Property was observed to be vacant at the time of the 2021 Site Reconnaissance.	Entire Property
2010 to 2017	Terma Holdings Inc.	Industrial Use	Industrial Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
2007 to 2010	Hana America Corporation	Industrial Use	Industrial Use	2010 SI: No significant changes from the 2000 SI	
2003 to 2007	Zippo Mnaufacturing Company of Canada Limited	Industrial Use (inferred)	Industrial Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	Part of Property
2003	The Corporation of The City of Niagara Falls (John A. Smith defaulted in taxes)	Industrial Use (inferred)	Industrial Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1959 to 2007	Zippo Mnaufacturing Company of Canada Limited	Industrial Use - the building is occupied by Zippo Manufacturing Company	Industrial Use	1965 FIP: Zippo Manufacturing Company is depicted at 2152 Allen Avenue (now 6158 Allendale Avenue), a dwelling is depicted south west portion of the parcel, south of the Zippo Manufacturing Company, addressed 2162 Allen Avenue. 1969 Siteplan Report: Report was prepared for Zippo Manufacturing Company Canada Ltd. The building was depicted in its current configuration, flammable liquid storage was depicted in a small building south of the main building. A transformer was depicted east of the flammable liquid storage building. 1977 SitePlan Report: No significant changes from the 1969 Report 1985 Insepction Report: Report was prepared for Zippo Manufacturing Company Canada Ltd. Manufacturing consisted mainly of assembling lighters with parts recieved from the parent company. Chemical storage included one 205 L drum of lacquer thinner and one 205 L drum of methyl hydrate in a detached concrete building. 1992 SitePlan Report: No significant changes from the 1977 report 2000 SI: The dwelling was no longer depicted on the southwest portion of the Property.	Part of Property
1950 to 1959	Mary George	Industrial Use - a building with associated chemical storage outbuilding occupies the majority of the Property Residential Use - a dwelling is located on the southwest portion of the Property	Industrial Use	1954 Aerial Photograph: The parcel appears to be developed with a rectangular interpreted commerical building surrounded by a parking area. A dwelling and a chemical storage building are depicted on the southwest portion of the Property.	
1943 to 1950	Gabor A Minacs	Inferred Industrial Use	Industrial Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1943	The Corporation of The City of Niagara Falls (John A. Smith defaulted in taxes)	Inferred Industrial Use	Industrial Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1905 to 1943	John A Smith	Industrial Use - the building was constructed in 1939	Industrial Use	1932 FIP: The Property appears to be undeveloped 1934 Aerial Photograph: The Property appears to be undeveloped Inspection Report indicated the on-site building was constructed in 1939.	
1886 to 1905	Catherine Smith	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	Entire Property
1864 to 1886	John A Orchard	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1855 to 1864	John Murray	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1845 to 1855	Thomas Clark	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1832 to 1845	Thomas Clark & Samuel Street	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1800 to 1832	William Forsyth	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1798 to 1800	James Forsyth	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
Prior to 1798	Crown	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	

Notes:

SI is satellite imagery

AP is aerial photograph

CD is city directory

FIP is fire insurance plan

HM is Historic Map

OBM is Ontario Base Map

For each owner, specify one of the following types of Property Use (as defined in O.Reg. 153/04) that applies:

Agriculture or Other, Commercial, Community, Industrial, Institutional, Parkland, Residential

TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY

(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

Project #: 7-21-0103-41

Address: 5592 Robinson Street, Niagara Falls

Legal Description: PT Range 22 PL 1 Stamford as in RO186177, RO621162 & RO374235; S/T RO374235 except the easement therein; Niagara Falls PIN 64350-0197 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.	
2017 to present	La Pue International Inc. (Current Owner)	Residential/Commercial Use - The parcel is occupied by a dwelling and an attached commercial bakery	Commercial Use	The Property was observed to be in residential/commercial use at the time of the 2021 Site Reconnaissance. A bakery occupied the commercial space attached to the eastern portion of the dwelling.	Entire Property
2017 to 2017	Gilda Gulla	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1991 to 2017	Giuseppe Gulla & Gilda Gulla	Residential Use	Residential Use	2000 SI: The dwelling located on the eastern portion of 5592 Robinson Street has been demolished. An addition has been added to the eastern portion of the remaining dwelling. 2010 SI: no significant changes, similar to the 2000 SI 2018 SI: no significant changes, similar to the 2010 SI	Part of Property
1955 to 1991	Edna Petcoff	Residential Use - two dwellings and an apartment complex occupy the Property	Residential Use	1965 FIP: An apartment complex is depicted on the southwest portion of the parcel 1983 OBM: The building formerly depicted on the southwest portion of 5592 Robinson Street is no longer depicted	
1955 to 1955	Sam Rumen	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1955	The Corporation of the City of Niagara Falls (John A Smith Defaulted in Taxes)	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1981 to 2017	Giuseppe Gulla & Gilda Gulla	Residential Use - two dwellings and an apartment complex occupy the Property	Residential Use	1983 OBM: The building formerly depicted on the southwest portion of 5592 Robinson Street is no longer depicted. 2000 SI: The dwelling located on the eastern portion of 5592 Robinson Street has been demolished. An addition has been added to the eastern portion of the remaining dwelling.	
1972 to 1981	The Falls Region Credit Union Ltd. (Mortgagee)	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1972 to 1972	Graham Marriott	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1971 to 1972	Clarence Dick	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1966 to 1971	Joseph Koda	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1961 to 1966	Atlin's Stores Limited	Residential Use - two dwellings fronting Robinson Street and an apartment complex fronting Allendale Avenue	Residential Use	1965 AP: No significant changes from the 1954 AP 1965 FIP: An apartment complex is depicted on the southwest portion of the parcel	Part of Property
1957 to 1961	Sol Atlin (Mortgagee)	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1957 to 1957	John Pool	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1955 to 1957	Sol Atlin	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1955 to 1955	Genevieve Duncan (Mortgagee)	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1952 to 1955	Rose Levesque	Residential Use - the Property is developed with three structures	Agricultural or Other Use	1954 AP: Two interpreted dwellings and associated outbuilding are depicted on the northern portion of 5592 Robinson Street, fronting Robinson Street. A large building is depicted on the southwest portion of 5592 Robinson Street, fronting Allendale Avenue	
1949 to 1952	Albert Brouillette	Residential Use - two dwellings occupy the Property	Residential Use	1965 FIP: Two structures are located on the parcel 1965 AP: No significant changes, similar to 1954 AP 1954 AP: No significant changes, similar to 1934 AP	
1948 to 1949	John Hopkins	Residential Use - two dwellings occupy the Property	Residential Use	1965 FIP: Two structures are located on the parcel 1965 AP: No significant changes, similar to 1954 AP 1954 AP: No significant changes, similar to 1934 AP	
1948	The Corporation of the City of Niagara Falls (John A Smith Defaulted in Taxes)	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1973 to 2017	Giuseppe Gulla & Gilda Gulla	Residential Use	Residential Use	1983 OBM: The building formerly depicted on the southwest portion of 5592 Robinson Street is no longer depicted. 2000 SI: The dwelling located on the eastern portion of 5592 Robinson Street has been demolished. An addition has been added to the eastern portion of the remaining dwelling.	Part of Property
1964 to 1973	Peter Kiss & Jolanda Kiss	Residential Use	Residential Use	1965 AP: No significant changes from the 1954 AP	
1962 to 1964	Mike Mezo	Residential Use - two dwellings occupy the Property	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1960 to 1962	Saverio Giura	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1956 to 1960	Peter Giura	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1948 to 1956	John Besch	Residential Use - the Property is developed with three structures	Agricultural or Other Use	1954 AP: Two interpreted dwellings and associated outbuilding are depicted on the northern portion of 5592 Robinson Street, fronting Robinson Street. A large building is depicted on the southwest portion of 5592 Robinson Street, fronting Allendale Avenue	
1948 to 1948	Joseph Besch	Inferred Residential Use	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1948	The Corporation of the City of Niagara Falls (John A Smith Defaulted in Taxes)	Inferred Residential Use	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1905 to 1948	John A Smith	Residential Use - the Property appears to be developed with a residential dwelling	Residential Use	1934 AP: The parcel appears to be developed with residential dwellings fronting Robinson Street	
1886 to 1905	Catherine Smith	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1864 to 1886	John A Orchard	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1855 to 1864	John Murray	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1845 to 1855	Thomas Clark	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	Entire Property
1832 to 1845	Thomas Clark & Samuel Street	Inferred Agricultural or Other Use	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1800 to 1832	William Forsyth	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
1798 to 1800	James Forsyth	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	
Prior to 1798	Crown	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred	

Notes:

SI is satellite imagery

AP is aerial photograph

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HM is Historic Map

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For each owner, specify one of the following types of Property Use (as defined in O.Reg. 153/04) that applies:

Agriculture or Other, Commercial, Community, Industrial, Institutional, Parkland, Residential

TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

Project #: 7-21-0103-41
 Address: 5566 Robinson Street, Niagara Falls
 Legal Description: Part Range 22 PL 1 Stamford as in RO472570; Niagara Falls
 PIN 64350-0194 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
2020 to present	Pawel Fugiel	Residential Use - the parcel is developed with a residential dwelling	Residential Use	The Property was observed to be occupied by a residential dwelling at the time of the 2021 Site Reconnaissance
2017 to 2020	La Pue International Inc.	Residential Use - the parcel is developed with a residential dwelling	Residential Use	2018 SI: No significant changes, similar to 2000 SI
2000 to 2017	Navid Nekoui-Yazdi	Residential Use - the parcel is developed with a residential dwelling	Residential Use	2010 SI: No significant changes, similar to 2000 SI
1986 to 2000	Parvaneh Nekoui-Yazdy & Shayesteh Nekoui-Yazdy	Residential Use - the parcel is developed with a residential dwelling	Residential Use	2000 SI: No significant changes, similar to 1965 AP
1976 to 1986	Raffaella Butera & Antonio Butera	Residential Use - the parcel is developed with a residential dwelling	Residential Use	1983 OBM: One dwelling is depicted on the Property
1946 to 1976	Steve Vig	Residential Use - the parcel is developed with a residential dwelling	Residential Use	1954 AP: No significant changes, similar to 1934 AP 1965 AP: No significant changes, similar to 1954 AP
1946	The Corporation of the City of Niagara Falls (John A Smith defaulted in taxes)	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1905 to 1946	John A Smith	Residential Use - the parcel is developed with a residential dwelling	Residential Use	1934 AP: The parcel appears to be developed with a residential dwelling
1886 to 1905	Catherine Smith	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1864 to 1886	John A Orchard	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1855 to 1864	John Murray	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1845 to 1855	Thomas Clark & Samuel Street	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1832 to 1845	Thomas Clark & Samuel Street	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1800 to 1832	William Forsyth	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1798 to 1800	James Forsyth	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
Prior to 1798	Crown	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred

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TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY

(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

Project #: 7-21-0103-41
 Address: 5602 Robinson Street, Niagara Falls
 Legal Description: Part Range 22 PL 1 Stamford as in RO388636; Niagara Falls
 PIN 64350-0185 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
2013 to Present	Antonio Miano & Mary Ann Miano	Residential Use - the parcel is developed with a residential dwelling	Residential Use	The Property was observed to be occupied by a residential dwelling at the time of the 2021 Site Reconnaissance 2018 SI: No significant changes, similar to 2000 SI
1999 to 2015	The Consumers Gas Company Limited (Lease), surrender and discharge of lease in 2015	Residential Use - the parcel is developed with a residential dwelling	Residential Use	2010 SI: No significant changes, similar to 2000 SI 2000 SI: No significant changes, similar to 1965 AP
1982 to 2013	Antonio Miano	Residential Use - the parcel is developed with a residential dwelling	Residential Use	2010 SI: No significant changes, similar to 2000 SI 2000 SI: No significant changes, similar to 1965 AP 1983 OBM: One dwelling is depicted on the Property
1982 to 1982	Joseph Bognar	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1964 to 1982	U.S.A. Motels Limited	Residential Use - the parcel is developed with a residential dwelling	Residential Use	1965 AP: No significant changes, similar to 1954 AP
1964 to 1964	Joseph Toth & Elizabeth Toth	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1960 to 1964	Anne Atlin (Mortgagee)	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1960 to 1960	Donald Wilson & Dora Wilson	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1957 to 1960	Sol Atlin	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1957 to 1957	John Pool & Velma Pool	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1955 to 1957	Sol Atlin	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1955 to 1955	Genevieve Duncan (Mortgagee)	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1952 to 1955	Rose Levesque	Residential Use - the parcel is developed with a residential dwelling	Residential Use	1954 AP: No significant changes, similar to 1934 AP
1949 to 1952	Albert Brouillette	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1948 to 1949	John B. Hopkins	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1948	The Corporation of the City of Niagara Falls (John A Smith defaulted in taxes)	Residential Use (inferred)	Residential Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1905 to 1948	John A Smith	Residential Use - the parcel is developed with a residential dwelling	Residential Use	1934 AP: The parcel appears to be developed with a residential dwelling
1886 to 1905	Catherine Smith	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1855 to 1886	John Murray	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1845 to 1855	Thomas Street	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1837 to 1845	Samuel Street	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1832 to 1837	Thomas Clark	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1830 to 1832	William Forsyth	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1828 to 1830	Samuel Forsyth	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1800 to 1828	William Forsyth	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
1798 to 1800	James Forsyth	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred
Prior to 1798	Crown	Inferred Agricultural or Other Use	Agricultural or Other Use	Other than the Chain of Title information, no details were available for this time period, and thus the use is inferred

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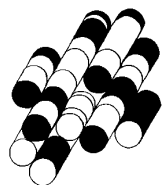
For each owner, specify one of the following types of Property Use (as defined in O.Reg. 153/04) that applies:

Agriculture or Other, Commercial, Community, Industrial, Institutional, Parkland, Residential

APPENDIX C

DRAFT

TERRAPROBE INC.





enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:
Stephanie

Site Address:

6158 Allendale Avenue Niagara Falls ON Canada

Project No:

721010341
Opta Order ID:
98033

Requested by:

Teresa Weatherhead
Terraprobe Inc.

Date Completed:

10/13/2021 10:35:21 AM

Project Name: Allendale Avenue and Robinson Street Niagara Falls

Search Area: 6158 Allendale Avenue Niagara Falls ON Canada

Project #: 721010341

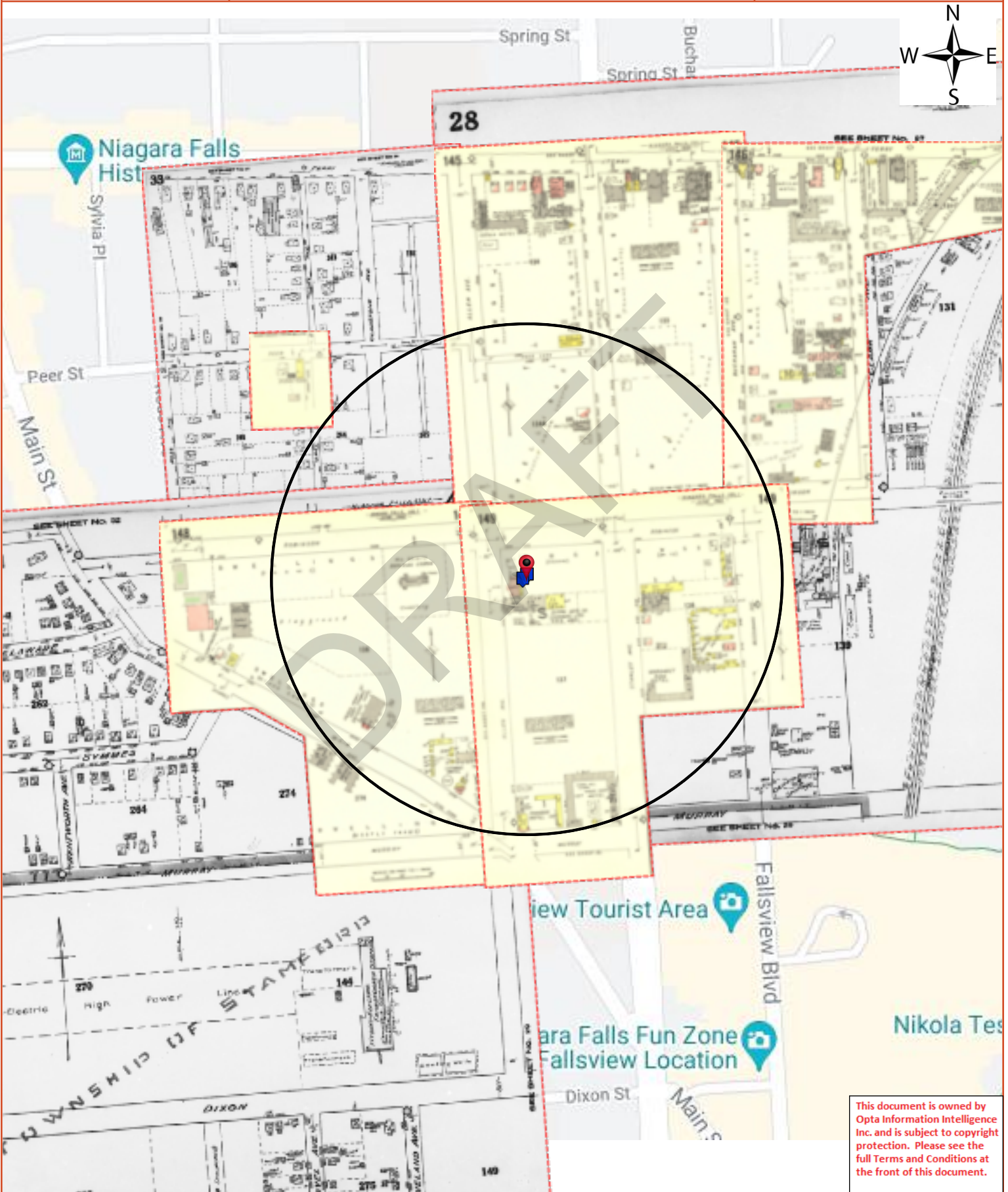
Requested by:

Teresa Weatherhead

Date Completed: 10/13/2021 10:35:21



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Entire Agreement

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

Governing Document

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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.

Page	Report Title
6	(1932) Volume: Niagara Falls - Chippawa Firemap: 28
8	(1932) Volume: Niagara Falls - Chippawa Firemap: 33
10	(1932) Volume: Niagara Falls - Chippawa Firemap: 40
12	(1965) Volume: Niagara Falls Volume 1 Firemap: 139
14	(1965) Volume: Niagara Falls Volume 1 Firemap: 145
16	(1965) Volume: Niagara Falls Volume 1 Firemap: 146
18	(1965) Volume: Niagara Falls Volume 1 Firemap: 148
20	(1965) Volume: Niagara Falls Volume 1 Firemap: 149
21	(2001) Inspection Report - 2001 Canop Investment Inc o/a Fallsview Budget Inn 6158-6184 Stanley Avenue Niagara Falls ON L2G 3Y4 (distance = 102 metres*)
31	(1985) Inspection Report - 1985 ZIPPO MANUFACTURING COMPANY CANADA LTD. 6158 Allendale Ave Niagara Falls ON s (distance = 12 metres*)
40	(1977) Siteplan Report - 1977 ZIPPO MFG CO (CANADA) LTD 6158 Allendale Avenue Niagara Falls ON L2G3Z5 (distance = 0 metres*)
42	(1969) Siteplan Report - 1969 ZIPPO LIGHTER MANUFACTURING COMPANY LIMITED 6158 Allendale Avenue Niagara Falls ON L2G3Z5 (distance = 0 metres*)
44	(1992) Siteplan Report - 1992 ZIPPO MFG CO (CANADA) LTD 6158 Allendale Avenue Niagara Falls ON L2G3Z5 (distance = 0 metres*)

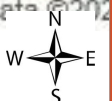


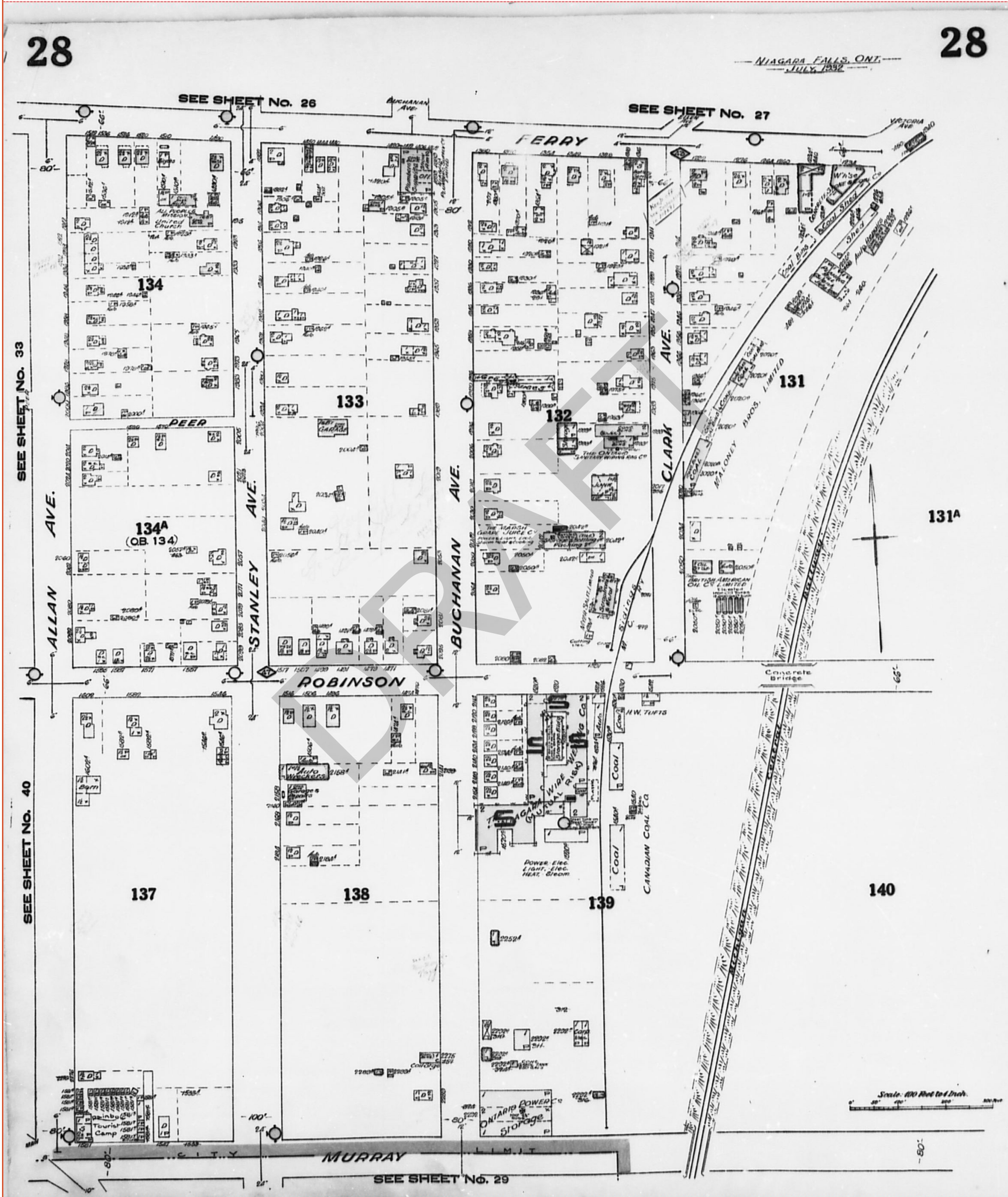
FIP Locator Map

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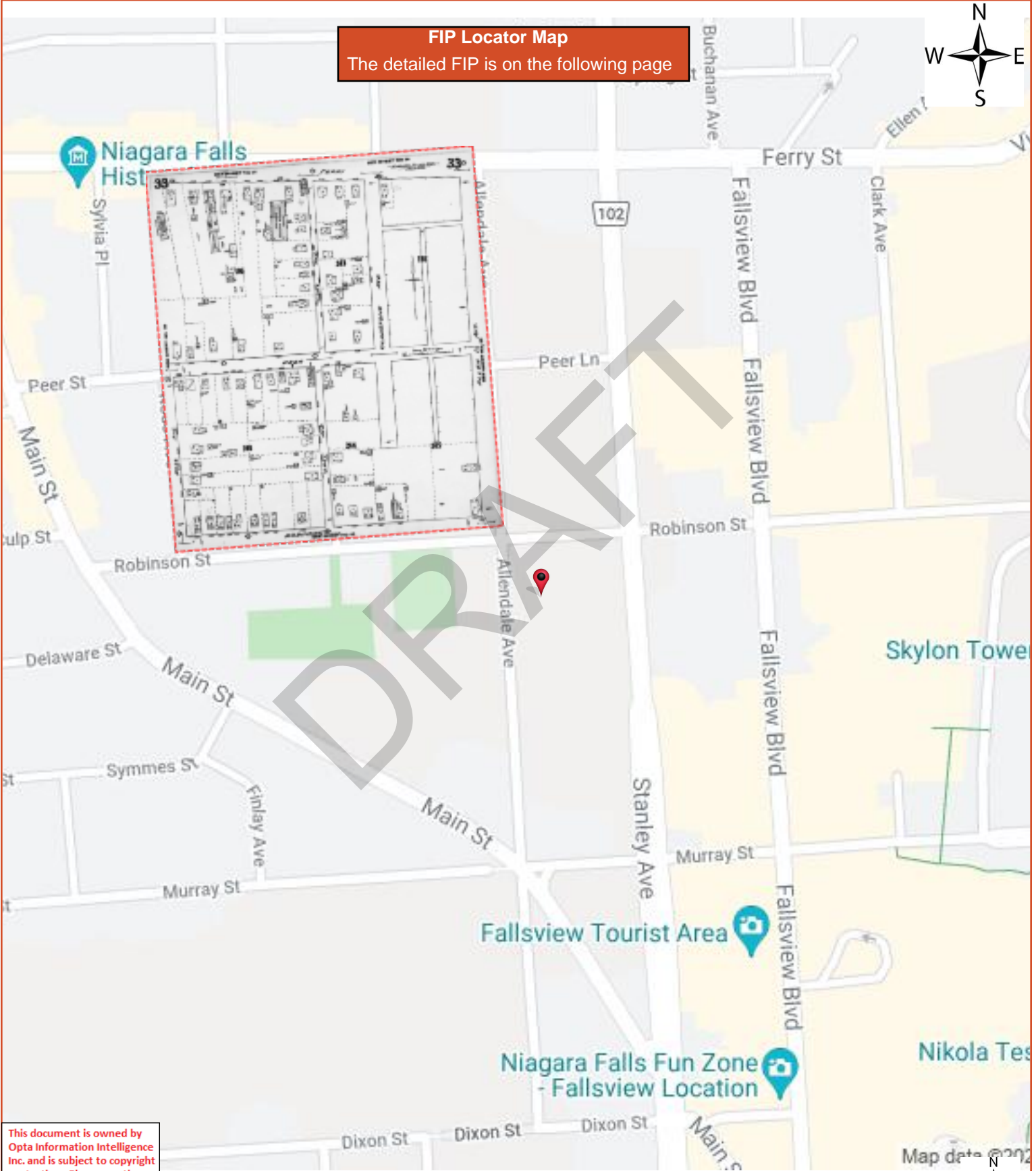


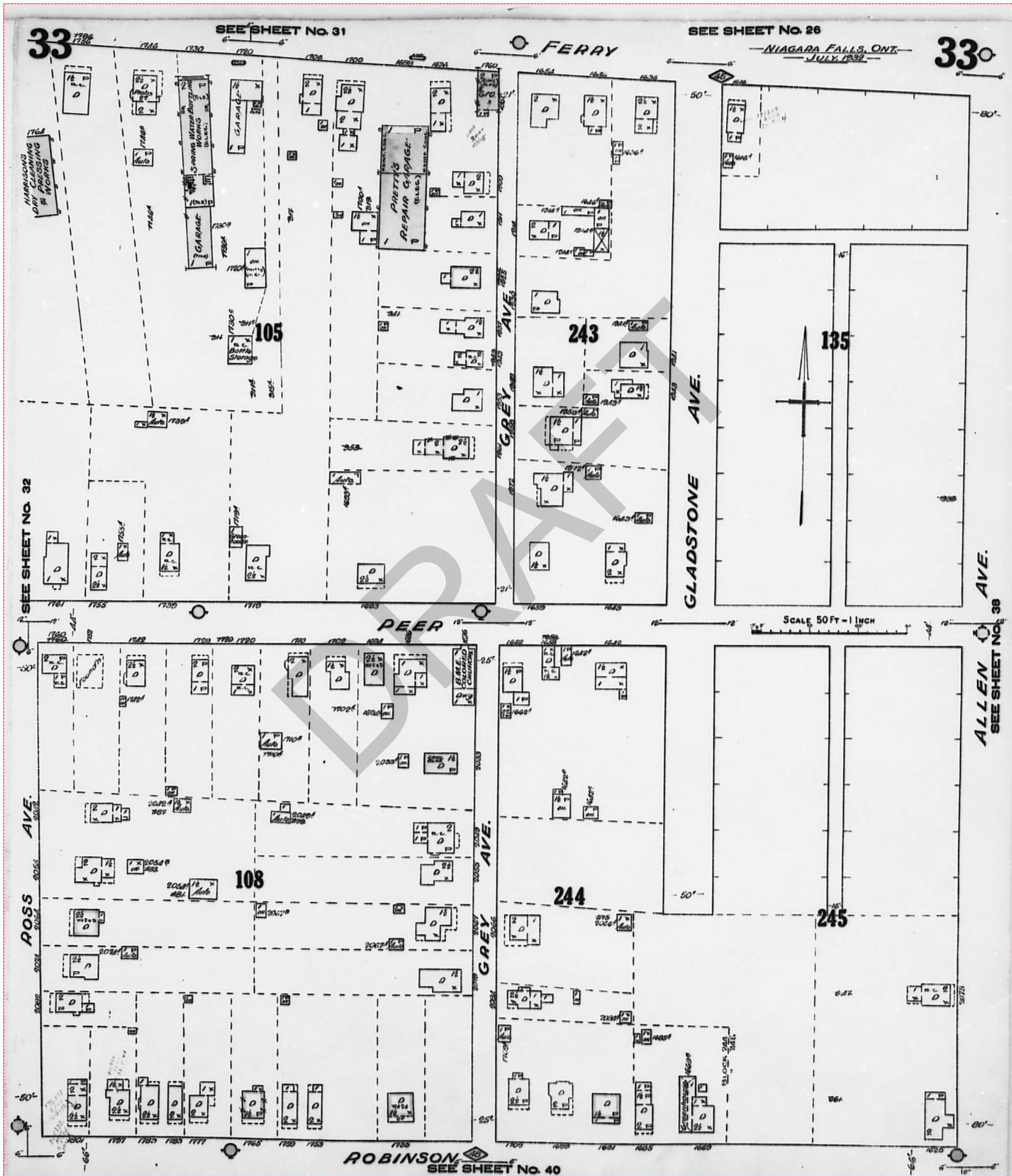
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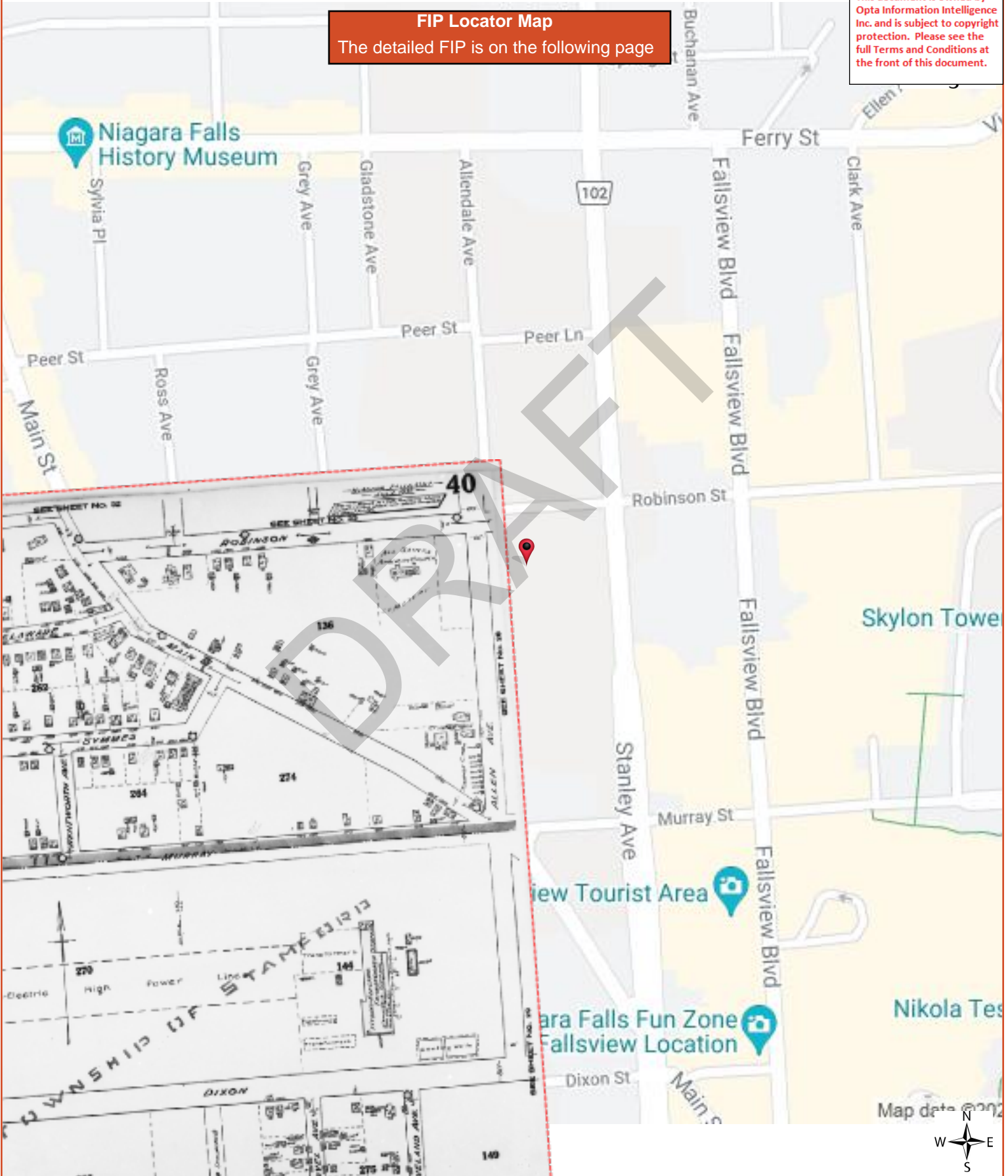
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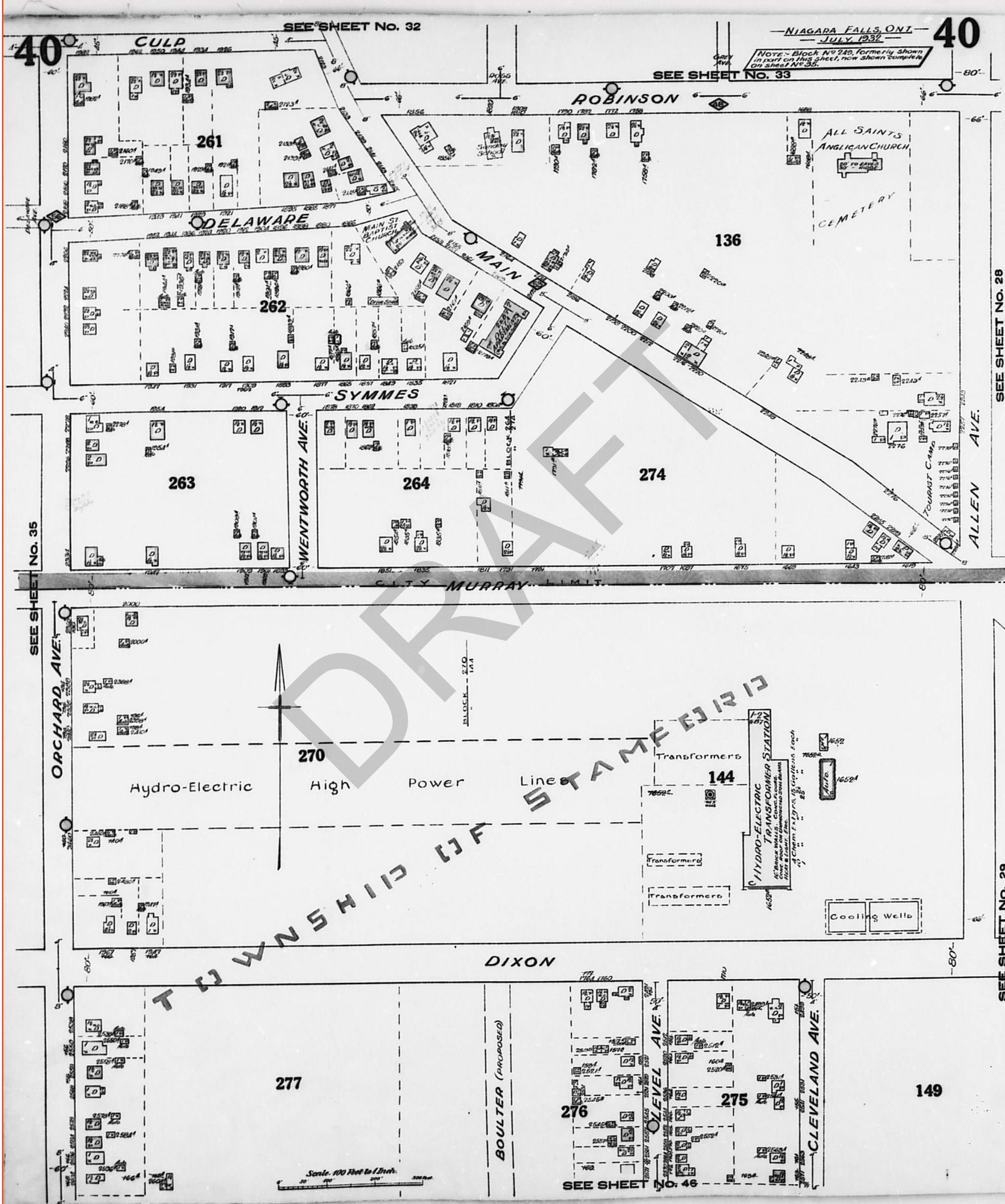


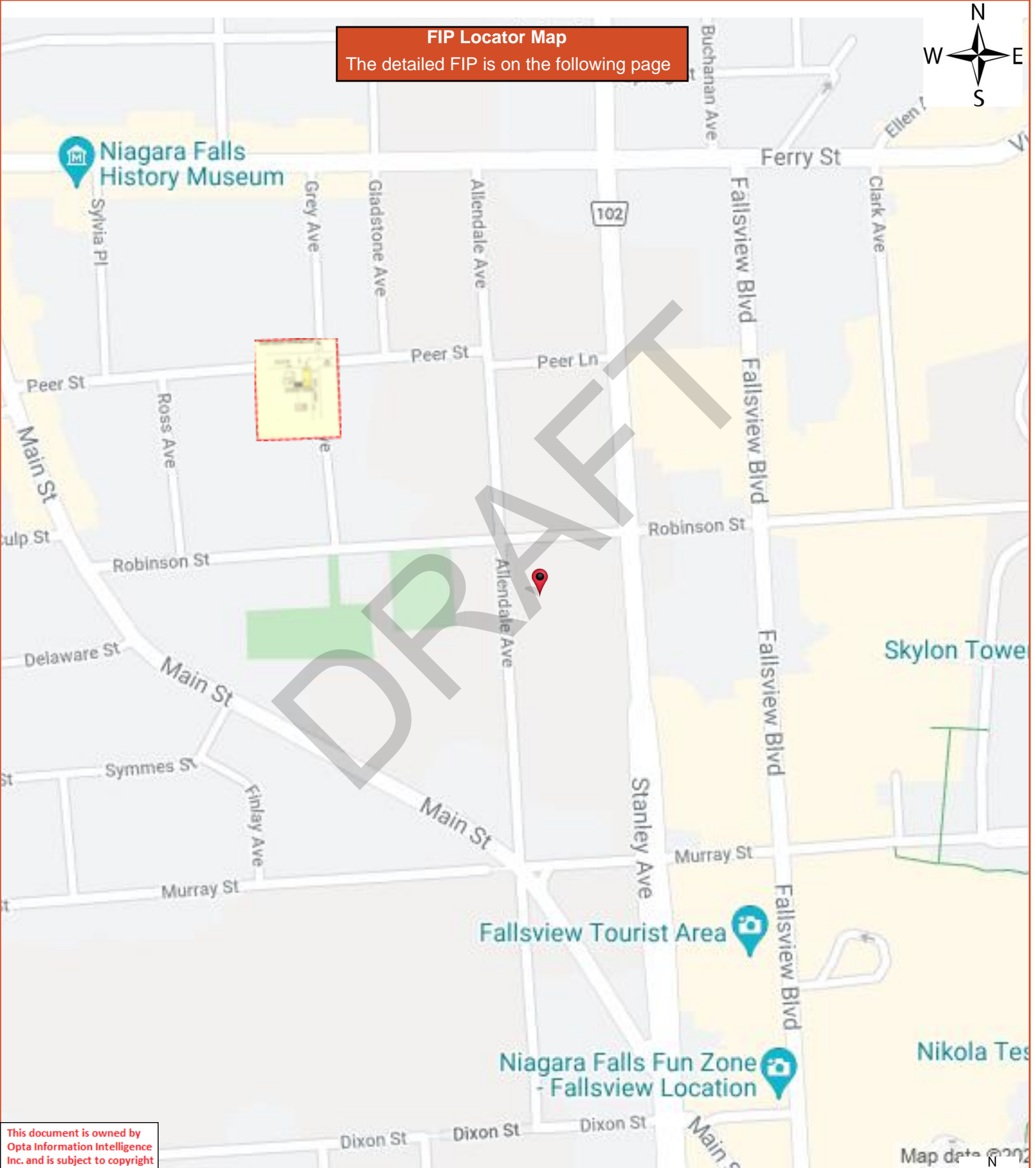


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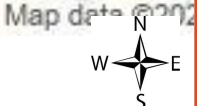


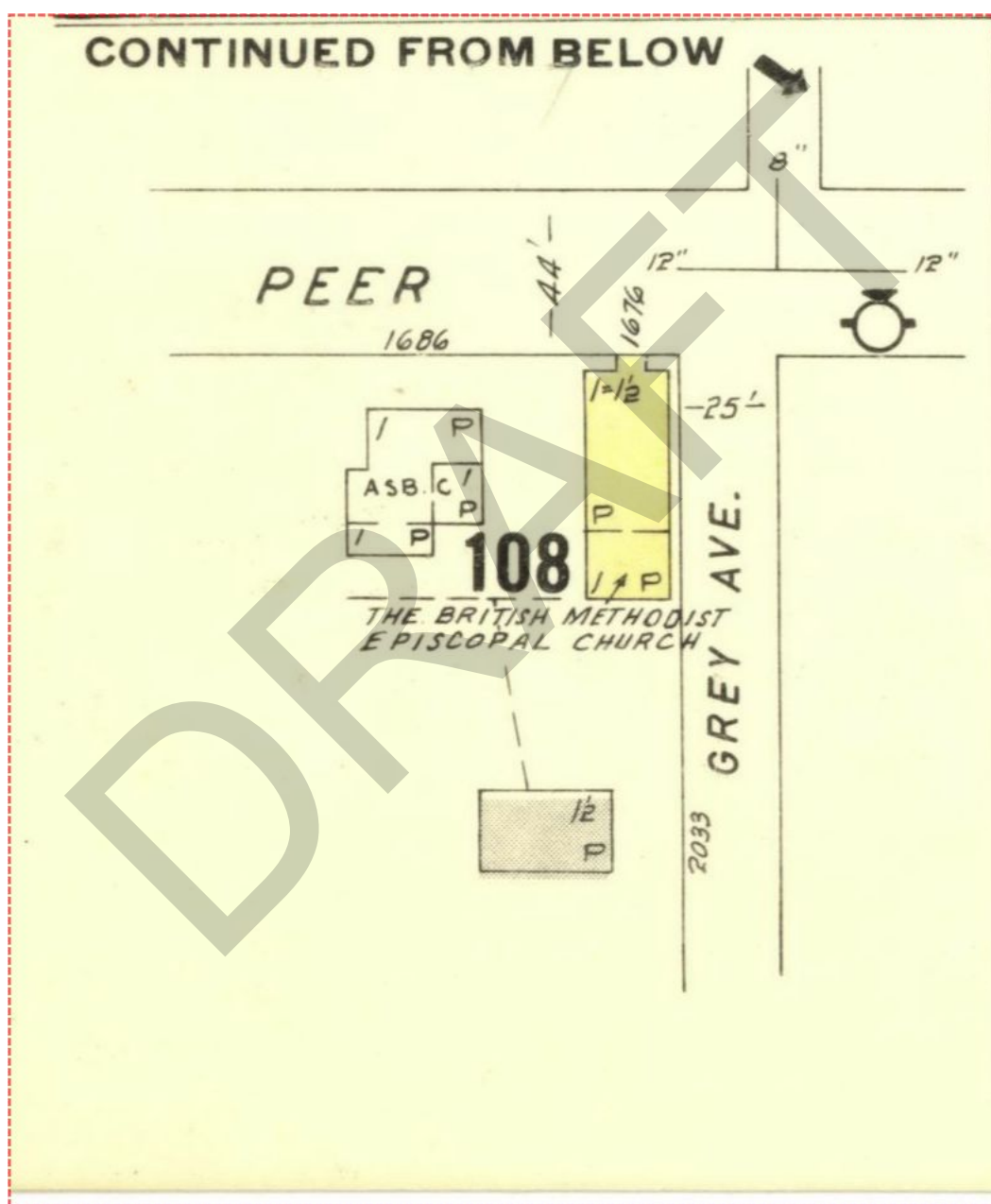


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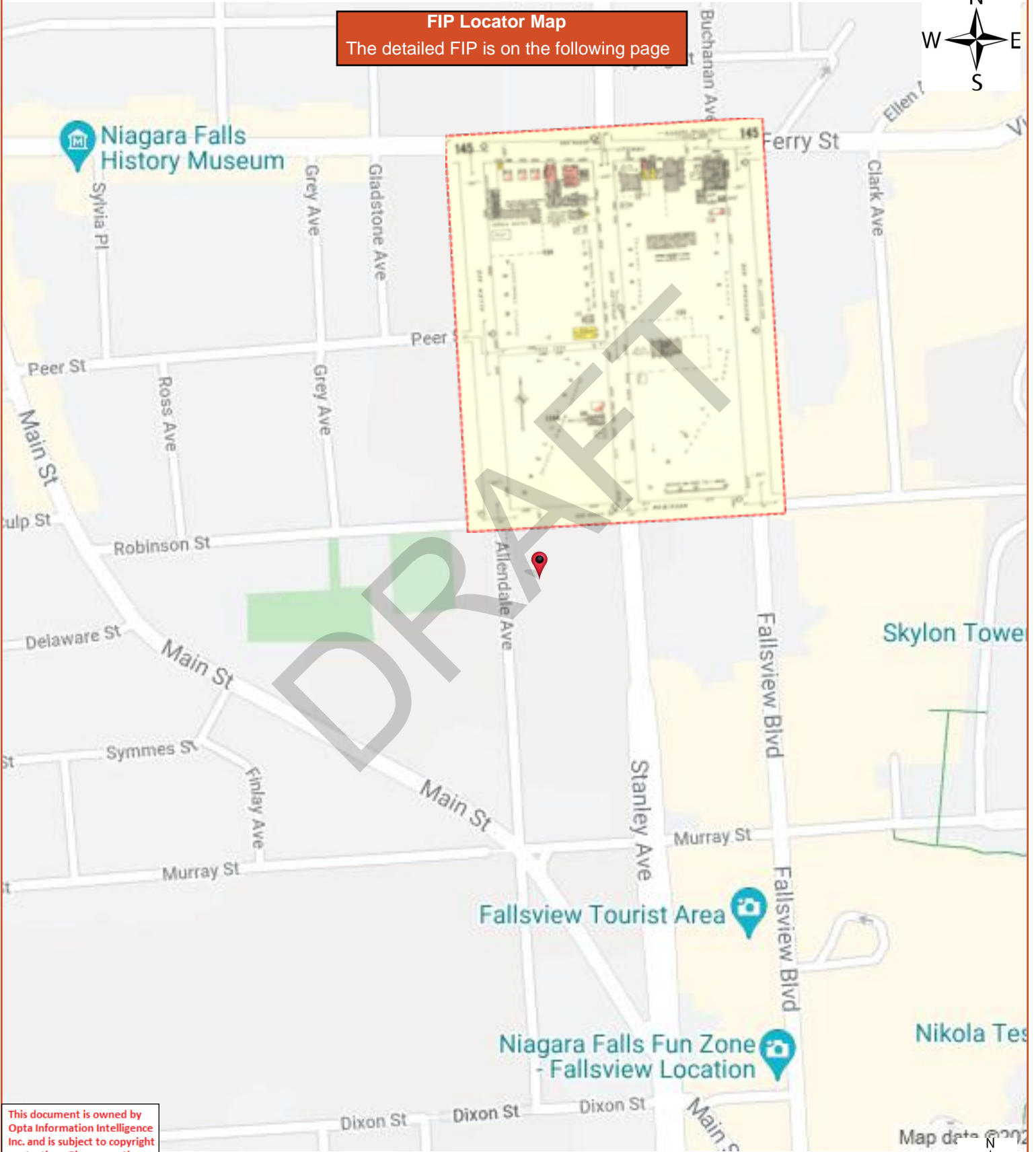


