PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
5523, 5531, 5539, 5547 & 5555
Fraser Street, Niagara Falls, ON

Project Location:
5523, 5531, 5539, 5547 & 5555
Fraser Street
Niagara Falls, ON

Prepared For:
Sam Visca Electric
5602 George Street
Niagara Falls, ON L2E 3E2

NIAGARA SOILS SOLUTIONS LTD.

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Date: January 13, 2023
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EXECUTIVE SUMMARY

Niagara Soils Solutions Ltd. [NSSL] was retained by Sam Visca Electric to conduct a Phase One Environmental Site Assessment [ESA] of the commercial properties located at 5523, 5531 and 5539 Fraser Street in conjunction with the adjacent residential properties located at 5547 and 5555 Fraser Street in Niagara Falls, Ontario [herein referred to as the "Phase One Property" or the "Site"]. The residential parcels of land are currently owned by Ms. Rita Visca while the commercial properties are jointly owned by Ms. Rita Visca and Mr. Salvatore Visca. The Phase One ESA of the mixed-use properties was requested for due diligence purposes relating to potential site re-development.

The size of the five [5] combined parcels of land are approximately 0.28 hectares. Each individual lot is a rectangular shaped parcel of land situated north of Fraser Street starting 75 m west of Stanley Avenue. The adjacent properties to the west and south are residential parcels of land with structures onsite. The north and east adjacent properties are a mixture of commercial and residential properties. The elevation of the subject properties is even, with the landcover for the residential lots characterized as manicured landscaped grass at the front and rear portions of the properties with the homes facing Fraser Street. Granular aggregate constitutes the landcover for the commercial properties that are open to passage between the Site and the north adjacent property at 5602 George Street. The commercial properties are currently utilized for parking of commercial vehicles and storage of supplies for Visca Electric. Access to the subject Sites is via Stanley Avenue to the east with Fraser Street ending at the Queenston-Chippawa Hydro Corridor [100 m west]. Historical documentation shows ownership to be by Private Individuals until 2003 when a numbered Ontario company purchased the properties.

The Phase One ESA identified twenty-two [22] Potentially Contaminating Activities [PCAs] that resulted in three [3] on-site Areas of Potential Environmental Concern [APEC] on the Phase One property including:

On-Site

PCA-1/APEC-1: #28, Gasoline and Associated Products Storage in Fixed Tanks. A gasoline above ground storage tank is located on the parking lot property [5523, 5531 & 5539 Fraser Street] along the northern fence line. Property owner Mr. Visca indicated the tank was installed approximately three [3] years ago. The tank was placed on a cement platform with bumper guards surrounding. The presence of a tank represents an onsite PCA and APEC to the property.

PCA-2/APEC-2: #28, Gasoline and Associated Products Storage in Fixed Tanks. Evidence of a former above ground storage tank utilized to contain heating oil was identified in the basement at 5547 Fraser Street. The presence of a tank represents an onsite PCA and APEC to the property.

PCA-3/APEC-3: #30. Importation of Fill material of Unknown Quality. Potential fill material was noted in the backyard of 5547 Fraser residence. Fill material of unknown origin and composition is a PCA and APEC.

Off-Site

PCA-4: #10. Commercial Autobody Shop [5552 George Street – High Tech Auto Repair]. The Eris Historical Vernon's City Directory search of the subject property and parcels of land within the study area show that an autobody shop has operated at 5552 George Street from at least 1972 to the current day. The use of land for such purposes is an off-site PCA is not considered to be an on-site APEC to the study Site due to its down gradient location of the subject property and inferred groundwater flow away from the sites.

PCA-5: #46, Rail Yard, Tracks and Spurs. A review of historical topographical maps of the Niagara Falls area reveals a documented historic set of train tracks on the south side of the southern residences on Fraser Street. The NS & T Electric Railway was constructed in 1899, crossing west to east carrying passengers entering and exiting the Niagara Falls area. The rail line was utilized to the early 1950's when portions were removed. The distance of the tracks from the study site lots do not create an onsite APEC.

PCA-6: #28. Gasoline and Associated Products Storage in Fixed Tanks [4169 Stanley Avenue – Premium Pre-Owned Autos]. The 1965 FIP reveals the presence of an underground storage tank [UST] at the gasoline service station located at the corner of George Street and Stanley Street. The Ecolog ERIS report identifies an additional three [3] USTs at this location. The use of land for this type of purpose is an off-site PCA but is not considered to be an on-site APEC to the study Site due to the distance from the subject property and being down gradient from the study Site.

PCA-7: #52. Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems **[4169 Stanley Avenue Doc Jones Auto 4x4].** Trans-gradient migration of any potential contaminants is low due to being down-gradient of the subject site towards the Niagara River and therefore is not considered to result in an on-site APEC.

PCA-8: #41. Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage. A review of the Hazardous Waste Inventory Network reveals that Fairview Cemetery is a registered crematorium [Waste Generator No: ON0608711NAICS Code 81220]. Waste streams of potential contaminants of concern include Waste Oils & Lubricants, Light Fuels and Petroleum Distillates. The distance from the study site to the crematorium building is greater than 450 m, therefore it is not considered to represent an on-site APEC.

PCA-9: #58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners. The Waste Disposal Sites – MOE 1991 Historical Approval Inventory identifies Fairview Cemetery as a historical landfill facility that was utilized

until 1925. As a closed site, information is provided regarding the closure date and site classification, however information regarding landfill material accepted is not listed. Historic landfills can contain a diverse range of materials and items as refuse was disposed of at a time when requirements were less stringent in comparison to current regulations. As the site has since been developed for use as a cemetery, its historic use is not considered to represent an on-site APEC.

PCA-10: #22. Fertilizer Manufacturing, Processing and Bulk Storage [4300 Stanley – Premier Ferti Tech]. From 2015 to the present day, this industrial company has developed, manufactured, and produced fertilizers. This industrial property lies within a separate watershed from the Phase One Property [Niagara River North sub watershed], and together with the distance and inferred groundwater flow water direction, this off-site PCA is not considered as an on-site Area of Potential Environmental Concern at the study site due to its distance and being trans-gradient of the subject site.

PCA-11: #39. Paints Manufacturing, Processing and Bulk Storage. [5559 George Street – Niagara Battery and Tire Ltd.]. A review of the Ecolog ERIS report reveals that this commercial business located north of George Street generates waste material of potential environmental concern. Utility trenches present within George and Fraser Streets may act as pathways for potential contaminant transport with groundwater flow direction inferred as northeast, away from the subject property, this off-site PCA does not result in an on-site APEC.

PCA-12: #10. Commercial Autobody Shop [5559 George Street – Niagara Battery and Tire Ltd.]. Investigation of the activities completed at this property show that the commercial business is a certified autobody vehicle repair shop. This type of activity involves contaminants that may have the potential to impact the study Site's soil and/or groundwater, however the inferred groundwater flow away direction away from the Site [down-gradient] and therefore this off-site PCA is not considered to be an on-site APEC to the subject property.

PCA-13: #10. Commercial Autobody Shop [4129 Stanley Avenue- Mister Transmission]. During the Site reconnaissance one [1] additional automotive maintenance and repair facility was noted on Stanley Avenue. This presence of this off-site PCA is not considered to be an on-site APEC to the study Site due to the distance from the subject property approximately 225 m northeast] and being down-gradient of the Phase One ESA property.

PCA-14: #39. Paints Manufacturing, Processing and Bulk Storage [4129 Stanley Avenue – Mister Transmission]. A review of the Ecolog ERIS report reveals that this commercial business generates waste material of potential environmental concern. The inferred groundwater flow to the northeast and therefore is not considered to be an on-site APEC to the Phase One Property.

PCAs 15 through 22 [5800 Thorold Stone Road -Lubrizol Canada Ltd.]. From 1953 to 2009 Lubrizol Additives Canada Ltd. operated a blending, packaging and warehouse site along the northwest part of the Queenston-Chippawa Hydro Canal. Oil additives, blending of chemicals and storage of a variety of acids, solvents, paints and chemicals were transported to and from the Site utilizing both a railway line and commercial trucking. The company is noted to have listings on the National Pollutant Release Inventory [NPRI] for release of toxic substances into the atmosphere as well as storage for off-site treatment of contaminants of concern. The chemical plant was shuttered in 2009, the use of land for this type of purpose is an off-site PCA however is not considered to be an on-site APEC to the study Site due to the distance between the Phase One Property and inferred groundwater flow [down-gradient from the Site [down gradient].

- ***PCA-15: #1. Acid and Alkali Manufacturing, Processing and Bulk Storage.***
- ***PCA-16: #8. Chemical Manufacturing, Processing and Bulk Storage.***
- ***PCA-17: #11. Commercial Trucking and Container Terminals.***
- ***PCA-18: #28. Gasoline and Associated Products Storage in Fixed Tanks.***
- ***PCA-19: #39. Paints Manufacturing, Processing and Bulk Storage.***
- ***PCA-20: #41 Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage***
- ***PCA-21: #46. Rail Yards, Tracks and Spurs.***
- ***PCA-22: #51. Solvent Manufacturing, Processing and Bulk Storage.***

Based on the Phase One ESA research as summarized above, Niagara Soils Solutions Ltd. recommends a Phase Two ESA be completed to assess the potential environmental impacts to the soil at 5547 Fraser Street and the parking area lots due to the current and historic presence of an Above Ground Storage Tank and potential fill material.

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1.0 INTRODUCTION

1.1 Phase One Property Information

Niagara Soils Solutions Ltd. [NSSL] was retained by Sam Visca Electric to conduct a Phase One Environmental Site Assessment [ESA] of the commercial properties located at 5523, 5531 and 5539 Fraser Street in conjunction with the adjacent residential properties located at 5547 and 5555 Fraser Street in Niagara Falls, Ontario [herein referred to as the "Phase One Property" or the "Site"]. The residential parcels of land are currently owned by Ms. Rita Visca while the commercial properties are jointly owned by Ms. Rita Visca and Mr. Salvatore Visca. The Phase One ESA of the mixed-use properties was requested for due diligence purposes relating to potential site re-development. The Site location is shown on Figure 1.

The legal description of the sites are as follows with a copy of all Parcel Registers included in Appendix A.

Commercial

5523 Fraser Street; LT 24 PL 31 STAMFORD SURFACE ONLY; NIAGARA FALLS. [PIN] 64323-0277 [LT]
5531 Fraser Street; LT 23 PL 31 STAMFORD SURFACE ONLY; NIAGARA FALLS. [PIN] 64323-0298 [LT]
5539 Fraser Street; LT 22 PL 31 STAMFORD SURFACE ONLY; NIAGARA FALLS. [PIN] 64323-0276 [LT]

Residential

5547 Fraser Street; LT 21 PL 31 STAMFORD SURFACE ONLY; NIAGARA FALLS. [PIN] 64323-0275 [LT]
5555 Fraser Street; LT 20 PL 31 STAMFORD SURFACE ONLY; NIAGARA FALLS. [PIN] 64323-0274 (LT).

Authorization to proceed with the Phase One ESA was received from Mr. Sam Visca. The contact information for Mr. Visca is:

Sam Visca Electric
Unit 4, 5602 George Street
Niagara Falls ON
L2E 3E2

The size of the five [5] combined parcels of land are approximately 0.28 hectares. Each individual lot is a rectangular shaped parcel of land situated north of Fraser Street starting 75 m west of Stanley Avenue. The adjacent properties to the west and south are residential parcels of land with structures onsite. The north and east adjacent properties are a mixture of commercial and residential properties. The elevation of the subject properties is even, with the landcover for the residential lots characterized as manicured landscaped grass at the front and rear portions of the properties with the homes facing Fraser Street. Granular aggregate constitutes the landcover for the commercial properties that are open to passage between the Site and the north adjacent property at 5602 George Street. The commercial properties are currently utilized for parking of commercial vehicles and storage of supplies for Visca Electric. Access to the subject Sites is via Stanley Avenue to the east with Fraser Street ending at the Queenston-Chippawa

Hydro Corridor [100 m west]. Historical documentation shows ownership to be by Private Individuals until 2003 when a numbered Ontario company purchased the properties. The Site layout is illustrated on Figure 2.

2.0 SCOPE OF INVESTIGATION

The Phase One ESA was completed in general accordance with Ontario Regulation 153/04 [as amended]. The purpose of the Phase One ESA was to identify evidence of actual or potential contamination on the Site based on an evaluation of information collected through records review, Site visit and interview. The report was prepared under the supervision of a Qualified Person [QP_{ESA}] and may be used in filing of a Record of Site Condition [RSC] with the Ministry of the Environment, Conservation and Parks [MECP] if required. The scope of work for the Phase One ESA included the following:

- Review of available environmental reports that are pertinent to the Site and surrounding lands.
- Review of municipal directory records related to the Site and surrounding lands [where available].
- Review of Chain-of-Title information.
- Review of physical setting information including aerial photographs, fire insurance plans [FIPs], topographic maps and geologic information related to the Site and surrounding lands.
- Review of EcoLog ERIS database report for the Site and surrounding lands.
- Review of environmental source information including published and online records from the Ministry of the Environment, Conservation and Parks [MECP], Ministry of Natural Resources and Forestry [MNRF], Niagara Peninsula Conservation Authority [NPCA] Watershed Explorer, Brock University Niagara Air Photo Index Interactive Map.
- Site reconnaissance to observe the Site and surrounding lands.
- Interview with key persons knowledgeable about the current and historical operations of the Site.
- Preparation of a photographic log.
- Preparation of a summary report of findings and recommendations.
- Assessment of information and preparation of a Conceptual Site Model [CSM] to illustrate the Site location and limits, the surrounding lands, Potentially Contaminating Activities [PCAs] and Areas of Potential Environmental Concern [APECs] on the Phase One Property.