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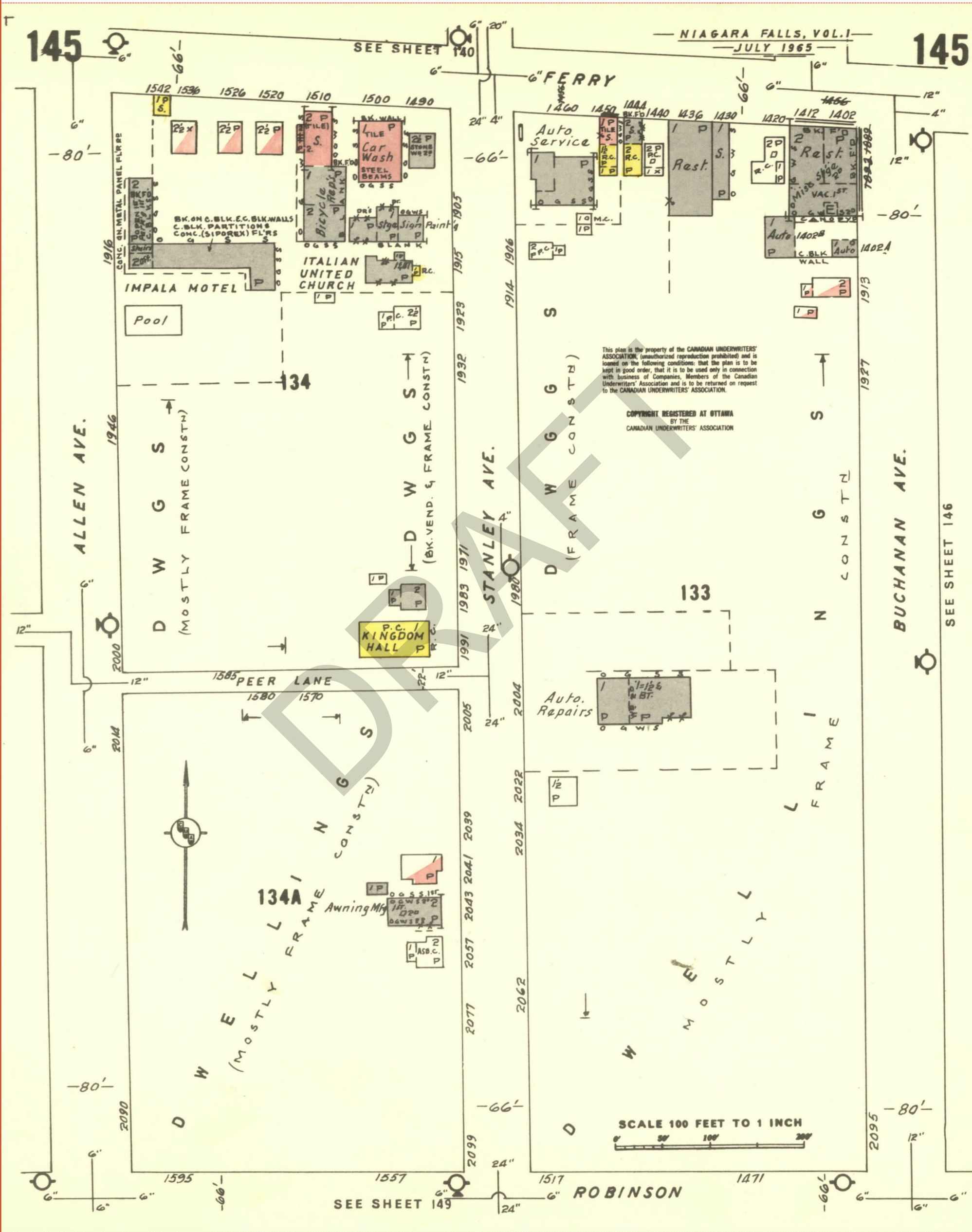
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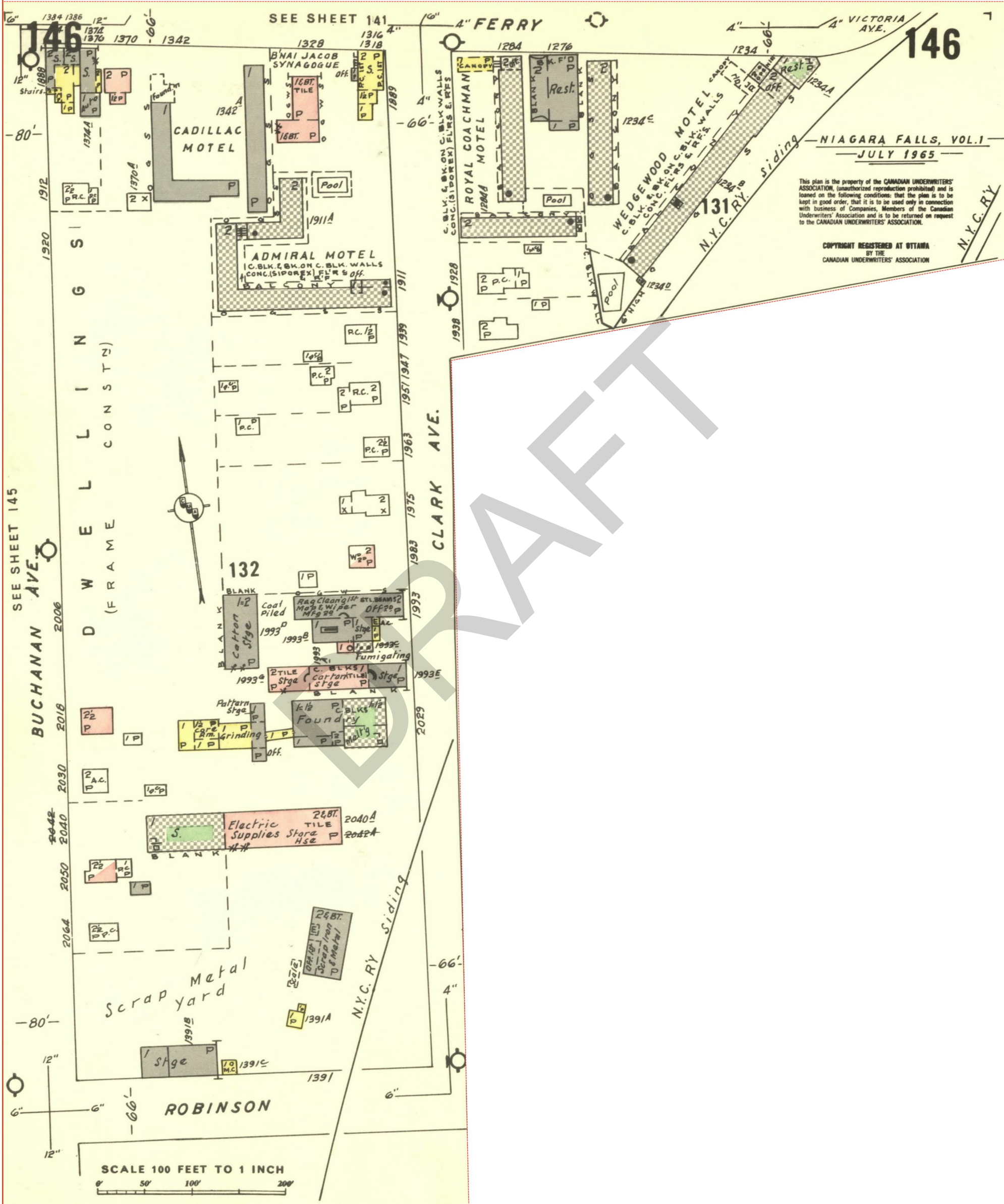


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The detailed FIP is on the following page



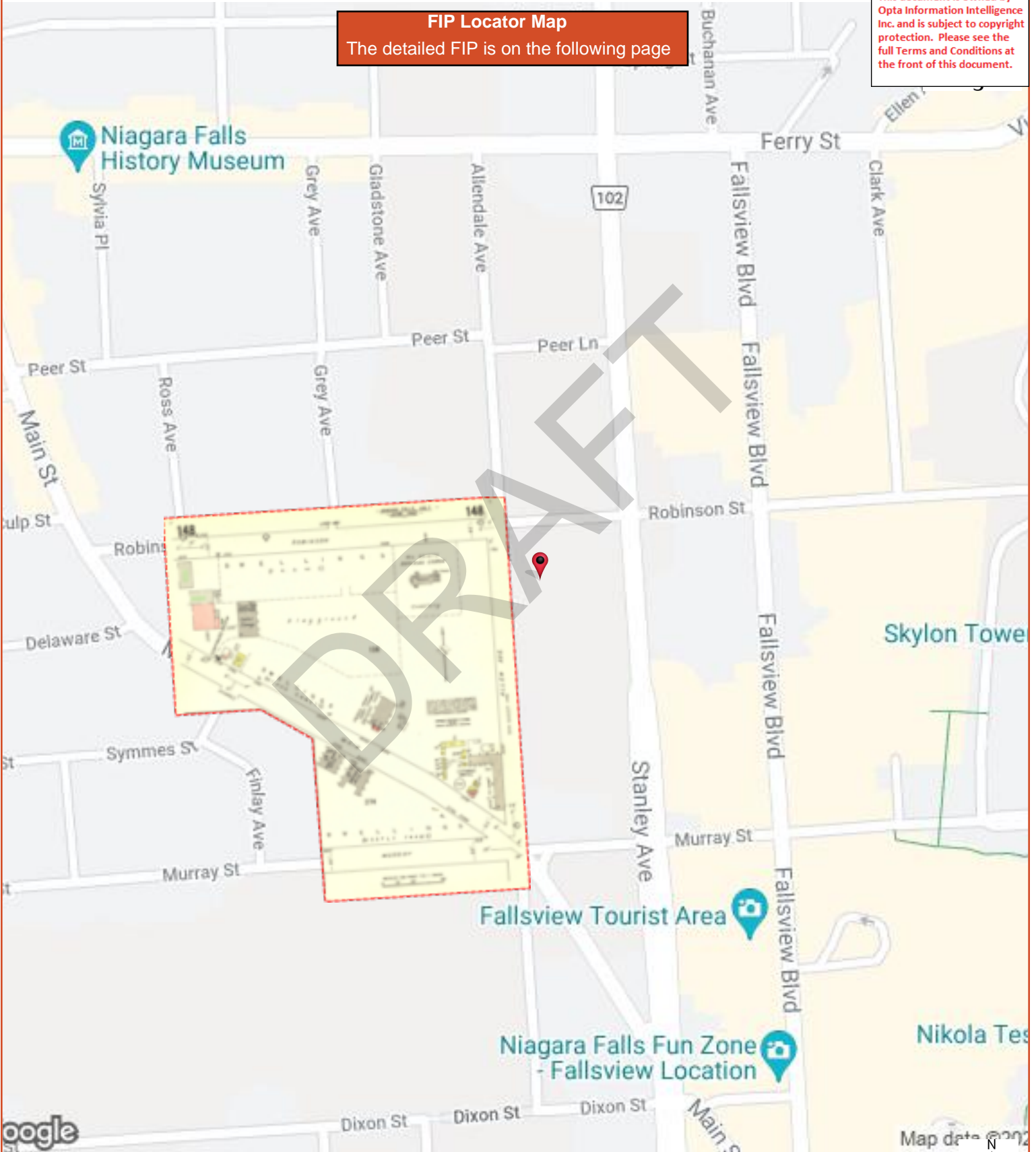
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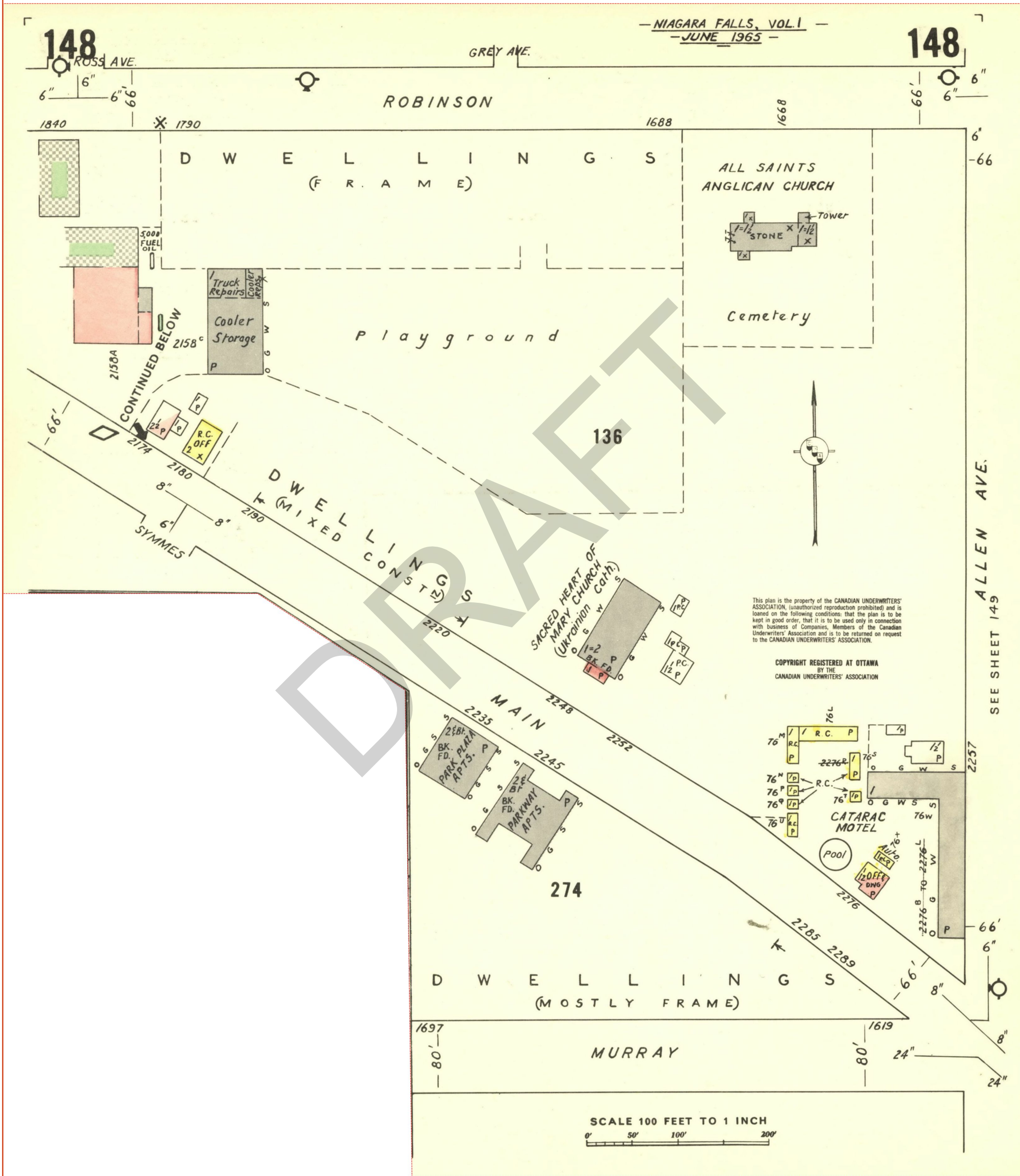




FIP Locator Map
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FIP Locator Map

The detailed FIP is on the following page



DRAFT



Inspection Report - 2001 Canop Investment Inc o/a Fallsview Budget Inn 6158-6184 Stanley Avenue Niagara Falls ON L2G 3Y4

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Insurers' Advisory Organization Inc.
A subsidiary of Underwriters Adjustment Bureau Ltd.

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IAO All Risk

(Now available through the IAO Web-site; www.iao.ca)

INSPECTION REPORT

Supplement/s attached: Yes No

1.0 BASIC INFORMATION

Insured:		Policy Number	
Date of survey (YYYY/MM/DD):	2001/08/31	IAO Loss Control Specialist:	D. Schutz, FIIC
Person Contacted:	Gary Graham, Co-owner	Telephone No.	(905) 374-4244
Position			
Mailing Address if Different for risk:		IAO AIS No.:	71397897
	(unit # street # & name)	(City, Town, Village)	
Location Surveyed:	6158-6184 Stanley Avenue	Niagara Falls	Ontario (Province)
	(unit # street # & name)	(City, Town, Village)	L2G 3Y4 (postal code)
Secondary address (If any)			(Province)
	(unit # street # & name)	(City, Town, Village)	(postal code)
IICC Territory Code	93	IICC Building Code: 7011	SR/MA File No.
Underwriter:		Broker:	

The **IAO 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.

Recommendations in this report are made to point out those areas where remedial action could have the beneficial effect of making the above premises safer, and thus more desirable from an underwriting standpoint.

Thank you for choosing IAO to perform this inspection. Please do not hesitate to contact us if we can be of any further assistance.

2.0 IAO Risk•Score

Comments

	1	2	3	4	5	6	7	8	9	
Property	<input type="checkbox"/>	<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"/>	<p>The property is in good condition and well maintained..</p> <p>Good walking surfaces, no unusual conditions or hazards exist.</p> <p>24 hour a day/7 days a week operation.</p>
Liability	<input type="checkbox"/>	<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"/>	
Crime	<input type="checkbox"/>	<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"/>	
	(1=Excellent & 9=Poor)									

RISK ALERT ISSUED : Yes No If yes, describe (A risk alert is a telephone notification to the Inspection requestor, of a situation which could imminently cause a serious loss. A Critical Recommendation will be issued to address the situation.)

Committed to Service Excellence

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

(All Risk Report – Jan 10, 2001 R 2)

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SP201FORM

Meaning of the IAO Risk-Score: The IAO 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 IAO 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 minor. 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 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

1. This risk is located on the east side of a busy thoroughfare in the tourist district of the City of Niagara Falls. The premises are well maintained and in good condition. The basement is not used by the general public at the present time although future plans may include meeting rooms for a section of the basement. A section of the basement is used as laundry facilities. The first floor is occupied as a reception area, dining room, kitchen, common halls and a swimming pool. There are 65 rooms available for nightly rental purposes on floors 2 through 5. The fifth floor was added on to the original structure in 2000.
2. The kitchen facilities and restaurant operation were found to be clean with the cooking equipment protected by an approved automatic fire extinguishing system.. The furniture, fixtures and equipment located throughout the building were modern and in good condition.
3. The insured was found to be co-operative and responsive in connection with the completion of this report.

4.0 RECOMMENDATIONS

Please note that these recommendations are classified as either **Critical**, **Important**, or **Desirable Improvement**. "**Critical**" recommendations as 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.

Listed below OR None

00-1 Critical Important Desirable Improvement

00-2 Critical Important Desirable Improvement

00-3 Critical Important Desirable Improvement

5.0 OCCUPANCY INFORMATION (IICC Occupancy Code 7011)

The Insured is:

<input checked="" type="checkbox"/> Owner Occupant	<input type="checkbox"/> Non-occupant building owner	<input type="checkbox"/> Tenant
Name of building owner(if not Insured):		Number of years bldg. Owned: 12
<input type="checkbox"/> Tenant	Area occupied (sq. m): 4,644	Business hours: 24 hours a day
Days per week: 7 days	Annual Revenue (optional):	Payroll (optional):
Number of years at this location:	12	
Previous loss history past 3 years <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined		Previous loss history past 6 years <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined
Explain loss history:		
Insured Values: Property: \$ 4,000,000 POED		Contents: \$
Combustibility of Occupancy: M3		Susceptibility of Occupancy: S3-Moderate Damage

Describe occupancy:

		or <input checked="" type="checkbox"/> refer to Occupancy Specific Supplement:
Special Hazard Code(s): Gp5, SH 6		Description: Commercial cooking with an approved automatic extinguishing system
Other classes of occupants: (immediate exposures)		None
Name:	Area occupied: sq. m.	IICC Code
Special Hazard Code(s)	Description:	
Name:	Area occupied: sq. m.	IICC Code
Special Hazard Code(s)	Description:	
Areas not surveyed:	<input type="checkbox"/> For additional tenants see attached list	

6.0 BUILDING CONSTRUCTION (IICC Major Construction Class Class 1)

Building condition:	<input checked="" type="checkbox"/> Above Average	<input type="checkbox"/> Average	<input type="checkbox"/> Moderate deficiencies	<input type="checkbox"/> Major deficiencies			
Year built: (yyyy)	1989	Area occupied by insured (sq. m): 4,633		Combustibility of Building M3			
Ground floor area (sq. m):	734 sq. m	Total floor area (excl. bsmt.)		3,910 sq. m			
Height (excluding basement):	15.2 m	Number of Stories: 5 (above grade)					
Basement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Area of basement: 734 (sq. m)		Total area: 4,644 sq. m			
Additions (year & brief description):	A fifth floor was added to the original structure in 2000						
Renovations (year & brief description):							
Wall construction:	Reinforced Concrete % ()	Masonry: 100 %: (Concrete Slab)	Non Combustible: %: ()	Brick/stone veneer: %: ()	Wood frame: %: ()		
	Other:		Panels in Walls	% Describe:			
Floor Construction:	Concrete: 100 %	Concrete on metal pan:	%	Wood joist:	%	Other:	%

Roof Type:	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Sloped	<input type="checkbox"/> Peaked	<input type="checkbox"/> Other
Roof Construction:	<input checked="" type="checkbox"/> Concrete 100%	<input type="checkbox"/> Steel deck %	<input type="checkbox"/> Wood joist %	<input type="checkbox"/> Other: %
Roof Surface:	<input type="checkbox"/> Tar & gravel	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt shingles	<input type="checkbox"/> Rubber Membrane
	<input type="checkbox"/> Wood Shakes	<input type="checkbox"/> Other		
Resurfaced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Date: 2000	
Interior Finish Walls:	Combustible: %	Non-combustible: 100 %	Open: %	
Interior Finish Ceilings:	Combustible: %	Non-combustible: 100 %	Open: %	
Vertical Openings:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Elevator	<input type="checkbox"/> Deck: <input type="checkbox"/> Other
Horizontal Separation:	Major Partition Construction		<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Frame <input type="checkbox"/> Drywall on Studs
			<input checked="" type="checkbox"/> Concrete Block	<input type="checkbox"/> Other
	Proper Opening Protection:		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Mezzanines: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Combustible: %	Non-combustible: %	Open: %	
Mezzanines percentage of floor	%			
Combustible Concealed Spaces:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, describe and %	
Concealed space properly protected	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Not applicable	Comment:
Building Description:				
	Shopping Mall <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Industrial Mall <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Strip Mall: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Other Describe : Stand alone building			

7.0 EXPOSURES (Within 50m of risk)

	Distance	Height	Construction	Occupancy Hazard	Civic Number (optional)	Opening in Facing Wall	
						Yes	No
Front	<u>Open</u> m	___ sto.	Open	None	<u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
Rear	<u>Open</u> m	___ sto.	Open	None	<u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
Left	<u>Open</u> m	___ sto.	Open	None	<u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
Right	<u>2</u> m	<u>2</u> sto.	Open	Light	<u>6188</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(For Malls) Describe partition walls between insured and other tenants.

8.0 COMMON HAZARDS (Heating, electrical, plumbing)

HEATING:

Forced warm air:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____		
Suspended unit heaters:	<input checked="" type="checkbox"/> Electric 10%	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____		
Portable heaters:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____		
Electric baseboard units:	<input type="checkbox"/> %					
Hot water/steam	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____		
Other	<input checked="" type="checkbox"/> Electric 90%	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____		
Boiler:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Age (yyyy) _____ and Make: _____	Date of last Boiler Inspection: (yyyymmdd) _____		
Appliances enclosed in a non-combustible room:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not required:			
Combustible materials stored in the room:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Not applicable			
Fuel tanks:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Inside	<input type="checkbox"/> Outside	<input type="checkbox"/> Above ground	<input type="checkbox"/> Below ground	Age (yyyy) _____ Capacity (L)
Fill and vent piping: Inside	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ <input checked="" type="checkbox"/> N/A			

Chimneys:	<input type="checkbox"/> Masonry	<input type="checkbox"/> ULC Factory built	<input type="checkbox"/> Unlabelled pre-fab	<input checked="" type="checkbox"/> Other <i>None</i>
	<input type="checkbox"/> Standard	<input type="checkbox"/> Non-standard _____		
Installation defects:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	
Installation replaced:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(yyyy) _____ %	
Comment: No deficiencies noted				

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 checked="" type="checkbox"/> No		<input type="checkbox"/> Yes _____				
Overcurrent protection:	<input checked="" type="checkbox"/> Circuit Breakers		Fuses:	<input type="checkbox"/> Ordinary	<input type="checkbox"/> Type P	<input type="checkbox"/> Type D	<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	(yyyy) _____ %				
Partial changes/extensions:	<input type="checkbox"/> Yes _____	<input checked="" type="checkbox"/> No					
Comments: <i>Standard equipment in use that appears to be safely arranged.</i>							

PLUMBING:

Type:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> Other _____
Installation Replaced:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(yyyy) _____ %	
Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor _____	
Installation appears safe:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____		

SMOKING:

Smoking Restricted:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
"No Smoking" Signs posted:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Enforced:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

HOUSEKEEPING:

<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Average	<input type="checkbox"/> Poor	<input type="checkbox"/> Unacceptable
Comments: <i>No apparent deficiencies noted.</i>			

9.0 FIRE PROTECTION

PUBLIC:

F.U.S. Protection Class: 3 Responding Fire Department: *Niagara Falls (HPA)* ICC Protection Grade 2

Full time Part Time/Volunteer Composite

Distance to Fire Department: 1/2 km Roads: Paved Unpaved Accessible Year-round: Yes No

Public Water Supply Private Water Supply

No. Hydrants: 2 within 155 m, _____ within 156 - 305 m, _____ Over 305 m, None

PRIVATE:

Are the following adequate?

	Yes	No		Date Last Serviced	Comments
Portable Extinguishers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<u>August 2001</u>	<u>Tested and serviced annually to ensure reliable operation.</u>
Standpipe/Inside Hoses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A <input type="checkbox"/>	<u>August 2001</u>	<u>Located on each floor and serviced annually.</u>
Watchman Service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A <input checked="" type="checkbox"/>	_____	_____
Fire Detection System:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial, Describe:	<u>Supervised</u>	
i) Type of Detectors:	Smoke				
ii) Detectors properly located:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Describe: <u>In the common areas and each room</u>		

- iii) Components listed by: ULC UL Other _____
- iv) Maintenance contract: Company: _____ Telephone #: _____
- v) Connected to: ULC Listed Station Unlisted Service Fire/Police Department Local only
- Other: _____
- Automatic Sprinkler Protection: None Full Premises Partial (describe): _____
- Sprinkler Supplement Attached Yes No

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10.0 ALL RISK :

Information Confirmed by: Gary Graham

EARTHQUAKE

What is the earthquake zone:	<u>0</u>		
Is there any earthquake history in the area:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Undetermined
If Yes, describe history _____			
Any evidence of the following:			
Significant exterior wall or foundation cracks noted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____
Sagging?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: <u>Niagara River</u>
Distance to nearest body of water:	<u>1/2 km</u>	<input checked="" type="checkbox"/> None determined	
Is there a history of flooding:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, give history: _____
Evidence of water damage:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____
Years knowledge of risk: 12 yrs.			

WATER DAMAGE

Plumbing is: Copper Galvanized Plastic Other Describe: Copper pipe under pressure and plastic drains

Is there evidence of corrosion: Yes No Describe: _____

Is the building sprinklered: Yes No Comment: _____

Is stock susceptible to water damage: Yes No Describe: _____

Are all window/skylight openings adequately sealed: Yes No Describe: _____

Does water main pass under building: Yes No

Is the roof covering adequate: Yes No Most recent roof repair date, if applicable 2000

Inside and/or roof storage tanks/process equipment Yes No Describe: _____

Tanks/equipment satisfactorily controlled: Yes No Describe: _____

Is there use of: skids Shelving Floor Drains Covers over stock/equipment Describe: _____

Sewer Backup claim in the last three years: Yes No Describe: _____

COLLAPSE AND/OR SEWER BACKUP

Is there any history of collapse:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____
Is there any history of sewer back-up:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____
Are sewer back-up protection devices in place:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____

ADDITIONAL PERILS

Is lightning protection in place:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____	
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	Are gates locked when the premises are closed: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the yard and the exterior of the building lit:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Is the risk located in a high wind/hail area:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____	
Are there visible signs of vandalism at the risk:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____:	
In the area:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____	
Is the risk protected from	Automobile	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: _____
Impact exposure:	Aircraft	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: _____
	Train	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: _____
	Boat	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: _____
Comments: <u>No unusual conditions noted.</u>				

11.0 BASIC PREMISES LIABILITY**The following appeared to be satisfactory:**

Stairs, Ramps & Handrails:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Floor Surfaces & Coverings:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Walls & Ceilings:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Interior & Exterior Lighting:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Emergency Lighting	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Interior & Exterior Housekeeping:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Washrooms:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Sidewalks, Yards & Parking Lots:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Fire Exits:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Fire Alarm System (s):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Snow & Ice Removal:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Elevating devices in operation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: <i>A passenger elevator extends from the basement to the fifth floor that is serviced monthly to ensure safe and reliable operation.</i>
TV Satellite Dishes /Exterior Signs	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Comments: _____
CO detectors where required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Comments: _____
Swimming Pool	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	Supplement attached
Other	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<input type="checkbox"/>	Comments: _____

12.0 BASIC CRIME Refer to Expanded Crime Supplement

Crime Experience	<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Moderate	<input type="checkbox"/> High
Type of Neighbourhood:	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural <input type="checkbox"/> Residential <input type="checkbox"/> Isolated
Neighbourhood appears to be:	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Changing via:	<input type="checkbox"/> Expansion/growth	<input type="checkbox"/> Renovation <input type="checkbox"/> Deterioration
Visible malicious damage:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

BUSINESS

Automatic Teller Machine :	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Safe on Premises:	<input type="checkbox"/> Yes	<input checked="" 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	Describe:
Typical Stock:	N/A			
Smash & Grab exposure:	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to Determine	
Comments: None				

GENERAL PROTECTION**The following appeared to be satisfactory:**

Exterior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:
Interior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:
Roof Accessibility:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Comments:
Police Patrols:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Comments:
Yard Fenced:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Describe:

SECURITY ALARM SYSTEM

Premises alarm system in use:	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Disconnected	Date Installed: (yyyy)_____
Monitored by:	<input type="checkbox"/> ULC Listed Station	<input type="checkbox"/> Unlisted Station	<input type="checkbox"/> Local Alarm	<input type="checkbox"/> Unknown to Contact	<input type="checkbox"/> Unable to Determine

PHYSICAL PROTECTION

Door locks:	<input checked="" type="checkbox"/> Deadbolt	<input type="checkbox"/> Spring	<input type="checkbox"/> Panic	<input type="checkbox"/> Other	
Windows Protected:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	If yes, describe _____	
Other Openings:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Protected:	<input type="checkbox"/> No	<input type="checkbox"/> Yes

OTHER COMMENTS:

Exterior doors are locked with the exception of the reception main entrance doors after midnight. There is someone on duty at the front reception desk 24 hours a day/7 days a week.

Inspection Report - 1985 ZIPPO MANUFACTURING COMPANY CANADA LTD. 6158 Allendale Ave Niagara Falls ON s

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INSPECTION REPORT

File No. SR 4601

Plan Attached

SPECIAL RISKS DIVISION

SPRINKLER PROTECTION IN SERVICE

NAME OF RISK: Zippo Manufacturing Company Canada Limited

LOCATION: 6158 Allendale Avenue, Niagara Falls, Ontario

SURVEYED BY: W. Haraschuk

DATE: January 29, 1985

OCCUPANCY

1. (a) Assembly of cigarette lighters involving etching and lacquer painting

CONSTRUCTION

2. (a) FIRE DIVISIONS: Single Fire Division
- (b) BUILT IN: 1939 Additions: 1960, 1969
Repair: Good
- (c) HEIGHT: Bst. 1 storey 4.3m-7.3m (14-24 Ft.)
Bst.: Unfinished
- (d) WALLS: (i) Construction: Masonry
- (e) FLOORS: Basement concrete; first floor 42% concrete, 58% wood.
- (f) ROOF: (i) Construction: 53% Class II metal deck on exposed steel, 47% wood joist.

- (ii) Roof Surface: Non-combustible
- (g) SUPPORTING STEEL: Adequately protected by sprinklers only.
- (h) TOTAL GRADE FLOOR AREA: 734.7 sq. m (7,900 sq. ft.)
Total area: 1,162.5 sq. m (12,500 sq. ft.).
Separation Walls: 25.4cm (10") concrete block wall with fire door separates the 1969 addition from the rest of the building.
- (i) VERTICAL OPENINGS: Shut off
Elevators: None
- (j) INTERIOR FINISH:
 - Exterior Walls: 93% open; 3% combustible
 - Interior Walls: 95% open, 5% wood sheathed in offices.
 - Ceilings: 51% open, 49% non-combustible.
- (k) (i) COMBUSTIBLE CONCEALED SPACES: There is a combustible sprinklered space 1.5m (5 ft.) deep covering 334.8 sq. m (3,600 sq. ft.) over the office and main part of the factory suspended ceiling.
Roof: 46% Ceiling: 0%
- (ii) NON-COMBUSTIBLE CONCEALED SPACES: None
- (l) SMOKE AND HEAT VENTING: Adequate from perimeter windows.

HAZARDS

- 3. (a) COMMON HAZARDS:
 - (i) Heating: Heat is provided by a low pressure boiler and a hot air furnace both gas fired and located in a shut off small basement. Also three other gas fired hot air furnaces located in the open.
Chimneys and Flues: Standard
 - (ii) Air-Conditioning: None
 - (iii) Electrical: Circuit breakers used. Wiring replaced in 1960-1969. Transformers PCB filled: No.

- (b) SPECIAL HAZARDS: Safe. Hand lacquer painting and silk screening well arranged.
- (c) RADIOACTIVE MATERIALS: None
- (d) HIGH PILING: None
- (e) HOUSEKEEPING: Safe
- (f) HAZARDOUS MATERIAL: Safe. One 204.8 L (45 gallon) drum of lacquer thinner and one 204.8 L (45 gallon) drum of methyl hydrate are stored in a detached unsprinklered concrete block building. Safety cans are used in the dispensing and storage in the main plant.
- (g) EXPOSURES:
- | | | Protection | |
|-------|----------|------------|----------|
| | | Required | Provided |
| North | Light | No | No |
| South | Moderate | No | No |
| East | Light | No | Yes |
| West | Light | No | No |
- (h) ACTIVITY: Busy Hrs/Day 9 Days/Wk 5
Number of Production Workers: 15
- (i) MAINTENANCE WELDING: No
- (j) SMOKING RESTRICTED: Generally not restricted but adequate ashtrays are provided.
- (k) ELECTRONIC Data Processing Equipment: No
- (l) PROCESS DESCRIPTION:

Generally moderate and well arranged process. Manufacturing consists mainly of assembling lighters with the majority of the parts received from the parent company in the U.S.A. Etching, hand lacquer painting, and small silk screening operation well arranged. There are three silk screens which are well arranged. All thinners are dispensed from safety cans, with the main supply stored in a detached unsprinklered concrete block building.

Stock in the basement and rear building are mainly skidded and well arranged. Small hand painting operation carried out on tables with parts and in a small electric oven. A soldering machine is gas fired and well set. Electro-etching operation is not hazardous.

PROTECTION

4. (a) SPRINKLER PROTECTION:
OVERALL GRADING OF SPRINKLERS AND WATER SUPPLIES: Standard
- Grading: $98.6 \text{ (EF)} \times \frac{93 \text{ (RF)}}{100} \times \frac{100 \text{ (AT)}}{100} = 91.7$
- EF - Unsprinklered flammable storage building and entrance enclosure.
- RF - No fire department pumper connection, 475.8 kPa (69 p.s.i.) drop in the 50mm (2") drain test.
- (i) Area Sprinklered (excluding concealed spaces): 99%, 100% Wet
- (ii) Date of Sprinklers: 60%: 1950 40%: 1969
- (iii) Protection Against Freezing:
Sections shut off in winter: None
Sections on cold weather system: None
Sections subject to freezing
Not adequately protected: None
- (iv) (a) Additional Sprinklers Required: Sprinkler protection in the detached 3.1m x 3.1m (10' x 10') flammable liquids shed is desirable but lack of sprinkler protection is not serious since this building is concrete block and detached. No recommendation is being made.
- Also a 1.8m x 3.7m (6' x 12') entrance enclosure of mainly metal construction is not sprinklered (No recommendation made).
- (b) Unsprinklered Areas Not Requiring Sprinklers: None
- (v) Sprinkler Equipment Standard: Yes
- (vi) Alarms: Local inside electric bell and outside water gong. Also a connection from an open circuit switch to a bell and light in the city fire hall. The alarm connection to the fire hall can be shut off by a manual valve (Recommendation made).
- (vii) Water Supplies:
- (a) Grading: Standard
- (b) Primary: Municipal - Standard
- (c) Secondary: Provided - None Required - No

- (d) Standard from a 150mm (6") connection to a 150mm (6") municipal main fed two ways. Static pressure 482.7 kPa (70 p.s.i.). Residual pressure 413.7 kPa (60 p.s.i.) with the 50mm (2") test drain wide opened.

This is an Ordinary Hazard Group 2 occupancy requiring 3,785 L/min (1,000 U.S. g.p.m.) at 241.3 kPa (35 p.s.i.) at the bottom of the riser. No water flow information available but water supply is expected to be available.

- (viii) Additional System details: No

Fire Department Pumper Connection: There is no fire department pumper connection but this is not considered a serious deficiency.

4. (b) OTHER PROTECTION

- (i) Extinguishers: Standard
(ii) Standpipes and Hose: None
(iii) Watchman Service: None
(iv) Special Equipment and Apparatus: None

4. (c) OUTSIDE PROTECTION

- (i) Hydrants: Public: Standard
Private: None
(ii) Fire Dept. Public: Paid Distance to Fire Hall 1.6 km (1 mile)
Private: No

F.U.S. Classification of Municipality: 3H

(iii) Accessibility:

- To Property: Good
Into Building: Good

EXTENDED COVERAGE

5. (a) WINDSTORM - Unusual Hazards: A large sign on the roof is well guyed.
- (b) LIGHTNING: Unusual Features: No
- (c) EXPLOSION: Unusual Features: No
- (d) SPRINKLER LEAKAGE: Stock Skidded or Shelved: Yes
Stock Susceptible to Large Water Damage: Yes
Floors Drained: Yes
- (e) RIOT, VANDALISM, MALICIOUS ACTS:
Access restricted: No
Guard Supervised: No
Yards Fenced: No
Yards Lit: No
Remote from populated areas: No
- (f) EARTHQUAKE - Zone: 2
- (g) IMPACT HAZARDS - by aircraft: No
- by road vehicles: No
- by trains: No
- by floating vessels: No
- (h) FLOOD HAZARDS: No
- (i) SMOKE - Susceptibility of Stock to Smoke Damage: Moderate
- (j) COLLAPSE - Susceptibility to Collapse: No

6.

BUSINESS INTERRUPTION

- (a) Seasonal: No
- (b) Operation: 9 Hrs/Day 5 Days/Wk.
- (c) Interdependency: Yes

- (d) Raw Materials Mainly: Foreign
 - Stock on hand for: 3 months
 - Stock Replacement Time: 2 weeks
- (e) Computerized Programming: No
- (f) Single Train Production: Yes
- (g) Vital Machinery Custom Made: Yes
 - Replacement Time: 2 months
- (h) Private Power Generation: No
 - Alternative Power Source: No
- (i) Production Dependent on Pollution Control Equipment: No
- (j) Other Important Features: No

BUSINESS INTERRUPTION DETAILS:

It is anticipated that a small loss would not seriously interfere with production. The parent company in the United States could supply any component or the finished product in the event of a serious loss. Business is not seasonal. Raw materials are foreign and domestic. Reserve raw stock can maintain operations for three months. Raw stock can be replaced in two weeks. Raw materials stored in the assembly area and the basement. Vital machinery domestic and foreign built would require two months to replace. This equipment took two months to procure. Main metal parts for lighters are formed by the parent plant in the U.S.A. Steel is purchased in Canada and delivered to parent plant for processing.

7.

UNDESIRABLE FEATURES

Prominent: None.

- Other:
1. No fire department siamese pumper connection.
 2. The connection for the sprinkler system to the fire hall can be inadvertently shut off by a manual valve ahead of the switch. The connection is also over an open unsprinklered circuit.

8.

MANAGEMENT - LOSS PREVENTION PROGRAMMES

	CONTROL REQUIRED:	CONTROL EXERCISED:
(a) Basic Fire Protection:	Yes	Satisfactory
(b) Self-inspection:	No	Satisfactory
(c) Maintenance of Fire Protection Equipment:	Yes	Satisfactory
(d) Pre-emergency Planning:	No	Satisfactory
(e) Plant Security:	No	Satisfactory
(f) Private Fire Brigade:	No	Satisfactory
(g) Smoking Regulations:	Yes	Satisfactory
(h) Welding, Cutting & Grinding:	No	Satisfactory
(i) Impairment Notification:	No	Satisfactory
(j) Preventive Maintenance:	No	Satisfactory

Comments: None

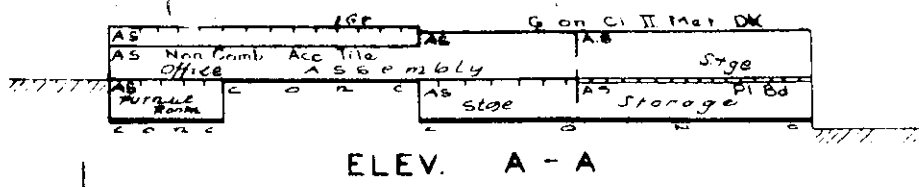
9. TENANTS: None.

ih/02/014/85

Siteplan Report - 1977 ZIPPO MFG CO (CANADA) LTD 6158 Allendale Avenue Niagara Falls ON L2G3Z5

DRAFT





ALLENDALE AVE

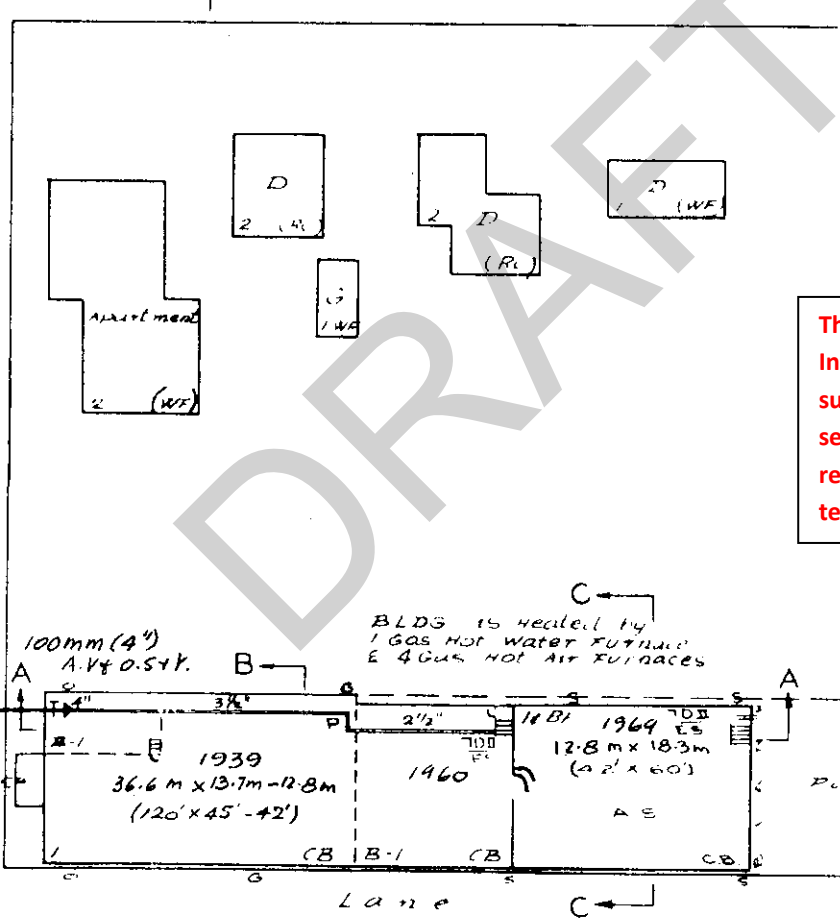
1000 F. 6" 12 FEET ST

150 mm (6") G. REEL MAIN AT 60 LBS. PRESSURE

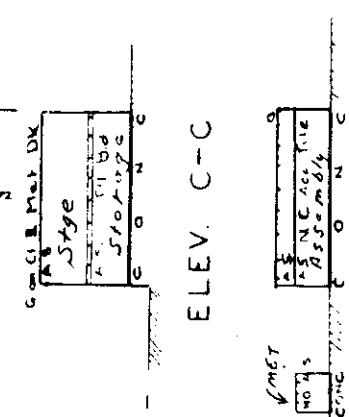
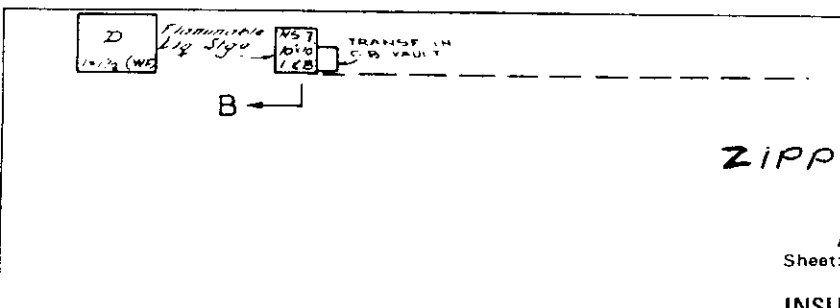
700 TO 8" IN PORTAGE

6" Street Main 500' to 2' 14" Buchanan Ave

ROBINSON STREET



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ELEV. B-B

FILE NO. SR 4601
 ZIPPO MFG Co. (Canada) Ltd.
 6158 Allendale Ave
 Niagara Falls Ont.
 Sheet: 149 Block: 137 Scale: 1" = 50'
 1:600
 INSURERS' ADVISORY ORGANIZATION
 ONTARIO
 Date: Dec. 14, 77 Field Rep.: H. W.

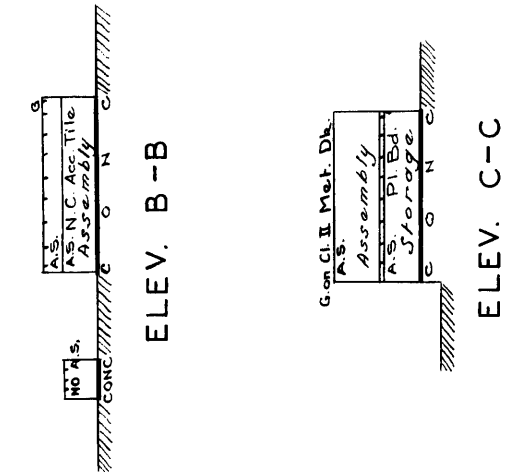
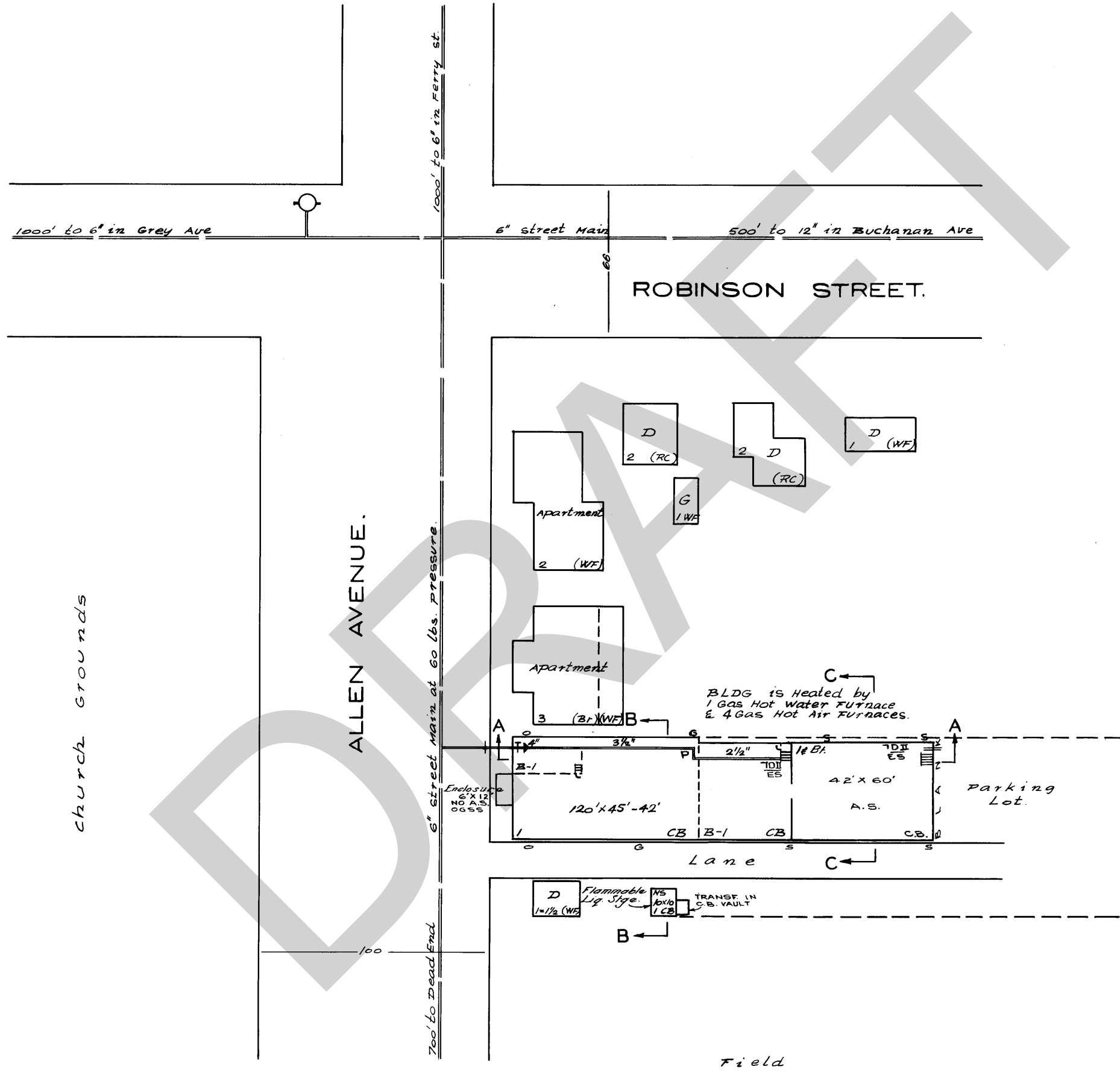
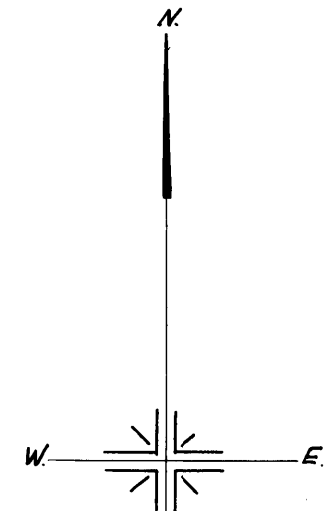
Siteplan Report - 1969 ZIPPO LIGHTER MANUFACTURING COMPANY LIMITED 6158 Allendale Avenue Niagara Falls ON L2G3Z5

DRAFT



REVISED	
DATE	BY
APRIL 18, 1969	G.W.S.

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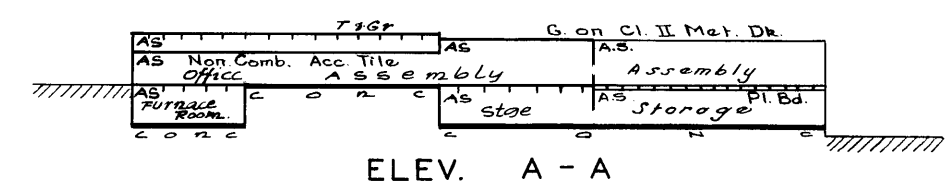


FILE NO 4601
ZIPPO LIGHTER MANUFACTURING COMPANY LIMITED

NIAGARA FALLS, ONTARIO.

SCALE 1" = 50' DATE SEP. 20, 1960 INSP. H.T.

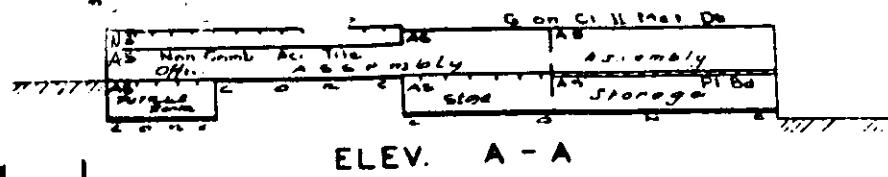
CANADIAN UNDERWRITERS' ASSOCIATION
 PROVINCE OF ONTARIO BRANCH
 PROPERTY DEPARTMENT
 SPECIAL RISKS DIVISION
 TORONTO, CANADA



Siteplan Report - 1992 ZIPPO MFG CO (CANADA) LTD 6158 Allendale Avenue Niagara Falls ON L2G3Z5

DRAFT



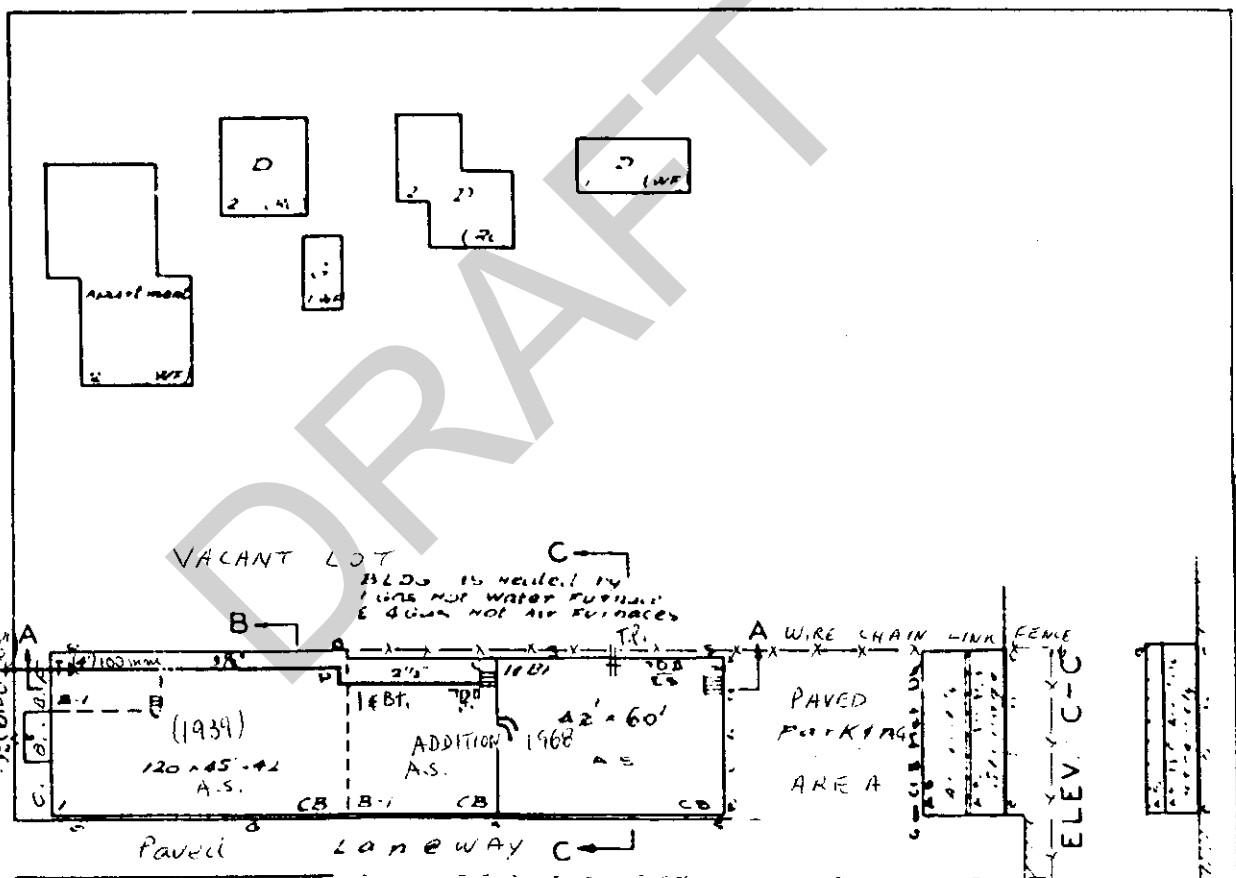


5' Street Main 500' to 2' 14" Buchanan Ave

ROBINSON STREET.

ALLENDALE AVENUE

STANLEY AVENUE



150mm (6") Street main
150mm (6") IN
FOOTAGE

6162 CAR PARKING
4' WIRE CHAIN LINK FENCE + TOP CARBON WIRE

FILE NO. 4601
ZIPPO MFG Co. (Canada) Ltd.
6158 Allendale Ave.
Niagara Falls, Ont.

Sheet: 145 Block: 137 Scale: (1" = 50')
1cm = 6m

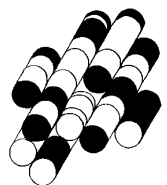
INSURERS' ADVISORY ORGANIZATION

ONTARIO
JANUARY 30, 1972
Date: Dec. 14 '77 Field Rep.: H.V.V.

APPENDIX D

DRAFT

TERRAPROBE INC.



CHAIN OF TITLE REPORT

Project #: 7-21-0103-41
 Address: 5566 Robinson Street, Niagara Falls
 Legal: Part Range 22 Plan 1 Stamford
 Description: as in RO472570

Searched at: St. Catherines
 LRO #: 59

Page 1

PIN #: 64350-0194 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 Acres)	31 12 1798	Crown	James FORSYTH
166	Deed	11 02 1800	James Forsyth	William FORSYTH
8664	Deed	20 07 1832	William Forsyth	Thomas CLARK & Samuel STREET
3096	Will	12 02 1845	Samuel Street - Estate	Thomas CLARK
2560	Deed	17 02 1855	Thomas Clark - Estate	John MURRAY
12921	Will	11 11 1864	John Murray - Estate	John A. ORCHARD
298	Deed	19 11 1886	John A. Orchard	Catherine SMITH
1439	Deed	31 10 1905	Catherine Smith	John A. SMITH
43976	Tax Deed	07 01 1946	The Corporation of The City of Niagara Falls (John A.Smith defaulted in taxes)	Steve VIG

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project #: 7-21-0103-41
 Address: 5566 Robinson Street, Niagara Falls
 Legal Description: Part Range 22 Plan 1 Stamford
as in RO472570

Searched at: St. Catherines
 LRO #: 59

Page 2

PIN #: 64350-0194 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
264469	Deed	30 07 1976	Rosie Gobeil (Vig) exor for Steve Vig - Estate	Raffaella BUTERA & Antonio BUTERA
RO472570	Deed	20 05 1986	Raffaela Butera (Surviving Joint Tenant)	Parvaneh NEKOUY-YAZDY & Shayesteh NEKOUY-YAZDY
LT153052	Deed	10 03 2000	Parvaneh Nekoui-Yazdy & Shayesteh Nekoui-Yazdy	Navid NEKOUY-YAZDI
SN508461	Deed	27 04 2017	Navid Nekoui-Yazdi	La Pue International Inc.
SN626614	Deed (Present Owner)	17 04 2020	La Pue International Inc.	Pawel FUGIEL

PROPERTY DESCRIPTION: PT RANGE 22 PL 1 STAMFORD AS IN R0472570 ; NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/09/20

OWNERS' NAMES
FUGIEL, PAWEL

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/09/20 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/09/20**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/09/17 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/09/20 **</p>						
RO472570	1986/05/20	TRANSFER		*** COMPLETELY DELETED ***	NEKOUY-YAZDY, SHAYESTEH NEKOUY-YAZDY, PARVANEH	
RO499066	1987/05/13	CHARGE		*** COMPLETELY DELETED ***	NATIONAL BANK OF CANADA	
LT153051	2000/03/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** NATIONAL BANK OF CANADA		
REMARKS: RE: RO499066						
LT153052	2000/03/10	TRANSFER		*** COMPLETELY DELETED *** NEKOUY-YAZDY, SHAYESTEH NEKOUY-YAZDY, PARVANEH	NEKOUY-YAZDI, NAVID	
LT153053	2000/03/10	CHARGE		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SN415676	2014/09/24	DISCH OF CHARGE		NEKOUY-YAZDI, NAVID *** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION	SCOTIA MORTGAGE CORPORATION	
	REMARKS: LT153053.					
SN508461	2017/04/27	TRANSFER		*** COMPLETELY DELETED *** NEKOUY-YAZDI, NAVID	LA PUE INTERNATIONAL INC.	
	REMARKS: PLANNING ACT STATEMENTS.					
SN508462	2017/04/27	CHARGE		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	449486 ONTARIO LTD.	
SN557359	2018/07/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** 449486 ONTARIO LTD.		
	REMARKS: SN508462.					
SN557363	2018/07/04	CHARGE		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	CTG SOLUTIONS INC.	
SN557364	2018/07/04	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	CTG SOLUTIONS INC.	
	REMARKS: SN557363.					
SN559228	2018/07/20	CHARGE		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	CTG SOLUTIONS INC.	
SN592991	2019/06/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** CTG SOLUTIONS INC.		
	REMARKS: SN559228.					
SN600726	2019/09/03	CHARGE		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	GELER, KRZYSZTOF	
SN600733	2019/09/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** CTG SOLUTIONS INC.		
	REMARKS: SN557363.					
SN626614	2020/04/17	TRANSFER		LA PUE INTERNATIONAL INC.	FUGIEL, PAWEL	C
	REMARKS: PLANNING ACT STATEMENTS.					
SN626615	2020/04/17	CHARGE	\$448,000	FUGIEL, PAWEL	ROYAL BANK OF CANADA	C

LAND
 REGISTRY
 OFFICE #59

64350-0194 (LT)

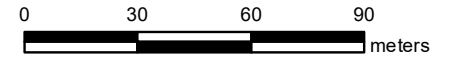
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SN626667	2020/04/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** GELER, KRZYSZTOF		
	REMARKS: SN600726.					
SN697842	2021/10/26	CHARGE	\$950,000	FUGIEL, PAWEL	25 WOODSTREAM HOLDINGS LTD.	

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FOR BERTUCCI

SCALE



PROPERTY INDEX MAP

NIAGARA SOUTH (No. 59)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

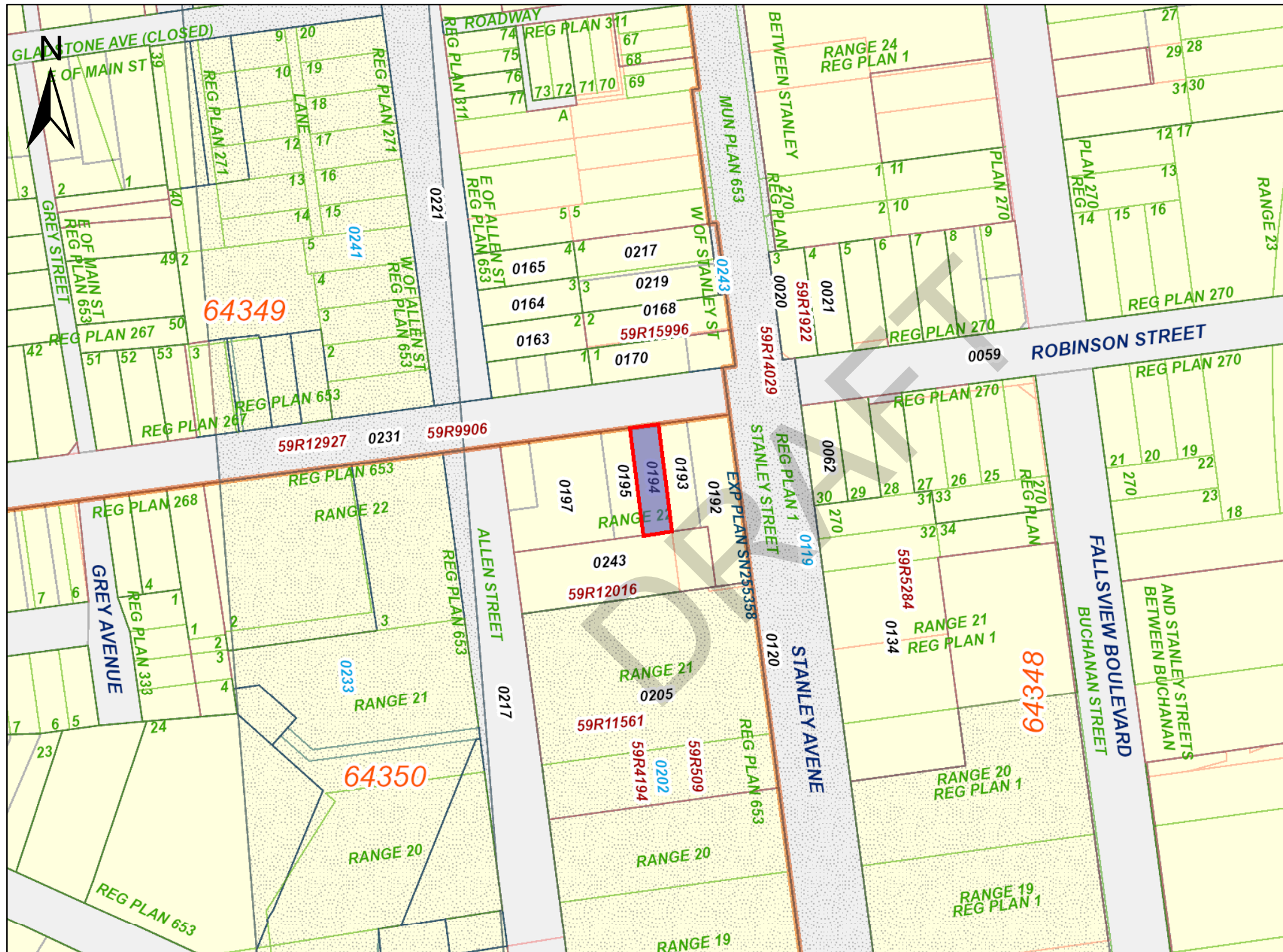
REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



CHAIN OF TITLE REPORT

Project #: 7-21-0103-41
 Address: 5592 Robinson Street, Niagara Falls
 Legal: Part Range 22 Plan 1 Stamford
 Description: as in RO186177, RO621162 & RO374235

Searched at: St. Catherines
 LRO #: 59

Page 1

PIN #: 64350-0197 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 Acres)	31 12 1798	Crown	James FORSYTH
166	Deed	11 02 1800	James Forsyth	William FORSYTH
8664	Deed	20 07 1832	William Forsyth	Thomas CLARK & Samuel STREET
3096	Will	12 02 1845	Samuel Street - Estate	Thomas CLARK
2560	Deed	17 02 1855	Thomas Clark - Estate	John MURRAY
12921	Will	11 11 1864	John Murray - Estate	John A. ORCHARD
298	Deed	19 11 1886	John A. Orchard	Catherine SMITH
1439	Deed	31 10 1905	Catherine Smith	John A. SMITH
47140	Tax Deed	11 02 1948	The Corporation of The City of Niagara Falls (John A. Smith defaulted in taxes)	Joseph BESCH

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project #: 7-21-0103-41
Address: 5592 Robinson Street, Niagara Falls
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Searched at: St. Catherines
LRO #: 59

Page 2

PIN #: 64350-0197 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
47141	Deed	11 02 1948	Joseph Besch	John BESCH
48443	Tax Deed	10 11 1948	The Corporation of The City of Niagara Falls (John A Smith defaulted in taxes)	John HOPKINS
49879	Deed	11 10 1949	John Hopkins	Albert BROUILLETTE
54314	Deed	30 06 1952	Albert Brouillette	Rose LEVESQUE
58045	Tax Deed	06 01 1955	The Corporation of The City of Noagara Falls (John A Smith defaulted in taxes)	Sam RUMEN
58046	Deed	06 01 1955	Sam Rumén	Edna PETCOFF
65825	Mortgage	21 10 1955	Rose Levesque	Genevieve DUNCAN (Mortgagee)
66866	Assign's Mtg #68526	15 11 1955	Genevieve Duncan	Soi ATLIN
78031	Deed	23 07 1956	John Besch	Peter GIURA

Cont'd on Page 3

CHAIN OF TITLE REPORT

Project #: 7-21-0103-41
 Address: 5592 Robinson Street, Niagara Falls
 Legal: Part Range 22 Plan 1 Stamford
 Description: as in RO186177, RO621162 & RO374235

Searched at: St. Catherines
 LRO #: 59

Page 3

PIN #: 64350-0197 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
96302	Deed (Power of Sale)	18 09 1957	Sol Atlin (Rose Levesque defaulted in Mtg 65825)	John POOL
96303	Mortgage	18 07 1957	John Pool	Sol ATLIN (Mortgagee)
47524A	Deed	17 11 1960	Peter Giura	Saverio GIURA
57576A	Assign's Mtg #96303	17 07 1961	Sol Atlin	Atlin's Stores Limited
79550A	Deed	28 09 1962	Saverio Giura	Mike MEZO
19377B	Deed	15 12 1964	Mike Mezo	Peter KISS & Jolanda KISS
49059B	Deed (Power of Sale)	27 07 1966	Atlin's Stores Limited (John Pool defaulted in Mtg 96303)	Joseph KODA
137916	Deed	30 03 1971	Joseph Koda	Clarence DICK
175407	Deed	01 11 1972	Clarence Dick	Graham MARRIOTT

Cont'd on Page 4

CHAIN OF TITLE REPORT

Project #: 7-21-0103-41
 Address: 5592 Robinson Street, Niagara Falls
 Legal: Part Range 22 Plan 1 Stamford
 Description: as in RO186177, RO621162 & RO374235

Searched at: St. Catherines
 LRO #: 59

Page 4

PIN #: 64350-0197 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
175408	Mortgage	01 11 1972	Graham Marriott	The Falls Region Credit Union Ltd. (Mortgagee)
RO186177	Deed	01 05 1973	Peter Kiss & Jolanda Kiss	Giuseppe GULLA & Gilda GULLA
RO374235	Deed (Power of Sale)	06 07 1981	The Falls Region Credit Union Ltd. (Graham Marriott defaulted in Mtg 175408)	Giuseppe GULLA & Gilda GULLA
RO621162	Deed	22 11 1991	Edna Petcoff - Estate	Giuseppe GULLA & Gilda GULLA
SN309134	Name Change	25 03 2011	Giuseppe Gulla	Guiseppe GULLA
SN507051	Deed	13 04 2017	Guiseppe Gulla - Estate	Gilda GULLA
SN507206	Deed (Present Owner)	13 07 2017	Gilda Gulla	La Pue International Inc.

PROPERTY DESCRIPTION: PT RANGE 22 PL 1 STAMFORD AS IN R0186177, R0621162 & R0374235; S/T R0374235 EXCEPT THE EASEMENT THEREIN ; NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1999/09/20

OWNERS' NAMES

LA PUE INTERNATIONAL INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/09/20 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/09/20**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/09/17 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/09/20 **</p>						
BB55876	1966/12/01	CHARGE		*** COMPLETELY DELETED ***	INCOME INVESTMENTS (WENTWORTH) LIMITED	
BB63197	1967/05/11	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	WESTERN ONTARIO CREDIT CORPORATION LIMITED	
		REMARKS: BB55876				
RO109651	1969/10/02	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	LIEBEROWITZ, MURRAY	
		REMARKS: BB55876				
RO186177	1973/05/01	TRANSFER		*** COMPLETELY DELETED ***	GULLA, GIUSEPPE GULLA, GILDA	
RO374235	1981/07/06	TRANSFER		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD	
RO621162	1991/11/22	TRANSFER		*** COMPLETELY DELETED ***	GULLA, GIUSEPPE GULLA, GILDA		
RO621163	1991/11/22	CHARGE		*** COMPLETELY DELETED ***	GULLA, GUISEPPE GULLA, GILDA CIBC MORTGAGE CORPORATION		
RO761294	1999/04/19	ORDER		*** COMPLETELY DELETED ***			
SN301618	2010/12/16	APL (GENERAL)		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF NIAGARA FALLS			
		REMARKS: RO761294					
SN309134	2011/03/25	APL CH NAME OWNER		*** COMPLETELY DELETED *** GULLA, GIUSEPPE	GULLA, GUISEPPE		
		REMARKS: RO186177 AND RO374235					
SN309135	2011/03/25	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	GULLA, GUISEPPE GULLA, GILDA		
		REMARKS: DELETE BB55876;BB63197 & RO109651					
SN309136	2011/03/25	CHARGE		*** COMPLETELY DELETED *** GULLA, GILDA GULLA, GUISEPPE	THE TORONTO-DOMINION BANK		
SN310973	2011/04/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE			
		REMARKS: RO621163.					
SN507051	2017/04/13	APL OF SURV-LAND		*** COMPLETELY DELETED *** GULLA, GUISEPPE	GULLA, GILDA		
SN507206	2017/04/13	TRANSFER	\$650,000	GULLA, GILDA	LA PUE INTERNATIONAL INC.	C	
		REMARKS: PLANNING ACT STATEMENTS.					
SN507207	2017/04/13	CHARGE		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	449486 ONTARIO LTD.		

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SN510036	2017/05/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
	<i>REMARKS: SN309136.</i>					
SN564885	2018/09/13	CHARGE		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	PROBORSZCZ, JAREK	
SN564886	2018/09/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** 449486 ONTARIO LTD.		
	<i>REMARKS: SN507207.</i>					
SN564973	2018/09/13	CHARGE		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	CTG SOLUTIONS INC.	
SN592985	2019/06/25	CHARGE		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	GELER, KRZYSZTOF	
SN592990	2019/06/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** CTG SOLUTIONS INC.		
	<i>REMARKS: SN564973.</i>					
SN613136	2019/12/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** PROBORSZCZ, JAREK		
	<i>REMARKS: SN564885.</i>					
SN613137	2019/12/09	CHARGE	\$509,993	LA PUE INTERNATIONAL INC.	PROBORSZCZ, JAREK	C
SN613138	2019/12/09	POSTPONEMENT		*** COMPLETELY DELETED *** GELER, KRZYSZTOF	PROBORSZCZ, JAREK	
	<i>REMARKS: SN592985 TO SN613137</i>					
SN631396	2020/06/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** GELER, KRZYSZTOF		
	<i>REMARKS: SN592985.</i>					
SN642561	2020/09/18	CHARGE	\$620,000	LA PUE INTERNATIONAL INC.	PRIVATE LENDING CAPITAL MANAGEMENT INC. JACAK, ALEKSANDER	C
SN642562	2020/09/18	NO ASSGN RENT GEN		LA PUE INTERNATIONAL INC.	PRIVATE LENDING CAPITAL MANAGEMENT INC. JACAK, ALEKSANDER	C
	<i>REMARKS: SN642561</i>					
SN700123	2021/11/10	DISCH OF CHARGE		PRIVATE LENDING CAPITAL MANAGEMENT INC.		

LAND
REGISTRY
OFFICE #59

64350-0197 (LT)

PREPARED FOR bertucci
ON 2021/11/16 AT 19:51:45

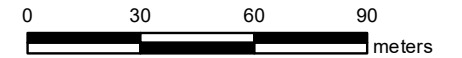
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				JACAK, ALEKSANDER		
REMARKS: SN642561.						

DRAFT

PRINTED ON 16 NOV, 2021 AT 19:53:36
FOR BERTUCCI

SCALE



PROPERTY INDEX MAP

NIAGARA SOUTH (No. 59)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

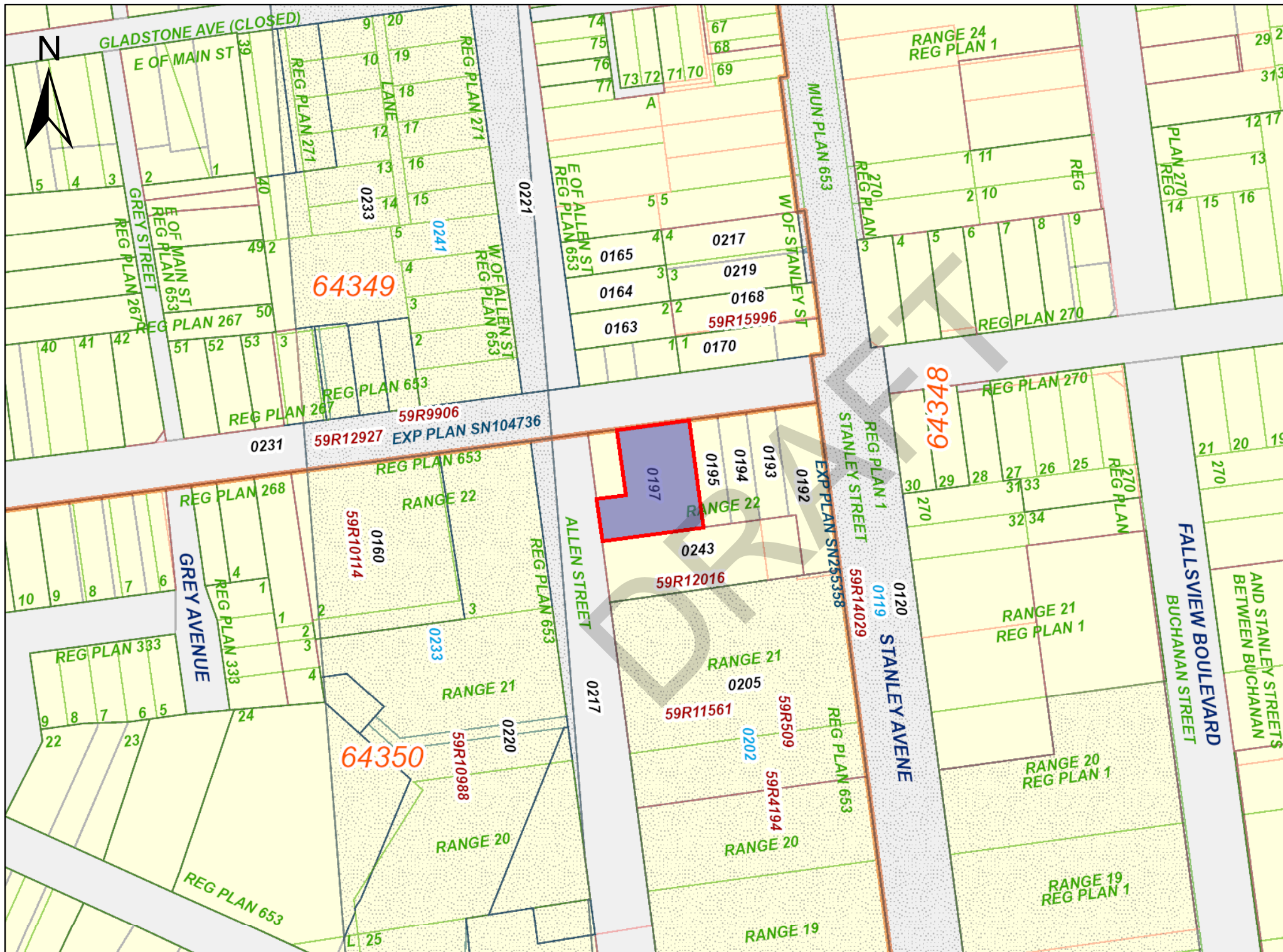
REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



CHAIN OF TITLE REPORT

Project #: 7-21-0103-41
 Address: 6158 Allendale Avenue, Niagara Falls
 Legal Description: Parts 1 & 2 59R-12016

Searched at: St. Catherines
 LRO #: 59

Page 1

PIN #: 64350-0243(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 Acres)	31 12 1798	Crown	James FORSYTH
166	Deed	11 02 1800	James Forsyth	William FORSYTH
8664	Deed	20 07 1832	William Forsyth	Thomas CLARK & Samuel STREET
3096	Will	12 02 1845	Samuel Street - Estate	Thomas CLARK
2560	Deed	17 02 1855	Thomas Clark - Estate	John MURRAY
12921	Will	11 11 1864	John Murray - Estate	John A. ORCHARD
298	Deed	19 11 1886	John A. Orchard	Catherine SMITH
1439	Deed	31 10 1905	Catherine Smith	John A. SMITH
40760	Tax Deed	04 01 1943	The Corporation of The City of Niagara Falls (John A. Smith defaulted in taxes)	Gabor A. MINACS

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project #: 7-21-0103-41
 Address: 6158 Allendale Avenue, Niagara Falls
 Legal Description: Parts 1 & 2 59R-12016

Searched at: St. Catherines
 LRO #: 59

Page 2

PIN #: 64350-0243(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
51363	Deed	28 08 1950	Gabor A. Minacs	Mary GEORGE
AA20663	Deed (Pt 2 59R12016)	02 04 1959	Mary George	Zippo Manufacturing Company of Canada Limited
RO777155	Tax Deed (Pt 1 59R12016)	24 04 2003	The Corporation of The City of Niagara Falls (John A. Smith defaulted in taxes)	Zippo Manufacturing Company of Canada Limited
RO821180	Deed	01 03 2007	Zippo Manufacturing Company of Canada Limited	Hana America Corporation
SN154604	Deed	01 03 2007	Zippo Manufacturing Company of Canada Limited	Hana America Corporation
SN278903	Deed	30 04 2010	Hana America Corporation	Terma Holdings Inc.
SN512328	Deed	29 05 2017	Terma Holdings Inc.	La Pue International Inc.
SN557361	Deed (Present Owner)	04 07 2018	La Pue International Inc.	La Pue International Inc.

PROPERTY DESCRIPTION: PT RANGE 22 PL 1 STAMFORD BEING PTS 1 & 2 59R12016; CITY OF NIAGARA FALLS

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT SN557361.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
CONSOLIDATION FROM 64350-0187, 64350-0242

PIN CREATION DATE:
2010/04/30

OWNERS' NAMES
LA PUE INTERNATIONAL INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2010/04/30 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/09/20 **						
59R12016	2003/03/14	PLAN REFERENCE				C
	REMARKS: PART 1	- PIN 64350-196				
RO821180	2007/03/01	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** ZIPPO MANUFACTURING COMPANY OF CANADA LIMITED	HANA AMERICA CORPORATION	
	REMARKS: PLANNING ACT STATEMENTS					
RO821181	2007/03/01	CHARGE		*** DELETED AGAINST THIS PROPERTY *** HANA AMERICA CORPORATION	MERIDIAN CREDIT UNION LIMITED	
RO821182	2007/03/01	ASSIGNMENT GENERAL		*** DELETED AGAINST THIS PROPERTY *** HANA AMERICA CORPORATION	MERIDIAN CREDIT UNIOON LIMITED	
	REMARKS: RO821181 - RENTS					
SN154604	2007/03/01	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** ZIPPO MANUFACTURING COMPANY OF CANADA LIMITED	HANA AMERICA CORPORATION	
	REMARKS: PLANNING ACT STATEMENTS					
SN154605	2007/03/01	CHARGE		*** DELETED AGAINST THIS PROPERTY ***		

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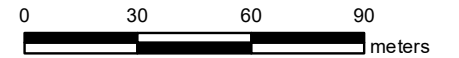
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SN154606	2007/03/01	NOTICE		HANA AMERICA CORPORATION *** DELETED AGAINST THIS PROPERTY *** HANA AMERICA CORPORATION	MERIDIAN CREDIT UNION LIMITED MERIDIAN CREDIT UNION LIMITED	
	REMARKS: CHARGE SN154605					
SN278502	2010/04/28	APL CONSOLIDATE		*** DELETED AGAINST THIS PROPERTY *** HANA AMERICA CORPORATION		
SN278903	2010/04/30	TRANSFER		*** COMPLETELY DELETED *** HANA AMERICA CORPORATION	TERMA HOLDINGS INC.	
	REMARKS: PLANNING ACT STATEMENTS					
SN278904	2010/04/30	CHARGE		*** COMPLETELY DELETED *** TERMA HOLDINGS INC.	MERIDIAN CREDIT UNION LIMITED	
SN278905	2010/04/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** TERMA HOLDINGS INC.	MERIDIAN CREDIT UNION LIMITED	
	REMARKS: SN278904.					
SN279602	2010/05/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
	REMARKS: R0821181.					
SN279603	2010/05/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
	REMARKS: SN154605.					
SN280149	2010/05/13	NOTICE OF LEASE		*** COMPLETELY DELETED *** TERMA HOLDINGS INC.	2218633 ONTARIO INC.	
SN339388	2012/03/02	NOTICE		*** DELETED AGAINST THIS PROPERTY *** THE CORPORATION OF THE CITY OF NIAGARA FALLS		
	REMARKS: AMENDING R0761033					
SN339393	2012/03/02	POSTPONEMENT		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED	THE CORPORATION OF THE CITY OF NIAGARA FALLS	
	REMARKS: SN278904 TO SN339388					
SN339394	2012/03/02	POSTPONEMENT		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED	THE CORPORATION OF THE CITY OF NIAGARA FALLS	
	REMARKS: SN278905 TO SN339388					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SN507012	2017/04/13	NO DET/SURR LEASE		*** COMPLETELY DELETED *** TERMA HOLDINGS INC.	TERMA HOLDINGS INC.	
	REMARKS: SN280149.					
SN507260	2017/04/18	APL (GENERAL)		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF NIAGARA FALLS		
	REMARKS: SN339388					
SN512328	2017/05/29	TRANSFER		*** COMPLETELY DELETED *** TERMA HOLDINGS INC.	LA PUE INTERNATIONAL INC.	
	REMARKS: PLANNING ACT STATEMENTS.					
SN512329	2017/05/29	CHARGE		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	TERMA HOLDINGS INC.	
SN513192	2017/06/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
	REMARKS: SN278904.					
SN557361	2018/07/04	TRANSFER	\$2	LA PUE INTERNATIONAL INC.	LA PUE INTERNATIONAL INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
SN558680	2018/07/16	CHARGE	\$1,000,000	LA PUE INTERNATIONAL INC.	MERIDIAN CREDIT UNION LIMITED	C
SN558681	2018/07/16	NO ASSGN RENT GEN		LA PUE INTERNATIONAL INC.	MERIDIAN CREDIT UNION LIMITED	C
	REMARKS: SN558680					
SN558883	2018/07/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** TERMA HOLDINGS INC.		
	REMARKS: SN512329.					
SN559228	2018/07/20	CHARGE		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	CTG SOLUTIONS INC.	
SN590167	2019/05/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** CTG SOLUTIONS INC.		
	REMARKS: SN559228.					
SN590931	2019/06/06	CHARGE		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	SISKIND, PAUL MICHAEL	
SN590932	2019/06/06	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	SISKIND, PAUL MICHAEL	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
		<i>REMARKS: SN590931.</i>				
SN617511	2020/01/23	CHARGE		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	PROBORSZCZ, JAREK	
SN617512	2020/01/23	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	PROBORSZCZ, JAROSLAW	
		<i>REMARKS: RENTS SN617511</i>				
SN621336	2020/02/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** PROBORSZCZ, JAREK		
		<i>REMARKS: SN617511.</i>				
SN621498	2020/02/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** SISKIND, PAUL MICHAEL		
		<i>REMARKS: SN590931.</i>				
SN633267	2020/06/25	CHARGE		*** COMPLETELY DELETED *** LA PUE INTERNATIONAL INC.	SOBOTA, TOMASZ	
SN640124	2020/08/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOBOTA, TOMASZ		
		<i>REMARKS: SN633267.</i>				
SN667673	2021/04/01	CHARGE	\$1,400,000	LA PUE INTERNATIONAL INC.	2646654 ONTARIO INC. WU, LOUIS	C