3.0 RECORDS REVIEW

3.1 General

3.1.1 Phase One Study Area Determination

The Phase One Study Area includes properties located wholly or partially, within 250 m of the nearest point on a boundary of the Phase One ESA property. There were no other properties located beyond 250 m of the Phase One ESA property that were considered relevant to the Phase One ESA assessment at this time. The Phase One ESA is not considered an enhanced investigation property. The Study Area is illustrated on Figure 1.

3.1.2 First Developed Use Determination

O. Reg. 153/04 22. [1] defines first developed land use as the earlier of a: the first use of a Phase One Property in or after 1875 that resulted in the development of a building or structure on the property, and b: the first potentially contaminating use or activity on the Phase One Property". Historical records show the Phase One Property having been utilized for residential purposes with a residential dwelling constructed and all of the Sites from at least 1934. Ownership for this time period is represented as named individuals.

3.1.3 Fire Insurance Plans

NSSL contacted OPTA Enviroscan to conduct a search of Fire Insurance Plans (FIPs) for information pertaining to the Phase One ESA property and surrounding area. Four [4] fire maps were found dating from 1932 and 1965 depicting the study area. One [1] fire map [Sheet 212, 1965] depicting the location of the Phase One Property Site was available for review. A copy of all Fire Insurance Plans is provided in Appendix B. Key findings with the potential to affect the Phase One Property are discussed below.

The earliest fire map available for review was from 1932 [Niagara Falls-Chippawa fire map, Sheet 21] and it highlighted the area east of Stanley Street south of the Stamford limit [current day Palmer Park]. The 1965 Niagara Falls fire map, Sheet 110, reveals that the same area east of Stanley Avenue is occupied by an industrial company, the Herbert Morris Crane & Hoist Co. Ltd. CNR train rails extend west to east over Stanley Street south of the current Study Site location. A 1,000-gallon fuel oil tank is shown situated between the Crane Assembly building and the Machine Shop, outside of the 250 m radius of the Phase One Study Area. The third map, 1965 Niagara Falls 2 fire map, Sheet 211, depicts the northeast portion of the Study Area at the intersection of Thorold Stone Road and Stanley Avenue. The Lubrizol of Canada Ltd. industrial property is shown occupying the west lands adjacent to the Hydro Canal. Multiple storage tanks, both above ground and below ground for a variety of gasses, chemicals and wastes are noted on the fire map.

The final Fire map Niagara Falls 2, Sheet 212, dated 1965, portrays the area north of Fraser Street and west of Stanley Avenue. An auto service station with one UST is depicted at the corner of George Street and Stanley Ave. The 'Slumberland Cabins' are situated on the northwest corner of Fraser and Stanley Ave. The north adjacent area is shown as consisting of 'dwellings of mixed construction'. The fire map does not depict any information south of Fraser Street, where the Phase One Property is located.

3.1.4 Chain of Title

MacKenzie Title was engaged by NSSL to complete a historical property ownership search for the study Site. According to search results, the earliest available record relating to the study sites was from 1797 where the parcel of land was transferred from the Crown to John Reilly. Historically the subject Sites were noted to have belonged to Private Owners until 2003 when the property was bought by a numbered Ontario company.

Current parcel registers [land title documents] for the properties located north of Fraser Street on the Phase One Site was obtained from Teranet Express via MacKenzie Title. The documents covered the period of land ownership from 1989 to the present day. Current landownership identified the Property Identifier Numbers [PINs] and owner as follows. A copy of all property ownership records is included in Appendix A.

Owner: Salvatore Visca and Rita Visca

- 5523 Fraser Street, [PIN] 64323-0277 [LT]
- 5531 Fraser Street, [PIN] 64323-0298 [LT]
- 5539 Fraser Street, [PIN] 64323-0276 [LT]

Owner: Rita Visca

- 5547 Fraser Street, [PIN] 64323-0275 [LT]
- 5555 Fraser Street, [PIN] 64323-0274 (LT).

3.1.5 Vernon's City Directories

Opta Historical Documents was engaged by NSSL to complete an historical Vernon's City Directory search of the study site and select properties within the study area to determine chronicled property land use. The directories were reported dating from 1934 to 2012 in approximately ten [10] year increments. Site ownership was confirmed as being primarily for residential land use purposes. A review of the directory search shows that the east adjacent property to 5523 Fraser has been through multiple reiterations of property use, including cabins for camping, a restaurant and, at present, a church. The properties located northeast of the Phase One lots are recorded as commercial businesses, including a gasoline service station and autobody repair facility from the early 1970s. Commercial uses southwest of the study Site are documented for an import/export business, Enbridge dealer and currently, a carpet cleaning company. An electrical repair business is located adjacent to the north of the subject properties.

The remainder of the properties within the study area are shown to consist of residential parcels of land. The search results are provided in Appendix B.

3.1.6 Environmental Reports

NSSL reviewed additional environmental resources for information pertaining to the Phase One Property and Study Area. A summary of the information below provides details of the findings with any associated supporting documents located in Appendix B.

Geotechnical Investigation, Niagara Testing & Inspection Ltd. [2022]. Four [4] boreholes were advanced across the property to a depth of 6.5 m below ground surface during a geotechnical investigation to determine subsurface soils information and provide comments in addition to design and construction recommendations. General findings across the Site were reported as a layer of topsoil to a depth of 15 cm, a silty clay / clayey silt containing fill material and sand potentially associated with the previously demolished Site structure to an average depth of 1.5 to 2.0 m below ground surface. Native sand was encountered between 1.5 and 2.0 m bgs. Ground water was not encountered in any of the boreholes, which remained open and dry at the time of completion. Foundation, pavement structure design, seismic design and backfill considerations based on the results of the geotechnical investigation were further discussed in the report.

3.2 Environmental Source Information

3.2.1 Environmental Risk information Services

ERIS was contracted to conduct a search of available government and private records for information pertaining to the Phase One ESA property and surrounding study area. A copy of the full report is provided in Appendix C. Key Findings are tabulated below.

Municipal Address	Property relationship to Site	Database Record, brief description
5563 Fraser St.	5 m West	***One [1] PINC***: Homeowner Pipeline Incident [2012]
4169 Stanley Ave.	24 m Northeast	**Pioneer Cango Management Inc. c/o Coopers and Lybra** ***One [1] PRT***: 160,000 L Capacity **Wrong Indorg Beaver / Was Cango** ***One [1] PRT:*** 4,000 L Capacity **Cango Inc.** ***One [1] DTNK:*** Propane Refill Center / Motor Fill [2012] **1488700 Ontario Inc.** **Two [2] DTNK:** Propane Refill Center / Cylinder Fill [2012] **Ladha Group** **One [1] EBR:** Registry No. IT9E0087 [1999] **One [1] GEN:** Waste Class 252 Waste Oils & Lubricants [2003 – 2004] **Bala Niranjan** **Three [3] FST:** 24,000 L Capacity

Municipal Address	Property relationship to Site	Database Record, brief description
4169 Stanley Ave. cont'd	24 m Northeast	**Four [4] DTNK:** FS Liquid Fuel Tank [1989], FS Gasoline Station, FS Propane Tank [2012]
5559 George St.	60 m North	**GFL Environmental Inc.** ***One [1] SPL:*** Waste Oil Leak [2016] **Niagara Battery & Tire Ltd. Head Office** **Five [5] GEN:** Waste Class 251 Oil Skimmings & Sludges [2016], 251 L Waste Oils / Sludges (petroleum based) [2018, 2020-2022]
4300 Stanley Ave.	120 m East	***EMCO Corporation*** ***One [1] GEN:*** Waste Class 145 Paint/Pigment/Coating Residues [2016] ***One [1] WWIS:*** ID 7246439 [Observation Well, 2015]
4129 Stanley Ave	73 m Northeast	**Custom Brew Beer Systems [Dan Lee]** **One [1] CA:** Industrial Air Approval for Odour/Fumes, Nitrogen Oxides [1992] **Onyx Neon** **One [1] SCT:** Signs and Advertising Specialties [1985] **National Coatings & Supplies [Canada] Inc.** ***Three [3] GEN:*** Waste Class 145 Paint/Pigment/Coating Residues [2009-2011] **Carquest Automotive Finishes Canada Ltd.** **One [1] GEN:** Waste Class 145 Paint/Pigment/Coating Residues [2007, 2008] **Painters Supply & Equipment [Canada] Inc.** **Two [2] GEN:** Waste Class 145 Paint/Pigment/Coating Residues [2003-2006]
4200 Stanley Ave.	205 m Northeast	**CYTEC Canada Inc.** ***One [1] RSC:*** RSC ID 209492, Phase 1 and 2 RSC with RA [2013] ***1939522 Ontario Limited*** ***Three [3] RSC:*** RSC ID 226074, Phase 1 and 2 RSC [2019], RSC ID 226442, Phase 1 and 2 RSC with RA [2020], RSC ID 232031, Phase 1 and 2 RSC with RA [2022] ***Two [2] CPU***: EBR Registry No. 019-5038 [2022], 019-5188 [2022],
Corner Thorold Rd. & Stanley Ave	225 m Northeast	***One [1] WWIS:*** Well ID 7275276, [Observation Well, 2016]
5800 Thorold Stone Road	205 m West	**Oleo Energies Inc.** ***One [1] ECA:*** Air [2019] ***One [1] EBR:*** Approval for Air [2018, 2020] ***Two [2] GEN:*** Waste Class 221 L Light Fuels, 251 L Waste Oils/Sludges [Petroleum Based] [2018, 2021] **Lubrizol Canada Ltd.** ***One [1] SCT:*** Paint and Coating Manufacturing [Code 325510], All Other Miscellaneous Chemical Product Manufacturing [Code 325999] ***One [1] PRT:*** 27,276 L Capacity ***One [1] EBR***: Discharge Approval [2004] ***Two [2] ECA:*** Revoked or Replaced [2003, 2004] ***Two [2] FST***: 13,638 L Capacity Fiberglass Fuel Tank, 13,638 L Capacity Steel Fuel Tank [installed 1990] ***Two [2] FSTH:*** 13,638 L Capacity Single Wall UST for Gasoline

Municipal Address	Property relationship to Site	Database Record, brief description
5800 Thorold Stone Road cont'd	205 m West	***Five [5] CA:*** Industrial Air Approval - Change of Fuel [1986], Industrial Air Approval – Sodium Hydroxide [1993], Industrial Air Approval – Phthalates [1985], Air Approval Revoked / Replaced [2003], Air Approval [2004] ***Five [5] GEN:*** Waste Class 211 Aromatic Solvents, 252 Waste Oils & Lubricants [1986-1990], 213 Petroleum Distillates, 241 Halogenated Solvents [1988-1996] 123 Alkaline Phosphates, 134 Sulphide-Containing Wastes, 145 Paint/Pigment/Coating Residues, 243 PCB's, 251 Oil Skimmings & Sludges, 252 Waste Oils & Lubricants, 263 Organic Laboratory Chemicals, 270 Other Specified Organics [1992-1996], 331 Waste Compressed Gases, 221 Light Fuels, 268 Amines, 266 Phenolic Wastes, 121 Alkaline Wastes – Heavy Metals, 112 Acid Waste – Heavy Metals, 148 Inorganic Laboratory Chemicals, 212 Aliphatic Solvents, 123 Alkaline Phosphates [1997-2009] ***Five [5] DTNK:*** Fuels Safety Private Fuel Outlet – Self Serve, Fuel Service Piping, Liquid Fuel Tank [expired 2012]. ***Eight [8] SPL:*** Ethylhexylalchohol to Storm Sewer [1993], 200 L Oil Additive to Ground [1993], Oil Additive to Ground [1994], 363 KG Oil Additive to Ground [1995], 68.3 L Oil Additive to Ground [1997], 10 M3 Synthetic Oil to Ground [1997], Fire / Explosion in Building [2001], 1500 KG Polymer to Ground [2001] ***Fifteen [15] NPRI***: NAICS Code 32 Manufacturing, Code 3259 Other Chemical Product Manufacturing, Code 325999 All other Miscellaneous Chemical Product Manufacturing [1983, 1996, 1998, 1999-2007, Emission Factors [1994-2002].

CA = Certificate of Approval, CPU = Certificate of Property Use, DTNK = Delisted Fuel Tanks, EBR= Environmental Registry, ECA= Environmental Compliance Approval, FST = Fuel Storage Tank, FSTH: Fuel Storage Tank – Historic, GEN = Ontario Regulation 347 Waste Generators Summary, NPRI = National Pollutant Release Inventory, PINC = Pipeline Incidents, PRT = Private and Retail Fuel Storage Tanks, RSC = Record of Site Condition, SCT = Scott's Manufacturing Directory, SPL = Ontario Spills, WWIS = Water Well Information System

3.2.2 Insurance Reports

NSSL conducted a search of Insurance Reports that would pertain to the Phase One ESA property; however, no Insurance documentation was available for review.

3.2.3 Other Environmental Sources

NSSL reviewed additional environmental resources for information pertaining to the Phase One Property. The table below provides details of the findings with any associated supporting documents located in Appendix B.

Source	Study Site Details
Environmental Incidents, Orders, Offences, Spills and Discharges	No records
Environmental Registry of Ontario	Oleo Energies Inc., ERO number 013-4385 for Environmental Compliance Approval [Air] of blended bulk lubricants and specialty chemicals.