SCALE



PROPERTY INDEX MAP

NIAGARA SOUTH(No. 59)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

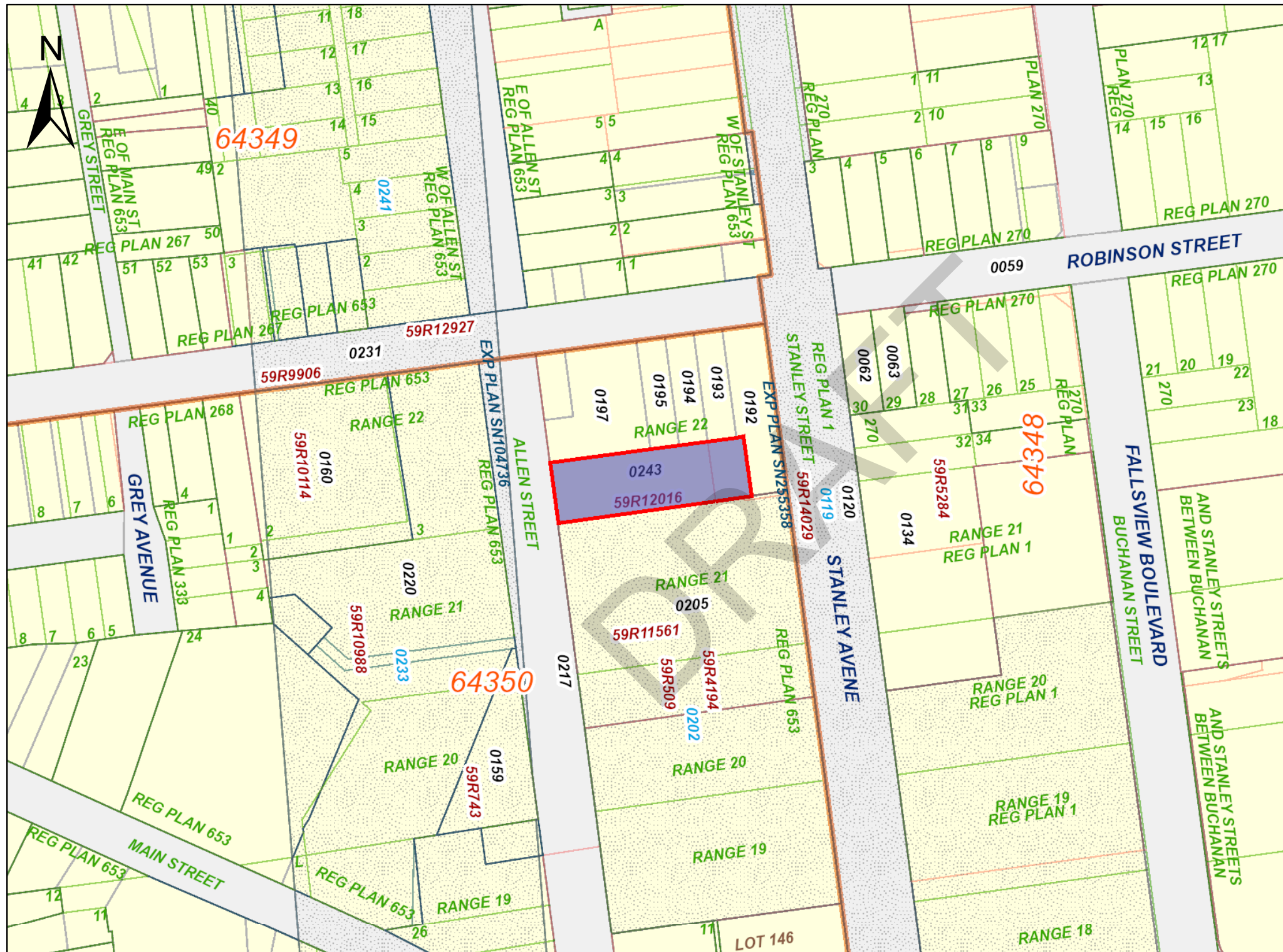
REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



CHAIN OF TITLE REPORT

Project #: 7-21-0103-41
 Address: 5602 Robinson St., Niagara Falls
 Legal Description: Pt Range 22 Plan 1 Stamford
as in RO388636

Searched at: St. Catharines
 LRO #: 59

Page 1

PIN #: 64350-0185(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 acres)	31 12 1798	Crown	James FORSYTH
166	Deed	18 02 1800	James Forsyth	William FORSYTH
7441	Deed	25 11 1828	William Forsyth	Samuel FORSYTH
8081	Deed	17 11 1830	Samuel Forsyth	William FORSYTH
8664	Deed	20 07 1832	William Forsyth	Thomas CLARK
11496	Will	23 05 1837	Thomas Clark - estate	Samuel STREET
2096	Will	12 02 1845	Samuel Street - estate	Thomas STREET
2560	Deed	17 02 1855	Thomas Street	John MURRAY
298	Deed	19 11 1886	John Murray - estate	Catherine SMITH

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: 7-21-0103-41
 Address: 5602 Robinson St., Niagara Falls
 Legal Description: Pt Range 22 Plan 1 Stamford
as in RO388636

Searched at: St. Catharines
 LRO #: 59

Page 2

PIN #: 64350-0185(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
1439	Deed	31 10 1905	Catherine Smith	John A. SMITH
48443	Tax Deed	10 11 1948	Treasurer of City of Niagara Falls (John A. Smith defaulted in taxes)	John B. HOPKINS
49879	Deed	11 10 1949	John B. Hopkins	Albert BROUILLETTE
54314	Deed	30 06 1952	Albert Brouillette	Rose LEVESQUE
65825	Mortgage	21 10 1955	Rose Levesque	Genevieve DUNCAN (Mortgagee)
66866	Assigns Mtg #65825	18 11 1955	Genevieve Duncan	Sol ATLIN
72104	Order of foreclosure	26 03 1956	Supreme Court of Ontario (Rose Levesque defaulted in Mtg)	Sol ATLIN
96302	Deed	18 09 1957	Sol Atlin	John POOL & Velma POOL
96303	Mortgage	18 09 1957	John Pool & Velma POOL	Sol ATLIN (Mortgagee)

Cont'd on page 3

CHAIN OF TITLE REPORT

Project #: 7-21-0103-41
 Address: 5602 Robinson St., Niagara Falls
 Legal: Pt Range 22 Plan 1 Stamford
 Description: as in RO388636

Searched at: St. Catharines
 LRO #: 59

Page 3

PIN #: 64350-0185(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
37731A	Deed (Power of sale)	14 04 1960	Sol Atlin (John & Velma Pool defaulted)	Donald WILSON & Dora WILSON
37732A	Mortgage	14 04 1960	Donald Wilson & Dora Wilson	Anne ATLIN (Mortgagee)
9526B	Deed (Power of Sale)	01 06 1964	Anne Atlin (Donald & Dora Wilson defaulted)	Joseph TOTH & Elizabeth TOTH
19430B	Deed	16 12 1964	Joseph Toth & Elizabeth Toth	U.S.A. Motels Limited
385320	Deed	10 03 1982	U.S.A. Motels Limited	Joseph BOGNAR
RO388636	Deed	14 04 1982	Joseph Bognar	Antonio MIANO
RO758236	Lease	12 01 1999	Antonio Miano	The Consumers Gas Company Limited (Lessee)
SN385816	Deed (Present Owners)	17 09 2013	Antonio Miano	Antonio MIANO & Mary Ann MIANO
SN430833	Surrender of Lease	02 04 2015	Lease RO758236 (Consumers Gas) now surrendered and discharged	

PROPERTY DESCRIPTION: PT RANGE 22 PL 1 STAMFORD AS IN R0388636 ; NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/09/20

OWNERS' NAMES
MIANO, ANTONIO
MIANO, MARY ANN

CAPACITY SHARE
JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/09/20 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/09/20**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/09/17 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/09/20 **</p>						
RO388636	1982/04/14	TRANSFER		*** COMPLETELY DELETED ***	MIANO, ANTONIO	
RO561805	1989/08/17	CHARGE		*** COMPLETELY DELETED ***	CENTRAL GUARANTY TRUST COMPANY	
REMARKS: THIS DOCUMENT WAS RE-INSTATED ON 2015/04/01 AT 09:51 BY PIRSON, NANCY.						
RO684344	1995/02/02	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY ***	THE TORONTO-DOMINION BANK	
REMARKS: MULTI						
RO758236	1999/01/12	NOTICE OF LEASE		*** COMPLETELY DELETED ***	THE CONSUMERS' GAS COMPANY LTD.	
SN313961	2011/05/18	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #59

64350-0185 (LT)

PREPARED FOR bertucci
ON 2022/03/16 AT 13:21:34

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

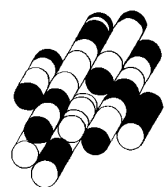
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
				CENTRAL GUARANTY TRUST COMPANY		
				REMARKS: RO561805. THIS DOCUMENT WAS RE-INSTATED ON 2015/04/01 AT 09:52 BY PIRSON, NANCY.		
SN385816	2013/09/17	TRANSFER	\$1	MIANO, ANTONIO	MIANO, ANTONIO MIANO, MARY ANN	C
SN430833	2015/04/02	APL (GENERAL)		*** COMPLETELY DELETED *** THE CONSUMERS' GAS COMPANY LTD.		
				REMARKS: DELETES RO758236		
SN431034	2015/04/08	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
				REMARKS: RO561805.		
SN431205	2015/04/10	CHARGE	\$200,000	MIANO, ANTONIO MIANO, MARY ANN	THE BANK OF NOVA SCOTIA	C
SN431206	2015/04/10	NO ASSGN RENT GEN		MIANO, ANTONIO MIANO, MARY ANN	THE BANK OF NOVA SCOTIA	C
				REMARKS: SN431205		

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APPENDIX E

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TERRAPROBE INC.





DATABASE REPORT

Project Property: *Allendale Ave and Robinson St, Niagara Falls
Allendale Avenue and Robinson Street
Niagara Falls ON L2G 0A5*

Project No: *7-21-0103-41*

Report Type: *Quote - Custom-Build Your Own Report*

Order No: *21100500657*

Requested by: *Terraprobe Ltd.*

Date Completed: *October 8, 2021*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property: *Allendale Ave and Robinson St, Niagara Falls
Allendale Avenue and Robinson Street Niagara Falls ON L2G 0A5*

Project No: *7-21-0103-41*

Order Information:

Order No: *21100500657*
Date Requested: *October 5, 2021*
Requested by: *Terraprobe Ltd.*
Report Type: *Quote - Custom-Build Your Own Report*

Historical/Products:

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Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</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	4	4
CA	<i>Certificates of Approval</i>	Y	1	1	2
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	1	1	2
ECA	<i>Environmental Compliance Approval</i>	Y	0	1	1
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	1	13	14
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	5	5	10
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	Fuel Oil Spills and Leaks	Y	0	1	1
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	Pipeline Incidents	Y	0	6	6
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	2	1	3
SPL	Ontario Spills	Y	0	2	2
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	1	4	5
Total:			11	39	50

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	SCT	ZIPPO MANUFACTURING COMPANY	6158 ALLENDALE AVE NIAGARA FALLS ON L2G 3Z5	WSW/0.0	0.89	22
1	SCT	Zippo Manufacturing Company of Canada Limited	6158 Allendale Ave Niagara Falls ON L2G 3Z5	WSW/0.0	0.89	22
1	CA		6158 Allendale Avenue Niagara Falls ON	WSW/0.0	0.89	23
1	EBR	Zippo Manufacturing Company of Canada Limited	6158 Allendale Avenue Niagara Falls Ontario L2G 6V9 Niagara Falls ON	WSW/0.0	0.89	23
1	GEN	ZIPPO MFG CO OF CDA LTD	6158 ALLENDALE AVE. P.O. BOX 1014 NIAGARA FALLS ON L2E 6V9	WSW/0.0	0.89	23
1	GEN	ZIPPO MANUFACTURING CO OF CANADA LTD	6158 ALLENDALE AVENUE NIAGARA FALLS ON L2E 6V9	WSW/0.0	0.89	24
1	GEN	ZIPPO MFG CO OF CDA LTD 43-002	6158 ALLENDALE AVE. P.O. BOX 1014 NIAGARA FALLS ON L2E 6V9	WSW/0.0	0.89	24
1	GEN	ZIPPO MANUFACTURING COMPANY	6158 ALLENDALE AVENUE NIAGARA FALLS ON L2E 6V9	WSW/0.0	0.89	25

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
<u>1</u>	GEN	ZIPPO MFG. CO. OF CANADA LTD.	6158 ALLENDALE AVENUE NIAGARA FALLS ON L2E 6V9	WSW/0.0	0.89	<u>25</u>
<u>1</u>	EHS		6158 Allendale Ave Niagara Falls ON L2G0A5	WSW/0.0	0.89	<u>25</u>
<u>2</u>	WWIS		6158 ALLENDALE AVE Niagara Falls ON	ESE/0.0	-1.08	<u>25</u>
			Well ID: 7289637			

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Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
3	PINC	ROBERT HOWARD CHARLES LUPTON	5602 ROBINSON ST., NIAGARA FALLS, ON, L2G 2A8, CA ON	WNW/6.9	0.47	28
4	GEN	NIAGARA PENINSULA ENERGY INC.	6155 Allendale Avenue Niagara Falls ON	WSW/22.1	2.16	29
4	GEN	NIAGARA PENINSULA ENERGY INC.	6155 Allendale Avenue Niagara Falls ON L2G2B2	WSW/22.1	2.16	29
5	PINC	ROBERT HOWARD CHARLES LUPTON	5571 ROBINSON ST., NIAGARA FALLS, ON, L2G 2A9, CA ON	N/28.0	-0.93	30
6	EHS		6085 Stanley Ave Niagara Falls ON L2G3Y3	NE/52.4	-2.89	30
7	EHS		Allendale Av & Robinson St Niagara Falls ON	WNW/55.7	0.81	30
8	EHS		6079 Stanley Ave Niagara Falls ON	NNE/59.6	-1.85	31
9	PINC		6170 Stanley Avenue, Niagara Falls ON	E/64.9	-3.19	31
10	EHS		6079 Stanley Avenue Niagara Falls ON	NNE/65.4	-2.89	31
11	WWIS		ON Well ID: 7299609	NNE/82.1	-2.66	31
12	BORE		ON	WSW/100.5	5.37	32
13	EHS		6045 Stanley Avenue Niagara Falls ON L2G 3Y3	NNE/108.0	-2.86	34

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
14	WWIS		5460 FERRY ST. Niagara Falls ON <i>Well ID: 7135082</i>	NNE/116.1	-2.89	35
15	EHS		6170 Stanley Ave Niagara Falls ON L2G 3Y4	ESE/124.6	-3.30	49
16	EHS		6045 Stanley Ave Niagara Falls ON L2G3Y3	N/125.7	-3.25	49
17	BORE		ON	SSE/134.0	1.90	49
18	GEN	1891190 Ontario Ltd.	6289 Fallsview Blvd Niagara Falls ON L2G 3B7	SE/156.9	-3.64	51
19	GEN	Alien Fine Arts	6095 Fallsview Blvd. Niagara Falls ON L2G 3V6	ENE/157.6	-2.89	51
20	SPL	Enbridge Gas Distribution Inc.	5710 Robinson St Niagara Falls ON	W/160.6	1.37	51
20	PINC	ROBERT HOWARD CHARLES LUPTON	5710 ROBINSON ST.,,NIAGARA FALLS, ON,L2G 2B2,CA ON	W/160.6	1.37	52
21	WWIS		6039 FALLSVIEW BLVD Niagara Falls ON <i>Well ID: 7309587</i>	ENE/170.5	-2.89	52
22	EHS		6170 Fallsview Boulevard Niagara Falls ON L2G 7T8	ESE/173.6	-5.24	59
23	EHS		Murray St And Fallsview Blvd Niagara Falls ON	SE/177.6	-4.22	59
24	BORE		ON	NW/182.0	-2.82	59
25	EHS		6276 Main Street Niagara Falls ON L2G 6A4	SSW/186.8	7.03	61

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
25	EHS		6276 Main Street Niagara Falls ON	SSW/186.8	7.03	61
26	WWIS		6289 FALLSVIEW DR Niagara Falls ON <i>Well ID: 7280335</i>	ESE/187.2	-5.87	62
27	SPL	Enbridge Gas Distribution Inc.	5725 Robinson Street Niagara Falls ON	W/197.0	1.03	64
27	PINC	ST LAWRENCE PLACE C/O HARBOUR PLANT RETIREMENT LODGES	5725 ROBINSON ST.,,NIAGARA FALLS, ON,L2G 2B3,CA ON	W/197.0	1.03	65
28	PINC		6056 Grey Ave, Niagara Falls ON L2G 4B4	WNW/206.3	-0.92	65
29	CA		5400 Robinson Street Niagara Falls ON L2G 2A6	E/221.7	-3.86	66
29	EBR	1179462 Ontario Inc.	5400 Robinson Street Niagara Falls Ontario L2G 2A6 Niagara Falls ON	E/221.7	-3.86	66
29	GEN	PHOTOS IN DISGUISE	5400 ROBINSON STREET, 2ND FLOOR NIAGARA FALLS ON L2G 2A6	E/221.7	-3.86	66
29	SCT	Niagara Falls Tourism	5400 Robinson St Niagara Falls ON L2G 2A6	E/221.7	-3.86	67
29	ECA	1179462 Ontario Inc.	5400 Robinson Street Niagara Falls ON L2G 2A6	E/221.7	-3.86	67
30	BORE		ON	NNW/233.5	-5.40	67
31	EHS		6285 Main Street Niagara Falls ON L2G 2J7	SSW/237.8	7.11	68

<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>
31	EHS		6285 Main Street Niagara Falls ON L2G 2J7	SSW/237.8	7.11	69
32	INC		5425 ROBINSON STREET, NIAGARA FALLS ON	ENE/243.9	-3.28	69

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Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 4 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	100.5	<u>12</u>
	ON	134.0	<u>17</u>
	ON	182.0	<u>24</u>
	ON	233.5	<u>30</u>

CA - Certificates of Approval

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

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	6158 Allendale Avenue Niagara Falls ON	0.0	<u>1</u>
	5400 Robinson Street Niagara Falls ON L2G 2A6	221.7	<u>29</u>

EBR - Environmental Registry

A search of the EBR database, dated 1994- Aug 31, 2021 has found that there are 2 EBR site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Zippo Manufacturing Company of Canada Limited	6158 Allendale Avenue Niagara Falls Ontario L2G 6V9 Niagara Falls ON	0.0	1
1179462 Ontario Inc.	5400 Robinson Street Niagara Falls Ontario L2G 2A6 Niagara Falls ON	221.7	29

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011- Aug 31, 2021 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
1179462 Ontario Inc.	5400 Robinson Street Niagara Falls ON L2G 2A6	221.7	29

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jun 30, 2021 has found that there are 14 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	6158 Allendale Ave Niagara Falls ON L2G0A5	0.0	1
	6085 Stanley Ave Niagara Falls ON L2G3Y3	52.4	6
	Allendale Av & Robinson St Niagara Falls ON	55.7	7
	6079 Stanley Ave Niagara Falls ON	59.6	8
	6079 Stanley Avenue Niagara Falls ON	65.4	10

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	6045 Stanley Avenue Niagara Falls ON L2G 3Y3	108.0	<u>13</u>
	6170 Stanley Ave Niagara Falls ON L2G 3Y4	124.6	<u>15</u>
	6045 Stanley Ave Niagara Falls ON L2G3Y3	125.7	<u>16</u>
	6170 Fallsview Boulevard Niagara Falls ON L2G 7T8	173.6	<u>22</u>
	Murray St And Fallsview Blvd Niagara Falls ON	177.6	<u>23</u>
	6276 Main Street Niagara Falls ON	186.8	<u>25</u>
	6276 Main Street Niagara Falls ON L2G 6A4	186.8	<u>25</u>
	6285 Main Street Niagara Falls ON L2G 2J7	237.8	<u>31</u>
	6285 Main Street Niagara Falls ON L2G 2J7	237.8	<u>31</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Apr 30, 2021 has found that there are 10 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
ZIPPO MFG CO OF CDA LTD 43-002	6158 ALLENDALE AVE. P.O. BOX 1014 NIAGARA FALLS ON L2E 6V9	0.0	<u>1</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
ZIPPO MFG CO OF CDA LTD	6158 ALLENDALE AVE. P.O. BOX 1014 NIAGARA FALLS ON L2E 6V9	0.0	1
ZIPPO MANUFACTURING COMPANY	6158 ALLENDALE AVENUE NIAGARA FALLS ON L2E 6V9	0.0	1
ZIPPO MANUFACTURING CO OF CANADA LTD	6158 ALLENDALE AVENUE NIAGARA FALLS ON L2E 6V9	0.0	1
ZIPPO MFG. CO. OF CANADA LTD.	6158 ALLENDALE AVENUE NIAGARA FALLS ON L2E 6V9	0.0	1
NIAGARA PENINSULA ENERGY INC.	6155 Allendale Avenue Niagara Falls ON L2G2B2	22.1	4
NIAGARA PENINSULA ENERGY INC.	6155 Allendale Avenue Niagara Falls ON	22.1	4
1891190 Ontario Ltd.	6289 Fallsview Blvd Niagara Falls ON L2G 3B7	156.9	18
Alien Fine Arts	6095 Fallsview Blvd. Niagara Falls ON L2G 3V6	157.6	19
PHOTOS IN DISGUISE	5400 ROBINSON STREET, 2ND FLOOR NIAGARA FALLS ON L2G 2A6	221.7	29

INC - Fuel Oil Spills and Leaks

A search of the INC database, dated May 31, 2021 has found that there are 1 INC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	5425 ROBINSON STREET, NIAGARA FALLS ON	243.9	<u>32</u>

PINC - Pipeline Incidents

A search of the PINC database, dated May 31, 2021 has found that there are 6 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
ROBERT HOWARD CHARLES LUPTON	5602 ROBINSON ST.,NIAGARA FALLS,ON, L2G 2A8,CA ON	6.9	<u>3</u>
ROBERT HOWARD CHARLES LUPTON	5571 ROBINSON ST.,NIAGARA FALLS,ON, L2G 2A9,CA ON	28.0	<u>5</u>
	6170 Stanley Avenue, Niagara Falls ON	64.9	<u>9</u>
ROBERT HOWARD CHARLES LUPTON	5710 ROBINSON ST.,NIAGARA FALLS,ON, L2G 2B2,CA ON	160.6	<u>20</u>
ST LAWRENCE PLACE C/O HARBOUR PLANT RETIREMENT LODGES	5725 ROBINSON ST.,NIAGARA FALLS,ON, L2G 2B3,CA ON	197.0	<u>27</u>
	6056 Grey Ave, Niagara Falls ON L2G 4B4	206.3	<u>28</u>

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 3 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
ZIPPO MANUFACTURING COMPANY	6158 ALLENDALE AVE NIAGARA FALLS ON L2G 3Z5	0.0	<u>1</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Zippo Manufacturing Company of Canada Limited	6158 Allendale Ave Niagara Falls ON L2G 3Z5	0.0	1
Niagara Falls Tourism	5400 Robinson St Niagara Falls ON L2G 2A6	221.7	29

SPL - Ontario Spills

A search of the SPL database, dated 1988-Aug 2020 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enbridge Gas Distribution Inc.	5710 Robinson St Niagara Falls ON	160.6	20
Enbridge Gas Distribution Inc.	5725 Robinson Street Niagara Falls ON	197.0	27

WWIS - Water Well Information System

A search of the WWIS database, dated Apr 30, 2021 has found that there are 5 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	6158 ALLENDALE AVE Niagara Falls ON <i>Well ID: 7289637</i>	0.0	2
	ON <i>Well ID: 7299609</i>	82.1	11
	5460 FERRY ST. Niagara Falls ON <i>Well ID: 7135082</i>	116.1	14
	6039 FALLSVIEW BLVD Niagara Falls ON <i>Well ID: 7309587</i>	170.5	21

Site

Address

6289 FALLSVIEW DR
Niagara Falls ON

Well ID: 7280335

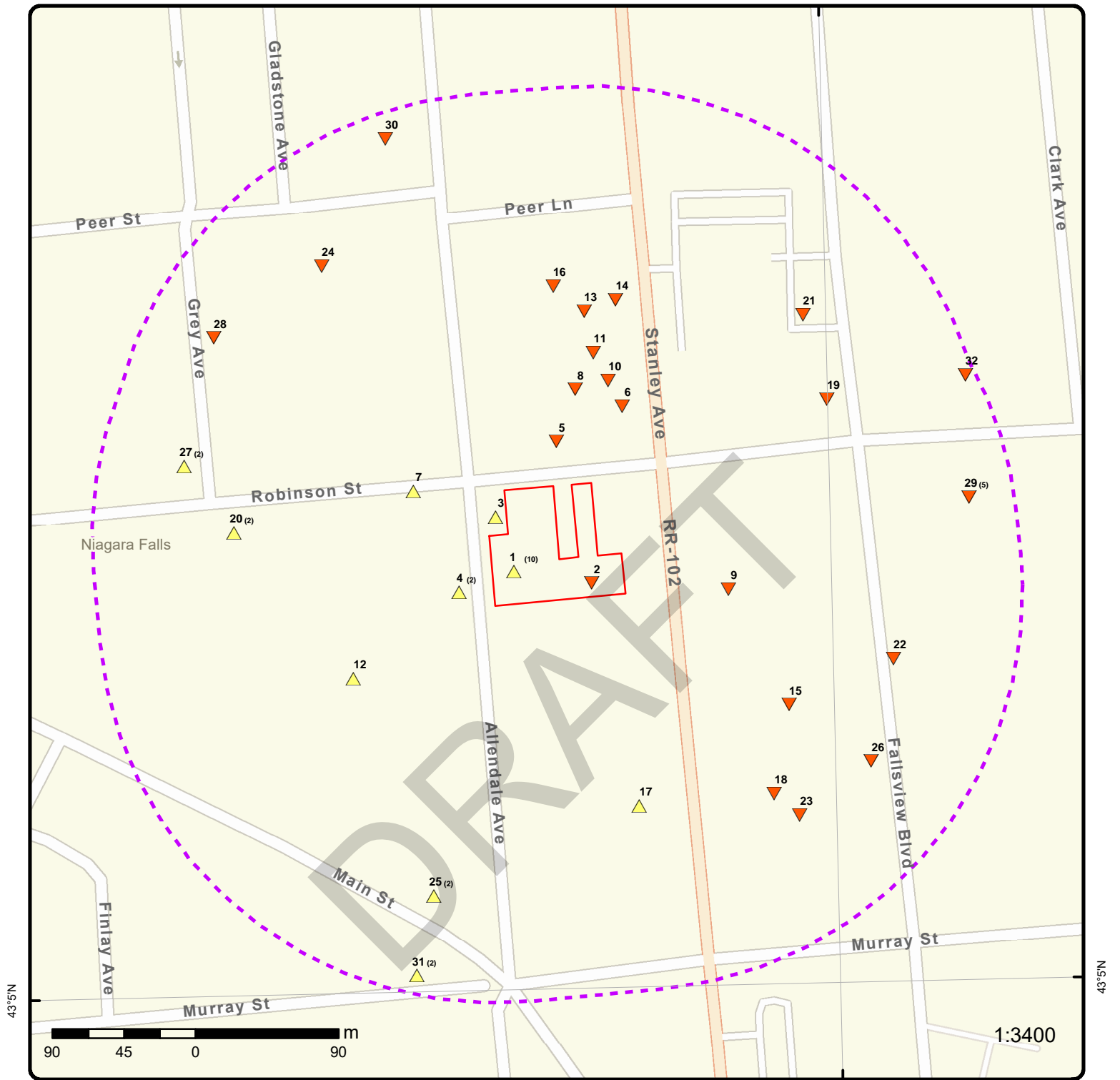
Distance (m)

187.2

Map Key

[26](#)

DRAFT



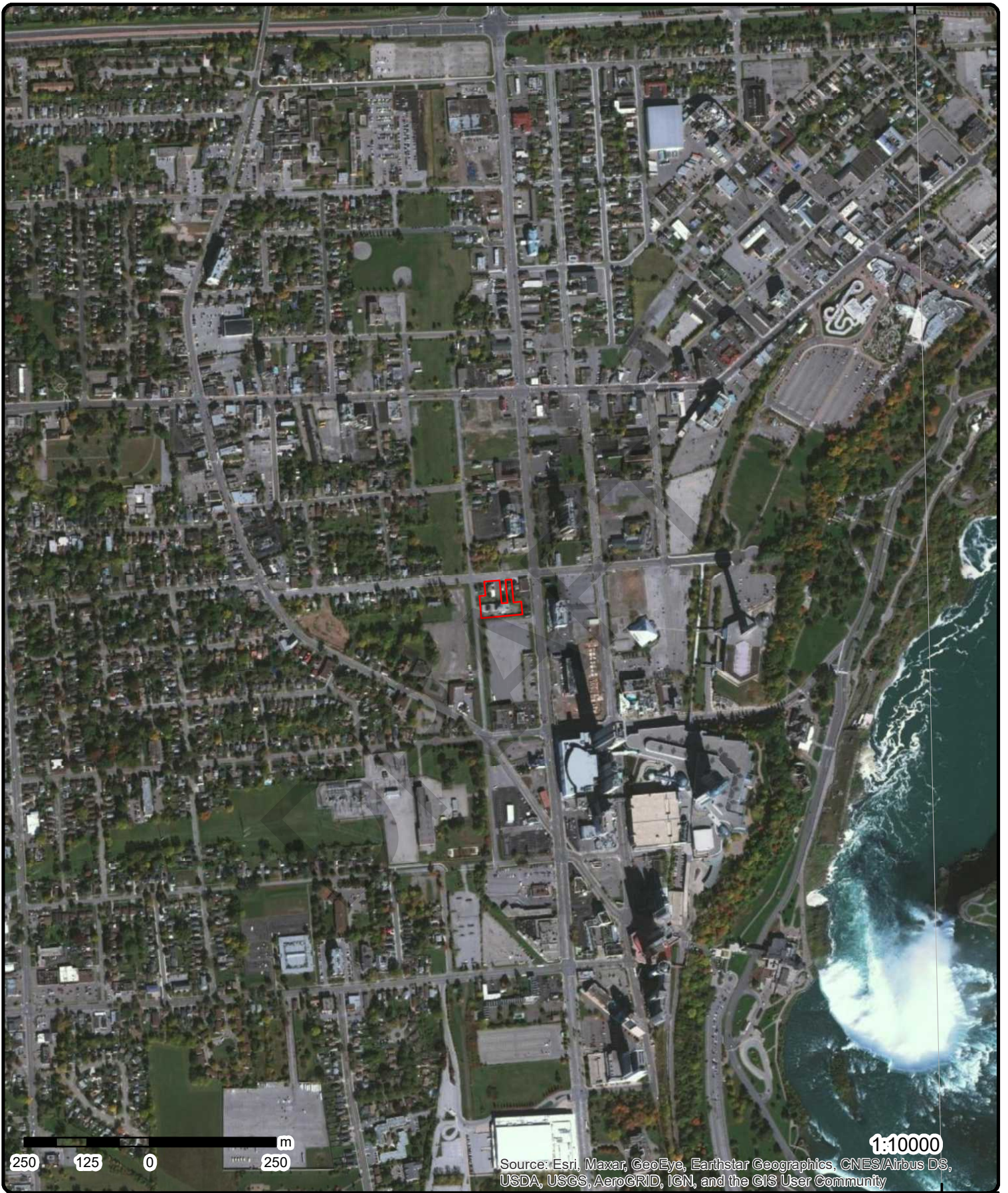
Map: 0.25 Kilometer Radius

Order Number: 21100500657

Address: Allendale Avenue and Robinson Street, 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	Parkt (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: 2020

Order Number: 21100500657

Address: Allendale Avenue and Robinson Street, Niagara Falls, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership

79°6'W

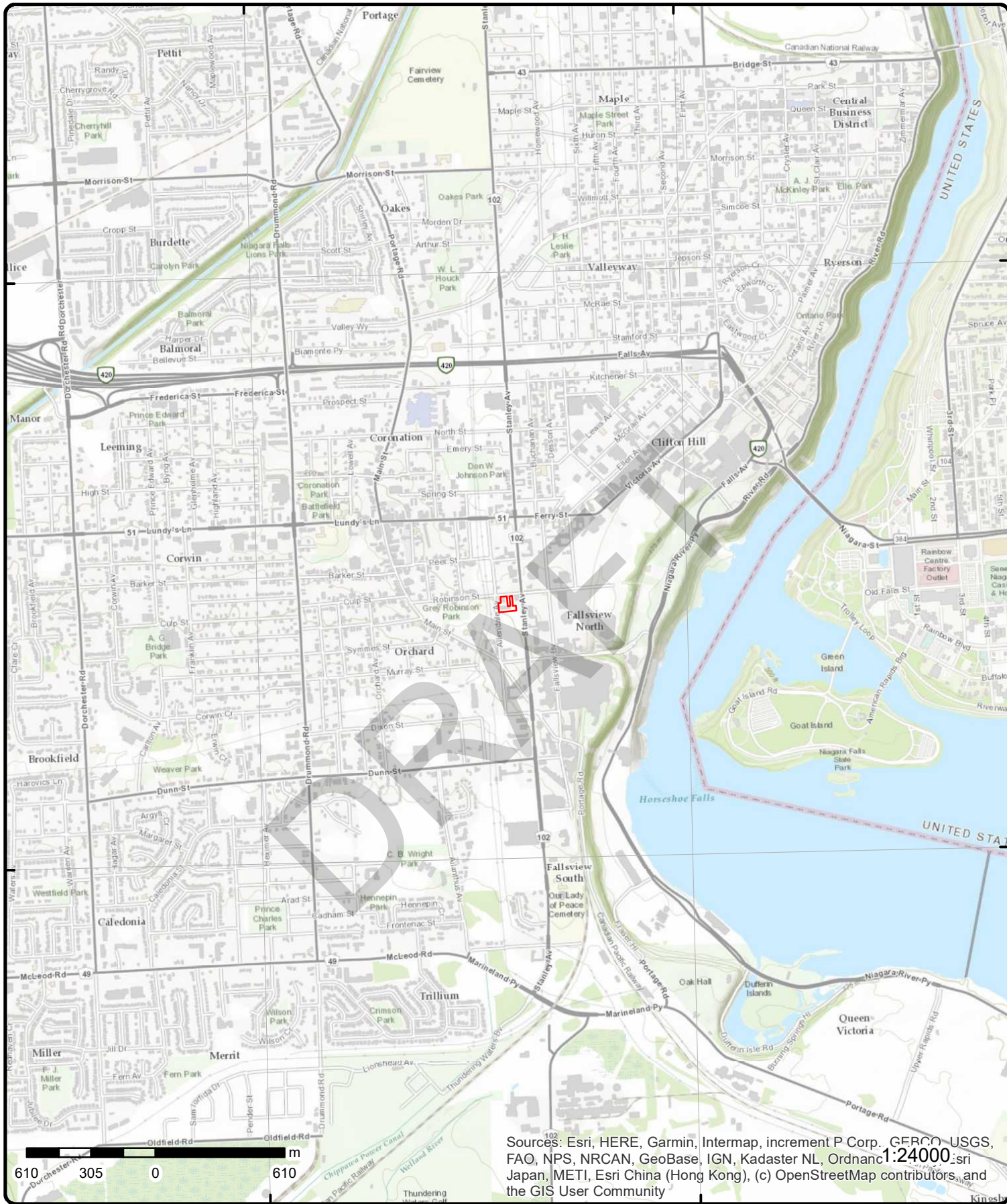
79°4'30"W

43°6'N

43°6'N

43°4'30"N

43°4'30"N



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO - USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Topographic Map

Order Number: 21100500657

Address: Allendale Avenue and Robinson Street, ON



Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 10	WSW/0.0	198.6 / 0.89	ZIPPO MANUFACTURING COMPANY 6158 ALLENDALE AVE NIAGARA FALLS ON L2G 3Z5	SCT
Established: Plant Size (ft²): Employment:		1949 0 28			
--Details--					
Description:		CUTLERY			
SIC/NAICS Code:		3421			
Description:		MEASURING AND CONTROLLING DEVICES, NOT ELSEWHERE CLASSIFIED			
SIC/NAICS Code:		3829			
Description:		SPORTING AND ATHLETIC GOODS, NOT ELSEWHERE CLASSIFIED			
SIC/NAICS Code:		3949			
Description:		PENS, MECHANICAL PENCILS, AND PARTS			
SIC/NAICS Code:		3951			
Description:		MANUFACTURING INDUSTRIES, NOT ELSEWHERE CLASSIFIED			
SIC/NAICS Code:		3999			
Description:		Commercial Screen Printing			
SIC/NAICS Code:		323113			
Description:		Digital Printing			
SIC/NAICS Code:		323115			
Description:		Cutlery and Hand Tool Manufacturing			
SIC/NAICS Code:		332210			
Description:		Measuring, Medical and Controlling Devices Manufacturing			
SIC/NAICS Code:		334512			
Description:		Sporting and Athletic Goods Manufacturing			
SIC/NAICS Code:		339920			
Description:		Office Supplies (except Paper) Manufacturing			
SIC/NAICS Code:		339940			
Description:		Sign Manufacturing			
SIC/NAICS Code:		339950			
Description:		All Other Miscellaneous Manufacturing			
SIC/NAICS Code:		339990			
<u>1</u>	2 of 10	WSW/0.0	198.6 / 0.89	Zippo Manufacturing Company of Canada Limited 6158 Allendale Ave Niagara Falls ON L2G 3Z5	SCT

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Established: Plant Size (ft²): Employment:		1949			
<u>1</u>	3 of 10	WSW/0.0	198.6 / 0.89	6158 Allendale Avenue Niagara Falls ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description:		02 7/19/02 Industrial air Cancelled New Certificate of Approval Zippo Manufacturing Company of Canada Limited 6158 Allendale Avenue Niagara Falls L2G 6V9 Zippo Manufacturing Company of Canada Ltd. assembles, fixes and details zippo products (mainly lighters). The process includes: cleaning, etching, soda ash wash & rectifier tank and silk screening machines. This application is for a site wide Air Certificate of Approval for an existing equipment, discharging emissions to the atmosphere through several stacks.			
Contaminants: Emission Control:					
<u>1</u>	4 of 10	WSW/0.0	198.6 / 0.89	Zippo Manufacturing Company of Canada Limited 6158 Allendale Avenue Niagara Falls Ontario L2G 6V9 Niagara Falls ON	EBR
EBR Registry No: Ministry Ref No: Notice Type: Notice Stage: Notice Date: Proposal Date: Year: Instrument Type: Off Instrument Name: Posted By: Company Name: Site Address: Location Other: Proponent Name: Proponent Address: Comment Period: URL:		IA02E0600 1480-5AKVEE Instrument Decision July 19, 2002 June 13, 2002 2002 (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)	Decision Posted: Exception Posted: Section: Act 1: Act 2: Site Location Map:		
Site Location Details: 6158 Allendale Avenue Niagara Falls Ontario L2G 6V9 Niagara Falls					
<u>1</u>	5 of 10	WSW/0.0	198.6 / 0.89	ZIPPO MFG CO OF CDA LTD 6158 ALLENDALE AVE. P.O. BOX 1014 NIAGARA FALLS ON L2E 6V9	GEN
Generator No: Status: Approval Years:		ON0193700 86,87,88,89,90	PO Box No: Country: Choice of Contact:		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Contam. Facility: MHSW Facility: SIC Code: SIC Description:	3041	COATING OF METAL PR.		Co Admin: Phone No Admin:	
<u>Detail(s)</u>					
Waste Class: Waste Class Desc:	112	ACID WASTE - HEAVY METALS			
<hr/>					
<u>1</u>	6 of 10	WSW/0.0	198.6 / 0.89	ZIPPO MANUFACTURING CO OF CANADA LTD 6158 ALLENDALE AVENUE NIAGARA FALLS ON L2E 6V9	GEN
Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON0193700 92,93,97 3041	COATING OF METAL PR.		PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	
<u>Detail(s)</u>					
Waste Class: Waste Class Desc:	112	ACID WASTE - HEAVY METALS			
Waste Class: Waste Class Desc:	122	ALKALINE WASTES - OTHER METALS			
Waste Class: Waste Class Desc:	148	INORGANIC LABORATORY CHEMICALS			
Waste Class: Waste Class Desc:	263	ORGANIC LABORATORY CHEMICALS			
<hr/>					
<u>1</u>	7 of 10	WSW/0.0	198.6 / 0.89	ZIPPO MFG CO OF CDA LTD 43-002 6158 ALLENDALE AVE. P.O. BOX 1014 NIAGARA FALLS ON L2E 6V9	GEN
Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON0193700 94,95,96 3041	COATING OF METAL PR.		PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	
<u>Detail(s)</u>					
Waste Class: Waste Class Desc:	112	ACID WASTE - HEAVY METALS			
Waste Class: Waste Class Desc:	122	ALKALINE WASTES - OTHER METALS			
Waste Class: Waste Class Desc:	148	INORGANIC LABORATORY CHEMICALS			
Waste Class: Waste Class Desc:	263	ORGANIC LABORATORY CHEMICALS			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	8 of 10	WSW/0.0	198.6 / 0.89	ZIPPO MANUFACTURING COMPANY 6158 ALLENDALE AVENUE NIAGARA FALLS ON L2E 6V9	GEN
Generator No:	ON0193700			PO Box No:	
Status:				Country:	
Approval Years:	98,99,00,01			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	3041				
SIC Description:	COATING OF METAL PR.				
Detail(s)					
Waste Class:	112				
Waste Class Desc:	ACID WASTE - HEAVY METALS				
Waste Class:	122				
Waste Class Desc:	ALKALINE WASTES - OTHER METALS				
Waste Class:	148				
Waste Class Desc:	INORGANIC LABORATORY CHEMICALS				
Waste Class:	263				
Waste Class Desc:	ORGANIC LABORATORY CHEMICALS				
1	9 of 10	WSW/0.0	198.6 / 0.89	ZIPPO MFG. CO. OF CANADA LTD. 6158 ALLENDALE AVENUE NIAGARA FALLS ON L2E 6V9	GEN
Generator No:	ON0193700			PO Box No:	
Status:				Country:	
Approval Years:	02,03,04			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:					
SIC Description:					
Detail(s)					
Waste Class:	112				
Waste Class Desc:	ACID WASTE - HEAVY METALS				
1	10 of 10	WSW/0.0	198.6 / 0.89	6158 Allendale Ave Niagara Falls ON L2G0A5	EHS
Order No:	20170417133			Nearest Intersection:	
Status:	C			Municipality:	Niagara Falls
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	24-APR-17			Search Radius (km):	.25
Date Received:	17-APR-17			X:	-79.085826
Previous Site Name:				Y:	43.085703
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans				
2	1 of 1	ESE/0.0	196.6 / -1.08	6158 ALLENDALE AVE Niagara Falls ON	WWIS
Well ID:	7289637			Data Entry Status:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Construction Date: Primary Water Use: Test Hole Sec. Water Use: Final Well Status: Test Hole Water Type: Casing Material: Audit No: Z256599 Tag: A225176 Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy:		Data Src: Date Received: 7/5/2017 Selected Flag: True Abandonment Rec: Contractor: 7320 Form Version: 7 Owner: Street Name: 6158 ALLENDALE AVE County: NIAGARA Municipality: NIAGARA FALLS CITY Site Info: Lot: Concession: Concession Name: Easting NAD83: Northing NAD83: Zone: UTM Reliability:			
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/728\7289637.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:		2017/06/22			
Year Completed:		2017			
Depth (m):		22.5			
Latitude:		43.0856279577743			
Longitude:		-79.0852279843389			
Path:		728\7289637.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:		1006613429		Elevation: 197.933105	
DP2BR:				Elevrc:	
Spatial Status:				Zone: 17	
Code OB:				East83: 655855.00	
Code OB Desc:				North83: 4772103.00	
Open Hole:				Org CS: UTM83	
Cluster Kind:				UTMRC: 4	
Date Completed:		22-Jun-2017 00:00:00		UTMRC Desc: margin of error : 30 m - 100 m	
Remarks:				Location Method: wwr	
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		1006648838			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		11			
Mat2 Desc:		GRAVEL			
Mat3:					
Mat3 Desc:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Formation Top Depth:			0.0		
Formation End Depth:			1.5		
Formation End Depth UOM:			m		
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:			1006648839		
Layer:			2		
Color:			7		
General Color:			RED		
Mat1:			06		
Most Common Material:			SILT		
Mat2:			28		
Mat2 Desc:			SAND		
Mat3:					
Mat3 Desc:					
Formation Top Depth:			1.5		
Formation End Depth:			21.0		
Formation End Depth UOM:			m		
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:			1006648840		
Layer:			3		
Color:					
General Color:					
Mat1:			11		
Most Common Material:			GRAVEL		
Mat2:					
Mat2 Desc:					
Mat3:			91		
Mat3 Desc:			WATER-BEARING		
Formation Top Depth:			21.0		
Formation End Depth:			22.5		
Formation End Depth UOM:			m		
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:			1006648848		
Layer:			2		
Plug From:			8.5		
Plug To:			16.7000007629395		
Plug Depth UOM:			m		
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:			1006648850		
Layer:			4		
Plug From:			17.6000003814697		
Plug To:			22.5		
Plug Depth UOM:			m		
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:			1006648847		
Layer:			1		
Plug From:			0		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Plug To:		8.5			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1006648849			
Layer:		3			
Plug From:		16.7000007629395			
Plug To:		17.6000003814697			
Plug Depth UOM:		m			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1006648846			
Method Construction Code:		2			
Method Construction:		Rotary (Convent.)			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1006648837			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Screen</u>					
Screen ID:		1006648844			
Layer:		1			
Slot:		.01			
Screen Top Depth:		17.8999996185303			
Screen End Depth:		22.5			
Screen Material:		5			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		6.09999990463257			
<u>Water Details</u>					
Water ID:		1006648842			
Layer:		1			
Kind Code:		8			
Kind:		Untested			
Water Found Depth:					
Water Found Depth UOM:		m			
<u>Hole Diameter</u>					
Hole ID:		1006648841			
Diameter:		21.0			
Depth From:		0.0			
Depth To:		22.5			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			

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<u>3</u>	1 of 1	WNW/6.9	198.2 / 0.47	ROBERT HOWARD CHARLES LUPTON 5602 ROBINSON ST., NIAGARA FALLS, ON, L2G 2A8, CA	PINC
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Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
ON					
Incident ID:				Pipe Material:	
Incident No:	1558862			Fuel Category:	Natural Gas
Incident Reported Dt:	1/20/2015			Health Impact:	
Type:	FS-Pipeline Incident			Environment Impact:	
Status Code:				Property Damage:	Yes
Tank Status:	Pipeline Damage Reason Est			Service Interrupt:	
Task No:	5331321			Enforce Policy:	Yes
Spills Action Centre:				Public Relation:	
Fuel Type:				Pipeline System:	
Fuel Occurrence Tp:				PSIG:	
Date of Occurrence:				Attribute Category:	FS-Perform P-line Inc Invest
Occurrence Start Dt:	2015/01/15			Regulator Location:	
Depth:				Method Details:	E-mail
Customer Acct Name:	ROBERT HOWARD CHARLES LUPTON				
Incident Address:	5602 ROBINSON ST,,NIAGARA FALLS,ON,L2G 2A8,CA				
Operation Type:					
Pipeline Type:					
Regulator Type:					
Summary:	5602 ROBINSON ST, NIAGARA FALLS - PIPELINE HIT - 1/2"				
Reported By:	Jim Gilmore - Enbridge Gas				
Affiliation:					
Occurrence Desc:					
Damage Reason:	Facility marking or location not sufficient				
Notes:					

<u>4</u>	1 of 2	WSW/22.1	199.9 / 2.16	NIAGARA PENINSULA ENERGY INC. 6155 Allendale Avenue Niagara Falls ON	GEN
Generator No:	ON9720089			PO Box No:	
Status:				Country:	
Approval Years:	2013			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	221122				
SIC Description:	ELECTRIC POWER DISTRIBUTION				
<u>Detail(s)</u>					
Waste Class:	243				
Waste Class Desc:	PCBS				
Waste Class:	252				
Waste Class Desc:	WASTE OILS & LUBRICANTS				

<u>4</u>	2 of 2	WSW/22.1	199.9 / 2.16	NIAGARA PENINSULA ENERGY INC. 6155 Allendale Avenue Niagara Falls ON L2G2B2	GEN
Generator No:	ON9720089			PO Box No:	
Status:				Country:	Canada
Approval Years:	2014			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	KEVIN CARVER
MHSW Facility:	No			Phone No Admin:	9053536015 Ext.
SIC Code:	221122				
SIC Description:	ELECTRIC POWER DISTRIBUTION				
<u>Detail(s)</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		243			
Waste Class Desc:		PCBS			
<u>5</u>	1 of 1	N/28.0	196.8 / -0.93	ROBERT HOWARD CHARLES LUPTON 5571 ROBINSON ST,,NIAGARA FALLS,ON,L2G 2A9,CA ON	PINC
Incident ID:				Pipe Material:	
Incident No:		1569094		Fuel Category:	Natural Gas
Incident Reported Dt:		2/3/2015		Health Impact:	
Type:		FS-Pipeline Incident		Environment Impact:	
Status Code:				Property Damage:	Yes
Tank Status:		Pipeline Damage Reason Est		Service Interrupt:	
Task No:		5352627		Enforce Policy:	Yes
Spills Action Centre:				Public Relation:	
Fuel Type:				Pipeline System:	
Fuel Occurrence Tp:				PSIG:	
Date of Occurrence:				Attribute Category:	FS-Perform P-line Inc Invest
Occurrence Start Dt:		2015/02/04		Regulator Location:	
Depth:				Method Details:	E-mail
Customer Acct Name:		ROBERT HOWARD CHARLES LUPTON			
Incident Address:		5571 ROBINSON ST,,NIAGARA FALLS,ON,L2G 2A9,CA			
Operation Type:					
Pipeline Type:					
Regulator Type:					
Summary:		5571 ROBINSON ST, NIAGARA FALLS - PIPELINE HIT - 1/2"			
Reported By:		Jim Gilmore - Enbridge Gas			
Affiliation:					
Occurrence Desc:					
Damage Reason:		Excavation practices not sufficient			
Notes:					
<u>6</u>	1 of 1	NE/52.4	194.8 / -2.89	6085 Stanley Ave Niagara Falls ON L2G3Y3	EHS
Order No:		20170815013		Nearest Intersection:	
Status:		C		Municipality:	
Report Type:		Standard Report		Client Prov/State:	ON
Report Date:		17-AUG-17		Search Radius (km):	.25
Date Received:		15-AUG-17		X:	-79.084959
Previous Site Name:				Y:	43.086627
Lot/Building Size:					
Additional Info Ordered:					
<u>7</u>	1 of 1	WNW/55.7	198.5 / 0.81	Allendale Av & Robinson St Niagara Falls ON	EHS
Order No:		20170605180		Nearest Intersection:	
Status:		C		Municipality:	
Report Type:		Custom Report		Client Prov/State:	ON
Report Date:		12-JUN-17		Search Radius (km):	.25
Date Received:		05-JUN-17		X:	-79.086592
Previous Site Name:				Y:	43.086172
Lot/Building Size:					
Additional Info Ordered:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>8</u>	1 of 1	NNE/59.6	195.9 / -1.85	6079 Stanley Ave Niagara Falls ON	EHS
Order No:	20140127009			Nearest Intersection:	
Status:	C			Municipality:	City of Niagara Falls
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	04-FEB-14			Search Radius (km):	.25
Date Received:	27-JAN-14			X:	-79.085323
Previous Site Name:				Y:	43.086726
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans; Title Searches; City Directory				

<u>9</u>	1 of 1	E/64.9	194.5 / -3.19	6170 Stanley Avenue, Niagara Falls ON	PINC
Incident ID:	2835220			Pipe Material:	Plastic
Incident No:	678384			Fuel Category:	Natural Gas
Incident Reported Dt:				Health Impact:	No
Type:	FS-Pipeline Incident			Environment Impact:	No
Status Code:	Pipeline Damage Reason Est			Property Damage:	No
Tank Status:	RC Established			Service Interrupt:	No
Task No:	3522996			Enforce Policy:	Yes
Spills Action Centre:				Public Relation:	No
Fuel Type:	Natural Gas			Pipeline System:	
Fuel Occurrence Tp:	Pipeline Strike			PSIG:	40
Date of Occurrence:	10/8/2011 0:00			Attribute Category:	FS-Perform P-line Inc Invest
Occurrence Start Dt:	2011/10/31			Regulator Location:	
Depth:	33			Method Details:	E-mail
Customer Acct Name:					
Incident Address:					
Operation Type:	Commercial (e.g. restaurant, business unit, etc)				
Pipeline Type:	Transmission Pipeline				
Regulator Type:					
Summary:	6170 Stanley Avenue, Niagara Falls - 1 1/4" Pipeline Hit				
Reported By:	Timmers, Henry - Enbridge				
Affiliation:	Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)				
Occurrence Desc:	NO LOCATES EXCAVATING				
Damage Reason:	Facility was not located or marked				
Notes:	NO LOCATES...				

<u>10</u>	1 of 1	NNE/65.4	194.8 / -2.89	6079 Stanley Avenue Niagara Falls ON	EHS
Order No:	20130816004			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	26-AUG-13			Search Radius (km):	.25
Date Received:	16-AUG-13			X:	-79.085065
Previous Site Name:				Y:	43.086772
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans				

<u>11</u>	1 of 1	NNE/82.1	195.1 / -2.66	ON	WWIS
Well ID:	7299609			Data Entry Status:	Yes
Construction Date:				Data Src:	
Primary Water Use:				Date Received:	11/21/2017
Sec. Water Use:				Selected Flag:	True
Final Well Status:				Abandonment Rec:	
Water Type:				Contractor:	7464

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Casing Material:				Form Version:	8
Audit No:	C39140			Owner:	
Tag:	A233428			Street Name:	
Construction Method:				County:	NIAGARA
Elevation (m):				Municipality:	NIAGARA FALLS CITY
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					

PDF URL (Map):

Additional Detail(s) (Map)

Well Completed Date: 2017/09/12
Year Completed: 2017
Depth (m):
Latitude: 43.0869327401384
Longitude: -79.0851750443179
Path:

Bore Hole Information

Bore Hole ID:	1006812287	Elevation:	195.432998
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:		East83:	655856.00
Code OB Desc:		North83:	4772248.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	12-Sep-2017 00:00:00	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

[12](#) 1 of 1 WSW/100.5 203.1 / 5.37 ON **BORE**

Borehole ID:	606518	Inclin FLG:	No
OGF ID:	215508326	SP Status:	Initial Entry
Status:		Surv Elev:	No
Type:	Borehole	Piezometer:	No
Use:	Geotechnical/Geological Investigation	Primary Name:	
Completion Date:	MAR-1950	Municipality:	
Static Water Level:	2.5	Lot:	
Primary Water Use:	Not Used	Township:	
Sec. Water Use:		Latitude DD:	43.085115
Total Depth m:	99.2	Longitude DD:	-79.087087
Depth Ref:	Ground Surface	UTM Zone:	17
Depth Elev:		Easting:	655705
Drill Method:	Diamond Drill	Northing:	4772043
Orig Ground Elev m:	202	Location Accuracy:	
Elev Reliabil Note:		Accuracy:	Not Applicable
DEM Ground Elev m:	203		

Concession:
 Location D:
 Survey D:
 Comments:

Borehole Geology Stratum

Geology Stratum ID: 218374407
Top Depth: 29.5
Bottom Depth: 56.3
Material Color:
Material 1: Bedrock
Material 2: Dolomite
Material 3: Gypsum
Material 4:
Gsc Material Description:
Stratum Description: BEDROCK,DOLOMITE, GYPSUM,CORALS. POROUS,JOINTED.

Mat Consistency:
Material Moisture:
Material Texture:
Non Geo Mat Type:
Geologic Formation:
Geologic Group:
Geologic Period:
Depositional Gen:

Geology Stratum ID: 218374408
Top Depth: 56.3
Bottom Depth: 62.4
Material Color: Grey
Material 1: Bedrock
Material 2: Limestone
Material 3: Gypsum
Material 4:
Gsc Material Description:
Stratum Description: BEDROCK,LIMESTONE, FOSSIL,GYPSUM. GREY,POROUS,MASSIVE.

Mat Consistency:
Material Moisture:
Material Texture:
Non Geo Mat Type:
Geologic Formation:
Geologic Group:
Geologic Period:
Depositional Gen:

Geology Stratum ID: 218374409
Top Depth: 62.4
Bottom Depth: 83.5
Material Color:
Material 1: Bedrock
Material 2: Dolomite
Material 3: Shale
Material 4:
Gsc Material Description:
Stratum Description: BEDROCK,DOLOMITE, SHALE,FOSSIL. CALCAREOUS.

Mat Consistency:
Material Moisture:
Material Texture:
Non Geo Mat Type:
Geologic Formation:
Geologic Group:
Geologic Period:
Depositional Gen:

Geology Stratum ID: 218374411
Top Depth: 86
Bottom Depth: 91.6
Material Color:
Material 1: Bedrock
Material 2: Dolomite
Material 3: Shale
Material 4:
Gsc Material Description:
Stratum Description: BEDROCK,DOLOMITE, SHALE. PARTINGS.

Mat Consistency:
Material Moisture:
Material Texture:
Non Geo Mat Type:
Geologic Formation:
Geologic Group:
Geologic Period:
Depositional Gen:

Geology Stratum ID: 218374412
Top Depth: 91.6
Bottom Depth: 99.2
Material Color:
Material 1: Bedrock
Material 2: Sandstone
Material 3: Shale
Material 4:
Gsc Material Description:
Stratum Description: BEDROCK,SANDSTONE, SHALE. FERRUGINOUS,MASSIVE.

Mat Consistency:
Material Moisture:
Material Texture:
Non Geo Mat Type:
Geologic Formation:
Geologic Group:
Geologic Period:
Depositional Gen:

009680350184603402048033027400310282303003004028 **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID: 218374410 **Mat Consistency:**

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Top Depth:	83.5			Material Moisture:	
Bottom Depth:	86			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Bedrock			Geologic Formation:	
Material 2:	Limestone			Geologic Group:	
Material 3:	Gypsum			Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	BEDROCK,LIMESTONE, GYPSUM. MASSIVE.				
Geology Stratum ID:	218374405			Mat Consistency:	Stiff
Top Depth:	0			Material Moisture:	
Bottom Depth:	13.8			Material Texture:	
Material Color:	Red			Non Geo Mat Type:	
Material 1:	Silt			Geologic Formation:	
Material 2:	Sand			Geologic Group:	
Material 3:	Clay			Geologic Period:	
Material 4:	Gravel			Depositional Gen:	
Gsc Material Description:					
Stratum Description:	SILT,SAND,CLAY, GRAVEL. RED,STIFF.				
Geology Stratum ID:	218374406			Mat Consistency:	
Top Depth:	13.8			Material Moisture:	
Bottom Depth:	29.5			Material Texture:	
Material Color:	Red			Non Geo Mat Type:	
Material 1:	Sand			Geologic Formation:	
Material 2:	Clay			Geologic Group:	
Material 3:	Silt			Geologic Period:	
Material 4:	Gravel			Depositional Gen:	
Gsc Material Description:					
Stratum Description:	SAND,CLAY,SILT, GRAVEL. RED, WATER STABLE AT 657.1 FEET.				
Source					
Source Type:	Data Survey			Source Appl:	Spatial/Tabular
Source Orig:	Geological Survey of Canada			Source Ident:	1
Source Date:	1956-1972			Scale or Res:	Varies
Confidence:	H			Horizontal:	NAD27
Observatio:				Verticalda:	Mean Average Sea Level
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Details:	File: NIAGARA.txt RecordID: 051880 NTS_Sheet: 30M03A				
Confiden 1:	Logged by professional. Exact and complete description of material and properties.				
Source List					
Source Identifier:	1			Horizontal Datum:	NAD27
Source Type:	Data Survey			Vertical Datum:	Mean Average Sea Level
Source Date:	1956-1972			Projection Name:	Universal Transverse Mercator
Scale or Resolution:	Varies				
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Originators:	Geological Survey of Canada				

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1 of 1

NNE/108.0

194.9 / -2.86

6045 Stanley Avenue
Niagara Falls ON L2G 3Y3

EHS

Order No: 20090622012
Status: C
Report Type: Custom Report
Report Date: 6/30/2009
Date Received: 6/22/2009
Previous Site Name:
Lot/Building Size:
Additional Info Ordered:

Nearest Intersection: Stanley Avenue and Peer Lane
Municipality: Regional Municipality of Niagara
Client Prov/State: ON
Search Radius (km): 0.25
X: -79.085241
Y: 43.087242

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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14	1 of 1	NNE/116.1	194.8 / -2.89	5460 FERRY ST. Niagara Falls ON	WWIS
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Well ID:	7135082	Data Entry Status:	
Construction Date:		Data Src:	
Primary Water Use:	Monitoring	Date Received:	12/2/2009
Sec. Water Use:		Selected Flag:	True
Final Well Status:	Test Hole	Abandonment Rec:	
Water Type:		Contractor:	6607
Casing Material:		Form Version:	5
Audit No:	M06143	Owner:	
Tag:	A092272	Street Name:	5460 FERRY ST.
Construction Method:		County:	NIAGARA
Elevation (m):		Municipality:	NIAGARA FALLS CITY
Elevation Reliability:		Site Info:	
Depth to Bedrock:		Lot:	
Well Depth:		Concession:	
Overburden/Bedrock:		Concession Name:	
Pump Rate:		Easting NAD83:	
Static Water Level:		Northing NAD83:	
Flowing (Y/N):		Zone:	
Flow Rate:		UTM Reliability:	
Clear/Cloudy:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/713\7135082.pdf

Additional Detail(s) (Map)

Well Completed Date:
Year Completed:
Depth (m):
Latitude: 43.087226859618
Longitude: -79.0849938812087
Path: 713\7135082.pdf

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/713\7135082.pdf

Additional Detail(s) (Map)

Well Completed Date:
Year Completed:
Depth (m):
Latitude: 43.0874315963725
Longitude: -79.0848523589362
Path: 713\7135082.pdf

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/713\7135082.pdf

Additional Detail(s) (Map)

Well Completed Date: 2009/10/06
Year Completed: 2009
Depth (m): 8.2
Latitude: 43.0873704471135
Longitude: -79.0849648353679
Path: 713\7135082.pdf

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/713\7135082.pdf

Additional Detail(s) (Map)

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Well Completed Date:					
Year Completed:					
Depth (m):					
Latitude: 43.0872017098663					
Longitude: -79.0851052353479					
Path: 713\7135082.pdf					
PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/713\7135082.pdf					
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:					
Year Completed:					
Depth (m):					
Latitude: 43.0871442158696					
Longitude: -79.0848981718789					
Path: 713\7135082.pdf					
PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/713\7135082.pdf					
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:					
Year Completed:					
Depth (m):					
Latitude: 43.0871708044661					
Longitude: -79.084872772081					
Path: 713\7135082.pdf					
PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/713\7135082.pdf					
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:					
Year Completed:					
Depth (m):					
Latitude: 43.0873704471135					
Longitude: -79.0849648353679					
Path: 713\7135082.pdf					
PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/713\7135082.pdf					
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:					
Year Completed:					
Depth (m):					
Latitude: 43.0874657457793					
Longitude: -79.0847407237824					
Path: 713\7135082.pdf					
<u>Bore Hole Information</u>					
Bore Hole ID:	1003215604			Elevation:	194.282684
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	655890.00
Code OB Desc:				North83:	4772308.00
Open Hole:				Org CS:	UTM83
Cluster Kind:	This is a record from cluster log sheet			UTMRC:	3
Date Completed:				UTMRC Desc:	margin of error : 10 - 30 m

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Remarks:				Location Method:	WWF
<i>Elevrc Desc:</i>					
<i>Location Source Date:</i>					
<i>Improvement Location Source:</i>					
<i>Improvement Location Method:</i>					
<i>Source Revision Comment:</i>					
<i>Supplier Comment:</i>					
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1003215608			
Layer:					
Plug From:					
Plug To:					
Plug Depth UOM:					
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1003215607			
Method Construction Code:					
Method Construction:					
Other Method Construction:		BORING			
<u>Pipe Information</u>					
Pipe ID:		1003215609			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1003215611			
Layer:					
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:					
Depth To:		5.09999990463257			
Casing Diameter:					
Casing Diameter UOM:					
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1003215610			
Layer:					
Slot:					
Screen Top Depth:		5.09999990463257			
Screen End Depth:		8.19999980926514			
Screen Material:					
Screen Depth UOM:		m			
Screen Diameter UOM:					
Screen Diameter:					
<u>Results of Well Yield Testing</u>					
Pump Test ID:		1003215612			
Pump Set At:					
Static Level:					

Final Level After Pumping:
Recommended Pump Depth:
Pumping Rate:
Flowing Rate:
Recommended Pump Rate:
Levels UOM:
Rate UOM:
Water State After Test Code:
Water State After Test:
Pumping Test Method:
Pumping Duration HR:
Pumping Duration MIN:
Flowing:

Hole Diameter

Hole ID: 1003215606
Diameter: 21.0
Depth From:
Depth To: 8.199999809265137
Hole Depth UOM: m
Hole Diameter UOM: cm

Bore Hole Information

Bore Hole ID:	1003215658	Elevation:	194.851120
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:		East83:	655870.00
Code OB Desc:		North83:	4772281.00
Open Hole:		Org CS:	UTM83
Cluster Kind:	This is a record from cluster log sheet	UTMRC:	3
Date Completed:		UTMRC Desc:	margin of error : 10 - 30 m
Remarks:		Location Method:	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Annular Space/Abandonment Sealing Record

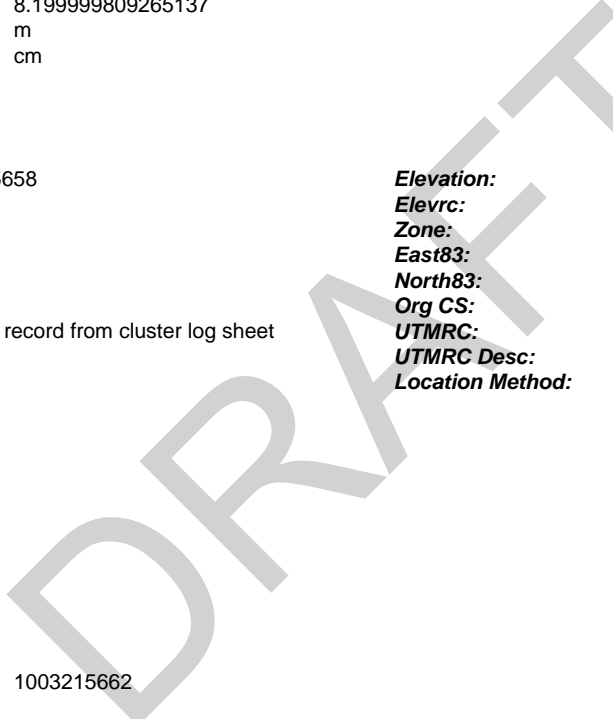
Plug ID: 1003215662
Layer:
Plug From:
Plug To:
Plug Depth UOM:

Method of Construction & Well Use

Method Construction ID: 1003215661
Method Construction Code:
Method Construction:
Other Method Construction: BORING

Pipe Information

Pipe ID: 1003215663
Casing No: 0



Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1003215665
 Layer:
 Material: 5
 Open Hole or Material: PLASTIC
 Depth From:
 Depth To: 5.09999990463257
 Casing Diameter:
 Casing Diameter UOM:
 Casing Depth UOM: m

Construction Record - Screen

Screen ID: 1003215664
 Layer:
 Slot:
 Screen Top Depth: 5.09999990463257
 Screen End Depth: 8.19999980926514
 Screen Material:
 Screen Depth UOM: m
 Screen Diameter UOM:
 Screen Diameter:

Results of Well Yield Testing

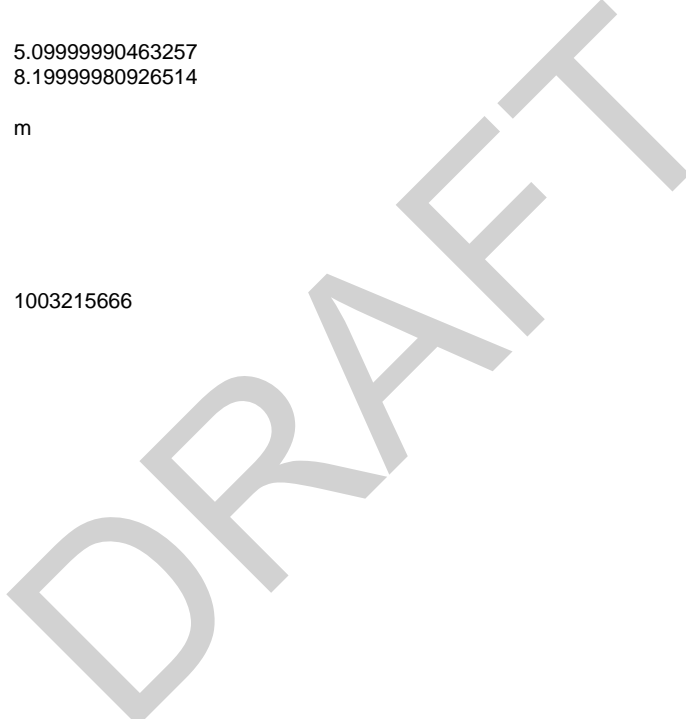
Pump Test ID: 1003215666
 Pump Set At:
 Static Level:
 Final Level After Pumping:
 Recommended Pump Depth:
 Pumping Rate:
 Flowing Rate:
 Recommended Pump Rate:
 Levels UOM:
 Rate UOM:
 Water State After Test Code:
 Water State After Test:
 Pumping Test Method:
 Pumping Duration HR:
 Pumping Duration MIN:
 Flowing:

Hole Diameter

Hole ID: 1003215660
 Diameter: 21.0
 Depth From:
 Depth To: 8.199999809265137
 Hole Depth UOM: m
 Hole Diameter UOM: cm

Bore Hole Information

Bore Hole ID:	1003215631	Elevation:	194.998794
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:		East83:	655880.00
Code OB Desc:		North83:	4772275.00



Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Open Hole:				Org CS:	UTM83
Cluster Kind:	This is a record from cluster log sheet			UTMRC:	3
Date Completed:				UTMRC Desc:	margin of error : 10 - 30 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1003215635			
Layer:					
Plug From:					
Plug To:					
Plug Depth UOM:					
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1003215634			
Method Construction Code:					
Method Construction:					
Other Method Construction:		BORING			
<u>Pipe Information</u>					
Pipe ID:		1003215636			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1003215638			
Layer:					
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:					
Depth To:		5.09999990463257			
Casing Diameter:					
Casing Diameter UOM:					
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1003215637			
Layer:					
Slot:					
Screen Top Depth:		5.09999990463257			
Screen End Depth:		8.19999980926514			
Screen Material:					
Screen Depth UOM:		m			
Screen Diameter UOM:					
Screen Diameter:					
<u>Results of Well Yield Testing</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pump Test ID: 1003215639					
Pump Set At:					
Static Level:					
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:					
Rate UOM:					
Water State After Test Code:					
Water State After Test:					
Pumping Test Method:					
Pumping Duration HR:					
Pumping Duration MIN:					
Flowing:					
<u>Hole Diameter</u>					
Hole ID: 1003215633					
Diameter: 21.0					
Depth From:					
Depth To: 8.199999809265137					
Hole Depth UOM: m					
Hole Diameter UOM: cm					
<u>Bore Hole Information</u>					
Bore Hole ID: 1002855675					
DP2BR:					
Spatial Status:					
Code OB:					
Code OB Desc:					
Open Hole: No					
Cluster Kind:					
Date Completed: 06-Oct-2009 00:00:00					
Remarks:					
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID: 1003215668					
Layer: 1					
Color: 6					
General Color: BROWN					
Mat1: 28					
Most Common Material: SAND					
Mat2: 11					
Mat2 Desc: GRAVEL					
Mat3: 73					
Mat3 Desc: HARD					
Formation Top Depth: 0.0					
Formation End Depth: 1.5					
Formation End Depth UOM: m					
<u>Overburden and Bedrock</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Materials Interval</u>					
Formation ID:		1003215669			
Layer:		2			
Color:		6			
General Color:		BROWN			
Mat1:		06			
Most Common Material:		SILT			
Mat2:		05			
Mat2 Desc:		CLAY			
Mat3:		73			
Mat3 Desc:		HARD			
Formation Top Depth:		1.5			
Formation End Depth:		8.199999809265137			
Formation End Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1003215671			
Layer:		1			
Plug From:		0			
Plug To:		5.09999990463257			
Plug Depth UOM:		m			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1003215675			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1003215667			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1003215672			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0			
Depth To:		8.19999980926514			
Casing Diameter:		5.09999990463257			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1003215673			
Layer:		1			
Slot:		20			
Screen Top Depth:					
Screen End Depth:					
Screen Material:		5			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Screen Diameter:		6.40000009536743			
<u>Hole Diameter</u>					
Hole ID:	1003215670				
Diameter:	21.0				
Depth From:	0.0				
Depth To:	8.199999809265137				
Hole Depth UOM:	m				
Hole Diameter UOM:	cm				
<u>Bore Hole Information</u>					
Bore Hole ID:	1003215622			Elevation:	194.420928
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	655872.00
Code OB Desc:				North83:	4772297.00
Open Hole:				Org CS:	UTM83
Cluster Kind:	This is a record from cluster log sheet			UTMRC:	3
Date Completed:				UTMRC Desc:	margin of error : 10 - 30 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:	1003215626				
Layer:					
Plug From:					
Plug To:					
Plug Depth UOM:					
<u>Method of Construction & Well Use</u>					
Method Construction ID:	1003215625				
Method Construction Code:					
Method Construction:					
Other Method Construction:	BORING				
<u>Pipe Information</u>					
Pipe ID:	1003215627				
Casing No:	0				
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:	1003215629				
Layer:					
Material:	5				
Open Hole or Material:	PLASTIC				
Depth From:					
Depth To:	5.09999990463257				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Casing Diameter:					
Casing Diameter UOM:					
Casing Depth UOM: m					
<u>Construction Record - Screen</u>					
Screen ID: 1003215628					
Layer:					
Slot:					
Screen Top Depth: 5.09999990463257					
Screen End Depth: 8.19999980926514					
Screen Material:					
Screen Depth UOM: m					
Screen Diameter UOM:					
Screen Diameter:					
<u>Results of Well Yield Testing</u>					
Pump Test ID: 1003215630					
Pump Set At:					
Static Level:					
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:					
Rate UOM:					
Water State After Test Code:					
Water State After Test:					
Pumping Test Method:					
Pumping Duration HR:					
Pumping Duration MIN:					
Flowing:					
<u>Hole Diameter</u>					
Hole ID: 1003215624					
Diameter: 21.0					
Depth From:					
Depth To: 8.199999809265137					
Hole Depth UOM: m					
Hole Diameter UOM: cm					
<u>Bore Hole Information</u>					
Bore Hole ID: 1003215649					
DP2BR:					
Spatial Status:					
Code OB:					
Code OB Desc:					
Open Hole:					
Cluster Kind: This is a record from cluster log sheet					
Date Completed:					
Remarks:					
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
Elevation: 195.038482					
Elevrc:					
Zone: 17					
East83: 655878.00					
North83: 4772272.00					
Org CS: UTM83					
UTMRC: 3					
UTMRC Desc: margin of error : 10 - 30 m					
Location Method: wwr					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1003215653			
Layer:					
Plug From:					
Plug To:					
Plug Depth UOM:					
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1003215652			
Method Construction Code:					
Method Construction:					
Other Method Construction:		BORING			
<u>Pipe Information</u>					
Pipe ID:		1003215654			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1003215656			
Layer:					
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:					
Depth To:		5.09999990463257			
Casing Diameter:					
Casing Diameter UOM:					
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1003215655			
Layer:					
Slot:					
Screen Top Depth:		5.09999990463257			
Screen End Depth:		8.19999980926514			
Screen Material:					
Screen Depth UOM:		m			
Screen Diameter UOM:					
Screen Diameter:					
<u>Results of Well Yield Testing</u>					
Pump Test ID:		1003215657			
Pump Set At:					
Static Level:					
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:					
Rate UOM:					
Water State After Test Code:					
Water State After Test:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pumping Test Method: Pumping Duration HR: Pumping Duration MIN: Flowing:					
<u>Hole Diameter</u>					
Hole ID:	1003215651				
Diameter:	21.0				
Depth From:					
Depth To:	8.199999809265137				
Hole Depth UOM:	m				
Hole Diameter UOM:	cm				
<u>Bore Hole Information</u>					
Bore Hole ID:	1003215613			Elevation:	194.257705
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	655881.00
Code OB Desc:				North83:	4772304.00
Open Hole:				Org CS:	UTM83
Cluster Kind:	This is a record from cluster log sheet			UTMRC:	3
Date Completed:				UTMRC Desc:	margin of error : 10 - 30 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:	1003215617				
Layer:					
Plug From:					
Plug To:					
Plug Depth UOM:					
<u>Method of Construction & Well Use</u>					
Method Construction ID:	1003215616				
Method Construction Code:					
Method Construction:					
Other Method Construction:	BORING				
<u>Pipe Information</u>					
Pipe ID:	1003215618				
Casing No:	0				
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:	1003215620				
Layer:					
Material:	5				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Open Hole or Material:		PLASTIC			
Depth From:					
Depth To:		5.09999990463257			
Casing Diameter:					
Casing Diameter UOM:					
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1003215619			
Layer:					
Slot:					
Screen Top Depth:		5.09999990463257			
Screen End Depth:		8.19999980926514			
Screen Material:					
Screen Depth UOM:		m			
Screen Diameter UOM:					
Screen Diameter:					
<u>Results of Well Yield Testing</u>					
Pump Test ID:		1003215621			
Pump Set At:					
Static Level:					
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:					
Rate UOM:					
Water State After Test Code:					
Water State After Test:					
Pumping Test Method:					
Pumping Duration HR:					
Pumping Duration MIN:					
Flowing:					
<u>Hole Diameter</u>					
Hole ID:		1003215615			
Diameter:		21.0			
Depth From:					
Depth To:		8.199999809265137			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
<u>Bore Hole Information</u>					
Bore Hole ID:	1003215640	Elevation:	194.925704		
DP2BR:		Elevrc:			
Spatial Status:		Zone:	17		
Code OB:		East83:	655861.00		
Code OB Desc:		North83:	4772278.00		
Open Hole:		Org CS:	UTM83		
Cluster Kind:	This is a record from cluster log sheet	UTMRC:	3		
Date Completed:		UTMRC Desc:	margin of error : 10 - 30 m		
Remarks:		Location Method:	wwr		
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Source Revision Comment:					
Supplier Comment:					
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1003215644			
Layer:					
Plug From:					
Plug To:					
Plug Depth UOM:					
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1003215643			
Method Construction Code:					
Method Construction:					
Other Method Construction:		BORING			
<u>Pipe Information</u>					
Pipe ID:		1003215645			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1003215647			
Layer:					
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:					
Depth To:		5.09999990463257			
Casing Diameter:					
Casing Diameter UOM:					
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1003215646			
Layer:					
Slot:					
Screen Top Depth:		5.09999990463257			
Screen End Depth:		8.19999980926514			
Screen Material:					
Screen Depth UOM:		m			
Screen Diameter UOM:					
Screen Diameter:					
<u>Results of Well Yield Testing</u>					
Pump Test ID:		1003215648			
Pump Set At:					
Static Level:					
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Levels UOM: Rate UOM: Water State After Test Code: Water State After Test: Pumping Test Method: Pumping Duration HR: Pumping Duration MIN: Flowing:					
<u>Hole Diameter</u>					
Hole ID:		1003215642			
Diameter:		21.0			
Depth From:					
Depth To:		8.199999809265137			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
<u>15</u>	1 of 1	ESE/124.6	194.4 / -3.30	6170 Stanley Ave Niagara Falls ON L2G 3Y4	EHS
Order No:	21031000019			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Custom Report			Client Prov/State:	ON
Report Date:	15-MAR-21			Search Radius (km):	.25
Date Received:	10-MAR-21			X:	-79.08372349
Previous Site Name:				Y:	43.08491115
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans				
<u>16</u>	1 of 1	N/125.7	194.5 / -3.25	6045 Stanley Ave Niagara Falls ON L2G3Y3	EHS
Order No:	20180313107			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	19-MAR-18			Search Radius (km):	.25
Date Received:	13-MAR-18			X:	-79.085473
Previous Site Name:				Y:	43.087315
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans				
<u>17</u>	1 of 1	SSE/134.0	199.6 / 1.90	ON	BORE
Borehole ID:	606517			Inclin FLG:	No
OGF ID:	215508325			SP Status:	Initial Entry
Status:				Surv Elev:	No
Type:	Borehole			Piezometer:	No
Use:	Geotechnical/Geological Investigation			Primary Name:	
Completion Date:	NOV-1949			Municipality:	
Static Water Level:				Lot:	
Primary Water Use:	Not Used			Township:	
Sec. Water Use:				Latitude DD:	43.084358
Total Depth m:	37.7			Longitude DD:	-79.084899
Depth Ref:	Ground Surface			UTM Zone:	17
Depth Elev:				Easting:	655885
Drill Method:	Diamond Drill			Northing:	4771963
Orig Ground Elev m:	200			Location Accuracy:	
Elev Reliabil Note:				Accuracy:	Not Applicable
DEM Ground Elev m:	200				

Concession:
Location D:
Survey D:
Comments:

Borehole Geology Stratum

Geology Stratum ID:	218374404	Mat Consistency:	
Top Depth:	28.7	Material Moisture:	
Bottom Depth:	37.7	Material Texture:	
Material Color:		Non Geo Mat Type:	
Material 1:	Bedrock	Geologic Formation:	
Material 2:	Dolomite	Geologic Group:	
Material 3:		Geologic Period:	
Material 4:		Depositional Gen:	
Gsc Material Description:			
Stratum Description:	BEDROCK,DOLOMITE. 00943035 **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	218374401	Mat Consistency:	
Top Depth:	10.3	Material Moisture:	
Bottom Depth:	18.8	Material Texture:	
Material Color:	Red	Non Geo Mat Type:	
Material 1:	Clay	Geologic Formation:	
Material 2:	Boulders	Geologic Group:	
Material 3:		Geologic Period:	
Material 4:		Depositional Gen:	
Gsc Material Description:			
Stratum Description:	CLAY,BOULDERS. RED.		

Geology Stratum ID:	218374403	Mat Consistency:	Hard
Top Depth:	24.1	Material Moisture:	
Bottom Depth:	28.7	Material Texture:	
Material Color:	Red	Non Geo Mat Type:	
Material 1:		Geologic Formation:	
Material 2:	Clay	Geologic Group:	
Material 3:	Boulders	Geologic Period:	
Material 4:	Gravel	Depositional Gen:	
Gsc Material Description:			
Stratum Description:	HARDPAN,CLAY, BOULDERS,GRAVEL. RED.		

Geology Stratum ID:	218374402	Mat Consistency:	Medium
Top Depth:	18.8	Material Moisture:	
Bottom Depth:	24.1	Material Texture:	
Material Color:		Non Geo Mat Type:	
Material 1:	Sand	Geologic Formation:	
Material 2:	Gravel	Geologic Group:	
Material 3:		Geologic Period:	
Material 4:		Depositional Gen:	
Gsc Material Description:			
Stratum Description:	SAND-MEDIUM,GRAVEL.		

Geology Stratum ID:	218374400	Mat Consistency:	
Top Depth:	0	Material Moisture:	
Bottom Depth:	10.3	Material Texture:	
Material Color:		Non Geo Mat Type:	
Material 1:	Boulders	Geologic Formation:	
Material 2:	Gravel	Geologic Group:	
Material 3:		Geologic Period:	
Material 4:		Depositional Gen:	
Gsc Material Description:			
Stratum Description:	BOULDERS,GRAVEL.		

Source

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Source Type: Data Survey
Source Orig: Geological Survey of Canada
Source Date: 1956-1972
Confidence: H
Observatio:
Source Name: Urban Geology Automated Information System (UGAIS)
Source Details: File: NIAGARA.txt RecordID: 051870 NTS_Sheet: 30M03A
Confiden 1: Logged by professional. Exact and complete description of material and properties.

Source Appl: Spatial/Tabular
Source Iden: 1
Scale or Res: Varies
Horizontal: NAD27
Verticalda: Mean Average Sea Level

Source List

Source Identifier: 1
Source Type: Data Survey
Source Date: 1956-1972
Scale or Resolution: Varies
Source Name: Urban Geology Automated Information System (UGAIS)
Source Originators: Geological Survey of Canada

Horizontal Datum: NAD27
Vertical Datum: Mean Average Sea Level
Projection Name: Universal Transverse Mercator

18	1 of 1	SE/156.9	194.1 / -3.64	1891190 Ontario Ltd. 6289 Fallsview Blvd Niagara Falls ON L2G 3B7	GEN
Generator No:	ON4745667			PO Box No:	
Status:				Country:	Canada
Approval Years:	2014			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	
MHSW Facility:	No			Phone No Admin:	
SIC Code:	721111				
SIC Description:	HOTELS				
Detail(s)					
Waste Class:	251				
Waste Class Desc:	OIL SKIMMINGS & SLUDGES				

19	1 of 1	ENE/157.6	194.8 / -2.89	Alien Fine Arts 6095 Fallsview Blvd. Niagara Falls ON L2G 3V6	GEN
Generator No:	ON6633618			PO Box No:	
Status:				Country:	
Approval Years:	05,06			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	541430				
SIC Description:	Graphic Design Services				
Detail(s)					
Waste Class:	261				
Waste Class Desc:	PHARMACEUTICALS				
Waste Class:	312				
Waste Class Desc:	PATHOLOGICAL WASTES				

20	1 of 2	W/160.6	199.1 / 1.37	Enbridge Gas Distribution Inc. 5710 Robinson St Niagara Falls ON	SPL
Ref No:	2571-9XRG8H			Discharger Report:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Site No: Incident Dt: Year: Incident Cause: Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: Dt Document Closed: Incident Reason: Site Name: Site County/District: Site Geo Ref Meth: Incident Summary: Contaminant Qty:	NA 6/22/2015 Leak/Break 35 NATURAL GAS (METHANE) Air N 6/23/2015 Operator/Human Error residential<UNOFFICIAL> tssa: 5710 Robinson st, 0.5 inch plastic, safe 0 n/a	Material Group: Health/Env Conseq: Client Type: Sector Type: Agency Involved: Nearest Watercourse: Site Address: Site District Office: Site Postal Code: Site Region: Site Municipality: Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type:	 5710 Robinson St Niagara Falls TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill		
20	2 of 2	W/160.6	199.1 / 1.37	ROBERT HOWARD CHARLES LUPTON 5710 ROBINSON ST,,NIAGARA FALLS,ON,L2G 2B2,CA ON	PINC
Incident ID: Incident No: Incident Reported Dt: Type: Status Code: Tank Status: 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:	1668986 6/23/2015 FS-Pipeline Incident Pipeline Damage Reason Est 5613797 2015/09/09 ROBERT HOWARD CHARLES LUPTON 5710 ROBINSON ST,,NIAGARA FALLS,ON,L2G 2B2,CA 5710 ROBINSON ST, NIAGARA FALLS - PIPELINE HIT - 1/2" Dean Garriock - ENBRIDGE Excavation practices not sufficient	Pipe Material: Fuel Category: Health Impact: Environment Impact: Property Damage: Service Interrupt: Enforce Policy: Public Relation: Pipeline System: PSIG: Attribute Category: Regulator Location: Method Details:	Natural Gas Yes Yes Yes FS-Perform P-line Inc Invest E-mail		
21	1 of 1	ENE/170.5	194.8 / -2.89	6039 FALLSVIEW BLVD Niagara Falls ON	WWIS
Well ID: Construction Date: Primary Water Use:	7309587 Irrigation	Data Entry Status: Data Src: Date Received:	 1/19/2018		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Sec. Water Use:				Selected Flag:	True
Final Well Status:	Water Supply			Abandonment Rec:	
Water Type:				Contractor:	7579
Casing Material:				Form Version:	7
Audit No:	Z267839			Owner:	
Tag:	A212759			Street Name:	6039 FALLSVIEW BLVD
Construction Method:				County:	NIAGARA
Elevation (m):				Municipality:	NIAGARA FALLS CITY
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):	https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/730\7309587.pdf				
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:	2018/01/08				
Year Completed:	2018				
Depth (m):	36.576				
Latitude:	43.0871215951432				
Longitude:	-79.0835474625297				
Path:	730\7309587.pdf				
<u>Bore Hole Information</u>					
Bore Hole ID:	1007020804				Elevation:
DP2BR:					Elevrc:
Spatial Status:					Zone:
Code OB:					17
Code OB Desc:					East83:
Open Hole:					655988.00
Cluster Kind:					North83:
Date Completed:	08-Jan-2018 00:00:00				4772272.00
Remarks:					Org CS:
Elevrc Desc:					UTM83
Location Source Date:					UTMRC:
Improvement Location Source:					4
Improvement Location Method:					UTMRC Desc:
Source Revision Comment:					margin of error : 30 m - 100 m
Supplier Comment:					Location Method:
					gis
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1007074151				
Layer:	1				
Color:	6				
General Color:	BROWN				
Mat1:	28				
Most Common Material:	SAND				
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:	0.0				
Formation End Depth:	62.0				
Formation End Depth UOM:	ft				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1007074152			
Layer:		2			
Color:		2			
General Color:		GREY			
Mat1:		26			
Most Common Material:		ROCK			
Mat2:					
Mat2 Desc:					
Mat3:		71			
Mat3 Desc:		FRACTURED			
Formation Top Depth:		62.0			
Formation End Depth:		120.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1007074187			
Layer:		1			
Plug From:		0			
Plug To:		20			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1007074186			
Method Construction Code:		5			
Method Construction:		Air Percussion			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1007074149			
Casing No.:		0			
Comment:					
Alt Name:					
<u>Construction Record - Screen</u>					
Screen ID:		1007074158			
Layer:					
Slot:					
Screen Top Depth:					
Screen End Depth:					
Screen Material:					
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:					
<u>Results of Well Yield Testing</u>					
Pump Test ID:		1007074150			
Pump Set At:		110.0			
Static Level:		66.5			
Final Level After Pumping:		87.0			
Recommended Pump Depth:		110.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pumping Rate:		10.0			
Flowing Rate:					
Recommended Pump Rate:		10.0			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		0			
Pumping Duration HR:		1			
Pumping Duration MIN:					
Flowing:					
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1007074165			
Test Type:		Draw Down			
Test Duration:		4			
Test Level:		74.80000305175781			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1007074175			
Test Type:		Draw Down			
Test Duration:		25			
Test Level:		85.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1007074183			
Test Type:		Draw Down			
Test Duration:		60			
Test Level:		87.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1007074161			
Test Type:		Draw Down			
Test Duration:		2			
Test Level:		72.5999984741211			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1007074166			
Test Type:		Recovery			
Test Duration:		4			
Test Level:		68.69999694824219			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1007074162			
Test Type:		Recovery			
Test Duration:		2			
Test Level:		73.0			
Test Level UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:			1007074167		
Test Type:			Draw Down		
Test Duration:			5		
Test Level:			75.0		
Test Level UOM:			ft		
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:			1007074171		
Test Type:			Draw Down		
Test Duration:			15		
Test Level:			81.69999694824219		
Test Level UOM:			ft		
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:			1007074160		
Test Type:			Recovery		
Test Duration:			1		
Test Level:			79.5999984741211		
Test Level UOM:			ft		
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:			1007074168		
Test Type:			Recovery		
Test Duration:			5		
Test Level:			66.9000015258789		
Test Level UOM:			ft		
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:			1007074170		
Test Type:			Recovery		
Test Duration:			10		
Test Level:			66.5		
Test Level UOM:			ft		
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:			1007074174		
Test Type:			Recovery		
Test Duration:			20		
Test Level:			66.5		
Test Level UOM:			ft		
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:			1007074179		
Test Type:			Draw Down		
Test Duration:			40		
Test Level:			87.0		
Test Level UOM:			ft		
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:			1007074163		
Test Type:			Draw Down		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Test Duration:		3			
Test Level:		73.9000015258789			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1007074169			
Test Type:		Draw Down			
Test Duration:		10			
Test Level:		79.30000305175781			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1007074172			
Test Type:		Recovery			
Test Duration:		15			
Test Level:		66.5			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1007074181			
Test Type:		Draw Down			
Test Duration:		50			
Test Level:		87.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1007074182			
Test Type:		Recovery			
Test Duration:		50			
Test Level:		66.5			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1007074164			
Test Type:		Recovery			
Test Duration:		3			
Test Level:		70.0999984741211			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1007074173			
Test Type:		Draw Down			
Test Duration:		20			
Test Level:		83.19999694824219			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1007074178			
Test Type:		Recovery			
Test Duration:		30			
Test Level:		66.5			
Test Level UOM:		ft			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
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Draw Down & Recovery

Pump Test Detail ID: 1007074159
Test Type: Draw Down
Test Duration: 1
Test Level: 70.0999984741211
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1007074176
Test Type: Recovery
Test Duration: 25
Test Level: 66.5
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1007074177
Test Type: Draw Down
Test Duration: 30
Test Level: 86.0999984741211
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1007074180
Test Type: Recovery
Test Duration: 40
Test Level: 66.5
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 1007074184
Test Type: Recovery
Test Duration: 60
Test Level: 66.5
Test Level UOM: ft