Source	Study Site Details
	1939522 Ontario Limited, ERO number 019-5038 and 019-5188 for Certificate of Property use outlining risk management measures for the former Cytec Lands.
Federal Contaminated Sites and Solid Waste Landfills Inventory	No records
Hazardous Waste Information Network	Waste Generator No: ON0608711. Fairview Cemetery, NAICS Code 81220 [Cemeteries and crematoria], Active Waste Streams; No. 252 L Waste Oils & Lubricants, 221 I Light Fuels, 213 I Petroleum Distillates.
Inventory of Coal Gasification Plants	No records
Inventory of Industrial Sites Producing or Using Coal Tar in Ontario	No records
Ministry of Natural Resources [MNR]	No records
National Pollutant Release Inventory	The NPRI Inventory Records show Lubrizol [230 m NE] as an Ontario Ministry of the Environment Hazardous Waste permit holder [No. ON294500] dating from 1998 to 2008.
PCB Waste Storage Inventory	No records
Record of Site Condition [RSC]/ Brownfields Environmental Registry	No records
Reports submitted to the MECP [Freedom of Information]	At the time of report issuance, no records returned. Any documents received will be provided to the client.
TSSA Retail Fuel Storage Tank Info	A request was submitted to the Technical Safety and Standards Authority [TSSA] for information concerning fueling systems [USTs, ASTs]. Email correspondence from TSSA dated December 6th indicated "we confirm that there are no records in our database of any fuel storage tanks at the subject address".
Waste Disposal Site Inventory	Closed Waste Disposal Site No. 8040, Fairview Cemetery [1925].
Waste Management Records	No records

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

Aerial photographs were reviewed for information pertaining to the Study Site and Study Area. The photographs were obtained through the Niagara Air Photo Index interactive database at Brock University and Google Earth. The earliest available aerial image for review was from 1934. Of the available aerials the following were selected to review based on scale and quality. Images are provided in Appendix D.

Date	Study Site	Study Area
1934	The Phase One Properties have residential structures on each lot.	The residential homes on the north and south sides of Fraser Street are situated close to Fraser Road with open backyards. The adjacent north, east and west properties each exhibit residential structures. The adjacent railway line borders the southern property boundary of the site. Stanley Avenue is seen passing north to south on the right-hand side of the photograph. The hydro canal is located west of the Phase One Property and can be seen traversing through the top left-hand corner of the photograph. George Street has not yet been constructed with the study area comprised of open areas beyond the residential parcels of land on Fraser Street. Structures are located to the east of Stanley Avenue, south of the Study Area.
1954/55	There are no significant changes to the Phase One sites between 1934 and 1954/55 aerial photographs.	The study area includes commercial properties west of Stanley Avenue. George Street can be seen at the top of the photograph with residential dwellings located south of the street. The railroad tracks are visible south of the subject property. The adjacent parcels of land to the north, east and west remain residential land use.
1972	The Phase One Property remains residential parcels of land with six [6] houses on the Northern side of Fraser.	Additional commercial properties have been constructed on the west side of Stanley Avenue within the northern part of the Study Area. A gasoline service station is visible at the corner of George Street and Stanley Avenue. Further roadwork appears to have been constructed east of Stanley Ave. A large commercial structure can be seen in the bottom right-hand corner of the photograph.
2002	There are no significant changes to the Phase One Property between the 1972 and 2002 aerial photographs.	A commercial building has been constructed west of the Phase One Property. An additional road has been constructed south of the subject property within the cemetery. A baseball diamond has been constructed east of Stanley Avenue. South of George Street all parcels of land have structures or dwellings occupying the lots. A new commercial structure is observed north of George Street, aligning with the hydro canal in position. Large commercial structures have been constructed at the corner of Stanley Ave. north of Fraser Street and north of George Street.
2010	5523, 5531 and 5539 Fraser Street homes have been torn down and replaced with an open parking lot in 2010.	Additional roads have been built within the cemetery. The baseball diamonds and large commercial structure remain to the east of Stanley Avenue in the study area. To the west of the hydro canal the Lubrizol Canada Ltd. property has expanded with tanks and structures visible. The commercial structure north of George Street adjacent to the hydro canal has had an expansion to the building on the north end.

Date	Study Site	Study Area
2020	In 2020 a garage like structure has been erected in the lots used for parking.	The former railway tracks are covered in dense vegetation. The cemetery is shown to contain multiple rows of headstone markers. An area east of Stanley Avenue, north of the baseball diamonds, has been disturbed, with a large section of open soils.

3.3.2 Topography, Hydrology, Geology

A review of the "Quaternary Geology of Niagara-Welland" Geological Series, Map 2496, shows the Phase One subject area is located within the Late Wisconsian formation, consisting of Glaciolacustrine nearshore and deltaic sand and silt. The Paleozoic Geology of Southern Ontario, Ontario Division of Mines, Map 2254, reveals that the study area is situated on the Lockport-Amabel Formation consisting of dolomite. Groundwater was reported to be approximately 18–22 metres below ground surface based on a review of local well records. The study area contains the Queenston-Chippawa Hydro Canal, constructed between 1917-1925, for the purpose of transporting water from upstream Niagara River to the Sir Adam Beck Power Generating Station.

3.3.3 Fill Materials

Fill material was identified on-site during the Site reconnaissance.

3.3.4 Water Bodies & Areas of Natural Significance

The Niagara Peninsula Conservation Authority [NPCA] watershed map shows the Phase One study area is part of the Chippawa Power Canal sub-watershed [34,904,898.96 m^2] within the Lake Ontario watershed. The entirety of the Phase One Study area is located within a quality groundwater protection zone for highly vulnerable aquifers. NSSL did not identify any provincially significant wetlands, natural heritage features, or Areas of Natural Significance on-site or within the Study Area.

The Site is not considered a sensitive Site based on the definition of O. Reg. 153/04. "41. [1] This section applies in relation to a property if,

[a]The property is,

(i) Within an area of natural significance,

(ii) Includes or is adjacent to an area of natural significance or part of such an area, or

(iii) Includes land that is within 30 meters of an area of natural significance or part of such an area."

Infiltration of water across the landscaped grass surfaces of the residential homes would most likely occur, with overland runoff being directed to low lying areas along the roadway in the front yards and within the northwestern portions of the lots in the backyards. The commercial parking area is graded towards the northwest and therefore runoff would follow this hydraulically downgradient area of the property. Inferred groundwater flow for the study area is northeast towards the Sir Adam Beck Hydro Generation Station and the Niagara River.

3.3.5 Well Records

The Study Area is serviced by the municipal drinking water system. A records review of Ontario Well Records shows that there are zero [0] drinking water wells or records for drinking water wells within 250 m of the study Site. The records for environmental monitoring wells installed within the study area have also been included in the Phase One ESA report as records can contain descriptive information pertaining to an area's hydrogeological and geological characteristics. The information is summarized below. The records are provided in Appendix E.

Well ID	Location in Relation to Phase One Property	Description
7275276	245 m Northwest	0 – 2.13 m Topsoil, Fill 2.13 – 4.57 m Sand, Silt 4.57 – 9.14 m Silt
7246439	205 m East	0 – 1.52 m Sand, Gravel, Fill 1.52 – 4.57 m Brown Silt 4.57 – 6.09 m Red Silt
6603315	260 m Northwest	0 – 7.62 m Clay 7.62 – 10.66 m Sand, Clay 10.66 – 13.10 m Sand 13.10 – 17.37 m Gravel

4.0 INTERVIEW

A questionnaire was provided to the Site representative, Mr. Sam Visca, who had knowledge of the properties from 2010 to the present. Mr. Visca confirmed the residential lots have never been utilized for industrial purposes and that the current parking area lots were formerly residential. He was unaware of additional information pertaining to historical structures on the Sites, such as potential underground or above ground storage tanks, however confirmed the AST present on the parking lot sites was installed approximately three years ago. Mr. Visca also mentioned that the roofing materials of the remaining residential dwellings were recently replaced. He also confirmed municipal water and waster water utility services are available for the site.

5.0 SITE RECONNAISSANCE

5.1 General Requirements

A site reconnaissance was completed on Friday January 6th, 2023, by Mr. Jacob Toldi, Environmental Technician, Ms. Jodie Glasier, H.B.A., M.MM, EP Senior Project Manager, overseen by Mr. John Monkman, P. Eng, FEC, QP_{ESA}. The weather was cloudy, with the temperature approximately -3°C. NSSL was joined by Mr. & Mrs. Visca the current owners of the properties. The site reconnaissance and photo log are included in Appendix G. The Phase One ESA property is not considered to be an enhanced investigation property.

The Site reconnaissance confirmed NSSL's research that the Phase One Properties are comprised of two residential dwellings and three lots utilized for parking and storage purposes for adjacent electrical business. The Hydro Canal is located about 121 m to the west, running southwest to northeast, where Fraser Street becomes a dead end. The nearest intersection is to the east, where Fraser Street meets Stanley Avenue [114 m east]. Properties west and south of all lots are utilized for residential purposes, the property to the north of the lots are parking and the offices for Sam Visca Electric. East of the parking lot is a community church. At the time of the Site reconnaissance the ground in the backyard of 5547 Fraser was noted to be uneven with two distinct mounded areas under the landscaped grass cover. No other environmentally noteworthy features were noted at the time of site reconnaissance.

5.2 Specific Observations at Phase One Property

The following table summarizes the general observations made at the Phase One property based upon NSSL's Site reconnaissance.

Item	Specific Observation
General Site Description	The Phase One Study site is comprised of five [5] individual land parcels. Two occupied by residential structures and the other three [3] utilized as for parking and storage, with a seacan garage and utility garage erected in the northeast corner of the parking lot area. An above ground storage tank is present along the northern property line. The properties are located south of George Street and on the north side of Fraser Street.
General Description of Structures	One single storey residential structure at 5555 Fraser and one 2 storey residential structure at 5547 Fraser. A utility garage and seacan garage present on the parking lot sites.
Above and Below Ground Tanks	One (1) above ground storage tank is situated along the northern property boundary of the parking lot sites.
Utilities and Water Sources	The Study Area is serviced with hydro, natural gas, municipal water, and wastewater systems. No potable groundwater sources were identified on-site.
Exit and Entry Points	Both houses had two [2] entry way points [front and rear doors]. The garages had overhead doors and a man door located on the west side of the structures.

Item	Specific Observation
Existing and Former Heating/cooling Systems	Evidence of a former heating oil tank was identified in the southwest corner of the basement at 5547 Fraser Street. A capped pipe was noted protruding from the wall in this area. Additionally, the exterior wall of the residence appeared patched and was discontinuous as compared to the rest of the exterior foundation wall of the house.
Catch basins, drains, pits, pumps or sumps	Floor drains were observed in the basement of the residences. Some water was visible surrounding the drain at 5547 Fraser.
Staining and corrosion	None observed
Wells	A records review shows that there are no drinking water wells within a 250 m radius of the Subject Site. Environmental monitoring wells are noted east and west of the subject property. No sources of potable water were identified during the Site Reconnaissance.
Sewage Work	The study area is serviced by municipal water and wastewater.
Surface Cover	Manicured landscaped grass at the residences, gravel parking lot for the vacant lots.
Areas of Stained Soil, Vegetation, Pavement, and Stressed Vegetation	None observed
Current or Former Railway Lines or Spurs	A former railway line run parallels to Fraser Street, located south of the residential homes on the south side of the road.
Debris & Fill Material	Potential fill material was identified in the rear yard of 5547 Fraser Street in two mounded areas beneath the landscaped grass. A gravel and an asphalt grindings pile were located in the parking lot along the southeastern property line.
Details of Unidentified Substances	N/A
Designated Substances & Hazardous Materials	Potential asbestos containing-materials were identified in the building materials at the residences including drywall joint compound, stucco, and some floor tiles. Lead based paints may also be present due to the age of the original structures. No other designated substances & hazardous materials were noted from the non-intrusive site investigation.
Surrounding Properties within the Phase One Study Area	North, Sam Visca Electric, east is a community church, south and west are residential and beyond the Hydro corrido

6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Potentially Contaminating Activities

O. Reg. 153/04 Table 2 of Schedule D – List of Potentially Contaminating Activities are provided in Appendix H for reference purposes. The Phase One ESA identified twenty-two [22] Potentially Contaminating Activities [PCAs] that resulted in three [3] on-site Areas of Potential Environmental Concern [APEC] on the Phase One property including:

On-Site

PCA-1/APEC-1: #28, Gasoline and Associated Products Storage in Fixed Tanks. A gasoline above ground storage tank is located on the parking lot property [5523, 5531 & 5539 Fraser Street] along the northern fence line. Property owner Mr. Visca indicated the tank was installed approximately three [3] years ago. The tank was placed on a cement platform with bumper guards surrounding. The presence of a tank represents an onsite PCA and APEC to the property.

PCA-2/APEC-2: #28, Gasoline and Associated Products Storage in Fixed Tanks. Evidence of a former above ground storage tank utilized to contain heating oil was identified in the basement at 5547 Fraser Street. The presence of a tank represents an onsite PCA and APEC to the property.

PCA-3/APEC-3: #30. Importation of Fill material of Unknown Quality. Potential fill material was noted in the backyard of 5547 Fraser residence. Fill material of unknown origin and composition is a PCA and APEC.