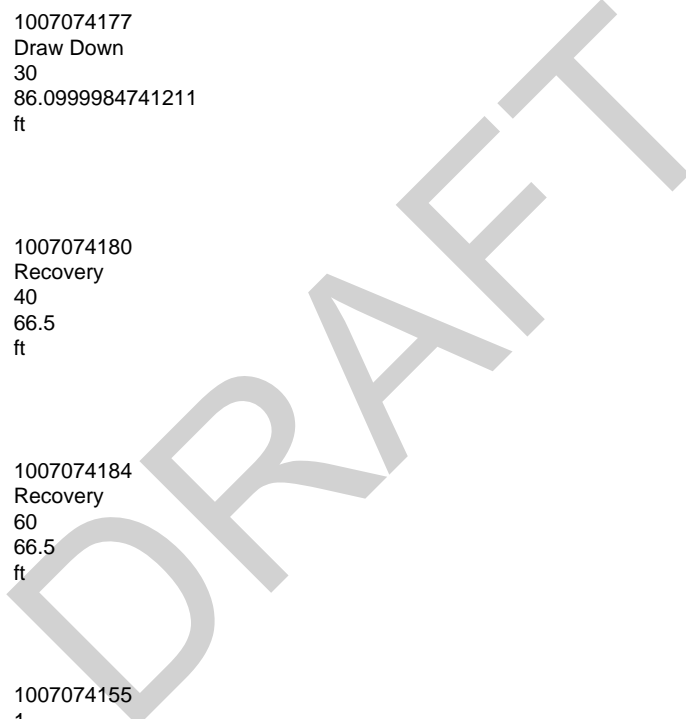
Water Details

Water ID: 1007074155
Layer: 1
Kind Code: 8
Kind: Untested
Water Found Depth: 111.0
Water Found Depth UOM: ft

Hole Diameter

Hole ID: 1007074153
Diameter: 10.25
Depth From: 0.0
Depth To: 20.0
Hole Depth UOM: ft
Hole Diameter UOM: inch

Hole Diameter



Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Hole ID:		1007074154			
Diameter:		6.25			
Depth From:		20.0			
Depth To:		120.0			
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			
22	1 of 1	ESE/173.6	192.5 / -5.24	6170 Fallsview Boulevard Niagara Falls ON L2G 7T8	EHS
Order No:		20140114001		Nearest Intersection:	
Status:		C		Municipality:	Niagara
Report Type:		Standard Report		Client Prov/State:	ON
Report Date:		22-JAN-14		Search Radius (km):	.25
Date Received:		14-JAN-14		X:	-79.082908
Previous Site Name:				Y:	43.085161
Lot/Building Size:		252.73 feet by 362.35 feet			
Additional Info Ordered:					
23	1 of 1	SE/177.6	193.5 / -4.22	Murray St And Fallsview Blvd Niagara Falls ON	EHS
Order No:		20161125045		Nearest Intersection:	
Status:		C		Municipality:	City of Niagara Falls
Report Type:		Custom Report		Client Prov/State:	ON
Report Date:		02-DEC-16		Search Radius (km):	.25
Date Received:		25-NOV-16		X:	-79.083659
Previous Site Name:				Y:	43.084285
Lot/Building Size:		3.57 ac			
Additional Info Ordered:		Fire Insur. Maps and/or Site Plans; Title Searches; City Directory; Aerial Photos			
24	1 of 1	NW/182.0	194.9 / -2.82	ON	BORE
Borehole ID:		606519		Inclin FLG:	No
OGF ID:		215508327		SP Status:	Initial Entry
Status:				Surv Elev:	No
Type:		Borehole		Piezometer:	No
Use:		Geotechnical/Geological Investigation		Primary Name:	
Completion Date:		APR-1951		Municipality:	
Static Water Level:		2.1		Lot:	
Primary Water Use:		Not Used		Township:	
Sec. Water Use:				Latitude DD:	43.087459
Total Depth m:		98.4		Longitude DD:	-79.08726
Depth Ref:		Ground Surface		UTM Zone:	17
Depth Elev:				Easting:	655685
Drill Method:		Diamond Drill		Northing:	4772303
Orig Ground Elev m:		193		Location Accuracy:	
Elev Reliabil Note:				Accuracy:	Not Applicable
DEM Ground Elev m:		195			
Concession:					
Location D:					
Survey D:					
Comments:					
<u>Borehole Geology Stratum</u>					
Geology Stratum ID:		218374413		Mat Consistency:	Hard
Top Depth:		0		Material Moisture:	
Bottom Depth:		8.6		Material Texture:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Material Color:	Red			Non Geo Mat Type:	
Material 1:	Silt			Geologic Formation:	
Material 2:	Gravel			Geologic Group:	
Material 3:	Clay			Geologic Period:	
Material 4:	Sand			Depositional Gen:	
Gsc Material Description:					
Stratum Description:	SILT, GRAVEL, CLAY, SAND. VARI-COLOURED, HARD.				
Geology Stratum ID:	218374414			Mat Consistency:	Hard
Top Depth:	8.6			Material Moisture:	
Bottom Depth:	12.1			Material Texture:	
Material Color:	Red			Non Geo Mat Type:	
Material 1:	Sand			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:	Clay			Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	SAND(42), SILT(50), CLAY(08). RED, VERY HARD, WATER STABLE AT 629.4 FEET.				
Geology Stratum ID:	218374417			Mat Consistency:	
Top Depth:	14.9			Material Moisture:	
Bottom Depth:	19.4			Material Texture:	
Material Color:	Red			Non Geo Mat Type:	
Material 1:	Sand			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:	Gravel			Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	SAND, SILT, GRAVEL. VARI-COLOURED.				
Geology Stratum ID:	218374419			Mat Consistency:	
Top Depth:	21.3			Material Moisture:	
Bottom Depth:	73.4			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Bedrock			Geologic Formation:	
Material 2:	Dolomite			Geologic Group:	
Material 3:	Calcite			Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	BEDROCK, DOLOMITE, CHERT, CALCITE.				
Geology Stratum ID:	218374420			Mat Consistency:	
Top Depth:	73.4			Material Moisture:	
Bottom Depth:	98.4			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Bedrock			Geologic Formation:	
Material 2:	Limestone			Geologic Group:	
Material 3:	Shale			Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	BEDROCK, LIMESTONE, SHALE, FOSSIL. STYLOLITIC. 017 019 019 000002800 **Note: Many records provided by the department have a truncated [Stratum Description] field.				
Geology Stratum ID:	218374415			Mat Consistency:	
Top Depth:	12.1			Material Moisture:	
Bottom Depth:	14.3			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Clay			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:	Sand			Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	CLAY(39), SILT(48), SAND(13). VARVED.				
Geology Stratum ID:	218374418			Mat Consistency:	
Top Depth:	19.4			Material Moisture:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Bottom Depth: Material Color: Material 1: Material 2: Material 3: Material 4: Gsc Material Description: Stratum Description:	21.3 Gravel Sand GRAVEL,SAND-FINE.			Material Texture: Non Geo Mat Type: Geologic Formation: Geologic Group: Geologic Period: Depositional Gen:	Fine
Geology Stratum ID: Top Depth: Bottom Depth: Material Color: Material 1: Material 2: Material 3: Material 4: Gsc Material Description: Stratum Description:	218374416 14.3 14.9 Gravel GRAVEL.			Mat Consistency: Material Moisture: Material Texture: Non Geo Mat Type: Geologic Formation: Geologic Group: Geologic Period: Depositional Gen:	
Source					
Source Type: Source Orig: Source Date: Confidence: Observatio: Source Name: Source Details: Confiden 1:	Data Survey Geological Survey of Canada 1956-1972 H Urban Geology Automated Information System (UGAIS) File: NIAGARA.txt RecordID: 051890 NTS_Sheet: 30M03A Logged by professional. Exact and complete description of material and properties.			Source Appl: Source Iden: Scale or Res: Horizontal: Verticalda:	Spatial/Tabular 1 Varies NAD27 Mean Average Sea Level
Source List					
Source Identifier: Source Type: Source Date: Scale or Resolution: Source Name: Source Originators:	1 Data Survey 1956-1972 Varies Urban Geology Automated Information System (UGAIS) Geological Survey of Canada			Horizontal Datum: Vertical Datum: Projection Name:	NAD27 Mean Average Sea Level Universal Transverse Mercator
25	1 of 2	SSW/186.8	204.7 / 7.03	6276 Main Street Niagara Falls ON L2G 6A4	EHS
Order No: Status: Report Type: Report Date: Date Received: Previous Site Name: Lot/Building Size: Additional Info Ordered:	20051209014 C Basic Report 12/20/2005 12/9/2005 			Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	 ON 0.25 -79.086371 43.084008
25	2 of 2	SSW/186.8	204.7 / 7.03	6276 Main Street Niagara Falls ON	EHS
Order No: Status: Report Type: Report Date: Date Received: Previous Site Name: Lot/Building Size:	20130416036 C Standard Report 25-APR-13 16-APR-13 			Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	 ON .25 -79.086504 43.083874

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Additional Info Ordered:		Fire Insur. Maps and/or Site Plans; Aerial Photos			

[26](#) 1 of 1 **ESE/187.2** **191.8 / -5.87** **6289 FALLSVIEW DR
Niagara Falls ON** **WWIS**

Well ID:	7280335	Data Entry Status:	
Construction Date:		Data Src:	
Primary Water Use:		Date Received:	2/1/2017
Sec. Water Use:	Monitoring	Selected Flag:	True
Final Well Status:	Observation Wells	Abandonment Rec:	
Water Type:		Contractor:	7484
Casing Material:		Form Version:	7
Audit No:	Z220720	Owner:	
Tag:	A165773	Street Name:	6289 FALLSVIEW DR
Construction Method:		County:	NIAGARA
Elevation (m):		Municipality:	NIAGARA FALLS CITY
Elevation Reliability:		Site Info:	
Depth to Bedrock:		Lot:	
Well Depth:		Concession:	
Overburden/Bedrock:		Concession Name:	
Pump Rate:		Easting NAD83:	
Static Water Level:		Northing NAD83:	
Flowing (Y/N):		Zone:	
Flow Rate:		UTM Reliability:	
Clear/Cloudy:			

PDF URL (Map):

Additional Detail(s) (Map)

Well Completed Date: 2016/10/07
Year Completed: 2016
Depth (m): 30.48
Latitude: 43.0845837745934
Longitude: -79.0830983435713
Path:

Bore Hole Information

Bore Hole ID:	1006349314	Elevation:	193.212921
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:		East83:	656031.00
Code OB Desc:		North83:	4771991.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	07-Oct-2016 00:00:00	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

**Overburden and Bedrock
Materials Interval**

Formation ID: 1006547251
Layer: 2
Color: 2

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
General Color:		GREY			
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		90.0			
Formation End Depth:		100.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		1006547250			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		21			
Most Common Material:		GRANITE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		90.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:		1006547260			
Layer:		2			
Plug From:		90			
Plug To:		100			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:		1006547259			
Layer:		1			
Plug From:		0			
Plug To:		90			
Plug Depth UOM:		ft			
<u>Method of Construction & Well</u>					
<u>Use</u>					
Method Construction ID:		1006547258			
Method Construction Code:		B			
Method Construction:		Other Method			
Other Method Construction:		AUGER			
<u>Pipe Information</u>					
Pipe ID:		1006547249			
Casing No:		0			
Comment:					
Alt Name:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Construction Record - Screen</u>					
Screen ID:			1006547256		
Layer:			1		
Slot:			10		
Screen Top Depth:			90		
Screen End Depth:			100		
Screen Material:			5		
Screen Depth UOM:			ft		
Screen Diameter UOM:			inch		
Screen Diameter:			2.125		
<u>Water Details</u>					
Water ID:			1006547254		
Layer:			1		
Kind Code:					
Kind:					
Water Found Depth:			85.0		
Water Found Depth UOM:			ft		
<u>Hole Diameter</u>					
Hole ID:			1006547253		
Diameter:			3.0		
Depth From:			90.0		
Depth To:			100.0		
Hole Depth UOM:			ft		
Hole Diameter UOM:			inch		
<u>Hole Diameter</u>					
Hole ID:			1006547252		
Diameter:			8.0		
Depth From:			0.0		
Depth To:			90.0		
Hole Depth UOM:			ft		
Hole Diameter UOM:			inch		
27	1 of 2	W/197.0	198.7 / 1.03	Enbridge Gas Distribution Inc. 5725 Robinson Street Niagara Falls ON	SPL
Ref No:	6880-9QBJZC			Discharger Report:	
Site No:	NA			Material Group:	
Incident Dt:	2014/10/28			Health/Env Conseq:	
Year:				Client Type:	
Incident Cause:	Unknown / N/A			Sector Type:	Unknown / N/A
Incident Event:				Agency Involved:	
Contaminant Code:	35			Nearest Watercourse:	
Contaminant Name:	NATURAL GAS (METHANE)			Site Address:	5725 Robinson Street
Contaminant Limit 1:				Site District Office:	
Contam Limit Freq 1:				Site Postal Code:	
Contaminant UN No 1:				Site Region:	
Environment Impact:	Confirmed			Site Municipality:	Niagara Falls
Nature of Impact:	Air Pollution			Site Lot:	
Receiving Medium:				Site Conc:	
Receiving Env:				Northing:	
MOE Response:	Referral to others			Easting:	
Dt MOE Arvl on Scn:				Site Geo Ref Accu:	
MOE Reported Dt:	2014/10/28			Site Map Datum:	
Dt Document Closed:	2014/12/20			SAC Action Class:	TSSA - Fuel Safety Branch - Hydrocarbon Fuel

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
					Release/Spill
Incident Reason:	Unknown / N/A		Source Type:		
Site Name:	Residence<UNOFFICIAL>				
Site County/District:					
Site Geo Ref Meth:					
Incident Summary:	TSSA FSB: 1 1/4" main damage, not safe				
Contaminant Qty:	0 other - see incident description				

27	2 of 2	W/197.0	198.7 / 1.03	ST LAWRENCE PLACE C/O HARBOUR PLANT RETIREMENT LODGES 5725 ROBINSON ST,,NIAGARA FALLS,ON,L2G 2B3,CA ON	PINC
Incident ID:			Pipe Material:		
Incident No:	1507928		Fuel Category:		
Incident Reported Dt:	10/28/2014		Health Impact:		
Type:	FS-Pipeline Incident		Environment Impact:		
Status Code:			Property Damage:		
Tank Status:	Not Investigated		Service Interrupt:		
Task No:			Enforce Policy:		
Spills Action Centre:			Public Relation:		
Fuel Type:			Pipeline System:		
Fuel Occurrence Tp:			PSIG:		
Date of Occurrence:			Attribute Category:		
Occurrence Start Dt:			Regulator Location:		
Depth:			Method Details:		
Customer Acct Name:	ST LAWRENCE PLACE C/O HARBOUR PLANT RETIREMENT LODGES				
Incident Address:	5725 ROBINSON ST,,NIAGARA FALLS,ON,L2G 2B3,CA				
Operation Type:					
Pipeline Type:					
Regulator Type:					
Summary:					
Reported By:					
Affiliation:					
Occurrence Desc:					
Damage Reason:					
Notes:					

28	1 of 1	WNW/206.3	196.8 / -0.92	6056 Grey Ave, Niagara Falls ON L2G 4B4	PINC
Incident ID:	2822002		Pipe Material:		
Incident No:	665192		Fuel Category:		Heating Fuel
Incident Reported Dt:			Health Impact:		
Type:	FS-Pipeline Incident		Environment Impact:		
Status Code:	Home Owner Pipeline Strike		Property Damage:		
Tank Status:			Service Interrupt:		
Task No:			Enforce Policy:		
Spills Action Centre:			Public Relation:		
Fuel Type:			Pipeline System:		
Fuel Occurrence Tp:			PSIG:		
Date of Occurrence:			Attribute Category:		
Occurrence Start Dt:			Regulator Location:		
Depth:			Method Details:		
Customer Acct Name:					
Incident Address:					
Operation Type:					
Pipeline Type:					
Regulator Type:					
Summary:	6056 Grey Ave, Niagara Falls - 1/2" Pipeline Hit				
Reported By:	Timmers, Henry				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Affiliation:		Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)			
Occurrence Desc:					
Damage Reason:					
Notes:					
29	1 of 5	E/221.7	193.9 / -3.86	5400 Robinson Street Niagara Falls ON L2G 2A6	CA
Certificate #:		0186-595L9U			
Application Year:		02			
Issue Date:		5/7/02			
Approval Type:		Industrial air			
Status:		Approved			
Application Type:		New Certificate of Approval			
Client Name:		1179462 Ontario Inc.			
Client Address:		5400 Robinson Street			
Client City:		Niagara Falls			
Client Postal Code:		L2G 2A6			
Project Description:		This application is for the approval of four (4) curing ovens used in manufacturing decorative glass. The curing ovens will discharge contaminants to the atmosphere through a roof stack, 15 metres above grade at a rate of 0.07 cubic metres per second.			
Contaminants:					
Emission Control:					
29	2 of 5	E/221.7	193.9 / -3.86	1179462 Ontario Inc. 5400 Robinson Street Niagara Falls Ontario L2G 2A6 Niagara Falls ON	EBR
EBR Registry No:		IA01E1764		Decision Posted:	
Ministry Ref No:		2675-55LRTC		Exception Posted:	
Notice Type:		Instrument Decision		Section:	
Notice Stage:				Act 1:	
Notice Date:		May 09, 2002		Act 2:	
Proposal Date:		December 21, 2001		Site Location Map:	
Year:		2001			
Instrument Type:		(EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)			
Off Instrument Name:					
Posted By:					
Company Name:		1179462 Ontario Inc.			
Site Address:					
Location Other:					
Proponent Name:					
Proponent Address:		5400 Robinson Street, Niagara Falls Ontario, L2G 2A6			
Comment Period:					
URL:					
Site Location Details:					
5400 Robinson Street Niagara Falls Ontario L2G 2A6 Niagara Falls					
29	3 of 5	E/221.7	193.9 / -3.86	PHOTOS IN DISGUISE 5400 ROBINSON STREET, 2ND FLOOR NIAGARA FALLS ON L2G 2A6	GEN
Generator No:		ON2027100		PO Box No:	
Status:				Country:	
Approval Years:		95,96,97,98,99,00,01		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
SIC Code: 9931 SIC Description: PHOTOGRAPHERS					
Detail(s)					
Waste Class: 264 Waste Class Desc: PHOTOPROCESSING WASTES					
29	4 of 5	E/221.7	193.9 / -3.86	Niagara Falls Tourism 5400 Robinson St Niagara Falls ON L2G 2A6	SCT
Established: 01-NOV-66 Plant Size (ft²): Employment:					
--Details--					
Description: Other Travel Arrangement and Reservation Services SIC/NAICS Code: 561590					
Description: All Other Information Services SIC/NAICS Code: 519190					
29	5 of 5	E/221.7	193.9 / -3.86	1179462 Ontario Inc. 5400 Robinson Street Niagara Falls ON L2G 2A6	ECA
Approval No: 0186-595L9U Approval Date: 2002-05-07 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Niagara Peninsula Approval Type: ECA-AIR Project Type: AIR Business Name: 1179462 Ontario Inc. Address: 5400 Robinson Street Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/2675-55LRTC-14.pdf				MOE District: Niagara City: Longitude: -79.08224 Latitude: 43.085922 Geometry X: Geometry Y:	
30	1 of 1	NNW/233.5	192.3 / -5.40	ON	BORE
Borehole ID: 606439 OGF ID: 215508247 Status: Type: Borehole Use: Geotechnical/Geological Investigation Completion Date: JUN-1965 Static Water Level: Primary Water Use: Not Used Sec. Water Use: Total Depth m: 12.3 Depth Ref: Ground Surface Depth Elev: Drill Method: Power auger Orig Ground Elev m: 192 Elev Reliabil Note: DEM Ground Elev m: 193 Concession:				Inclin FLG: No SP Status: Initial Entry Surv Elev: No Piezometer: No Primary Name: Municipality: Lot: Township: Latitude DD: 43.088171 Longitude DD: -79.086746 UTM Zone: 17 Easting: 655725 Northing: 4772383 Location Accuracy: Accuracy: Not Applicable	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Location D:					
Survey D:					
Comments:					
<u>Borehole Geology Stratum</u>					
Geology Stratum ID:	218374000			Mat Consistency:	Stiff
Top Depth:	0			Material Moisture:	
Bottom Depth:	.9			Material Texture:	
Material Color:	Brown			Non Geo Mat Type:	
Material 1:	Fill			Geologic Formation:	
Material 2:	Clay			Geologic Group:	
Material 3:	Silt			Geologic Period:	
Material 4:	Sand			Depositional Gen:	fill
Gsc Material Description:					
Stratum Description:	FILL,CLAY,SILT,SAND.BROWN,STIFF.				
Geology Stratum ID:	218374001			Mat Consistency:	Hard
Top Depth:	.9			Material Moisture:	
Bottom Depth:	7.3			Material Texture:	
Material Color:	Brown			Non Geo Mat Type:	
Material 1:	Till			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:	Clay			Geologic Period:	
Material 4:	Sand			Depositional Gen:	glacial
Gsc Material Description:					
Stratum Description:	TILL,SILT(65), CLAY(20),SAND. BROWN,GLACIAL,HARD, AGE GLACIAL.				
Geology Stratum ID:	218374002			Mat Consistency:	Dense
Top Depth:	7.3			Material Moisture:	
Bottom Depth:	12.3			Material Texture:	
Material Color:	Brown			Non Geo Mat Type:	
Material 1:	Sand			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	SAND,SILT. BROWN,VERY DENSE. 017013022000000160003008400240078 **Note: Many records provided by the department have a truncated [Stratum Description] field.				
<u>Source</u>					
Source Type:	Data Survey			Source Appl:	Spatial/Tabular
Source Orig:	Geological Survey of Canada			Source Ident:	1
Source Date:	1956-1972			Scale or Res:	Varies
Confidence:	H			Horizontal:	NAD27
Observatio:				Verticalda:	Mean Average Sea Level
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Details:	File: NIAGARA.txt RecordID: 051090 NTS_Sheet: 30M03A				
Confiden 1:	Logged by professional. Exact and complete description of material and properties.				
<u>Source List</u>					
Source Identifier:	1			Horizontal Datum:	NAD27
Source Type:	Data Survey			Vertical Datum:	Mean Average Sea Level
Source Date:	1956-1972			Projection Name:	Universal Transverse Mercator
Scale or Resolution:	Varies				
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Originators:	Geological Survey of Canada				

31

1 of 2

SSW/237.8

204.8 / 7.11

6285 Main Street
Niagara Falls ON L2G 2J7

EHS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Order No: 21012900499 Status: C Report Type: RSC Report (Urban) Report Date: 03-FEB-21 Date Received: 29-JAN-21 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): .3 X: -79.0866482 Y: 43.08342698					
31	2 of 2	SSW/237.8	204.8 / 7.11	6285 Main Street Niagara Falls ON L2G 2J7	EHS
Order No: 21012900499 Status: C Report Type: RSC Report (Urban) Report Date: 03-FEB-21 Date Received: 29-JAN-21 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): .3 X: -79.0866482 Y: 43.08342698					
32	1 of 1	ENE/243.9	194.4 / -3.28	5425 ROBINSON STREET, NIAGARA FALLS ON	INC
Incident No: 1138266 Incident ID: Instance No: Status Code: Attribute Category: FS-Perform L1 Incident Insp Context: Date of Occurrence: 2013/07/02 00:00:00 Time of Occurrence: NULL Incident Created On: Instance Creation Dt: Instance Install Dt: Occur Insp Start Date: 2013/07/03 00:00:00 Approx Quant Rel: Tank Capacity: Fuels Occur Type: Fire Fuel Type Involved: Natural Gas Enforcement Policy: NULL Prc Escalation Req: NULL Tank Material Type: Tank Storage Type: Tank Location Type: Pump Flow Rate Cap: Task No: 4535376 Notes: Drainage System: Sub Surface Contam.: Aff Prop Use Water: Contam. Migrated: Contact Natural Env: Incident Location: 5425 ROBINSON STREET, NIAGARA FALLS - FIRE Occurrence Narrative: NULL Operation Type Involved: Commercial (e.g. restaurant, business unit, etc) Item: Item Description: Device Installed Location: Any Health Impact: No Any Enviro Impact: No Service Interrupted: Yes Was Prop Damaged: Yes Reside App. Type: Commer App. Type: Indus App. Type: Institut App. Type: Venting Type: Vent Conn Mater: Vent Chimney Mater: Pipeline Type: Pipeline Involved: Pipe Material: Depth Ground Cover: Regulator Location: Regulator Type: Operation Pressure: Liquid Prop Make: Liquid Prop Model: Liquid Prop Serial No: Liquid Prop Notes: Equipment Type: Equipment Model: Serial No: Cylinder Capacity: Cylinder Cap Units: Cylinder Mat Type: Near Body of Water:					

Unplottable Summary

Total: **44** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	NIAGARA FALLS CITY	NIAGARA ST./MAIN ST./CALLAN ST	NIAGARA FALLS CITY ON	
CA	REDLAND QUARRIES INC.	STANLEY AVE., RR #2, QUEENSTON	NIAGARA FALLS CITY ON	
CA		Niagara Pkwy Murray St Fallview Blvd Falls Ave	Niagara Falls ON	
CA		Niagara Pkwy Murray St Fallview Blvd Falls Ave	Niagara Falls ON	
CA	The Corporation of the City of Niagara Falls	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2E 6S4
CA	The Regional Municipality of Niagara	Stanley Avenue	Niagara Falls ON	
CA	1578891 Ontario Ltd.	Stanley Avenue (south of Swayze Drive)	Niagara Falls ON	
CA	The Corporation of the City of Niagara Falls	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2E 6S4
CA	The Regional Municipality of Niagara	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2E 6S4
CA	1578891 Ontario Ltd.	Stanley Ave	Niagara Falls ON	
CA	The Regional Municipality of Niagara	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2E 6S4
CA	The Corporation of the City of Niagara Falls	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2E 6S4
CA	NIAGARA FALLS CITY	NIAGARA ST./MAIN ST./CALLAN ST	NIAGARA FALLS CITY ON	
CA	R.M. OF NIAGARA	STANLEY AVE.	NIAGARA FALLS CITY ON	
CONV	1179462 ONTARIO INC.		ON	
EBR	Redland Quarries Inc.	STANLEY AVE., RR #2, QUEENSTON, NIAGARA FALLS CITY CITY OF NIAGARA FALLS	ON	

ECA	The Regional Municipality of Niagara	Stanley Ave From Thorold Stone Road to Whirlpool Road	Niagara Falls ON	L2V 4T7
ECA	The Corporation of the City of Niagara Falls	Sylvia Pl between Peer St. and Ferry St.	Niagara Falls ON	L2E 6X5
ECA	The Regional Municipality of Niagara	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2V 4T7
ECA	The Regional Municipality of Niagara	Stanley Avenue	Niagara Falls ON	
ECA	The Regional Municipality of Niagara	Stanley Avenue (from Murray St to Robinson Street)	Niagara Falls ON	
ECA	The Corporation of the City of Niagara Falls	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2E 6X5
ECA	The Corporation of the City of Niagara Falls	Niagara Pkwy Murray St Fallview Blvd Falls Ave	Niagara Falls ON	
ECA	The Corporation of the City of Niagara Falls	Stanley Avenue (from Murray St to Robinson Street)	Niagara Falls ON	
ECA	The Corporation of the City of Niagara Falls	Stanley Avenue (from Murray St to Robinson Street)	Niagara Falls ON	
ECA	The Corporation of the City of Niagara Falls	Robinson St (between Main Street and Regional Road 102)	Niagara Falls ON	L2E 6X5
ECA	The Corporation of the City of Niagara Falls	Murray Street (Stanley Ave to Fallsview Avenue)	Niagara Falls ON	
ECA	1578891 Ontario Ltd.	Stanley Avenue (south of Swayze Drive)	Niagara Falls ON	L2V 4Y6
ECA	The Corporation of the City of Niagara Falls	Niagara Pkwy Murray St Fallview Blvd Falls Ave	Niagara Falls ON	
ECA	1578891 Ontario Ltd.	Stanley Ave.	Niagara-on-the-Lake ON	L2V 4Y6
ECA	The Corporation of the City of Niagara Falls	Stanley Avenue (from Murray St to Robinson Street)	Niagara Falls ON	
ECA	The Regional Municipality of Niagara	Stanley Avenue (from Murray St to Robinson Street)	Niagara Falls ON	
ECA	The Corporation of the City of Niagara Falls	Stanley Avenue (from Murray St to Robinson Street)	Niagara Falls ON	
EHS		Stanley Ave	Niagara Falls ON	
GEN	STEETLEY QUARRY PRODUCTS INC.	STANLEY AVENUE NORTH R.R. #1, STANLEY AVENUE NORTH	NIAGARA FALLS ON	L2E 6S4
GEN	STEETLEY QUARRY PRODUCTS INC. 36-226	STANLEY AVENUE NORTH R.R. #1, STANLEY AVENUE NORTH	NIAGARA FALLS ON	L2E 6S4
GEN	NIAGARA FALLS HYDRO (PCB) 00-000	MULLER (STA. 37) STANLEY AVE. P.O. BOX 120	NIAGARA FALLS ON	L2E 6S9
SCT	REDLAND QUARRIES INC.	STANLEY AVE	NIAGARA FALLS ON	L2E

SPL	Rankin Construction Inc.; Ontario Power Generation Inc.	100m north of Queenston Bridge; Stanley Ave.	Niagara Falls; Niagara-on-the-Lake ON	NA
SPL	OPG Niagara<UNOFFICIAL>	Stanley Avenue	Niagara-on-the-Lake ON	
SPL	Niagara Parks Commission	Niagara Pkwy Murray St Fallview Blvd Falls Ave	Niagara Falls ON	NA
SPL	MARINE LAND	KING WALDORF TRAILER PARK ON STANLEY AVE NEAR MARINELAND/ LYONS CREEK ROAD. AMUSEMENT PARK	NIAGARA FALLS CITY ON	
WWIS		lot 146	ON	
WWIS		lot 144	ON	

DRAFT

Unplottable Report

Site: NIAGARA FALLS CITY
NIAGARA ST./MAIN ST./CALLAN ST NIAGARA FALLS CITY ON

Database:
CA

Certificate #: 7-0853-92-
Application Year: 92
Issue Date: 8/24/1992
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: REDLAND QUARRIES INC.
STANLEY AVE., RR #2, QUEENSTON NIAGARA FALLS CITY ON

Database:
CA

Certificate #: 8-2013-97-
Application Year: 97
Issue Date: 4/4/1997
Approval Type: Industrial air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: PORTABLE SEC. CRUSHING/SCREENING PLANT
Contaminants: Propylene Oxide
Emission Control:

Site: Niagara Pkwy Murray St Fallview Blvd Falls Ave Niagara Falls ON

Database:
CA

Certificate #: 7092-54GLD6
Application Year: 01
Issue Date: 11/15/01
Approval Type: Municipal & Private sewage
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: L2E 6X5
Project Description: Construction of Storm and Sanitary Sewers
Contaminants:
Emission Control:

Site: Niagara Pkwy Murray St Fallview Blvd Falls Ave Niagara Falls ON

Database:
CA

Certificate #: 8837-54GL5N

Application Year: 01
Issue Date: 11/15/01
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: L2E 6X5
Project Description: Construction of Watermians
Contaminants:
Emission Control:

Site: *The Corporation of the City of Niagara Falls
Regional Road 102 (Stanley Avenue) Niagara Falls ON L2E 6S4*

Database:
CA

Certificate #: 1646-6MHLWK
Application Year: 2006
Issue Date: 3/3/2006
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: *The Regional Municipality of Niagara
Stanley Avenue Niagara Falls ON*

Database:
CA

Certificate #: 2125-6EHRAN
Application Year: 2005
Issue Date: 8/5/2005
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: *1578891 Ontario Ltd.
Stanley Avenue (south of Swayze Drive) Niagara Falls ON*

Database:
CA

Certificate #: 2340-6AZSPB
Application Year: 2005
Issue Date: 4/6/2005
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: *The Corporation of the City of Niagara Falls
Regional Road 102 (Stanley Avenue) Niagara Falls ON L2E 6S4*

Database:
[CA](#)

Certificate #: 2419-5JBRMV
Application Year: 2003
Issue Date: 2/5/2003
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
Regional Road 102 (Stanley Avenue) Niagara Falls ON L2E 6S4*

Database:
[CA](#)

Certificate #: 3976-5JGSRQ
Application Year: 2003
Issue Date: 2/7/2003
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: *1578891 Ontario Ltd.
Stanley Ave Niagara Falls ON*

Database:
[CA](#)

Certificate #: 5334-77EN9B
Application Year: 2007
Issue Date: 10/25/2007
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
Regional Road 102 (Stanley Avenue) Niagara Falls ON L2E 6S4*

Database:
[CA](#)

Certificate #: 6181-66SQYP
Application Year: 2004
Issue Date: 11/18/2004
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
Regional Road 102 (Stanley Avenue) Niagara Falls ON L2E 6S4*

Database:
CA

Certificate #: 8626-68BJ3N
Application Year: 2005
Issue Date: 1/5/2005
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: *NIAGARA FALLS CITY
NIAGARA ST./MAIN ST./CALLAN ST NIAGARA FALLS CITY ON*

Database:
CA

Certificate #: 3-1070-92-
Application Year: 92
Issue Date: 8/24/1992
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *R.M. OF NIAGARA
STANLEY AVE. NIAGARA FALLS CITY ON*

Database:
CA

Certificate #: 3-0156-86-
Application Year: 86
Issue Date: 2/28/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *1179462 ONTARIO INC.
ON*

Database:
CONV

File No:
Crown Brief No: 01-0077-0008
Location:
Region: WEST CENTRAL REGION

Court Location:
Publication City:
Publication Title:
Act:
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:
Description:

Ministry District: NIAGARA

Background:
URL:

USE WITHOUT A COFA EQUIPMENT THAT MAY DISCHARGE OR FROM WHICH MAY BE DISCHARGED A CONTAMINANT INTO ANY PART OF THE NATURAL ENVIRONMENT.

Additional Details

Publication Date:
Count: 1
Act: EPA
Regulation:
Section: 9(7)
Act/Regulation/Section: EPA- -9(7)
Date of Offence:
Date of Conviction:
Date Charged: 1/18/02
Charge Disposition: SUSPENDED SENTENCE
Fine: \$2,500.00
Synopsis:

Site: **Redland Quarries Inc.**
STANLEY AVE., RR #2, QUEENSTON, NIAGARA FALLS CITY CITY OF NIAGARA FALLS ON

Database:
EBR

EBR Registry No: IA7E0153
Ministry Ref No: 8201397 19970117
Notice Type: Instrument Decision
Notice Stage:
Notice Date: April 07, 1997
Proposal Date: February 11, 1997
Year: 1997

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)

Off Instrument Name:

Posted By:

Company Name: Redland Quarries Inc.

Site Address:

Location Other:

Proponent Name:

Proponent Address: Hamilton, P.O. Box 2029, Hamilton Ontario, L8N 3S9

Comment Period:

URL:

Site Location Details:

STANLEY AVE., RR #2, QUEENSTON, NIAGARA FALLS CITY CITY OF NIAGARA FALLS

Site: **The Regional Municipality of Niagara**
Stanley Ave From Thorold Stone Road to Whirlpool Road Niagara Falls ON L2V 4T7

Database:
ECA

Approval No: 7143-99PKGG
Approval Date: 2013-07-22
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS

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

Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Regional Municipality of Niagara
Address: Stanley Ave From Thorold Stone Road to Whirlpool Road
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1516-99NQMR-14.pdf>

Site: *The Corporation of the City of Niagara Falls*
Sylvia PI between Peer St. and Ferry St. Niagara Falls ON L2E 6X5

Database:
[ECA](#)

Approval No: 4719-9LEU3P
Approval Date: 2014-06-26
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Corporation of the City of Niagara Falls
Address: Sylvia PI between Peer St. and Ferry St.
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/3712-9KSH2C-14.pdf>

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

Site: *The Regional Municipality of Niagara*
Regional Road 102 (Stanley Avenue) Niagara Falls ON L2V 4T7

Database:
[ECA](#)

Approval No: 6937-9NBKZ2
Approval Date: 2014-08-28
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: Regional Road 102 (Stanley Avenue)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/9557-9N5RVZ-14.pdf>

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

Site: *The Regional Municipality of Niagara*
Stanley Avenue Niagara Falls ON

Database:
[ECA](#)

Approval No: 2125-6EHRAN
Approval Date: 2005-08-05
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Regional Municipality of Niagara
Address: Stanley Avenue
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1698-6DBNGY-14.pdf>

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

Site: *The Regional Municipality of Niagara*
Stanley Avenue (from Murray St to Robinson Street) Niagara Falls ON

Database:
[ECA](#)

Approval No: 3976-5JGSRQ
Approval Date: 2003-02-07
Status: Approved
Record Type: ECA
Link Source: IDS
MOE District:
City:
Longitude:
Latitude:
Geometry X:

SWP Area Name: **Geometry Y:**
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Regional Municipality of Niagara
Address: Stanley Avenue (from Murray St to Robinson Street)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/2478-5JGPS5-14.pdf>

Site: **The Corporation of the City of Niagara Falls** **Database:**
Regional Road 102 (Stanley Avenue) Niagara Falls ON L2E 6X5 **ECA**

Approval No: 1646-6MHLWK **MOE District:**
Approval Date: 2006-03-03 **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: The Corporation of the City of Niagara Falls
Address: Regional Road 102 (Stanley Avenue)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/8168-6MGMFK-14.pdf>

Site: **The Corporation of the City of Niagara Falls** **Database:**
Niagara Pkwy Murray St Fallview Blvd Falls Ave Niagara Falls ON **ECA**

Approval No: 8837-54GL5N **MOE District:**
Approval Date: 2001-11-15 **City:**
Status: Approved **Longitude:**
Record Type: ECA **Latitude:**
Link Source: IDS **Geometry X:**
SWP Area Name: **Geometry Y:**
Approval Type: ECA-Municipal and Private Water Works
Project Type: Municipal and Private Water Works
Business Name: The Corporation of the City of Niagara Falls
Address: Niagara Pkwy Murray St Fallview Blvd Falls Ave
Full Address:
Full PDF Link:

Site: **The Corporation of the City of Niagara Falls** **Database:**
Stanley Avenue (from Murray St to Robinson Street) Niagara Falls ON **ECA**

Approval No: 0202-6APKG4 **MOE District:**
Approval Date: 2005-03-21 **City:**
Status: Approved **Longitude:**
Record Type: ECA **Latitude:**
Link Source: IDS **Geometry X:**
SWP Area Name: **Geometry Y:**
Approval Type: ECA-Municipal Drinking Water Systems
Project Type: Municipal Drinking Water Systems
Business Name: The Corporation of the City of Niagara Falls
Address: Stanley Avenue (from Murray St to Robinson Street)
Full Address:
Full PDF Link:

Site: **The Corporation of the City of Niagara Falls** **Database:**
Stanley Avenue (from Murray St to Robinson Street) Niagara Falls ON **ECA**

Approval No: 4544-5JBT59 **MOE District:**
Approval Date: 2003-02-05 **City:**
Status: Approved **Longitude:**

Record Type: ECA
Link Source: IDS
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: Stanley Avenue (from Murray St to Robinson Street)
Full Address:
Full PDF Link:

Latitude:
Geometry X:
Geometry Y:

Site: *The Corporation of the City of Niagara Falls*
Robinson St (between Main Street and Regional Road 102) Niagara Falls ON L2E 6X5

Database:
[ECA](#)

Approval No: 3815-9NRLMJ
Approval Date: 2014-09-11
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Corporation of the City of Niagara Falls
Address: Robinson St (between Main Street and Regional Road 102)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/0951-9NFJ5L-14.pdf>

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

Site: *The Corporation of the City of Niagara Falls*
Murray Street (Stanley Ave to Fallsview Avenue) Niagara Falls ON

Database:
[ECA](#)

Approval No: 4841-5RNRKN
Approval Date: 2003-09-24
Status: Approved
Record Type: ECA
Link Source: IDS
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: Murray Street (Stanley Ave to Fallsview Avenue)
Full Address:
Full PDF Link:

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

Site: *1578891 Ontario Ltd.*
Stanley Avenue (south of Swayze Drive) Niagara Falls ON L2V 4Y6

Database:
[ECA](#)

Approval No: 2340-6AZSPB
Approval Date: 2005-04-06
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: 1578891 Ontario Ltd.
Address: Stanley Avenue (south of Swayze Drive)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1060-6AYK7D-14.pdf>

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

Site: *The Corporation of the City of Niagara Falls*
Niagara Pkwy Murray St Fallview Blvd Falls Ave Niagara Falls ON

Database:
[ECA](#)

Approval No: 7092-54GLD6
MOE District:

Approval Date: 2001-11-15
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Corporation of the City of Niagara Falls
Address: Niagara Pkwy Murray St Fallview Blvd Falls Ave
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/3605-54AQ6T-14.pdf>

City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: 1578891 Ontario Ltd.
Stanley Ave. Niagara-on-the-Lake ON L2V 4Y6

Database:
ECA

Approval No: 5334-77EN9B
Approval Date: 2007-10-25
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: 1578891 Ontario Ltd.
Address: Stanley Ave.
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/9845-779KGA-14.pdf>

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

Site: The Corporation of the City of Niagara Falls
Stanley Avenue (from Murray St to Robinson Street) Niagara Falls ON

Database:
ECA

Approval No: 8626-68BJ3N
Approval Date: 2005-01-05
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Corporation of the City of Niagara Falls
Address: Stanley Avenue (from Murray St to Robinson Street)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1587-685M59-14.pdf>

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

Site: The Regional Municipality of Niagara
Stanley Avenue (from Murray St to Robinson Street) Niagara Falls ON

Database:
ECA

Approval No: 6181-66SQYP
Approval Date: 2004-11-18
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: Stanley Avenue (from Murray St to Robinson Street)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/0236-66RM52-14.pdf>

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

Site: The Corporation of the City of Niagara Falls
Stanley Avenue (from Murray St to Robinson Street) Niagara Falls ON

Database:
ECA

Approval No: 2419-5JBRMV
Approval Date: 2003-02-05
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Corporation of the City of Niagara Falls
Address: Stanley Avenue (from Murray St to Robinson Street)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/0282-5JAM3J-14.pdf>

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

Site: Stanley Ave Niagara Falls ON **Database:**
EHS

Order No: 20101108008
Status: C
Report Type: Custom Report
Report Date: 11/17/2010
Date Received: 11/8/2010 12:09:30 PM
Previous Site Name:
Lot/Building Size:
Additional Info Ordered:

Nearest Intersection: McLeod Road & Stanley Avenue
Municipality: RMON
Client Prov/State: ON
Search Radius (km): 0.25
X: -694444.444444
Y: 43.0741

Site: STEETLEY QUARRY PRODUCTS INC. STANLEY AVENUE NORTH R.R. #1, STANLEY AVENUE NORTH NIAGARA FALLS ON L2E 6S4 **Database:**
GEN

Generator No: ON0010702
Status:
Approval Years: 98,99,00,01
Contam. Facility:
MHSW Facility:
SIC Code: 0812
SIC Description: LIMESTONE QUARRIES

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

Site: STEETLEY QUARRY PRODUCTS INC. 36-226 STANLEY AVENUE NORTH R.R. #1, STANLEY AVENUE NORTH NIAGARA FALLS ON L2E 6S4 **Database:**
GEN

Generator No: ON0010702
Status:
Approval Years: 92,93,94,95,96,97
Contam. Facility:
MHSW Facility:
SIC Code: 0812
SIC Description: LIMESTONE QUARRIES

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

Site: NIAGARA FALLS HYDRO (PCB) 00-000 MULLER (STA. 37)STANLEY AVE. P.O. BOX 120 NIAGARA FALLS ON L2E 6S9 **Database:**
GEN

Generator No: ON0393813
Status:

PO Box No:
Country:

Approval Years: 92,93,94
Contam. Facility:
MHSW Facility:
SIC Code: 0000
SIC Description: *** NOT DEFINED ***

Choice of Contact:
Co Admin:
Phone No Admin:

Site: REDLAND QUARRIES INC.
STANLEY AVE NIAGARA FALLS ON L2E

Database:
SCT

Established: 0000
Plant Size (ft²): 10890000
Employment: 6

--Details--

Description: MINERALS AND EARTHES, GROUND OR OTHERWISE TREATED
SIC/NAICS Code: 3295

Site: Rankin Construction Inc.; Ontario Power Generation Inc.
100m north of Queenston Bridge; Stanley Ave. Niagara Falls; Niagara-on-the-Lake ON NA

Database:
SPL

Ref No: 7415-A9FU73
Site No: NA; 7676-75LK7W
Incident Dt: 2016/04/28
Year:
Incident Cause:
Incident Event: Process Upset/Malfunction
Contaminant Code: 41
Contaminant Name: BENTONITE SLURRY
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact:
Nature of Impact:
Receiving Medium:
Receiving Env: Land
MOE Response: Yes
Dt MOE Arvl on Scn: 2016/05/03
MOE Reported Dt: 2016/04/28
Dt Document Closed:
Incident Reason: Operator/Human Error
Site Name: Niagara Falls OPG project - off trail<UNOFFICIAL>; OPG PGS Reservoir (Stanley Avenue - Harrison System)
Site County/District:
Site Geo Ref Meth: NA
Incident Summary: Rankin Construction - <100L gelled bentonite to ground, cleaning
Contaminant Qty: 100 L

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type: Miscellaneous Industrial
Agency Involved:
Nearest Watercourse: Niagara River
Site Address: 100m north of Queenston Bridge; Stanley Ave.
Site District Office:
Site Postal Code: NA
Site Region:
Site Municipality: Niagara Falls; Niagara-on-the-Lake
Site Lot:
Site Conc:
Northing: 4779813; 4779626
Easting: 658844; 656853
Site Geo Ref Accu: Map
Site Map Datum: NAD83
SAC Action Class: Land Spills
Source Type:

Site: OPG Niagara<UNOFFICIAL>
Stanley Avenue Niagara-on-the-Lake ON

Database:
SPL

Ref No: 0386-8WQQEU
Site No:
Incident Dt: 31-JUL-12
Year:
Incident Cause: Discharge Or Bypass To A Watercourse
Incident Event:
Contaminant Code: 27
Contaminant Name: OIL ADDITIVES
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: Confirmed
Nature of Impact: Surface Water Pollution
Receiving Medium: Sewage - Municipal/Private and Commercial
Receiving Env:

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type: Pipeline
Agency Involved:
Nearest Watercourse: Stanley Avenue
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: Niagara-on-the-Lake
Site Lot:
Site Conc:
Northing: 4779626

MOE Response: No Field Response **Easting:** 656854
Dt MOE Arvl on Scn: **Site Geo Ref Accu:**
MOE Reported Dt: 31-JUL-12 **Site Map Datum:**
Dt Document Closed: **SAC Action Class:** Watercourse Spills
Incident Reason: Spill **Source Type:**
Site Name: OPG PGS Reservoir
Site County/District:
Site Geo Ref Meth:
Incident Summary: OPG: 0.5L Univis 40 oil to 12-Mile Creek
Contaminant Qty:

Site: **Niagara Parks Commission** **Database:**
Niagara Pkwy Murray St Fallview Blvd Falls Ave Niagara Falls ON NA **SPL**

Ref No: 2731-A9MHH2 **Discharger Report:**
Site No: 6712-54APU2 **Material Group:**
Incident Dt: 2016/05/04 **Health/Env Conseq:**
Year: **Client Type:**
Incident Cause: **Sector Type:** Miscellaneous Industrial
Incident Event: Leak/Break **Agency Involved:**
Contaminant Code: 44 **Nearest Watercourse:**
Contaminant Name: SEWAGE,PRIMARY UNCHLORINATED **Site Address:** Niagara Pkwy Murray St Fallview Blvd Falls Ave
Contaminant Limit 1: **Site District Office:**
Contam Limit Freq 1: **Site Postal Code:** NA
Contaminant UN No 1: **Site Region:**
Environment Impact: **Site Municipality:** Niagara Falls
Nature of Impact: **Site Lot:**
Receiving Medium: **Site Conc:**
Receiving Env: Land **Northing:** 4771867
MOE Response: No **Easting:** 656050
Dt MOE Arvl on Scn: **Site Geo Ref Accu:** NA
MOE Reported Dt: 2016/05/04 **Site Map Datum:** NA
Dt Document Closed: 2016/05/09 **SAC Action Class:** Sewage Incident Report Flowchart
Incident Reason: Unknown / N/A **Source Type:**
Site Name: Niagara Pkwy Murray St Fallview Blvd Falls Ave
Site County/District:
Site Geo Ref Meth: NA
Incident Summary: Niagara Parks Comm: sani srvc line break
Contaminant Qty: 0 other - see incident description

Site: **MARINE LAND** **Database:**
KING WALDORF TRAILER PARK ON STANLEY AVE NEAR MARINELAND/ LYONS CREEK ROAD. AMUSEMENT **SPL**
PARK NIAGARA FALLS CITY ON

Ref No: 171483 **Discharger Report:**
Site No: **Material Group:**
Incident Dt: 8/13/1999 **Health/Env Conseq:**
Year: **Client Type:**
Incident Cause: CONTAINER OVERFLOW **Sector Type:**
Incident Event: **Agency Involved:**
Contaminant Code: **Nearest Watercourse:**
Contaminant Name: **Site Address:**
Contaminant Limit 1: **Site District Office:**
Contam Limit Freq 1: **Site Postal Code:**
Contaminant UN No 1: **Site Region:**
Environment Impact: POSSIBLE **Site Municipality:** 18101
Nature of Impact: Soil contamination **Site Lot:**
Receiving Medium: LAND **Site Conc:**
Receiving Env: **Northing:**
MOE Response: **Easting:**
Dt MOE Arvl on Scn: **Site Geo Ref Accu:**
MOE Reported Dt: 8/14/1999 **Site Map Datum:**
Dt Document Closed: **SAC Action Class:**
Incident Reason: EQUIPMENT FAILURE **Source Type:**
Site Name:

Site County/District:
Site Geo Ref Meth:
Incident Summary:
Contaminant Qty:

MARINE LAND - SEPTIC BED DRAINAGE TO DITCH.