Off-Site

PCA-4: #10. Commercial Autobody Shop [5552 George Street – High Tech Auto Repair]. The Eris Historical Vernon's City Directory search of the subject property and parcels of land within the study area show that an autobody shop has operated at 5552 George Street from at least 1972 to the current day. The use of land for such purposes is an off-site PCA is not considered to be an on-site APEC to the study Site due to its down gradient location of the subject property and inferred groundwater flow away from the sites.

PCA-5: #46, Rail Yard, Tracks and Spurs. A review of historical topographical maps of the Niagara Falls area reveals a documented historic set of train tracks on the south side of the southern residences on Fraser Street. The NS & T Electric Railway was constructed in 1899, crossing west to east carrying passengers entering and exiting the Niagara Falls area. The rail line was utilized to the early 1950's when portions were removed. The distance of the tracks from the study site lots do not create an onsite APEC.

PCA-6: #28. Gasoline and Associated Products Storage in Fixed Tanks [4169 Stanley Avenue – Premium Pre-Owned Autos]. The 1965 FIP reveals the presence of an underground storage tank [UST] at the

gasoline service station located at the corner of George Street and Stanley Street. The Ecolog ERIS report identifies an additional three [3] USTs at this location. The use of land for this type of purpose is an off-site PCA but is not considered to be an on-site APEC to the study Site due to the distance from the subject property and being down gradient from the study Site.

PCA-7: #52. Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems **[4169 Stanley Avenue Doc Jones Auto 4x4].** Trans-gradient migration of any potential contaminants is low due to being down-gradient of the subject site towards the Niagara River and therefore is not considered to result in an on-site APEC.

PCA-8: #41. Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage. A review of the Hazardous Waste Inventory Network reveals that Fairview Cemetery is a registered crematorium [Waste Generator No: ON0608711NAICS Code 81220]. Waste streams of potential contaminants of concern include Waste Oils & Lubricants, Light Fuels and Petroleum Distillates. The distance from the study site to the crematorium building is greater than 450 m, therefore it is not considered to represent an on-site APEC.

PCA-9: #58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners. The Waste Disposal Sites – MOE 1991 Historical Approval Inventory identifies Fairview Cemetery as a historical landfill facility that was utilized until 1925. As a closed site, information is provided regarding the closure date and site classification, however information regarding landfill material accepted is not listed. Historic landfills can contain a diverse range of materials and items as refuse was disposed of at a time when requirements were less stringent in comparison to current regulations. As the site has since been developed for use as a cemetery, its historic use is not considered to represent an on-site APEC.

PCA-10: #22. Fertilizer Manufacturing, Processing and Bulk Storage [4300 Stanley – Premier Ferti Tech]. From 2015 to the present day, this industrial company has developed, manufactured, and produced fertilizers. This industrial property lies within a separate watershed from the Phase One Property [Niagara River North sub watershed], and together with the distance and inferred groundwater flow water direction, this off-site PCA is not considered as an on-site Area of Potential Environmental Concern at the study site due to its distance and being trans-gradient of the subject site.

PCA-11: #39. Paints Manufacturing, Processing and Bulk Storage. [5559 George Street – Niagara Battery and Tire Ltd.]. A review of the Ecolog ERIS report reveals that this commercial business located north of George Street generates waste material of potential environmental concern. Utility trenches present within George and Fraser Streets may act as pathways for potential contaminant transport with

groundwater flow direction inferred as northeast, away from the subject property, this off-site PCA does not result in an on-site APEC.

PCA-12: #10. Commercial Autobody Shop [5559 George Street – Niagara Battery and Tire Ltd.]. Investigation of the activities completed at this property show that the commercial business is a certified autobody vehicle repair shop. This type of activity involves contaminants that may have the potential to impact the study Site's soil and/or groundwater, however the inferred groundwater flow away direction away from the Site [down-gradient] and therefore this off-site PCA is not considered to be an on-site APEC to the subject property.

PCA-13: #10. Commercial Autobody Shop [4129 Stanley Avenue- Mister Transmission]. During the Site reconnaissance one [1] additional automotive maintenance and repair facility was noted on Stanley Avenue. This presence of this off-site PCA is not considered to be an on-site APEC to the study Site due to the distance from the subject property approximately 225 m northeast] and being down-gradient of the Phase One ESA property.

PCA-14: #39. Paints Manufacturing, Processing and Bulk Storage [4129 Stanley Avenue – Mister Transmission]. A review of the Ecolog ERIS report reveals that this commercial business generates waste material of potential environmental concern. The inferred groundwater flow to the northeast and therefore is not considered to be an on-site APEC to the Phase One Property.

PCAs 15 through 22 [5800 Thorold Stone Road -Lubrizol Canada Ltd.]. From 1953 to 2009 Lubrizol Additives Canada Ltd. operated a blending, packaging and warehouse site along the northwest part of the Queenston-Chippawa Hydro Canal. Oil additives, blending of chemicals and storage of a variety of acids, solvents, paints and chemicals were transported to and from the Site utilizing both a railway line and commercial trucking. The company is noted to have listings on the National Pollutant Release Inventory [NPRI] for release of toxic substances into the atmosphere as well as storage for off-site treatment of contaminants of concern. The chemical plant was shuttered in 2009, the use of land for this type of purpose is an off-site PCA however is not considered to be an on-site APEC to the study Site due to the distance between the Phase One Property and inferred groundwater flow [down-gradient from the Site [down gradient].

- ***PCA-15: #1. Acid and Alkali Manufacturing, Processing and Bulk Storage.***
- ***PCA-16: #8. Chemical Manufacturing, Processing and Bulk Storage.***
- ***PCA-17: #11. Commercial Trucking and Container Terminals.***
- ***PCA-18: #28. Gasoline and Associated Products Storage in Fixed Tanks.***
- ***PCA-19: #39. Paints Manufacturing, Processing and Bulk Storage.***
- ***PCA-20: #41 Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage***
- ***PCA-21: #46. Rail Yards, Tracks and Spurs.***

- ***PCA-22: #51. Solvent Manufacturing, Processing and Bulk Storage.***

6.2 Areas of Potential Environmental Concern

The PCAs identified above resulted in the creation of three [3] Areas of Potential Environmental Concern to the Phase One ESA property with the potential to have impacted the study Site's soil and/or groundwater. A Phase One Conceptual Site Model [CSM] was prepared in accordance with Schedule D, Part V of O. Reg. 153/04 [as amended]. The CSM includes Figures 1 - 4 and is provided in Appendix I.

Area of potential environmental concern[1]	Location of area of potential environmental concern on phase one property	Potentially contaminating activity[2]	Location of PCA [on-site or off-site]	Contaminants of potential concern[3]	Media potentially impacted [Groundwater, soil and/or sediment]
APEC-1	Northern property boundary along fence of parking lot.	#28 Gasoline and Associated Products Storage in Fixed Tanks	On-site	Metals, PHCs, BTEX, PAH	Soil
APEC-2	Southwest corner of 5547 Fraser Street residential structure	#28 Gasoline and Associated Products Storage in Fixed Tanks	On-site	Metals, PHCs, BTEX, PAH	Soil
APEC-3	Rear yard of 5547 Fraser Street	*#30. Importation of Fill material of Unknown Quality*	On-site	Metals, PHC/BTEX, pH/SAR/EC	Soil

7.0 CONCLUSIONS

7.1 Phase Two Environmental Site Assessment Recommended

Based on the Phase One ESA research as summarized above, Niagara Soils Solutions Ltd. recommends a Phase Two ESA be completed to assess the potential environmental impacts to the soil at 5547 Fraser Street and the parking area lots due to the current and historic presence of an Above Ground Storage Tank and potential fill material.

7.2 Limitations and Use of the Report

Achieving the objectives that are stated in this report has required Niagara Soils Solutions Ltd. to derive conclusions based upon the best and most recent information currently available to Niagara Soils Solutions Ltd. No investigative method can completely eliminate the possibility of obtaining partially imprecise information. Niagara Soils Solutions Ltd. has expressed professional judgement in gathering and analysing the information obtained and in the formulation of its conclusions.

Information in this report was obtained from sources deemed to be reliable, however, no representation or warranty is made as to the accuracy of this information. To the best of Niagara Soils Solutions Ltd.'s knowledge, the information gathered from outside sources contained in this report on which Niagara Soils Solutions Ltd. has formulated its opinions and conclusions, are both true and correct. Niagara Soils Solutions Ltd. assumes no responsibility for any misrepresentation of facts gathered from outside sources.

This report was prepared to assess and document evidence of potential environmental contamination, and not to judge the acceptability of the risks associated with such environmental contamination. Much of the information gathered for this report is only accurate at the time of collection and a change in the Site conditions may alter the interpretation of Niagara Soils Solutions Ltd.'s findings. Furthermore, the reader should note that the Site reconnaissance described in this report was an environmental assessment of the Site, not regulatory compliance or an environmental audit of the Site.

Niagara Soils Solutions Ltd. prepared this Report for Sam Visca Electric. The material in it reflects Niagara Soils Solutions Ltd.'s best judgement in light of the information available to it at the time of preparation. 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. Niagara Soils Solutions Ltd. accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

Yours very truly,
Niagara Soils Solutions Ltd.

John Monkman, P.Eng., FEC, QP_{ESA}
President

Jodie Glasier, HB.A., M.MM, EP
Vice President

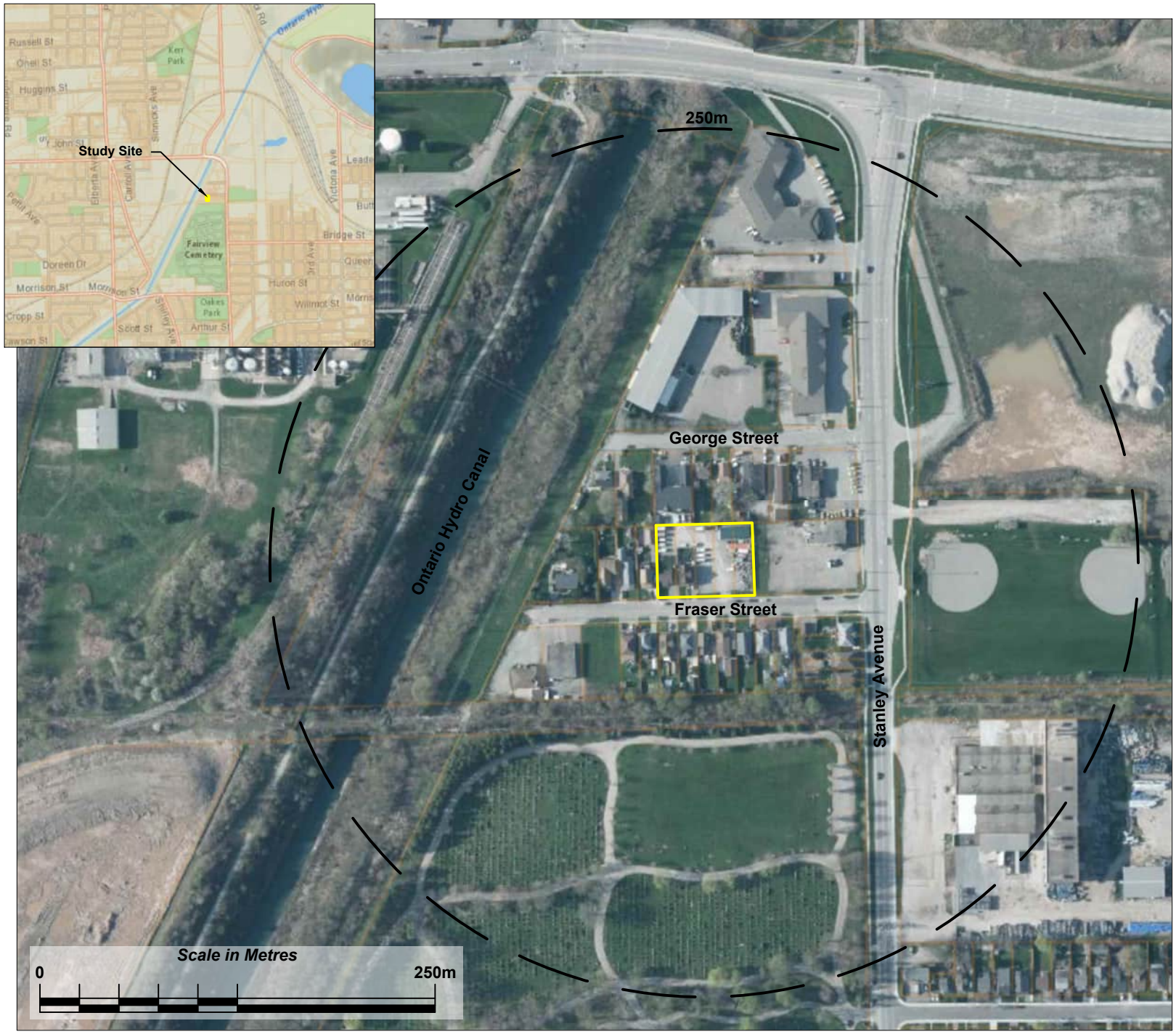
8.0 REFERENCES

The following resources were utilized as references:

- Canadian Niagara Power, City of Niagara Falls
- City of Niagara Falls
- EcoLog ERIS
- Ecological Land Classification [Southern Ontario]
- Environmental Assessment Act
- Environmental Registry of Ontario
- Federal Contaminated Sites Inventory
- Interactive Map – Niagara Navigator, https://navigator.niagararegion.ca/
- Inventory of Coal Gasification Plant Waste Sites in Ontario, Volume II; MOE, 1987
- Ministry of Environment, Conservation & Parks Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario
- Ministry of the Environment Freedom of Information and Protection of Privacy Search
- Ministry of the Environment Hazardous Waste Information Network
- Ministry of Natural Resources [ANSIs]
- Ministry of Northern Development and Mines. Bedrock Geology of Ontario
- National Pollutant Release Inventory [NPRI] database
- Niagara Peninsula Conservation Authority [NPCA] Watershed Explorer
- Nutrient Managing Act
- Ontario Base Mapping
- Ontario Inventory of PCB Storage Site October 1991, Ministry of the Environment, January 1992.
- Ontario Oil, Gas, and Salt Resources Library
- Ontario Power Generation; Niagara Tunnel Project https://www.opg.com/strengthening-the-economy/our-projects/niagara-tunnel/
- Ontario Water Resources Act
- Safe Drinking Water Act
- Source Protection Information Atlas [MECP]
- Technical Safety and Standards Authority [TSSA] Fuel Storage Information
- Topographic Maps of Niagara Region, https://brock.maps.arcgis.com/
- Waste Disposal Site Inventory, Ministry of the Environment, 1991.

FIGURES

1. SITE LOCATION
2. SITE LAYOUT
3. POTENTIALLY CONTAMINATING ACTIVITIES
4. AREAS OF POTENTIAL ENVIRONMENTAL CONCERN



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/
NOTE: FOR ILLUSTRATION PURPOSES ONLY, ALL LOCATIONS APPROXIMATE.

LEGEND

- Phase One ESA Property Boundary
- 250 m Study Area

NIAGARA SOILS SOLUTIONS LTD

CLIENT: Sam Visca Electric

PROJECT:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
5523, 5531, 5539, 5547 and 5555 Fraser St, Niagara Falls, Ontario

TITLE:

SITE LOCATION PLAN

DRAWN BY: DN

CHECKED BY: JM

DATE: January 2022

PROJECT NO: NS22123-01

SCALE: AS SHOWN

NO: Figure 1

REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/
NOTE: FOR ILLUSTRATION PURPOSES ONLY, ALL LOCATIONS APPROXIMATE.

LEGEND

Phase One ESA Property Boundary

CLIENT: Sam Visca Electric

PROJECT:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
5523, 5531, 5539, 5547 and 5555 Fraser St, Niagara Falls, Ontario

TITLE:

SITE LAYOUT & FEATURES

DRAWN BY: DN

CHECKED BY: JM

DATE: January 2022

PROJECT NO: NS22123-01

SCALE: AS SHOWN

NO: Figure 2

POTENTIALLY CONTAMINATING ACTIVITIES

#1	28. Gasoline and Associated Products Storage in Fixed Tanks.
#2	28. Gasoline and Associated Products Storage in Fixed Tanks.
#3	30. Importation of Fill Material of Unknown Quality.
#4	10. Commercial Autobody Shops.
#5	46. Rail Yards, Tracks and Spurs.
#6	28. Gasoline and Associated Products Storage in Fixed Tanks.
#7	52. Storage, Maintenance, Fuelling and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems.
#8	41. Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage.
#9	58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.
#10	22. Fertilizer Manufacturing, Processing and Bulk Storage.
#11	39. Paints Manufacturing, Processing and Bulk Storage.
#12	10. Commercial Autobody Shops.
#13	10. Commercial Autobody Shops.
#14	39. Paints Manufacturing, Processing and Bulk Storage.
#15	1. Acid and Alkali Manufacturing, Processing and Bulk Storage.
#16	2. Adhesives and Resins Manufacturing, Processing and Bulk Storage.
#17	8. Chemical Manufacturing, Processing and Bulk Storage.
#18	28. Gasoline and Associated Products Storage in Fixed Tanks.
#19	39. Paints Manufacturing, Processing and Bulk Storage.
#20	41. Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage.
#21	46. Rail Yards, Tracks and Spurs.
#22	51. Solvent Manufacturing, Processing and Bulk Storage.

REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/
NOTE: FOR ILLUSTRATION PURPOSES ONLY, ALL LOCATIONS APPROXIMATE.

LEGEND

- Phase One ESA Property Boundary
- 250 m Study Area
- PCA Areas
- Underground Storage Tanks [UST]
- Inferred Groundwater Flow Direction
- Current & Historical Railway

NIAGARA SOILS SOLUTIONS LTD.

CLIENT: Sam Visca Electric

PROJECT: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 5523, 5531, 5539, 5547, & 5555 Fraser Street, Niagara Falls, Ontario

TITLE: POTENTIALLY CONTAMINATING ACTIVITIES

DRAWN BY: DN

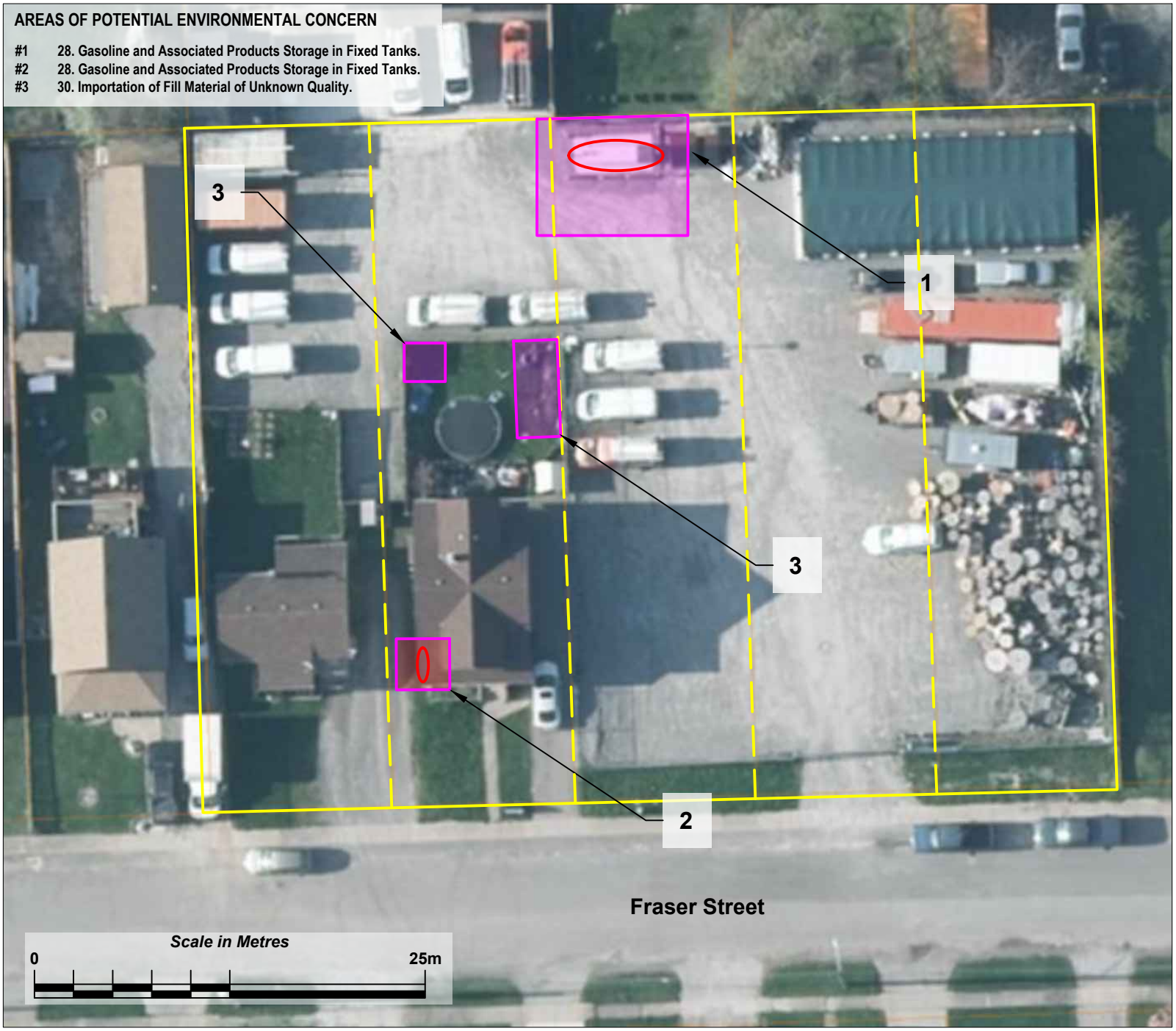
CHECKED BY: JM

DATE: January 2022

PROJECT NO: NS22123-01

SCALE: AS SHOWN

NO: Figure 3



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/
NOTE: FOR ILLUSTRATION PURPOSES ONLY, ALL LOCATIONS APPROXIMATE.

LEGEND

- Phase One ESA Property Boundary
- APEC Areas

NIAGARA SOILS SOLUTIONS LTD.

CLIENT: Sam Visca Electric

PROJECT:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
5523, 5531, 5539, 5547, & 5555 Fraser Street, Niagara Falls, Ontario

TITLE: **AREAS OF POTENTIAL ENVIRONMENTAL CONCERN**

DRAWN BY: DN

CHECKED BY: JM

DATE: January 2022

PROJECT NO: NS22123-01

SCALE: AS SHOWN

NO: Figure 4

APPENDIX A

CHAIN OF TITLE/TABLE OF CURRENT AND PAST USES/
PARCEL REGISTER/ VERNON'S CITY DIRECTORIES

HISTORICAL CHAIN OF TITLE

5523 Fraser Street, Niagara Falls
Pin: 64323-0277(LT)
LT 24, PL31 STAMFORD SURFACE ONLY; NIAGARA FALLS

The Crown

↓

Patent
April 20, 1797

John Reilly

John Reilly, deceased
Date of death: Unknown

↓

9130
Will
February 18, 1861

William Reilly

↓

9336
B & S
May 10, 1861

Alexander Macdonald

↓

9337
B & S
May 10, 1861

William J. O'Reilly

⋮

Henry Roswell & R. P. Stearns
Trustees of William J. O'Reilly

↓

1351
B & S
July 30, 1877

Adam K. Shugg

↓

2273
B & S
March 2, 1883

Isaiah Ryder

↓

2399
B & S
January 17, 1884

Squire F. Wilson

↓

2644
B & S
October 20, 1885

John M. Smith

Mortgage #3046
Assignment of Mortgage #3972

John M. Smith

↓

3973
Conveyance
Under Power of Sale
April 10, 1894

Bosville Place

↓

3974
B & S
April 10, 1894

John M. Smith

↓

5617
B & S
May 28, 1904

William McGill

|

Plan 31 Registered February 9, 1905

|

William McGill

↓

5801
B & S
February 24, 1905

Emanuel Reeb

9088
Grant
January 6, 1914

Cyrus Nunn

15297
Grant
February 15, 1926

Frederick Skipper

15924
Grant
January 20, 1927

Friend Clegg

21155
Grant
February 8, 1932

Joseph Guy

Joseph Guy, deceased
Date of death: May 23, 1934

Fred Guy, Executor of Joseph Guy

22215
Grant
June25, 1935

John Kopatsi

49372
Grant
September 16, 1952

Joseph Kozma
Mary Kozma

AA29265
Grant
September 25, 1959

Cornelis Duyn
Ann Duyn

BB43192
Grant
April 13, 1965

Cecil N. Harris

↓

189613
Grant
June 15, 1973

Wilfred L. Hamilton
Evelyn M. Hamilton

↓

223460
Grant
November 1, 1974

Joseph Webber
Marianna Webber

↓

440130
Grant
November 30, 1984

Sarah Docherall Murray
Charles James Murray

↓

457435
Transfer
September 25, 1985

Sarah Docherall Woodruff

↓

475763
Transfer
June 30, 1997

Anne Imelda Prest

↓

RO735565
Transfer
October 30, 1997

A.P.R. Holdings Inc.
Rampco Holdings Inc.

↓

LT156409
Transfer
May 4, 2000

Kargo Properties Inc.

↓

SN228258
Transfer
November 7, 2008

Salvatore Visca
Rita Visca
(CURRENT OWNERS)

HISTORICAL CHAIN OF TITLE

5531 Fraser Street, Niagara Falls
Pin: 64323-0298(LT)
LT 23, PL31 STAMFORD SURFACE ONLY; NIAGARA FALLS

The Crown

↓

Patent
April 20, 1797

John Reilly

John Reilly, deceased
Date of death: Unknown

↓

9130
Will
February 18, 1861

William Reilly

↓

9336
B & S
May 10, 1861

Alexander Macdonald

↓

9337
B & S
May 10, 1861

William J. O'Reilly

⋮

Henry Roswell & R. P. Stearns
Trustees of William J. O'Reilly

↓

1351
B & S
July 30, 1877

Adam K. Shugg

↓

2273
B & S
March 2, 1883

Isaiah Ryder

↓

2399
B & S
January 17, 1884

Squire F. Wilson

↓

2644
B & S
October 20, 1885

John M. Smith

Mortgage #3046
Assignment of Mortgage #3972

John M. Smith

↓

3973
Conveyance
Under Power of Sale
April 10, 1894

Bosville Place

↓

3974
B & S
April 10, 1894

John M. Smith

↓

5617
B & S
May 28, 1904

William McGill

|

Plan 31 Registered February 9, 1905

|

William McGill

↓

5871
B & S
May 1, 1905

Francis J. Gribble
Fraser Morden

↓

6052
B & S
October 25, 1905

William T. Gibbs

↓

13514
Grant
October 11, 1922

John L. Head

↓

19741
Grant
October 31, 1929

Frederick Skipper

↓

21509
Grant
February 16, 1933

Sarah E. Skipper

↓

50054
Grant
December 18, 1952

Bert W. Skipper

Bert William Skipper, deceased
Date of death: August 9, 1990

Bert William Skipper, Estate
Elvera Skipper

↓

RO729421
Transfer
July 16, 1997

A.P.R. Holdings Inc.
Rampco Holdings Inc.