Site:
lot 146 ON

Database:
WWIS

Well ID: 3804042
Construction Date:
Primary Water Use: Domestic
Sec. Water Use:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 247237
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 10/1/2002
Selected Flag: True
Abandonment Rec:
Contractor: 2123
Form Version: 1
Owner:
Street Name:
County: NIAGARA
Municipality: NIAGARA-ON-THE-LAKE TOWN
Site Info:
Lot: 146
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10533023
DP2BR: 38.00
Spatial Status:
Code OB: r
Code OB Desc: Bedrock
Open Hole:
Cluster Kind:
Date Completed: 28-Aug-2002 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock

Materials Interval

Formation ID: 932890293
Layer: 1
Color: 6
General Color: BROWN
Mat1: 05
Most Common Material: CLAY
Mat2: 02
Mat2 Desc: TOPSOIL
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 8.0
Formation End Depth UOM: ft

Overburden and Bedrock

Materials Interval

Formation ID: 932890295
Layer: 3
Color: 7
General Color: RED
Mat1: 17
Most Common Material: SHALE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 38.0
Formation End Depth: 123.0
Formation End Depth UOM: ft

Overburden and Bedrock

Materials Interval

Formation ID: 932890294
Layer: 2
Color: 6
General Color: BROWN
Mat1: 05
Most Common Material: CLAY
Mat2: 13
Mat2 Desc: BOULDERS
Mat3:
Mat3 Desc:
Formation Top Depth: 8.0
Formation End Depth: 38.0
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 963804042
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 11081593
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930408808
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To:
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 993804042
Pump Set At:
Static Level: 26.0

Final Level After Pumping:
Recommended Pump Depth:
Pumping Rate: 5.0
Flowing Rate:
Recommended Pump Rate: 4.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 2
Water State After Test: CLOUDY
Pumping Test Method:
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: No

Water Details

Water ID: 934026313
Layer: 2
Kind Code: 1
Kind: FRESH
Water Found Depth: 106.0
Water Found Depth UOM: ft

Water Details

Water ID: 934026312
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 63.0
Water Found Depth UOM: ft

Site:
 lot 144 ON

Database:
 WWIS

Well ID: 3803833
Construction Date:
Primary Water Use: Domestic
Sec. Water Use:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 192353
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 10/9/1998
Selected Flag: True
Abandonment Rec:
Contractor: 2123
Form Version: 1
Owner:
Street Name:
County: NIAGARA
Municipality: NIAGARA-ON-THE-LAKE TOWN
Site Info:
Lot: 144
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10241348
DP2BR: 40.00
Spatial Status:
Code OB: r
Code OB Desc: Bedrock
Open Hole:
Cluster Kind:
Date Completed: 03-Jun-1998 00:00:00

Elevation:
Elevrc:
Zone: 17
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM

Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Location Method: na

Overburden and Bedrock
Materials Interval

Formation ID: 931748618
Layer: 1
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 4.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 931748621
Layer: 4
Color: 7
General Color: RED
Mat1: 17
Most Common Material: SHALE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 40.0
Formation End Depth: 123.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 931748619
Layer: 2
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 4.0
Formation End Depth: 18.0
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 931748620
Layer: 3
Color: 7

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General Color: RED
Mat1: 05
Most Common Material: CLAY
Mat2: 11
Mat2 Desc: GRAVEL
Mat3:
Mat3 Desc:
Formation Top Depth: 18.0
Formation End Depth: 40.0
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 963803833
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 10789918
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930408544
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 123
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 993803833
Pump Set At:
Static Level:
Final Level After Pumping: 123.0
Recommended Pump Depth: 116.0
Pumping Rate: 5.0
Flowing Rate:
Recommended Pump Rate: 4.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 2
Water State After Test: CLOUDY
Pumping Test Method:
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: No

Water Details

Water ID: 933709628
Layer: 2
Kind Code: 1
Kind: FRESH
Water Found Depth: 106.0
Water Found Depth UOM: ft

Water Details

Water ID: 933709627
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 45.0
Water Found Depth UOM: ft

DRAFT

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Sep 2020

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-Oct 2018

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-Dec 31, 2020

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 2018

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: May 31, 2021

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-Dec 31, 2020

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 -Aug 2021

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-Jul 2021

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994- Aug 31, 2021

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 - Sep 2020

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: May 31, 2021

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- Aug 31, 2021

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- Aug 31, 2021

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- Aug 31, 2021

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-Jun 30, 2021

Environmental Issues Inventory System:

Federal [EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

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

Government Publication Date: Dec 31, 2016

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 or 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, 2020

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: May 31, 2020

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-Aug 2021

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: May 31, 2018

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: Jul 31, 2020

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-Apr 30, 2021

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 2019

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: May 31, 2021

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: Feb 28, 2019

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-Dec 2020

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, 2019

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-Apr 2018

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:

Federal

[NPRI](#)

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

[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 28, 2021

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-Jan 2021

Inventory of PCB Storage Sites:

Provincial

[OPCB](#)

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

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

Orders:

Provincial

[ORD](#)

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

Government Publication Date: 1994-Aug 31, 2021

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- Aug 31, 2021

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 in an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 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 all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994- Aug 31, 2021

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, 1992-2018

Record of Site Condition:

Provincial RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Aug 2021

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-Dec 31, 2020

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 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.

Government Publication Date: 1988-Aug 2020

Wastewater Discharger Registration Database:

Provincial [SRDS](#)

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

Government Publication Date: 1990-Dec 31, 2018

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 - Dec 2020

Variations for Abandonment of Underground Storage Tanks:

Provincial [VAR](#)

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

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- Aug 31, 2021

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: Apr 30, 2021

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.

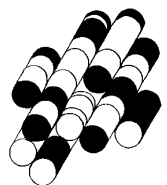
The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

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 F

DRAFT

TERRAPROBE INC.



From: [Public Information Services](#)
To: [Katie Greenman](#)
Subject: RE: Registered Fuel Storage Tanks
Date: October 28, 2021 4:08:21 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

ATTENTION: Assurez-vous que le contenu soit de confiance avant d'ouvrir une pièce jointe ou un hyperlien.

CAUTION: Do not click on links or open attachments you do not trust.

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

NO RECORD FOUND

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationsservices@tssa.org along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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

Kind regards,

Mariah



Public Information Agent

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationsservices@tssa.org

www.tssa.org



From: Katie Greenman <kgreenman@terraprobe.ca>

Sent: October 28, 2021 2:13 PM

To: Public Information Services <publicinformationsservices@tssa.org>

Subject: Registered Fuel Storage Tanks

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Good afternoon,

Could you please conduct a search for registered fuel storage tanks on the following properties:

- 6158 Allendale Avenue, Niagara Falls
- 5602, 5592, 5572, 5566 Robinson Street, Niagara Falls
- 5546, 6623 Stanley Avenue, Niagara Falls

Thank you,

Katie Greenman, BSc., C. Tech
Environmental Scientist

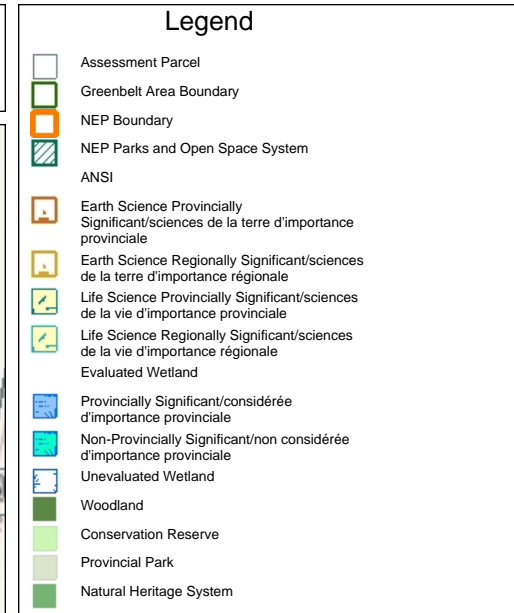
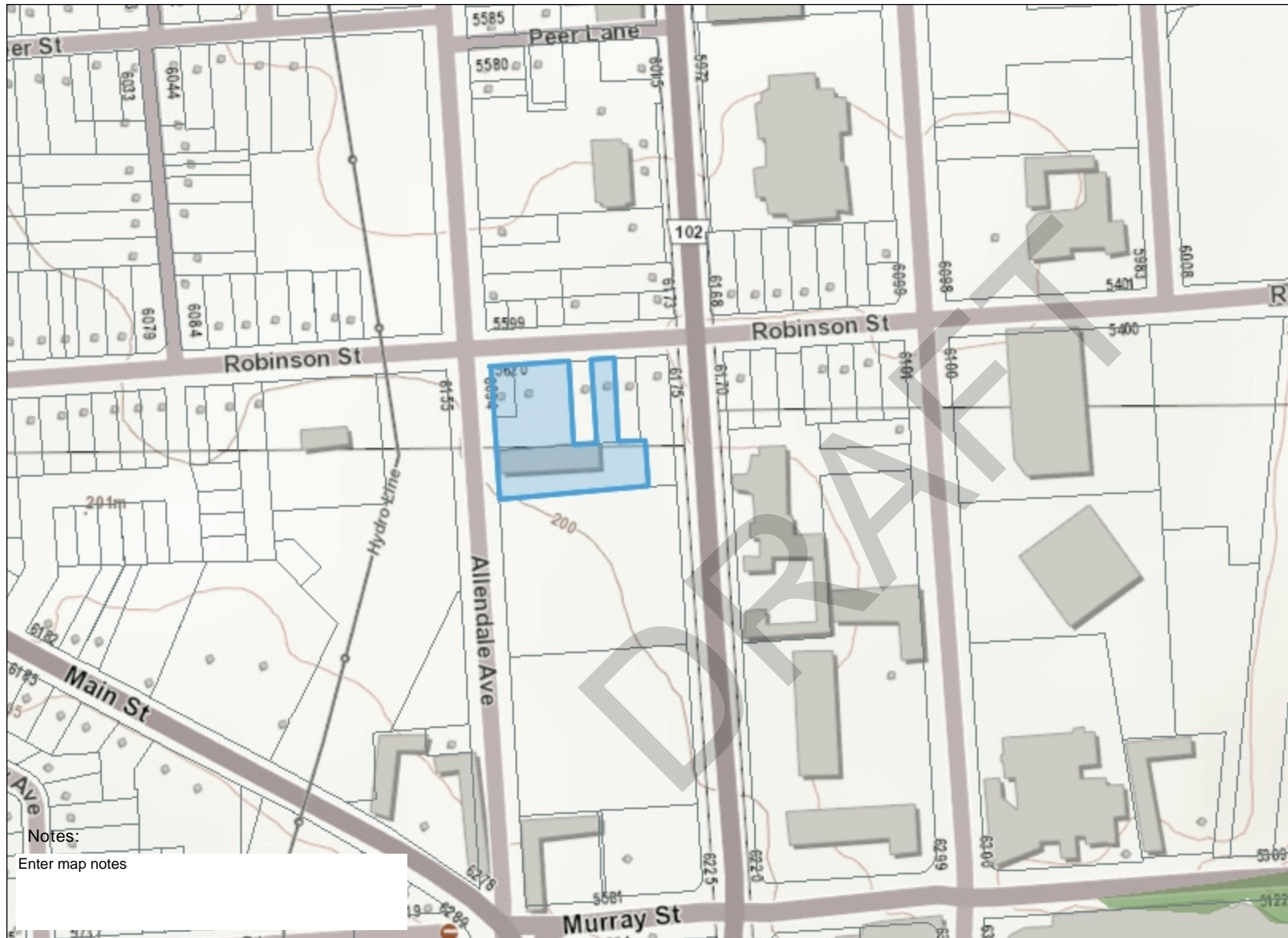
Terraprobe

Geotechnical, Geostuctural, & Environmental Engineering
Construction Materials, Inspection & Testing
903 Barton Street, Unit 22
Stoney Creek, Ontario, L8E 5P5
t: 905-643-7560, f: 905-643-7559
www.terraprobe.ca

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Notes:
Enter map notes



Absence of a feature in the map does not mean they do not exist in this area.

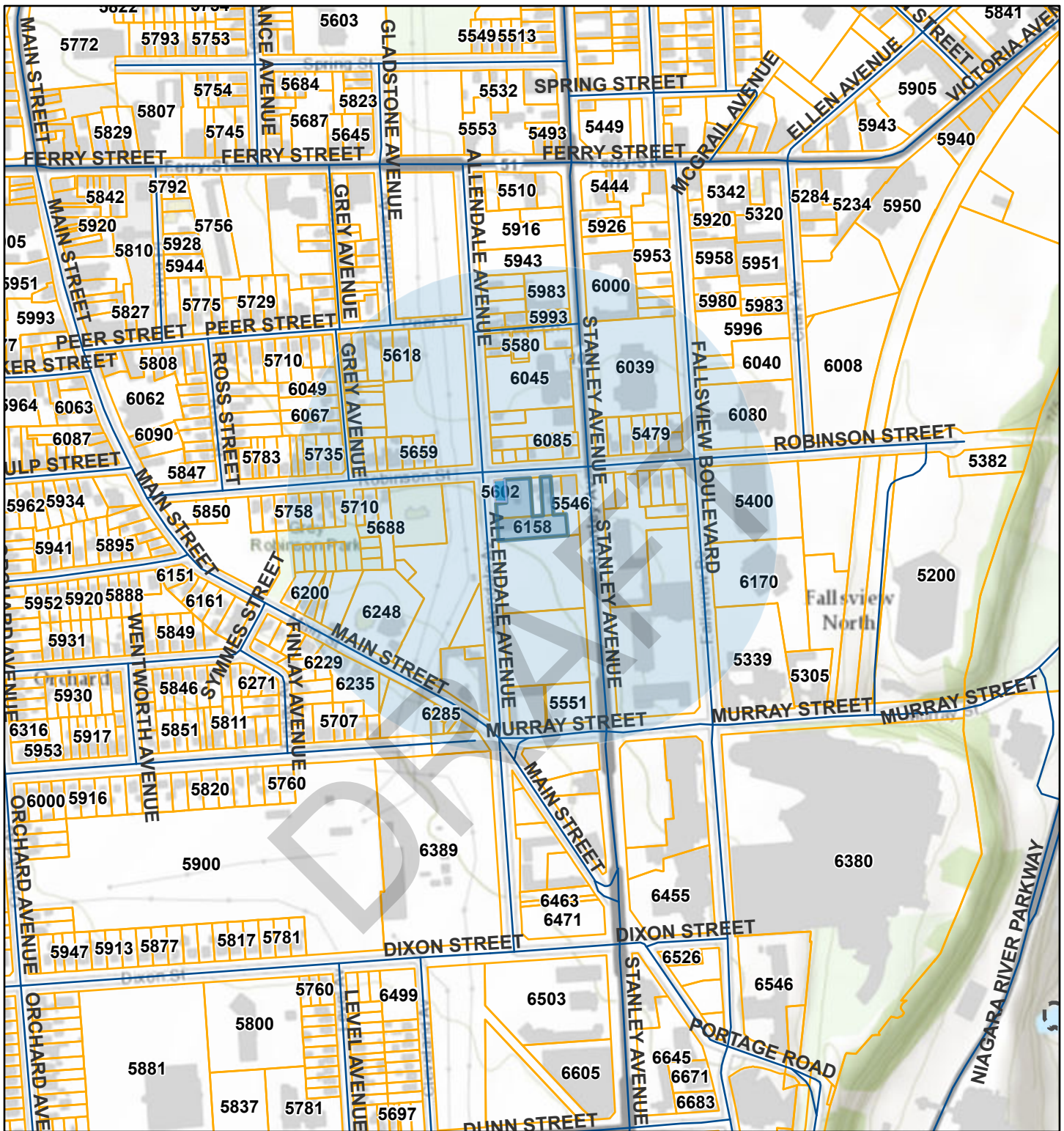
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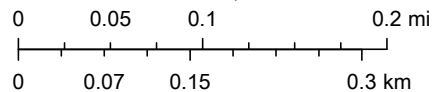
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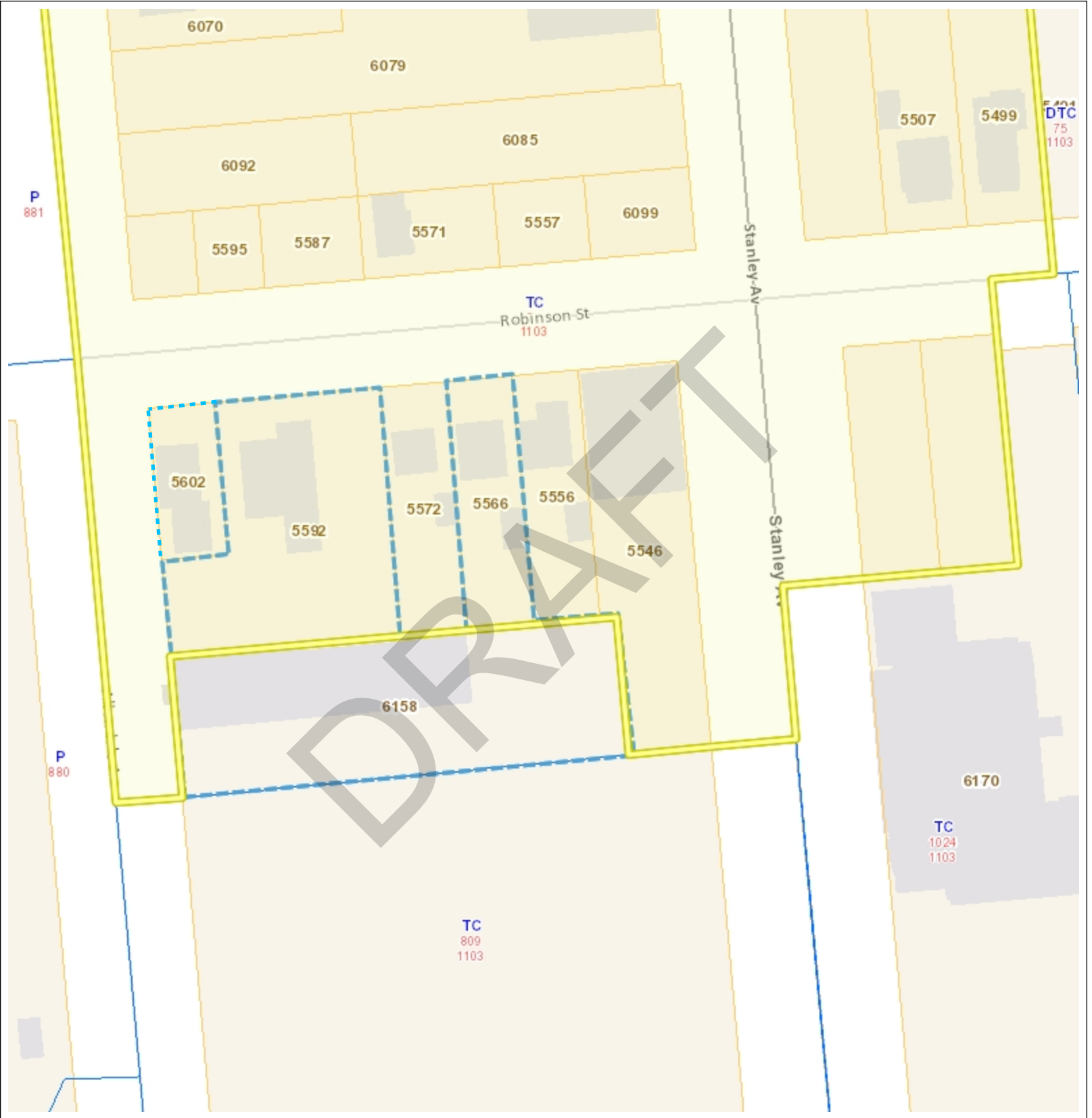
10/28/2021, 2:21:53 PM

1:9,028

-  Roads
-  NPCA Member Municipalities
-  Assessment Parcels



City of Niagara Falls, City of Welland, Niagara Region, Regional Municipality of Niagara, Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, AAFC, NRCan



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Schedule A-1 to the Official Plan NATURAL HERITAGE FEATURES AND ADJACENT LANDS

Legend

- Environmental Protection Area
- Environmental Conservation Area
- Wetland Buffer Area*
- Adjacent Land
- Area of further study FOD7-3 - see Part 5, Section 2
- Creek

* The Wetland Buffer Area has been illustrated as 30 metres. The actual extent of this buffer may increase or decrease as a result of detailed studies through this Plan.



NOTE: THIS MAP MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT OF THE OFFICIAL PLAN APPROVED OCTOBER 1993
UPDATED TO November 2019

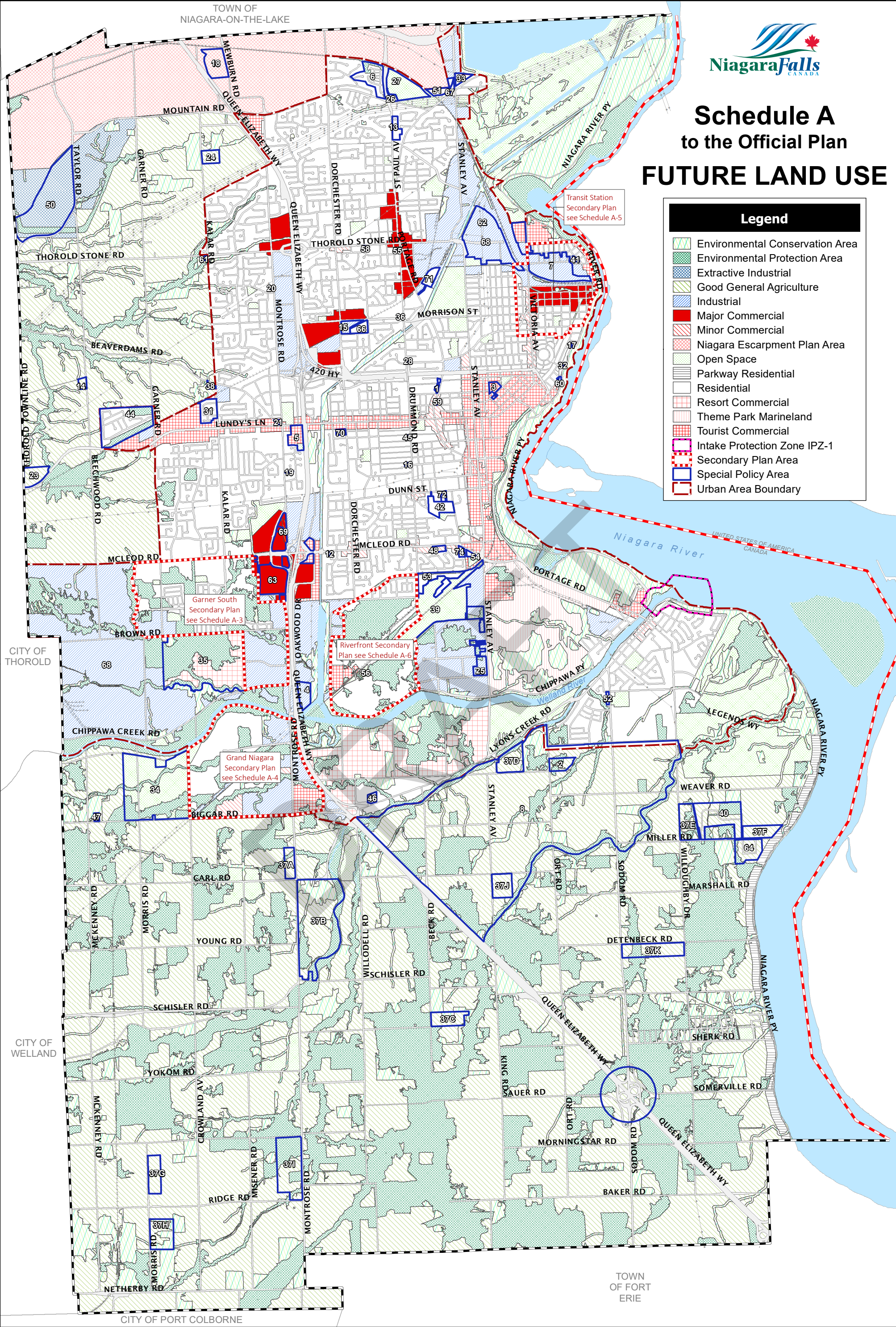


Scale 1:55,000

Schedule A to the Official Plan FUTURE LAND USE

Legend

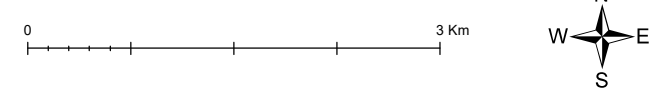
-  Environmental Conservation Area
-  Environmental Protection Area
-  Extractive Industrial
-  Good General Agriculture
-  Industrial
-  Major Commercial
-  Minor Commercial
-  Niagara Escarpment Plan Area
-  Open Space
-  Parkway Residential
-  Residential
-  Resort Commercial
-  Tourist Commercial
-  Intake Protection Zone IPZ-1
-  Secondary Plan Area
-  Special Policy Area
-  Urban Area Boundary



CITY OF THOROLD

CITY OF WELLAND

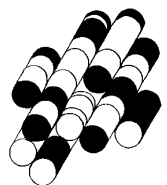
NOTE: THIS MAP MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT OF THE OFFICIAL PLAN APPROVED OCTOBER 1993
UPDATED TO November 2019



APPENDIX G

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TERRAPROBE INC.



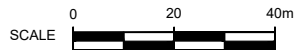


Robinson St

Approximate
Property Location

Allendale Ave

DRAFT



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

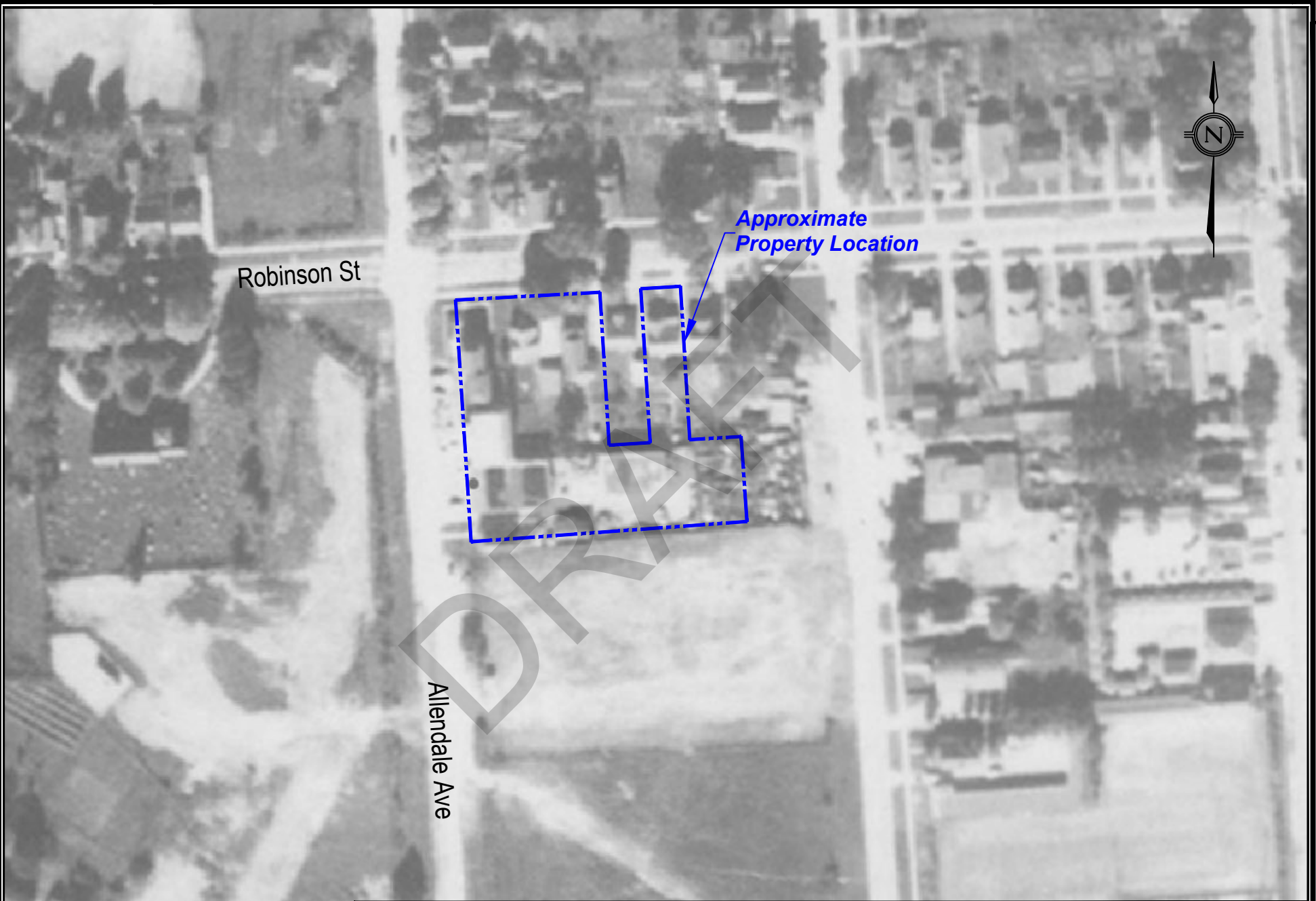
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7-21-0103-41

YEAR :

1934

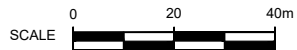


Robinson St

Approximate
Property Location

Allendale Ave

DRAFT



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title: Aerial Photograph

File No. 7-21-0103-41

YEAR : 1954

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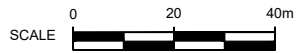


Robinson St

Approximate
Property Location

Allendale Ave

DRYTEXT



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

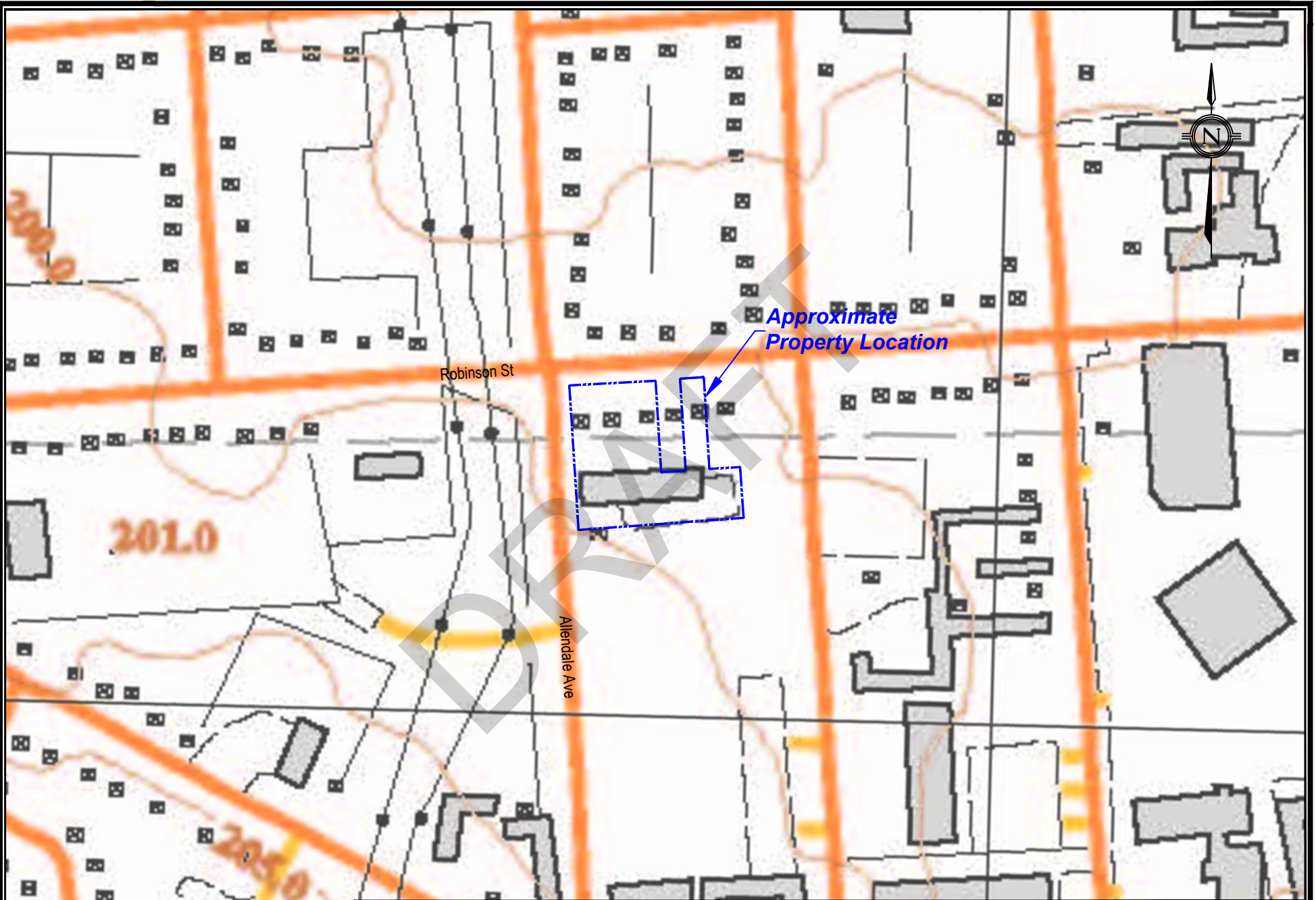
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YEAR :

1965

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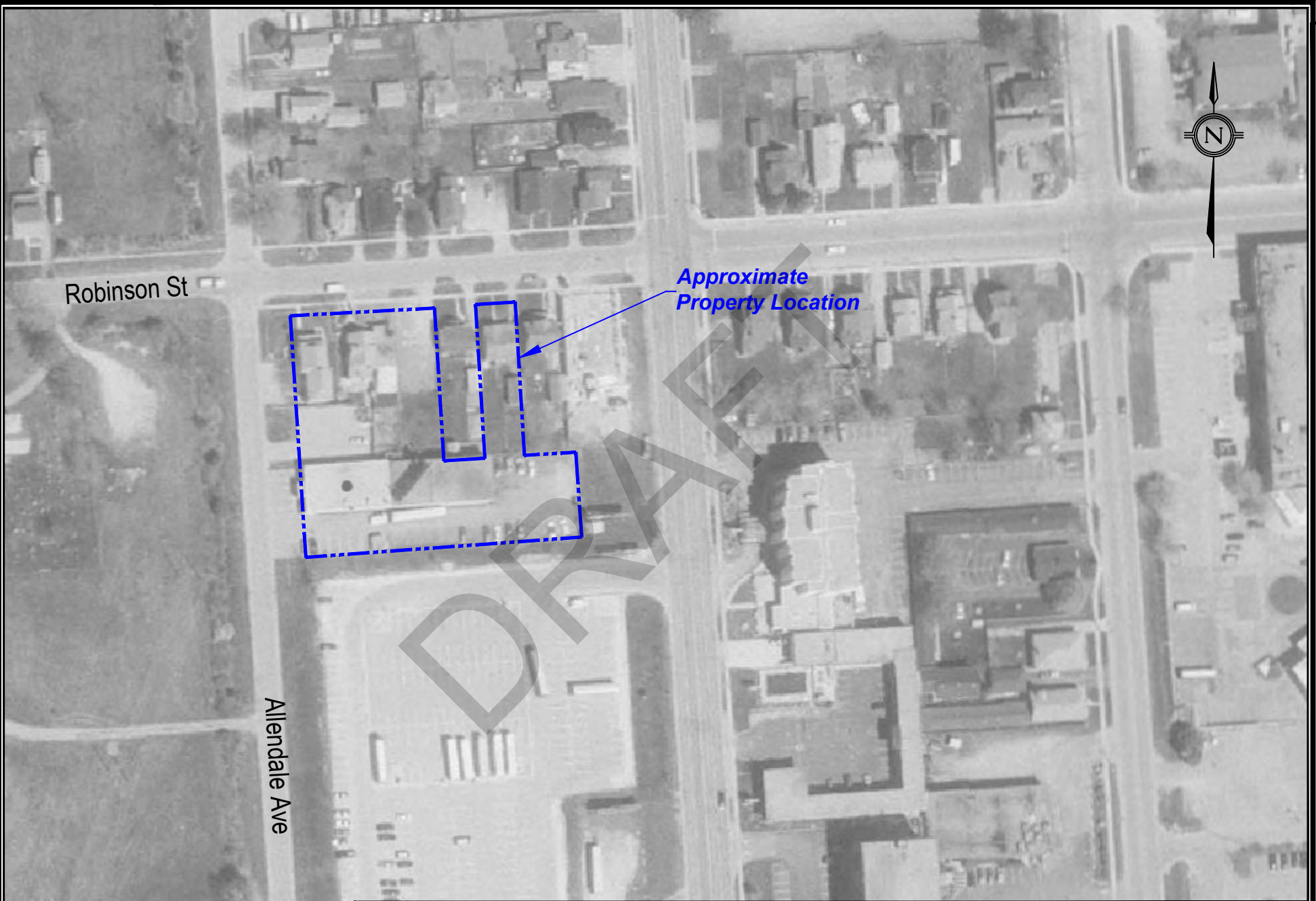
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11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title: OBM

File No. 7-21-0103-41

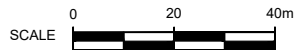
YEAR : 1983



Robinson St

Approximate
Property Location

Allendale Ave



Terraprobe

11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

Title:

Aerial Photograph

File No.

7-21-0103-41

YEAR :

2000

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Robinson St

Allendale Ave

Approximate
Property Location



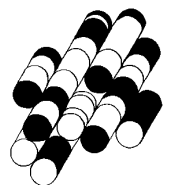
 **Terraprobe**
11 Indell Lane, Brampton, Ontario, L6T 3Y3
Tel: (905) 796-2650 Fax: (905) 796-2250

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File No.	7-21-0103-41		

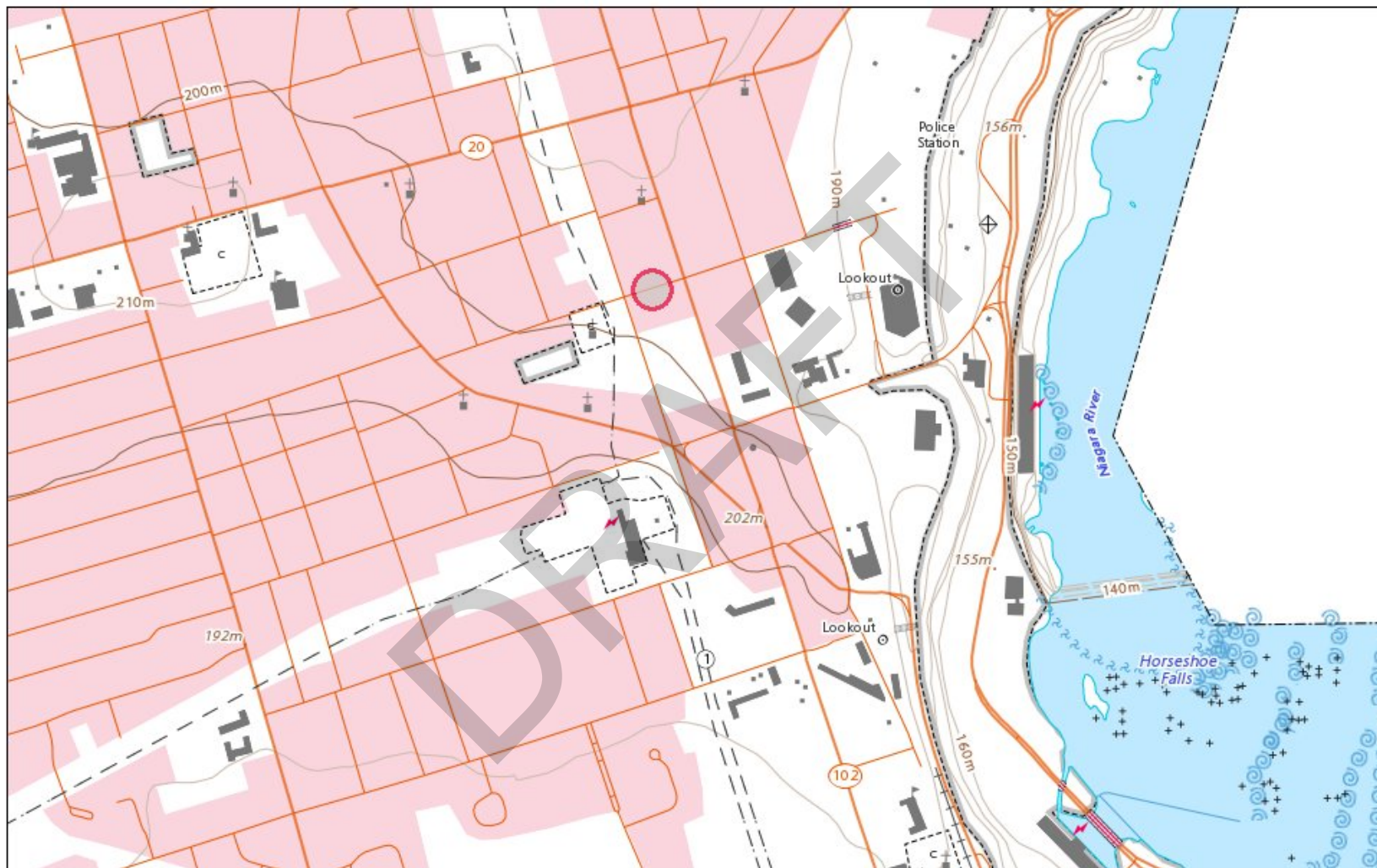
APPENDIX H

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TERRAPROBE INC.