↓

LT156410
Transfer
May 4, 2000

Kargo Properties Inc.

↓

SN228258
Transfer
November 7, 2008

Salvatore Visca
Rita Visca
(CURRENT OWNERS)

HISTORICAL CHAIN OF TITLE

5539 Fraser Street, Niagara Falls
Pin: 64323-0276(LT)
LT 22, PL31 STAMFORD SURFACE ONLY; NIAGARA FALLS

The Crown

↓

Patent
April 20, 1797

John Reilly

John Reilly, deceased
Date of death: Unknown

↓

9130
Will
February 18, 1861

William Reilly

↓

9336
B & S
May 10, 1861

Alexander Macdonald

↓

9337
B & S
May 10, 1861

William J. O'Reilly

⋮

Henry Roswell & R. P. Stearns
Trustees of William J. O'Reilly

↓

1351
B & S
July 30, 1877

Adam K. Shugg

↓

2273
B & S
March 2, 1883

Isaiah Ryder

↓

2399
B & S
January 17, 1884

Squire F. Wilson

↓

2644
B & S
October 20, 1885

John M. Smith

Mortgage #3046
Assignment of Mortgage #3972

John M. Smith

↓

3973
Conveyance
Under Power of Sale
April 10, 1894

Bosville Place

↓

3974
B & S
April 10, 1894

John M. Smith

↓

5617
B & S
May 28, 1904

William McGill

|

Plan 31 Registered February 9, 1905

|

William McGill

↓

5871
B & S
May 1, 1905

Francis J. Gribble
Fraser Morden

↓

6051
B & S
October 25, 1905

William T. Gibbs

↓

13514
Grant
October 11, 1922

John L. Head

↓

13515
Grant
October 11, 1922

Alexander K. Cowper

↓

14781
Grant
April 22, 1925

Sarah E. Skipper

↓

15629
Grant
July 26, 1926

Gregori Halip

↓

17130
Grant
December 7, 1928

Viena Turenchi

↓

41383
Grant
November 17, 1948

Sydney Earl
Madeline Earl

↓

51678
Grant
July 27, 1953

Valentino Sclippa
Natalina Sclippa

↓

171152
Grant
August 29, 1972

Alyre Dugas
Loretta Dugas

Alyre Dugas, deceased
Date of death: February 14, 1974

Loretta Dugas

↓

230696
Grant
March 27, 1975

Steven K. Packard
Deborha A. Packard

↓

264496
Grant
July 30, 1976

Linda G. Teal

↓

310505
Grant
June 1, 1978

Richard Allen
Charmaine Jenson

↓

RO532034
Transfer
July 22, 1988

Simon Marcel Chaumont
Margaret Elizabeth Chaumont

↓

SN28460
Transfer
March 31, 2004

Kargo Properties Inc.

↓

SN228258
Transfer
November 7, 2008

Salvatore Visca
Rita Visca
(CURRENT OWNER)

HISTORICAL CHAIN OF TITLE

5547 Fraser Street, Niagara Falls
Pin: 64323-0275(LT)
LT 21, PL31 STAMFORD SURFACE ONLY; NIAGARA FALLS

The Crown

↓

Patent
April 20, 1797

John Reilly

John Reilly, deceased
Date of death: Unknown

↓

9130
Will
February 18, 1861

William Reilly

↓

9336
B & S
May 10, 1861

Alexander Macdonald

↓

9337
B & S
May 10, 1861

William J. O'Reilly

⋮

Henry Roswell & R. P. Stearns
Trustees of William J. O'Reilly

↓

1351
B & S
July 30, 1877

Adam K. Shugg

↓

2273
B & S
March 2, 1883

Isaiah Ryder

↓

2399
B & S
January 17, 1884

Squire F. Wilson

↓

2644
B & S
October 20, 1885

John M. Smith

Mortgage #3046
Assignment of Mortgage #3972

John M. Smith

↓

3973
Conveyance
Under Power of Sale
April 10, 1894

Bosville Place

↓

3974
B & S
April 10, 1894

John M. Smith

↓

5617
B & S
May 28, 1904

William McGill

|

Plan 31 Registered February 9, 1905

|

William McGill

↓

5829
B & S
March 24, 1905

Edwin E. Jurd

Mortgage #5981

Margaret Redpath

6624
Conveyance Under
Power of Sale
October 28, 1907

Elizabeth J. Wambold

11652
Grant
September 9, 1918

John Olinsek

12047
Grant
September 2, 1919

Frederick Skipper

19602
Grant
August 17, 1929

Mark Kobzey
Annie Kobzey

Mark Kobzey, deceased
Date of death: November 23, 1981

Annie Kobzey, deceased
Date of death: September 23, 1988

Annie Kobzey, Estate

RO549872
Transfer
March 21, 1989

John Kobzey

LT246625
Transfer
June 6, 2003

Terry Masterson
Janette Masterson

SN14869
Transfer
November 14, 2003

Kargo Properties Inc.

SN125049
Transfer
June 20, 2006

Rita Visca
(CURRENT OWNER

HISTORICAL CHAIN OF TITLE

5555 Fraser Street, Niagara Falls
Pin: 64323-0274(LT)
LT 20, PL31 STAMFORD SURFACE ONLY; NIAGARA FALLS

The Crown

↓

Patent
April 20, 1797

John Reilly

John Reilly, deceased
Date of death: Unknown

↓

9130
Will
February 18, 1861

William Reilly

↓

9336
B & S
May 10, 1861

Alexander Macdonald

↓

9337
B & S
May 10, 1861

William J. O'Reilly

⋮

Henry Roswell & R. P. Stearns
Trustees of William J. O'Reilly

↓

1351
B & S
July 30, 1877

Adam K. Shugg

↓

2273
B & S
March 2, 1883

Isaiah Ryder

↓

2399
B & S
January 17, 1884

Squire F. Wilson

↓

2644
B & S
October 20, 1885

John M. Smith

Mortgage #3046
Assignment of Mortgage #3972

John M. Smith

↓

3973
Conveyance
Under Power of Sale
April 10, 1894

Bosville Place

↓

3974
B & S
April 10, 1894

John M. Smith

↓

5617
B & S
May 28, 1904

William McGill

|

Plan 31 Registered February 9, 1905

|

William McGill

↓

5829
B & S
March 24, 1905

Edwin E. Jurd

Mortgage #5981

Margaret Redpath

6624
Conveyance Under
Power of Sale
October 28, 1907

Elizabeth J. Wambold

19696
Grant
October 12, 1929

Mark Kobzey
Annie Kobzey

Mark Kobzey, deceased
Date of death: November 23, 1981

Annie Kobzey, deceased
Date of death: September 23, 1988

Annie Kobzey, Estate

RO549873
Transfer
March 21, 1989

Mary Giuriato
Nicholas Kobzey
Victoria Savriga
Helen Bates

Nicholas Kobzey, deceased
Date of death: April 12, 1992

SN16974
Transfer
December 3, 2003
(Nicholas Kobzey's portion)

Marie Therese Marcelle Monique Kobzey

Marie Therese Marcelle Monique Kobzey
Helen Bates
Mary Giuriato
Victoria Savriga

SN17431
Transfer
December 8, 2003

↓

Kargo Properties Inc.

↓

SN125051
Transfer
June 20, 2006

Rita Visca
(CURRENT OWNER)

NOTE:

THE FOREGOING CHAINS ARE FOR SURFACE RIGHTS ONLY.
(5523, 5531, 5539, 5547 & 5555 FRASER STREET, NIAGARA FALLS)
SEE PIN 64323-0351(LT) - ONTARIO POWER GENERATION INC.
EXPROPRIATED THE SUB-SURFACE RIGHTS IN MULTIPLE
EXPROPRIATION PLANS REGISTERED BETWEEN
DECEMBER 23, 2005 & FEBRUARY 27, 2006

Table of Current and past uses of the Phase One Property"
(Refer to clause 16(2)(b), Schedule D, O.Reg. 153/04)

LT 20, PL 31 STAMFORD SURFACE ONLY; NIAGARA FALLS. PIN: 64323-0274 [LT]. ONTARIO POWER GENERATION INC. EXPROPRIATED THE SUB-SURFACE RIGHTS IN MULTIPLE EXPROPRIATION PLANS REGISTERED BETWEEN DECEMBER 23, 2005 & FEBRUARY 27, 2006.

Year	Name of Owner	Description of Property Use	Property Use	Other observations from aerial photographs, fire insurance plans, etc.
1797 – Patent	The Crown	Agricultural farmland	Agricultural or other use	1791 Stamford Township Map No. 2 confirms land ownership and use for purposes of farming.
1797 – 1861	John Reilly			
1861 – 1861	William Reilly			Will 9130.Niagara Settlers Land Records, Stamford Map 1862, confirms land ownership and use for the purposes of farming.
1861 – 1861	Alexander Macdonald			Additional information for this time period unavailable.
1861 – 1877	William J. O'Reilly			Township of Stamford [Page's Atlas 1876, TRW Canada Ltd.] confirms land ownership and use for the purposes of farming.
	Henry Roswell & R.P. Stearns, Trustees of William J. O'Reilly.			
1877 – 1883	Adam K. Shugg			Historical records show the purchase of 23 acres of land from farmer Adam K. Shugg for Fairview Cemetery [adjacent to south of subject property].
1883 – 1884	Isaiah Ryder			Union Publishing Co's Farmers' Business Directory for Haldimand, Lincoln, Norfolk and Welland [1884-5] confirms land ownership and use for the purposes of farming.
1884 – 1885	Squire F. Wilson			Further information for this time period unavailable.
1885 - 1894	John M. Smith			Mortgage #3046. Assignment of Mortgage #3972. Farmers' and Business Directory for Haldimand, Lincoln, Welland & Wentworth [1887] confirms land ownership and occupation as farmer.
1894 – 1894	Bosville Place			Conveyance Under Power of Sale, April 10, 2894
1894 – 1904	John M. Smith			Further information for this time period unavailable.
1904 - 1905	William McGill			
1905 – 1907	Edwin E. Jurd Margaret Redpath	Agricultural farmland	Agricultural or other use	Plan 31 Registered February 9, 1905. Mortgage #5981
1907 – 1929	Elizabeth J. Wambold			The 1914 Vernon's Farmers and Business Directory for Haldimand, Lincoln, Welland and Wentworth confirms ownership and use of land for farming.
1929 - 1989	Mark Kobzey Annie Kobzey	Residential property and dwelling	Residential Use	Historical Aerial [1934] photographs confirm land use for residential purposes with one [1] dwelling on Site.

Year	Name of Owner	Description of Property Use	Property Use	Other observations from aerial photographs, fire insurance plans, etc.
	Annie Kobzey			Vernon's City Directory [1945, 1949, 1963, 1987] confirms residential dwelling located on property.
1989 – 2003	Mary Giuriato Nicholas Kobzey Victoria Savriga Helen Bates			Aerial photographs show the subject property occupied by one [1] residential dwelling.
2003 – 2003	Mary Giuriato Victoria Savriga Helen Bates Marie Therese Marcelle Monique Kobzey			
2003 – 2006	Kargo Properties Inc.			
2006 – present	Rita Visca			Site visit confirms use of subject property for residential purposes.

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

Agriculture or other use
Commercial use
Community use
Industrial use
Institutional use
Parkland use
Residential use

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

*****Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en francais, veuillez communiquer avec le ministère de l'Environnement et de l'Action en matière de changement climatique au 1-800-461-6290***

Table of Current and past uses of the Phase One Property"
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

LT 21, PL 31 STAMFORD SURFACE ONLY; NIAGARA FALLS. PIN: 64323-0275 [LT]. ONTARIO POWER GENERATION INC. EXPROPRIATED THE SUB-SURFACE RIGHTS IN MULTIPLE EXPROPRIATION PLANS REGISTERED BETWEEN DECEMBER 23, 2005 & FEBRUARY 27, 2006.

Year	Name of Owner	Description of Property Use	Property Use	Other observations from aerial photographs, fire insurance plans, etc.
1797 – Patent	The Crown	Agricultural farmland	Agricultural or other use	1791 Stamford Township Map No. 2 confirms land ownership and use for purposes of farming.
1797 – 1861	John Reilly			
1861 – 1861	William Reilly			Will 9130.Niagara Settlers Land Records, Stamford Map 1862, confirms land ownership and use for the purposes of farming.
1861 – 1861	Alexander Macdonald			Additional information for this time period unavailable.
1861 – 1877	William J. O'Reilly			Township of Stamford [Page's Atlas 1876, TRW Canada Ltd.] confirms land ownership and use for the purposes of farming.
	Henry Roswell & R.P. Stearns, Trustees of William J. O'Reilly.			
1877 – 1883	Adam K. Shugg			Historical records show the purchase of 23 acres of land from farmer Adam K. Shugg for Fairview Cemetery [adjacent to south of subject property].
1883 – 1884	Isaiah Ryder			Union Publishing Co's Farmers' Business Directory for Haldimand, Lincoln, Norfolk and Welland [1884-5] confirms land ownership and use for the purposes of farming.
1884 – 1885	Squire F. Wilson			Further information for this time period unavailable.
1885 - 1894	John M. Smith			Mortgage #3046. Assignment of Mortgage #3972. Farmers' and Business Directory for Haldimand, Lincoln, Welland & Wentworth [1887] confirms land ownership and occupation as farmer.
1894 – 1894	Bosville Place			Conveyance Under Power of Sale [3973], April 10, 1894
1894 – 1904	John M. Smith			Further information for this time period unavailable.
1904 - 1905	William McGill			
1905 – 1907	Edwin E. Jurd Margaret Redpath	Agricultural farmland	Agricultural or other use	Plan 31 Registered February 9, 1905. Historic topographic maps confirm land use for agricultural purposes.
1907 – 1918	Elizabeth J. Wambold			The 1914 Vernon's Farmers and Business Directory for Haldimand, Lincoln, Welland and Wentworth confirms ownership and use of land for farming.
1918 - 1919	John Olinsek			Additional information for this timer period unavailable.
1919-1929	Frederick Skipper			

Year	Name of Owner	Description of Property Use	Property Use	Other observations from aerial photographs, fire insurance plans, etc.
1929 - 1989	Mark Kobzey Annie Kobzey	Residential property and dwelling	Residential Use	Historical Aerial [1934] photographs confirm land use for residential purposes with one [1] dwelling on Site. Vernon's City Directory [1945, 1949, 1963, 1987] confirms residential dwelling located on property.
	Annie Kobzey			
1989 – 2003	John Kobzey			
2003 – 2006	Kargo Properties Inc.			Aerial photographs show the subject property occupied by one [1] residential dwelling.
2006 – present	Rita Visca			Site visit confirms use of subject property for residential purposes.

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

Agriculture or other use
Commercial use
Community use
Industrial use
Institutional use
Parkland use
Residential use

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

*****Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en francais, veuillez communiquer avec le ministère de l'Environnement et de l'Action en matière de changement climatique au 1-800-461-6290***

Table of Current and past uses of the Phase One Property"
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

LT 22, PL 31 STAMFORD SURFACE ONLY; NIAGARA FALLS. PIN: 64323-0276 [LT]. ONTARIO POWER GENERATION INC. EXPROPRIATED THE SUB-SURFACE RIGHTS IN MULTIPLE EXPROPRIATION PLANS REGISTERED BETWEEN DECEMBER 23, 2005 & FEBRUARY 27, 2006.

Year	Name of Owner	Description of Property Use	Property Use	Other observations from aerial photographs, fire insurance plans, etc.
1797 – Patent	The Crown	Agricultural farmland	Agricultural or other use	1791 Stamford Township Map No. 2 confirms land ownership and use for purposes of farming.
1797 – 1861	John Reilly			
1861 – 1861	William Reilly			Will 9130.Niagara Settlers Land Records, Stamford Map 1862, confirms land ownership and use for the purposes of farming.
1861 – 1861	Alexander Macdonald			No further information available for this time period.
1861 – 1877	William J. O'Reilly			Township of Stamford [Page's Atlas 1876, TRW Canada Ltd.] confirms land ownership and use for the purposes of farming.
	Henry Roswell & R.P. Stearns, Trustees of William J. O'Reilly.			
1877 – 1883	Adam K. Shugg			Historical records show the purchase of 23 acres of land from farmer Adam K. Shugg for Fairview Cemetery [adjacent to south of subject property].
1883 – 1884	Isaiah Ryder			Union Publishing Co's Farmers' Business Directory for Haldimand, Lincoln, Norfolk and Welland [1884-5] confirms land ownership and use for the purposes of farming.
1884 – 1885	Squire F. Wilson			Further information for this time period unavailable.
1885 - 1894	John M. Smith			Mortgage #3046. Assignment of Mortgage #3972. Farmers' and Business Directory for Haldimand, Lincoln, Welland & Wentworth [1887] confirms land ownership and occupation as farmer.
1894 – 1894	Bosville Place			Conveyance Under Power of Sale [3973], April 10, 1894
1894 – 1904	John M. Smith			Further information for this time period unavailable.
1904 - 1905	William McGill			
1905 – 1905	Francis J. Gribble Fraser Morden	Agricultural farmland	Agricultural or other use	Plan 31 Registered February 9, 1905. Historic topographic maps confirm land use for agricultural purposes.
1905 – 1922	William T. Gibbs			The 1914 Vernon's Farmers and Business Directory for Haldimand, Lincoln, Welland and Wentworth confirms ownership and use of land for farming.
1922 – 1922	John L. Head			No additional information available for this timer period.
1922 – 1925	Alexander K. Cowper			

Year	Name of Owner	Description of Property Use	Property Use	Other observations from aerial photographs, fire insurance plans, etc.
1925 - 1926	Sarah E. Skipper	Residential property and dwelling	Residential Use	Historical Aerial [1934] photographs confirm land use for residential purposes with one [1] dwelling on Site. Vernon's City Directory [1945, 1949] confirms residential dwelling located on property.
1926 – 1928	Gregori Halip			
1928 – 1948	Viena Turenchi			
1948 - 1953	Sydney Earl Madeline Earl			
1953 – 1972	Valentino Sclippa Natalina Sclippa			Vernon's City Directory [1963] confirms use of land for residential purposes.
1972 – 1975	Alyre Dugas Loretta Dugas			Historical topographical maps confirm subject property is residential with one [1] dwelling.
	Loretta Dugas			
1975 – 1976	Steven K. Packard Deborha A. Packard			Vernon's City Directory [1976] confirms use of land for residential purposes.
1976 – 1978	Linda G. Teal			
1978 – 1988	Richard Allen Charmaine Jenson			Aerial photographs confirm subject property is utilized for residential purposes with one [1] dwelling located on Site.
1988 – 2004	Simon Marcel Chaumont Margaret Elizabeth Chaumont			
2004 – 2008	Kargo Properties Inc.	Vacant lot utilized for parking of vehicles and storage of construction materials		Aerial photographs confirm Site is vacant with no structures or dwellings.
2008 – current	Salvatore Visca Rita Visca			Site visit subject property is vacant. The property is included with the two adjacent west properties [Lot 25 and Lot 24] within a fenced area utilized for parking and storage of items from commercial business.

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

Agriculture or other use
Commercial use
Community use
Industrial use
Institutional use
Parkland use
Residential use

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

Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en francais, veuillez communiquer avec le ministère de l'Environnement et de l'Action en matière de changement climatique au 1-800-461-6290

Table of Current and past uses of the Phase One Property"
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

LT 23, PL 31 STAMFORD SURFACE ONLY; NIAGARA FALLS. PIN: 64323-0298 [LT]. ONTARIO POWER GENERATION INC. EXPROPRIATED THE SUB-SURFACE RIGHTS IN MULTIPLE EXPROPRIATION PLANS REGISTERED BETWEEN DECEMBER 23, 2005 & FEBRUARY 27, 2006.

Year	Name of Owner	Description of Property Use	Property Use	Other observations from aerial photographs, fire insurance plans, etc.
1797 – Patent	The Crown	Agricultural farmland	Agricultural or other use	1791 Stamford Township Map No. 2 confirms land ownership and use for purposes of farming.
1797 – 1861	John Reilly			
1861 – 1861	William Reilly			Will 9130.Niagara Settlers Land Records, Stamford Map 1862, confirms land ownership and use for the purposes of farming.
1861 – 1861	Alexander Macdonald			Further information for this time period unavailable.
1861 – 1877	William J. O'Reilly			Township of Stamford [Page's Atlas 1876, TRW Canada Ltd.] confirms land ownership and use for the purposes of farming.
	Henry Roswell & R.P. Stearns, Trustees of William J. O'Reilly.			
1877 – 1883	Adam K. Shugg			Historical records show the purchase of 23 acres of land from farmer Adam K. Shugg for Fairview Cemetery [adjacent to south of subject property].
1883 – 1884	Isaiah Ryder			Union Publishing Co's Farmers' Business Directory for Haldimand, Lincoln, Norfolk and Welland [1884-5] confirms land ownership and use for the purposes of farming.
1884 – 1885	Squire F. Wilson			Further information for this time period unavailable.
1885 - 1894	John M. Smith			Mortgage #3046. Assignment of Mortgage #3972. Farmers' and Business Directory for Haldimand, Lincoln, Welland & Wentworth [1887] confirms land ownership and occupation as farmer.
1894 – 1894	Bosville Place			Conveyance Under Power of Sale, April 10, 2894
1894 – 1904	John M. Smith			Further information for this time period unavailable.
1904 - 1905	William McGill			
1905 – 1905	Francis J. Gribble Fraser Morden			Plan 31 Registered February 9, 1905. Historic topographic map [1910] confirm land use for agricultural purposes.
1905 – 1922	William T. Gibbs			The 1914 Vernon's Farmers and Business Directory for Haldimand, Lincoln, Welland and Wentworth confirms ownership and use of land for farming.
1922 – 1929	John L. Head	Residential property and dwelling	Residential Use	Historical Aerial [1934] photographs confirm land use for residential purposes with one [1] dwelling on Site.
1929 – 1933	Frederick Skipper			

Year	Name of Owner	Description of Property Use	Property Use	Other observations from aerial photographs, fire insurance plans, etc.
1933 – 1952	Sarah E. Skipper	Residential property and dwelling	Residential Use	Vernon's City Directory [1945, 1949, 1976] confirms residential dwelling located on property.
1952 – 1997	Bert W. Skipper Bert William Skipper, Estate Elvera Skipper			Vernon's City Directory [1945, 1949, 1976] confirms residential dwelling located on property.
1997 – 2000	A.P.R. Holdings Inc. Rampco Holdings Inc.	Vacant lot utilized for parking of vehicles and storage of construction materials		Vernon's City Directory [1997-8] shows subject property as vacant, with no structures on site.
2000 – 2008	Kargo Properties Inc.			Aerial photographs confirm Site is vacant with no structures or dwellings.
2008 – present	Salvatore Visca Rita Visca			Site visit subject property is vacant. The property is included with the two adjacent west properties [Lot 25 and Lot 24] within a fenced area utilized for parking and storage of items from commercial business.

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

Agriculture or other use
Commercial use
Community use
Industrial use
Institutional use
Parkland use
Residential use

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

*****Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en francais, veuillez communiquer avec le ministère de l'Environnement et de l'Action en matière de changement climatique au 1-800-461-6290***

Table of Current and past uses of the Phase One Property"
(Refer to clause 16(2)(b), Schedule D, O.Reg. 153/04)

LT 24, PL 31 STAMFORD SURFACE ONLY; NIAGARA FALLS. PIN: 64323-0277 [LT]. ONTARIO POWER GENERATION INC. EXPROPRIATED THE SUB-SURFACE RIGHTS IN MULTIPLE EXPROPRIATION PLANS REGISTERED BETWEEN DECEMBER 23, 2005 & FEBRUARY 27, 2006.

Year	Name of Owner	Description of Property Use	Property Use	Other observations from aerial photographs, fire insurance plans, etc.
1797 – Patent	The Crown	Agricultural farmland	Agricultural or other use	1791 Stamford Township Map No. 2 confirms land ownership and use for purposes of farming.
1797 – 1861	John Reilly			
1861 – 1861	William Reilly			Will 9130.Niagara Settlers Land Records, Stamford Map 1862, confirms land ownership and use for the purposes of farming.
1861 – 1861	Alexander Macdonald			No further information available for this time period
1861 – 1877	William J. O'Reilly			Township of Stamford [Page's Atlas 1876, TRW Canada Ltd.] confirms land ownership and use for the purposes of farming.
	Henry Roswell & R.P. Stearns, Trustees of William J. O'Reilly.			
1877 – 1883	Adam K. Shugg			Historical records show the purchase of 23 acres of land from farmer Adam K. Shugg for Fairview Cemetery [adjacent to south of subject property].
1883 – 1884	Isaiah Ryder			Union Publishing Co's Farmers' Business Directory for Haldimand, Lincoln, Norfolk and Welland [1884-5] confirms land ownership and use for the purposes of farming.
1884 – 1885	Squire F. Wilson			Further information for this time period unavailable.
1885 - 1894	John M. Smith			Mortgage #3046. Assignment of Mortgage #3972. Farmers' and Business Directory for Haldimand, Lincoln, Welland & Wentworth [1887] confirms land ownership and occupation as farmer.
1894 – 1894	Bosville Place			Conveyance Under Power of Sale, April 10, 2894
1894 – 1904	John M. Smith			Further information for this time period unavailable.
1904 - 1905	William McGill			Further information for this timer period unavailable.
1905 – 1914	Emanuel Reeb	Agricultural Farmland	Agricultural	Plan 31 Registered February 9, 1905. Historic topographic maps confirm land use for agricultural purposes.
1914 – 1926	Cyrus Nunn			The 1914 Vernon's Farmers and Business Directory for Haldimand, Lincoln, Welland and Wentworth confirms ownership and use of land for farming.