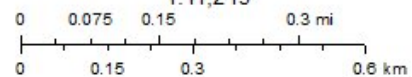
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December 2, 2021

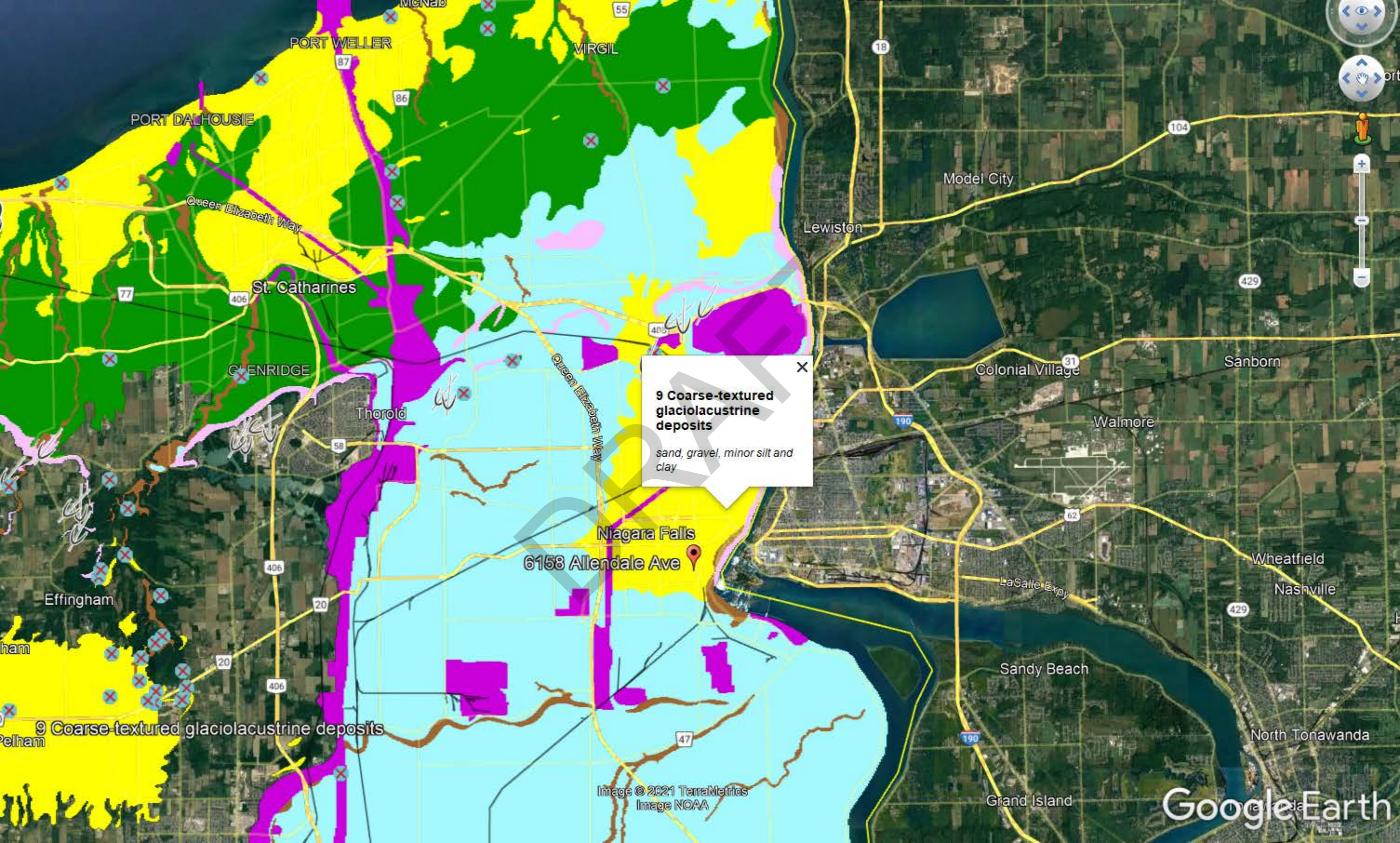
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© Sa Majesté la Reine du chef du Canada, représentée par le ministre de Ressources naturelles Canada, 2021.



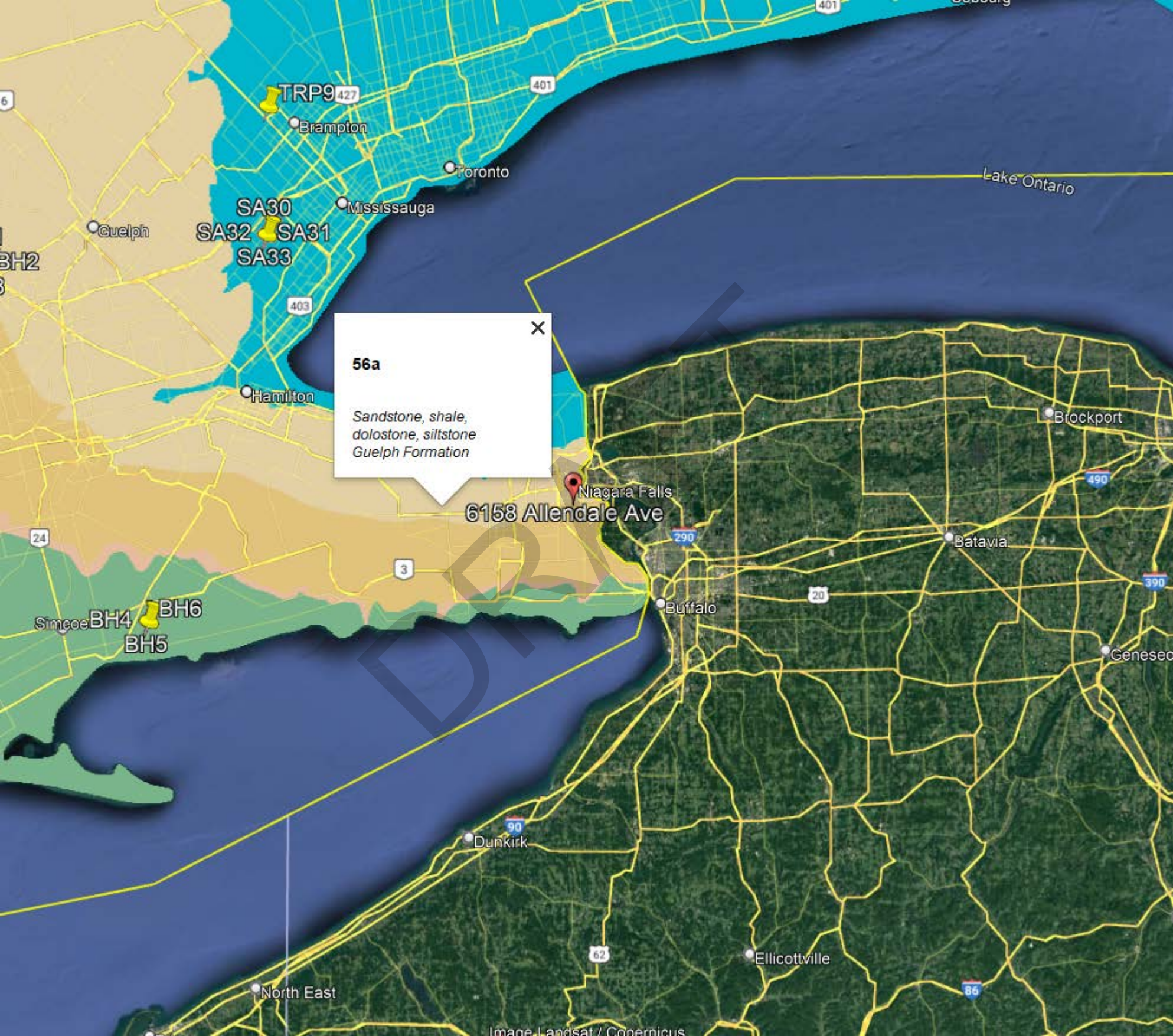


**9 Coarse-textured
glaciolacustrine
deposits**
sand, gravel, minor silt and
clay

9 Coarse-textured glaciolacustrine deposits

Image © 2021 TerraMetrics
Image NOAA

Google Earth



56a
Sandstone, shale,
dolostone, siltstone
Guelph Formation

TRP9 427

401

Brampton

Toronto

Mississauga

SA30
SA32 SA31
SA33

403

Hamilton

6158 Allendale Ave

Niagara Falls

24

3

290

20

Batavia

490

390

Brockport

Buffalo

Geneseo

Simcoe BH4 BH6
BH5

90

Dunkirk

62

Ellicottville

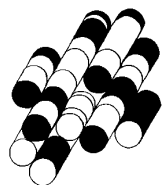
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North East

APPENDIX I

DRAFT

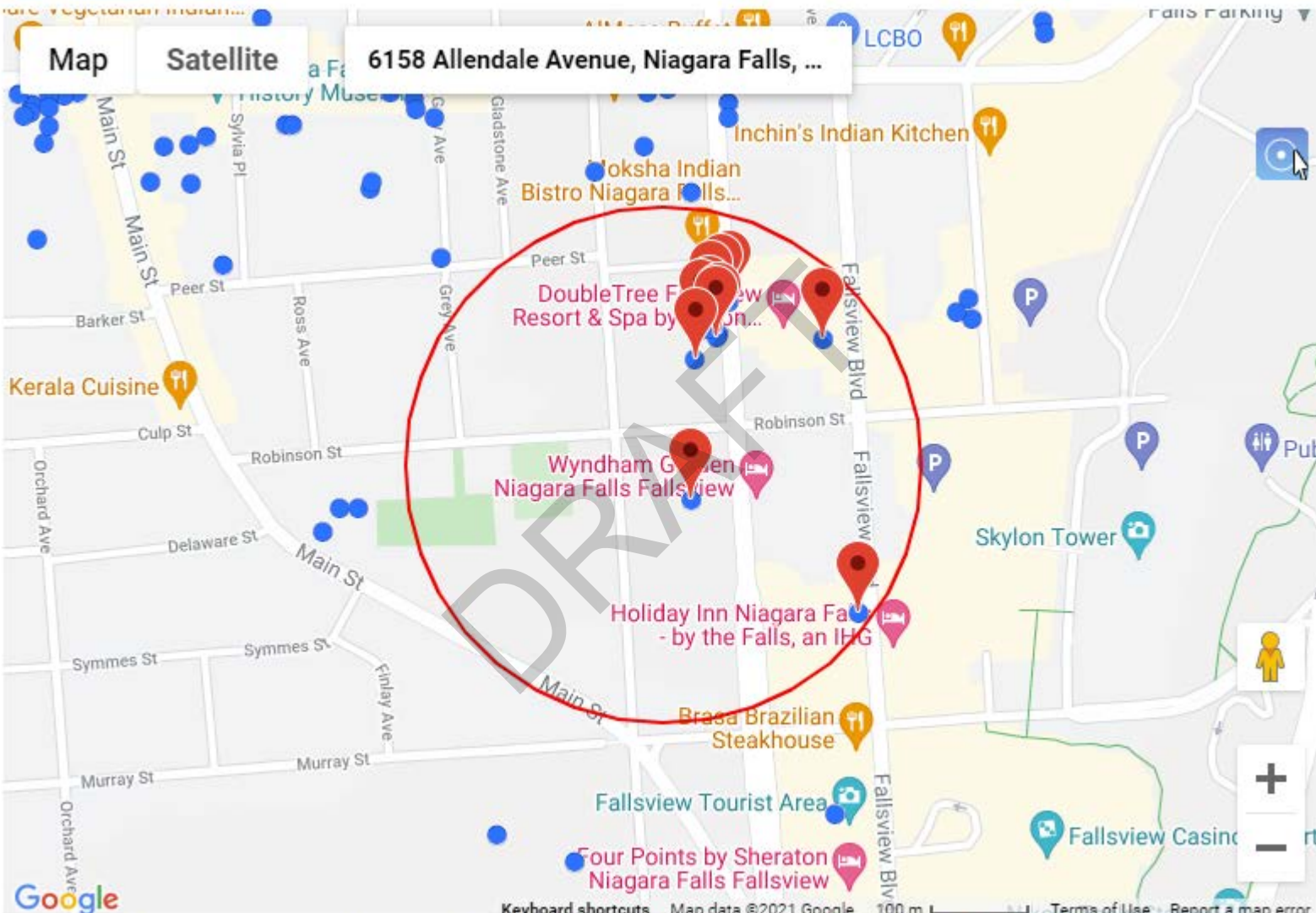
TERRAPROBE INC.



Map

Satellite

6158 Allendale Avenue, Niagara Falls, ...



Latitude:43.08427, Longitude:-79.09354 (UTM Zone:17, Easting:655182, Northing:4771936)

Show

Search:

entries

Well ID ^	Well Record Information ^	Well Tag # (since 2003) ^	Audit # ^	Contractor Lic# ^	Well Depth (m) ^	Date of Completion (MM/DD/YYYY) ^
7135082	PDF HTML	A092272	M06143	6607	8.2	10/06/2009
7135082	PDF HTML	A092272	M06143	6607	N/A	
7135082	PDF HTML	A092272	M06143	6607	N/A	
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7135082	PDF HTML	A092272	M06143	6607	N/A	
7280335	HTML	A165773	Z220720	7484	30.5	10/07/2016
7289637	PDF HTML	A225176	Z256599	7320	22.5	06/22/2017
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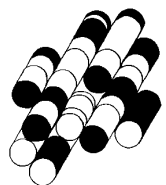
Showing 1 to 12 of 12 entries

[First](#) [Previous](#) 1 [Next](#) [Last](#)

APPENDIX J

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Photograph 1

Location: Phase One Property (6158 Allendale Avenue)
Viewing: East
Description: View of the vacant commercial/light industrial building located at 6158 Allendale Avenue. The building was occupied by Zippo Manufacturing Company Canada Limited from approximately 1939 to 2004.



Photograph 2

Location: Phase One Property (6158 Allendale Avenue)
Viewing: East
Description: View of the south side of the commercial/light industrial building, and associated driveway and parking area.



Photograph 3

Location: Phase One Property (6158 Allendale Avenue)
Viewing: West
Description: View of the west side of the building and associated loading dock area. Six 275-gallon intermediate bulk storage containers, which appeared to be containing varying amounts of water, were located on the west exterior wall.





Photograph 4

Location: Phase One Property (6158 Allendale Avenue)
Viewing: Interior
Description: View of the main floor within the eastern portion of the building.



Photograph 5

Location: Phase One Property (6158 Allendale Avenue)
Viewing: Interior
Description: View of the main floor within the eastern portion of the building. Electrical components from the lighting had been stripped and reconfigured. A barrel containing a small amount of liquid, assumed to be water, was located near the entrance to the room.



Photograph 6

Location: Phase One Property (6158 Allendale Avenue)
Viewing: Interior
Description: View of the second floor within the eastern portion of the building.





Photograph 7

Location: Phase One Property (5592 Robinson Street)
Viewing: South
Description: View of the residential dwelling and attached commercial bakery located at 5592 Robinson Street.



Photograph 8

Location: Phase One Property (5592 Robinson Street)
Viewing: South
Description: View of the parking area east of the bakery at 5592 Robinson Street



Photograph 9

Location: Phase One Property (5592 Robinson Street)
Viewing: East
Description: View of the gravel driveway located on the southwest portion of 5592 Robinson Street.





Photograph 10

Location: Phase One Property (5602 Robinson Street (right) and 5566 Robinson Street (center))

Viewing: South

Description: View of the residential dwellings fronting Robinson Street. 5566 Robinson Street is pictured as the center house and 5602 Robinson Street is the house at the right.



Photograph 11

Location: West of the Phase One Property

Viewing: West

Description: View of Allendale Avenue and west adjacent property, currently occupied by a public parking lot.



Photograph 12

Location: East of the Phase One Property

Viewing: Southwest

Description: View of the multi-tenant commercial building located on the southwest corner of Stanley Avenue and Robinson Street, immediately northeast of the Property.



APPENDIX K

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TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC 1: Historic Manufacturing	Area of 6158 Allendale Avenue	#34 - Metal Fabrication	On-Site	Metals, As, Sb, Se, Cr(VI), CN, Hg, B-HWS*, PHCs, VOCs, BTEX, PAHs	Soil and ground water
APEC 2: Historic Chemical Storage	South central portion of 6158 Allendale Avenue (Area of former chemical storage building)	#8 – Chemical manufacturing, processing and bulk storage	On-Site	PHCs, VOCs, BTEX	Soil and ground water
APEC 3: Historical presence of waste generator	Area of 6158 Allendale Avenue	#NA ¹ – Registered waste generator	On-Site	Metals, As, Sb, Se, Cr(VI), CN, Hg, B-HWS*, PHCs, VOCs, BTEX	Soil and ground water
APEC 4A: Application of de-icing salt	Area of parking lot and driveways at 6158 Allendale Avenue	#NA ² – Use of de-icing salts	On-Site	EC, SAR Na, Cl-	Soil Ground water
APEC 4B: Application of de-icing salt	Area of parking lot and driveways at 5592 Robinson Street	#NA ² – Use of de-icing salts	On-Site	EC, SAR Na, Cl-	Soil Ground water
APEC 5: Presence of a transformer	Southern portion of 6158 Allendale Avenue	#55 – Transformer manufacturing, processing and use	On-Site	PHCs, BTEX, PCBs	Soil
APEC 6: Potential presence of fill material	Southwest portion of 6158 Allendale Avenue	#30 – Importation of fill material of unknown quality	On-Site	Metals, As, Sb, Se, Cr(VI), CN, Hg, B-HWS, EC*, SAR*, PHCs, VOCs, BTEX, PAHs	Soil
APEC 7: Potential presence of fill material	East of building at 5592 Robinson Street	#30 – Importation of fill material of unknown quality	On-Site	Metals, As, Sb, Se, Cr(VI), CN, Hg, B-HWS, EC*, SAR*, PHCs, VOCs, BTEX, PAHs	Soil
APEC 8: Potential presence of fill material	Southwest portion of 5592 Robinson Street	#30 – Importation of fill material of unknown quality	Off-Site	Metals, As, Sb, Se, Cr(VI), CN, Hg, B-HWS, EC*, SAR*, PHCs, VOCs, BTEX, PAHs	Soil and ground water
APEC 9: Presence of a transformer	Western portion of the Property	#55 – Transformer manufacturing, processing and use #NA ¹ – Registered waste generator	Off-Site Off-Site	PHCs, BTEX, PCBs PHCs, BTEX, PCBs	Soil and ground water Soil and ground water

Notes:

1 - Area of Potential Environmental Concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,

- (a) identification of past or present uses on, in or under the phase one property, and
- (b) identification of potentially contaminating activity.

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

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

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

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

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

APPENDIX L

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TERRAPROBE INC.



PHASE ONE CONCEPTUAL SITE MODEL

**6158 Allendale Avenue and 5602, 5592 & 5566 Robinson Street,
Niagara Falls, Ontario**

Phase One CSM	Information Pertaining to Property
<i>Figures of the Phase One Study Area are provided that:</i>	
i. Show any existing buildings and structures,	Existing buildings and structures are shown on Figure 2.
ii. Identify and locate water bodies located in whole or in part on the Phase One Study Area	The nearest water body is the Niagara River, located approximately 850 m east of the Property. All water bodies on the Phase One Property and in the Phase One Study Area are shown on Figure 2.
iii. Identify and locate any Areas of Natural Significance located in whole or in part on the Phase One Study Area	Terraprobe reviewed the Ontario Ministry of Natural Resources and Forestry NHIC database for natural area listings. No Areas of Natural Significance were located in the Phase One Study Area.
iv. Locate any drinking water wells at the Phase One Property	The location of drinking water wells, and all other wells, identified on the Phase One Property are shown on Figure 2. No drinking water wells were observed on the Phase One Property.
v. Show roads, including names, within the Phase One Study Area	The Property is bound to the north by Robinson Street, to the west by Allendale Avenue, to the south by a public parking lot and to the east by a multi-tenant commercial building and associated parking lot. Other roads and properties within the Study Area are presented on Figure 3.
vi. Show use of properties adjacent to the Phase One Property	The Property Uses of the adjacent properties are shown on Figure 4.
vii. Identify and locate area where any potentially contaminating activity has occurred, and show tanks in such areas	Potentially Contaminating Activities (PCAs) located on the Property and within the Study Area are presented on Figure 5.
viii. Identify and locate any areas of potential environmental concern	Ten (10) Areas of Potential Environmental Concern (APECs) and associated Contaminants of Potential Concern are described on the Table of Areas of Potential Environmental Concern. The location of the APECs on the Phase One Property are shown on Figure 6.
<i>The following is a description and assessment of:</i>	
i. Any areas where potentially contaminating activity on or potentially affecting the Phase	Figure 5 illustrates the locations of PCAs identified within the Phase One Study Area. Figure 2 illustrates the layout of specific



Phase One CSM	Information Pertaining to Property
<p>One Property has occurred,</p>	<p>features of interest (e.g., USTs) on the Phase One Property.</p> <p>PCAs illustrated on Figure 5 are colour-coded to indicate if they are assessed as having the potential to impact the Phase One Property (red) or not (green). The assessment of the potential to impact the Phase One Property was based on several factors including:</p> <ul style="list-style-type: none"> • The type of PCA. • The potential magnitude of the PCA (e.g., small-scale waste generation versus significant commercial activity). • The Contaminants of Potential Concern (CoPCs) associated with the PCA. • The nature of those CoPCs in terms of their mobility in soil, ground water, and sediment as applicable. • Shallow ground water is expected to flow in a westerly direction towards the Niagara River. • The anticipated hydraulic conductivity of saturated media at the Phase One Property and within the Phase Two Study Area. • The distance between the PCA and the Phase One Property (if the PCA is off-site). <p>The following is a summary of the PCAs located on the Phase One Property and within the Phase One Study Area:</p> <p>Phase One Property</p> <ul style="list-style-type: none"> • 6158 Allendale Avenue (On Phase One Property) • #34 – Metal Fabrication • PCA On-Site. This PCA has potential to cause an APEC on the Property due to the historic operation of Zippo Manufacturing Company Canada Ltd from 1939 to 2004. • Associated with APEC 1 <p>Phase One Property</p> <ul style="list-style-type: none"> • 6158 Allendale Avenue (On Phase One Property) • #8 – Chemical manufacturing, processing and bulk storage • PCA On-Site. This PCA has potential to cause an APEC on the Property due to the historic storage of chemicals associated with Zippo Manufacturing Company, including lacquer thinner and methyl hydrate. • Associated with APEC 2



Phase One CSM	Information Pertaining to Property
	<p>Phase One Property</p> <ul style="list-style-type: none"> • 6158 Allendale Avenue (On Phase One Property) • #NA¹ – Registered waste generator • PCA On-Site. This PCA has potential to cause an APEC on the Property due to historical waste generation by Zippo Manufacturing Company from 1986 to 2004. • Associated with APEC 3 <p>Phase One Property</p> <ul style="list-style-type: none"> • 6158 Allendale Avenue (On Phase One Property) • #NA²- Use of de-icing salts • PCA On-Site. This PCA has potential to cause an APEC on the Property due to the potential use of de-icing salts within the driveway and parking areas. • Associated with APEC 4A <p>Phase One Property</p> <ul style="list-style-type: none"> • 5592 Robinson Street (On Phase One Property) • #NA²- Use of de-icing salts • PCA On-Site. This PCA has potential to cause an APEC on the Property due to the potential use of de-icing salts within the driveway and parking areas. • Associated with APEC 4B <p>Phase One Property</p> <ul style="list-style-type: none"> • 6158 Allendale Avenue (On Phase One Property) • #55 – Transformer manufacturing, processing and use • PCA On-Site. This PCA has potential to cause an APEC on the Property due the presence of a transformer on the southern portion of the Property at 6158 Allendale Avenue. • Associated with APEC 5 <p>Phase One Property</p> <ul style="list-style-type: none"> • 6158 Allendale Avenue (On Phase One Property) • #30 – Importation of fill material of unknown quality • PCA On-Site. This PCA has potential to cause an APEC on the Property due the potential that fill material of unknown quality was used to backfill the former building footprint on the southwest portion of the Property at 6158



Phase One CSM	Information Pertaining to Property
	<p>Allendale Avenue.</p> <ul style="list-style-type: none"> • Associated with APEC 6 <p>Phase One Property</p> <ul style="list-style-type: none"> • 5592 Allendale Avenue (On Phase One Property) • #30 – Importation of fill material of unknown quality • PCA On-Site. This PCA has potential to cause an APEC on the Property due the potential that fill material of unknown quality was used to backfill the former building footprint on the eastern portion of the Property at 5592 Robinson Street. • Associated with APEC 7 <p>Phase One Property</p> <ul style="list-style-type: none"> • 5592 Allendale Avenue (On Phase One Property) • #30 – Importation of fill material of unknown quality • PCA On-Site. This PCA has potential to cause an APEC on the Property due the potential that fill material of unknown quality was used to backfill the former apartment building footprint on the southwest portion of the Property at 5592 Robinson Street. • Associated with APEC 8 <p>Study Area</p> <ul style="list-style-type: none"> • Various properties 20 to 22 m west • #55 – Transformer manufacturing, processing and use • #NA¹ – Registered waste generator • West adjacent PCAs. These PCAs have potential to cause an APEC on the Property due to their proximity to the Property. • Associated with APEC 9



Phase One CSM	Information Pertaining to Property
<p>ii. Any contaminants of potential concern</p>	<p>Contaminants of Potential Concern (CoPCs) identified at the Phase One Property include:</p> <ul style="list-style-type: none"> • Metals in soil and ground water • As, Sb, Se in soil and ground water • Hg in soil and ground water • Cr(VI) in soil and ground water • CN- in soil and ground water • EC, SAR in soil • Na in ground water • Low or high pH in soil • VOCs in soil and ground water • PHCs in soil and ground water • BTEX in soil and ground water • PAHs in soil and ground water • PCBs in soil
<p>iii. The potential for underground utilities, if any present, to affect contaminant distribution and transport,</p>	<p>The inspection of the Property indicated the following information related to utility services:</p> <p><i>6158 Allendale Avenue</i></p> <ul style="list-style-type: none"> • Gas service runs parallel to Allendale Avenue, immediately west of the Property and enters the northwest corner of the building. • Buried bell lines run parallel to Allendale Avenue, immediately west of the Property and enters the northwest corner of the building. • A hydro transformer is located on the southern portion of the Property, buried hydro from the transformer to the central portion of the building. <p><i>5602, 5592 and 5566 Robinson Street</i></p> <ul style="list-style-type: none"> • Gas service runs parallel to Robinson Street and enters the north side of the dwellings located at 5592 and 5566 Robinson Street. Gas service enters the west side of building at 5602 Robinson Street. • Buried bell lines run parallel to Robinson Street and enters the north side of the dwellings. A bell pedestal is also located along Allendale Avenue just west of the dwelling at 5602 Robinson Street. • All three dwellings are connected to overhead hydro service, from the north side of Robinson Street. <p>There is potential for underground utilities to affect the horizontal distribution or transport of contaminants. This is due to the potential for ground water to mobilize in the ground water along the utility trenches.</p>



Phase One CSM	Information Pertaining to Property
<p>iv. Available regional or site specific geological and hydrogeological information,</p>	<p>Topography</p> <ul style="list-style-type: none"> The ground surface elevation of the Property is approximately 198 masl. Ground surface in the area of the Property slopes to the east, towards the Niagara Escarpment and the Niagara River. <p>Hydrogeology</p> <ul style="list-style-type: none"> The nearest water body is the Niagara River, located approximately 850 m east of the Property. Based on a monitoring well installed on the Property, the depth to ground water is approximately 18.8 ±m below ground surface. Ground water is expected to flow in an easterly direction towards the Niagara River. <p>Geology (overburden)</p> <ul style="list-style-type: none"> The near surface soil at and in the vicinity of the Property generally consists of coarse textured glaciolacustrine deposits comprised of sand, gravel, minor silt and clay. <p>Geology (bedrock)</p> <ul style="list-style-type: none"> The bedrock under the Property consists of Lower Silurian age sandstone, shale, dolostone and siltstone of the Guelph Formation (56a). <p>Geology (depth to bedrock)</p> <ul style="list-style-type: none"> Based upon a publicly available well record for a monitoring well advanced on the Property, the approximate depth to bedrock is approximately 22.5 m below ground surface.
<p>v. How any uncertainty or absence of information obtained in each of the components of the Phase One ESA could affect the validity of the model.</p>	<p>No uncertainty was encountered while conducting the Phase One ESA that could affect the validity of the model.</p>

Figures:

- Figure 1 – Phase One Property Location
- Figure 2 – Phase One Property
- Figure 3 – Phase One Study Area

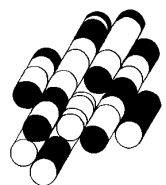
- Figure 4 – Adjacent Property Land Uses
- Figure 5 – PCA Locations
- Figure 6 – APEC Locations



FIGURES

DRAFT

TERRAPROBE INC.





Reference:
 Niagara Interactive Maps

Notes:

Legend:

Phase One Property Boundary

Project Title:

Phase One Environmental Site Assessment

Site Location:

6158 Allendale Ave & 5602, 5592 and 5566
 Robinson Street, Niagara Falls, Ontario

Figure Title:

PROPERTY LOCATION PLAN

Designed By:

KG

File No.:

7-21-0103-41

Drawn By:

SSK

Scale:

As Shown

Reviewed By:

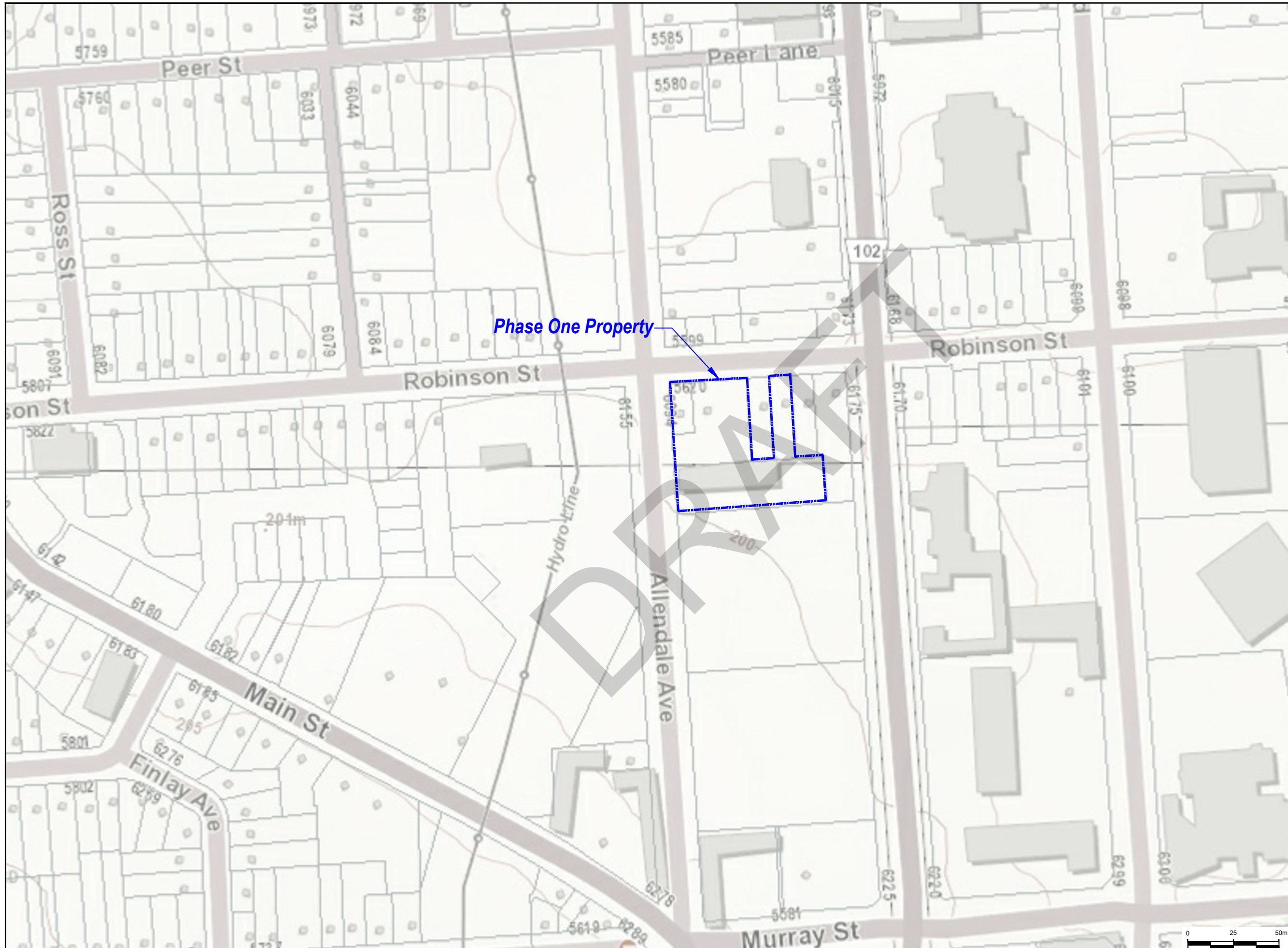
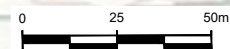
BW

Figure No.:

1

Date:

March 2022









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Legend:

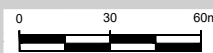
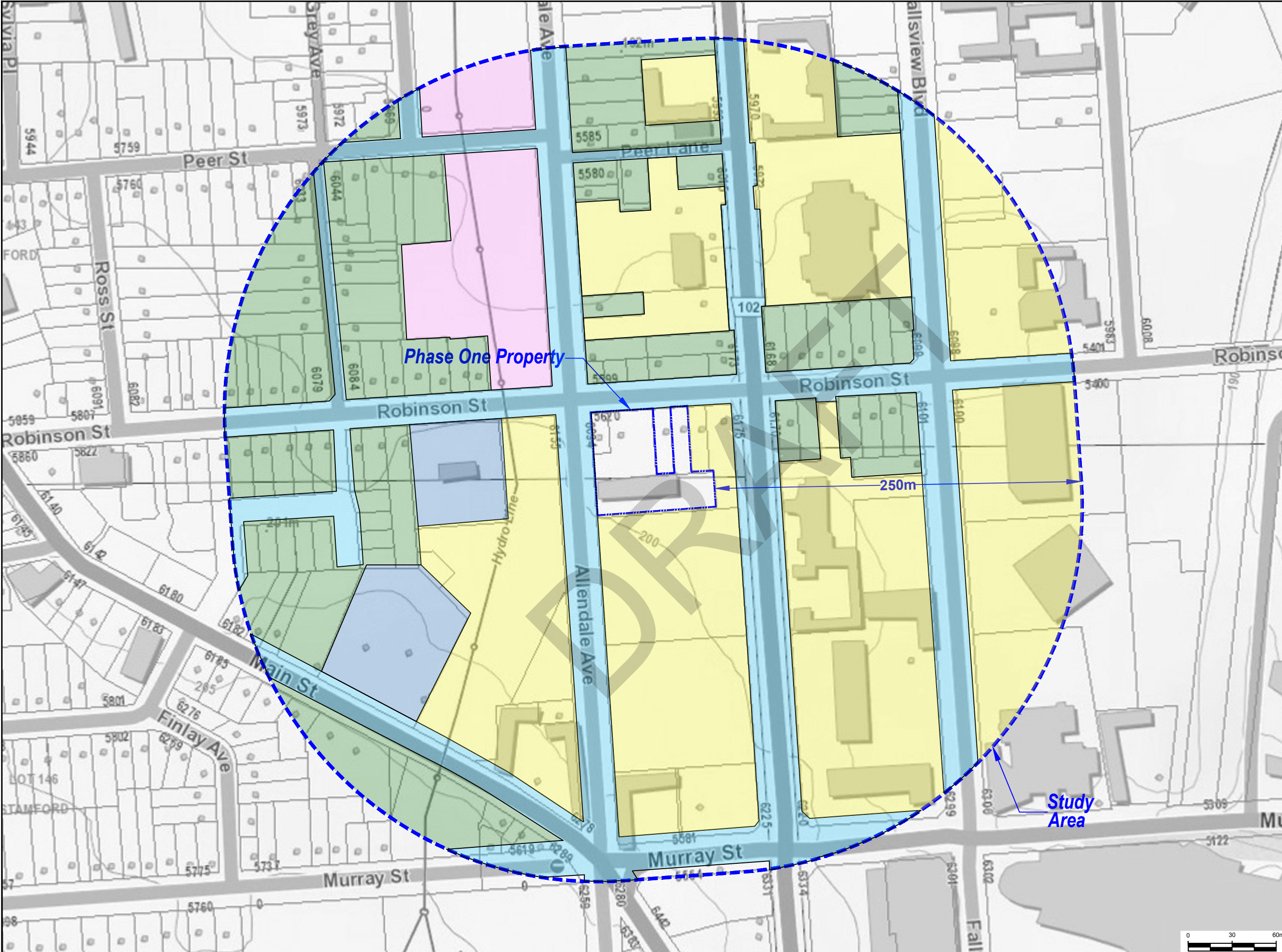
-  Phase One Property Boundary
-  Residential Land Use
-  Community Land Use (Roads)
-  Commercial Land Use
-  Institutional Land Use
-  Agricultural / Other Land Use

Project Title:
 Phase One Environmental Site Assessment


Site Location:
 6158 Allendale Ave & 5602, 5592 and 5566
 Robinson Street, Niagara Falls, Ontario

Figure Title:
 ADJACENT PROPERTY LAND USES

Designed By: KG	File No.: 7-21-0103-41
Drawn By: SSK	Scale: As Shown
Reviewed By: BW	Figure No.: 4
Date: March 2022	





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Reference:
 Niagara Interactive Maps

Notes:
 PCA - Potentially Contaminating Activity
 #00 PCA Causing APEC
 #00 PCA Not Causing APEC

Legend:

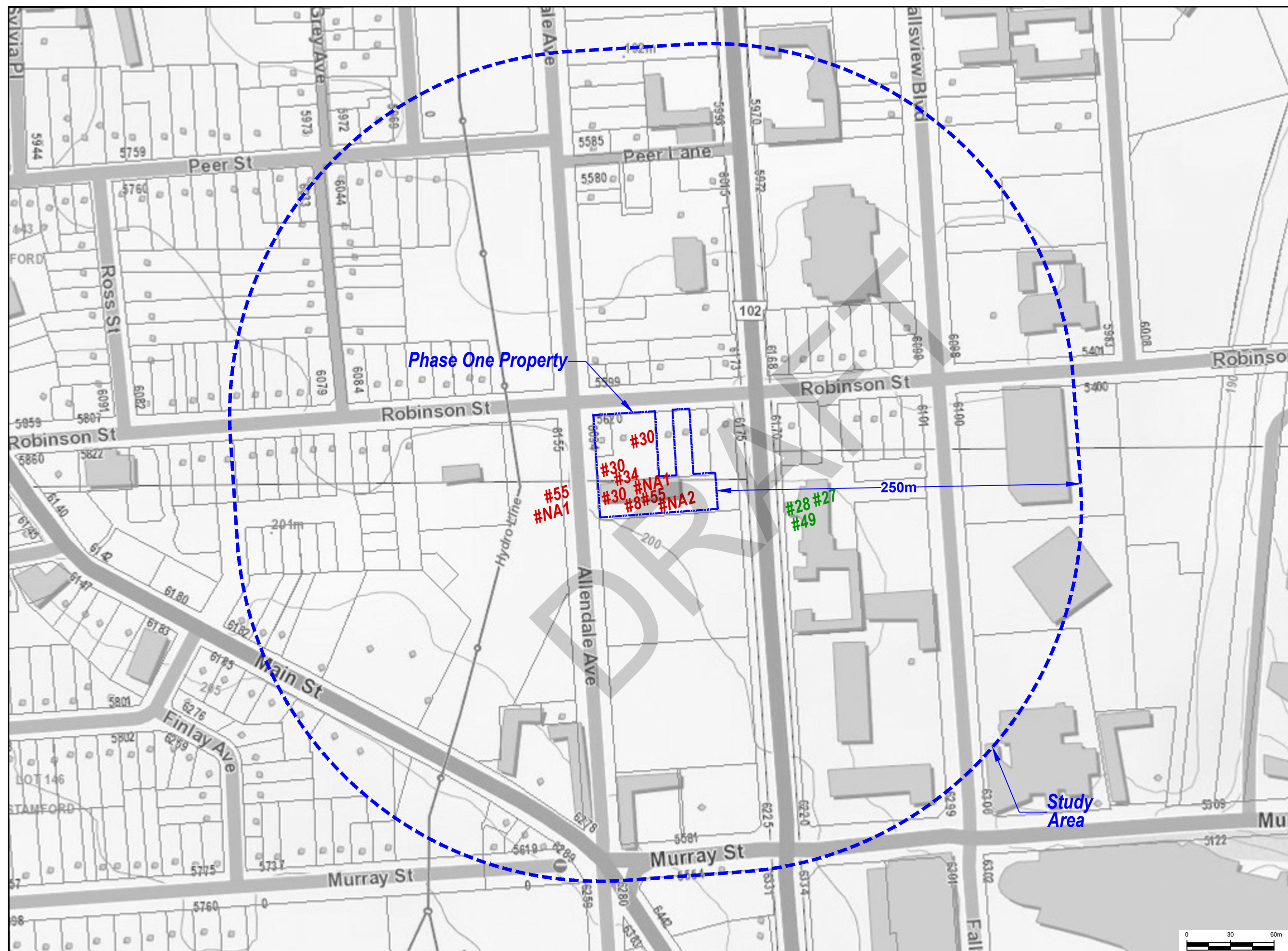
	Phase One Property Boundary
	Phase One Study Area, 250m
#8	Chemical Manufacturing, Processing and Bulk Storage
#27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
#28	Gasoline and Associated Products Storage in Fixed Tanks
#30	Importation of Fill Material of Unknown Quality
#34	Metal Fabrication
#49	Salvage Yard, including automobile wrecking
#55	Transformer Manufacturing, Processing and Use
#NA1	Registered Waste Generator
#NA2	Use of De-icing Salts

Project Title:
 Phase One Environmental Site Assessment

Site Location:
 6158 Allendale Ave & 5602, 5592 and 5566 Robinson Street, Niagara Falls, Ontario

Figure Title:
 PCA LOCATIONS

Designed By:	KG	File No.:	7-21-0103-41
Drawn By:	SSK	Scale:	As Shown
Reviewed By:	BW	Figure No.:	5
Date:	March 2022		



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Reference:
 Part of Range 22, Plan 1 (Being Parts 1 & 2, Plan 59R-12016) City of Niagara Falls
 Ref No: 18-16-134-00, Dated: May 3, 2018
 By: Matthews, Cameron, Heywood- Kerry T. Howe Surveying Ltd

Notes:
 APEC - Area of Potential Environmental Concern

Legend:

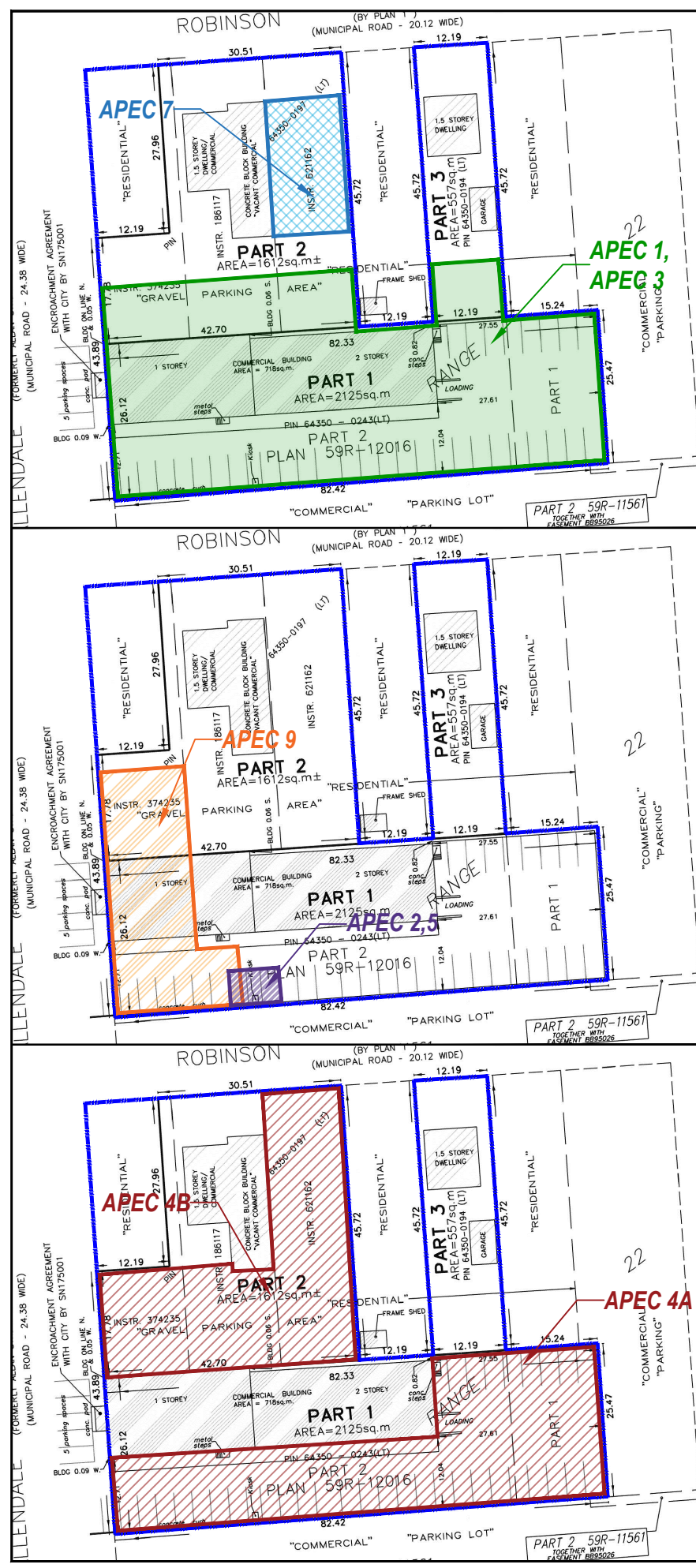
- Phase One Property Boundary
- APEC 1(#34), APEC 3(#NA1)
- APEC 2(#8), APEC 5(#55)
- APEC 4A, APEC 4B(#NA2)
- APEC 6(#30)
- APEC 7(#30)
- APEC 8(#30)
- APEC 9(#55, #NA1)

Project Title:
 Phase One Environmental Site Assessment

Site Location:
 6158 Allendale Ave & 5602, 5592 and 5566 Robinson Street, Niagara Falls, Ontario

Figure Title:
 APEC LOCATIONS

Designed By: KG	File No.: 7-21-0103-41
Drawn By: SSK	Scale: As Shown
Reviewed By: BW	Figure No.: 6
Date: March 2022	



ALLENDALE AVENUE
 (BY BY-LAW 80-52, INST. No. 352053)
 (FORMERLY ALLAN STREET BY PLAN 1)
 (MUNICIPAL ROAD - 24.38 WIDE)