Year	Name of Owner	Description of Property Use	Property Use	Other observations from aerial photographs, fire insurance plans, etc.
1926 - 1927	Frederick Skipper	Residential property and dwelling	Residential Use	Vernon's City Directory confirms residential dwelling located on property.
1927 – 1932	Friend Clegg			
1932 - 1935	Joseph Guy Fred Guy			Historical Aerial [1934] photographs confirm land use for residential purposes with one [1] dwelling on Site.
1935 – 1952	John Kopatsi			Vernon's City Directory [1949] confirms ownership and use of land with residential dwelling.
1952 – 1959	Joseph Kozma Mary Kozma			Historical topographic map [1954] shows land use as residential with one [1] dwelling.
1959 – 1965	Cornelis Duyn Ann Duyn			No additional information available for this time period.
1965-1973	Cecil N. Harris			
1973 – 1974	Wilfred L. Hamilton Evelyn M. Hamilton			
1974 – 1984	Joseph Webber Marianna Webber			Vernon's City Directory [1978] confirms land use for a residential property.
1984 – 1985	Sarah Docherall Murray Charles James Murray			Topographical maps [1982, 1994] confirm land use for residential purposes.
1985 – 1997	Sarah Docherall Woodruff			
1997 – 1997	Anne Imelda Prest			
1997 - 2000	A.P.R. Holdings Inc. Rampco Holdings Inc.	Vacant lot utilized for parking of vehicles and storage of construction materials.		Vernon's City Directory [1997-8] shows subject property as vacant, with no structures on site.
2000 – 2008	Kargo Properties Inc.			Aerial photographs confirm Site is vacant with no structures or dwellings.
2008 – current	Salvatore Visca Rita Visca			Site visit subject property is vacant. The property is included with the two adjacent west properties [Lot 25 and Lot 24] within a fenced area utilized for parking and storage of items from commercial business.

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

Agriculture or other use
Commercial use
Community use
Industrial use
Institutional use
Parkland use
Residential use

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

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

PROPERTY DESCRIPTION: LT 20 PL 31 STAMFORD SURFACE ONLY AS IN RO549873 ; NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/08/16

OWNERS' NAMES
VISCA, RITA

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/08/16 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/08/16						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/08/13 ***						
***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: 1999/08/16 ***						
RO549873	1989/03/21	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	GIURIATO, MARY KOBZEY, NICHOLAS SAVRIGA, VICTORIA BATES, HELEN	
SN16972	2003/12/03	TRANSMISSION-LAND		*** COMPLETELY DELETED *** KOBZEY, NICHOLAS	KOBZEY, MARIE THERESE MARCELLE MONIQUE KOBZEY, NICHOLAS CLAUDE - ESTATE	
SN16973	2003/12/03	APL (GENERAL)		*** COMPLETELY DELETED *** BATES, HELEN GIURIATO, MARY SAVRIGA, VICTORIA KOBZEY, MARIE THERESE MARCELLE MONIQUE		

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.

* 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
REMARKS: RO549873						
SN16974	2003/12/03	TRANSFER		*** COMPLETELY DELETED *** KOBZEY, MARIE THERESE MARCELLE MONIQUE KOBZEY, NICHOLAS CLAUDE - ESTATE	KOBZEY, MARIE THERESE MARCELLE MONIQUE	
SN17431	2003/12/08	TRANSFER		*** COMPLETELY DELETED *** KOBZEY, MARIE THERESE MARCELLE MONIQUE BATES, HELEN GIURIATO, MARY SAVRIGA, VICTORIA	KARGO PROPERTIES INC.	
SN17432	2003/12/08	CHARGE		*** COMPLETELY DELETED *** KARGO PROPERTIES INC.	NIAGARA CREDIT UNION LIMITED	
SN28838	2004/04/02	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** KARGO PROPERTIES INC.	NIAGARA CREDIT UNION LIMITED	
REMARKS: SN17432						
SN125051	2006/06/20	TRANSFER	$70,000	KARGO PROPERTIES INC.	VISCA, RITA	C
SN125052	2006/06/20	CHARGE		*** COMPLETELY DELETED *** VISCA, RITA	MERIDIAN CREDIT UNION LIMITED	
SN126212	2006/06/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
REMARKS: RE: SN17432						
SN228213	2008/11/07	CHARGE		*** COMPLETELY DELETED *** VISCA, RITA	MERIDIAN CREDIT UNION LIMITED	
SN356167	2012/09/06	CHARGE		*** COMPLETELY DELETED *** VISCA, RITA	MERIDIAN CREDIT UNION LIMITED	
SN593536	2019/06/28	CHARGE	$160,000	VISCA, RITA	MERIDIAN CREDIT UNION LIMITED	C
SN593537	2019/06/28	NO ASSGN RENT GEN		VISCA, RITA	MERIDIAN CREDIT UNION LIMITED	C
REMARKS: SN593536.						
SN596742	2019/07/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
REMARKS: SN356167.						

* 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
SN596763	2019/07/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
REMARKS: SN125052.						
SN596818	2019/07/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
REMARKS: SN228213.						

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

PROPERTY DESCRIPTION: LT 21 PL 31 STAMFORD SURFACE ONLY AS IN RO549872; NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/08/16

OWNERS' NAMES
VISCA, RITA

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/08/16 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/08/16						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/08/13 ***						
***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: 1999/08/16 ***						
RO549872	1989/03/21	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	KOBZEY, JOHN	
LT246623	2003/06/06	APL (GENERAL)		*** COMPLETELY DELETED *** KOBZEY, JOHN		
REMARKS: RO549872						
LT246625	2003/06/06	TRANSFER		*** COMPLETELY DELETED *** KOBZEY, JOHN	MASTERSON, TERRY MASTERSON, JANETTE	
SN14869	2003/11/14	TRANSFER		*** COMPLETELY DELETED *** MASTERSON, TERRY MASTERSON, JANETTE	KARGO PROPERTIES INC.	
SN17432	2003/12/08	CHARGE		*** COMPLETELY DELETED ***		

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* 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
				KARGO PROPERTIES INC.	NIAGARA CREDIT UNION LIMITED	
SN28845	2004/04/02	NO ASSGN RENT GEN		*** COMPLETELY DELETED ***		
				KARGO PROPERTIES INC.	NIAGARA CREDIT UNION LIMITED	
REMARKS: SN17432						
SN125049	2006/06/20	TRANSFER	$130,000	KARGO PROPERTIES INC.	VISCA, RITA	C
SN125050	2006/06/20	CHARGE		*** COMPLETELY DELETED ***		
				VISCA, RITA	MERIDIAN CREDIT UNION LIMITED	
SN126212	2006/06/29	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
				MERIDIAN CREDIT UNION LIMITED		
REMARKS: RE: SN17432						
SN228212	2008/11/07	CHARGE		*** COMPLETELY DELETED ***		
				VISCA, RITA	MERIDIAN CREDIT UNION LIMITED	
SN356167	2012/09/06	CHARGE		*** COMPLETELY DELETED ***		
				VISCA, RITA	MERIDIAN CREDIT UNION LIMITED	
SN593531	2019/06/28	CHARGE	$305,000	VISCA, RITA	MERIDIAN CREDIT UNION LIMITED	C
SN593532	2019/06/28	NO ASSGN RENT GEN		VISCA, RITA	MERIDIAN CREDIT UNION LIMITED	C
REMARKS: SN593531						
SN596742	2019/07/29	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
				MERIDIAN CREDIT UNION LIMITED		
REMARKS: SN356167.						
SN596756	2019/07/29	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
				MERIDIAN CREDIT UNION LIMITED		
REMARKS: SN125050.						
SN596816	2019/07/30	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
				MERIDIAN CREDIT UNION LIMITED		
REMARKS: SN228212.						

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

PROPERTY DESCRIPTION: LT 22 PL 31 STAMFORD SURFACE ONLY AS IN RO532034 ; NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/08/16

OWNERS' NAMES	CAPACITY	SHARE
VISCA, SALVATORE	JTEN	
VISCA, RITA	JTEN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
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** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
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** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/08/16 **						
RO532034	1988/07/22	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	CHAUMONT, SIMON MARCEL CHAUMONT, MARGARET ELIZABETH	
RO532035	1988/07/22	CHARGE		*** DELETED AGAINST THIS PROPERTY ***	CIBC MORTGAGE CORPORATION	
RO662347	1993/11/16	ORDER		*** DELETED AGAINST THIS PROPERTY ***		
LT222379	2002/09/12	CHARGE		*** COMPLETELY DELETED *** CHAUMONT, SIMON MARCEL CHAUMONT, MARGARET ELIZABETH	CIBC MORTGAGES INC.	
SN17343	2003/12/05	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				CIBC MORTGAGE CORPORATION		
REMARKS: RE: RO532035						
SN17740	2003/12/11	APL (GENERAL)		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF NIAGARA FALLS		
REMARKS: DELETE RO662347						
SN21321	2004/01/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
REMARKS: RE: LT222379						
SN21322	2004/01/20	CHARGE		*** COMPLETELY DELETED *** CHAUMONT, MARGARET ELIZABETH CHAUMONT, SIMON MARCEL	CIBC MORTGAGES INC.	
SN25669	2004/03/05	LIEN		*** COMPLETELY DELETED *** LEGAL AID ONTARIO		
SN27743	2004/03/26	LIEN		*** COMPLETELY DELETED *** LEGAL AID ONTARIO		
SN28460	2004/03/31	TRANSFER		*** COMPLETELY DELETED *** CHAUMONT, SIMON MARCEL CHAUMONT, MARGARET ELIZABETH	KARGO PROPERTIES INC.	
SN28461	2004/03/31	CHARGE		*** COMPLETELY DELETED *** KARGO PROPERTIES INC.	NIAGARA CREDIT UNION LIMITED	
SN28800	2004/04/02	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** KARGO PROPERTIES INC.	NIAGARA CREDIT UNION LIMITED	
REMARKS: SN28460; SN28461						
SN30675	2004/04/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
REMARKS: RE: SN21322						
SN34651	2004/05/27	DISCHARGE INTEREST		*** COMPLETELY DELETED ***	LEGAL AID ONTARIO	
REMARKS: RE: SN25669						
SN34654	2004/05/27	DISCHARGE INTEREST		*** COMPLETELY DELETED ***	LEGAL AID ONTARIO	
REMARKS: RE: SN27743						

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* 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
SN225944	2008/10/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
REMARKS: RE: SN28461						
SN228258	2008/11/07	TRANSFER	$140,000	KARGO PROPERTIES INC.	VISCA, SALVATORE VISCA, RITA	C
REMARKS: PLANNING ACT STATEMENT						

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

PROPERTY DESCRIPTION: LT 24 PL 31 STAMFORD SURFACE ONLY AS IN RO735565 ; NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/08/16

OWNERS' NAMES	CAPACITY	SHARE
VISCA, SALVATORE	JTEN	
VISCA, RITA	JTEN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/08/16 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/08/16						
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*** 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: 1999/08/16 ***						
RO735565	1997/10/30	TRANSFER		*** COMPLETELY DELETED ***	A.P.R. HOLDINGS INC. RAMPCO HOLDINGS INC.	
RO735566	1997/10/30	CHARGE		*** COMPLETELY DELETED ***	NIAGARA CREDIT UNION LTD.	
LT156409	2000/05/04	TRANSFER		*** COMPLETELY DELETED *** A.P.R. HOLDINGS INC. RAMPCO HOLDINGS INC.	KARGO PROPERTIES INC.	
LT173830	2001/01/19	NOTICE AGREEMENT		KARGO PROPERTIES INC.	THE CORPORATION OF THE CITY OF NIAGARA FALLS	C
SN91283	2005/09/13	NOTICE		THE CORPORATION OF THE CITY OF NIAGARA FALLS		C

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* 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
SN91328	2005/09/13	POSTPONEMENT		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED	THE CORPORATION OF THE CITY OF NIAGARA FALLS	
	REMARKS: RO735566, SN91283					
SN228258	2008/11/07	TRANSFER	$140,000	KARGO PROPERTIES INC.	VISCA, SALVATORE VISCA, RITA	C
	REMARKS: PLANNING ACT STATEMENT					
SN229775	2008/11/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
	REMARKS: RE: RO735566					

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

PROPERTY DESCRIPTION: LT 23 PL 31 STAMFORD SURFACE ONLY ; NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/08/16

OWNERS' NAMES	CAPACITY	SHARE
VISCA, SALVATORE	JTEN	
VISCA, RITA	JTEN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/08/16 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/08/16						
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*** 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: 1999/08/16 ***						
AA54020	1961/05/04	NOTICE		*** DELETED AGAINST THIS PROPERTY ***		
	REMARKS: CONDITIONAL SALE					
RO729421	1997/07/16	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	A.P.R. HOLDINGS INC. RAMPCO HOLDINGS INC.	
LT156410	2000/05/04	TRANSFER		*** COMPLETELY DELETED *** A.P.R. HOLDINGS INC. RAMPCO HOLDINGS INC.	KARGO PROPERTIES INC.	
LT173830	2001/01/19	NOTICE AGREEMENT		KARGO PROPERTIES INC.	THE CORPORATION OF THE CITY OF NIAGARA FALLS	C
SN85464	2005/07/29	APL (GENERAL)		*** COMPLETELY DELETED ***		

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* 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
				AMADIO, WILLIAM ANTHONY		
REMARKS: DELETE AA54020						
SN91283	2005/09/13	NOTICE		THE CORPORATION OF THE CITY OF NIAGARA FALLS		C
SN228258	2008/11/07	TRANSFER	$140,000	KARGO PROPERTIES INC.	VISCA, SALVATORE VISCA, RITA	C
REMARKS: PLANNING ACT STATEMENT						

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

PROPERTY DESCRIPTION: PT TWP LTS 77, 90, 95, 108 STAMFORD, LTS 1-3, 5-15, 18-26, 31-52, PT GEORGE STREET, PT FRASER STREET PL 31 STAMFORD, PT OF RD WID PL 45; BEING PTS 1-9 SN104716, PTS 1, 3, 4 SN104717, PTS 1 & 2 SN104718, PTS 5, 9, 14, 15 SN104719, PT 1 SN104720, PT 1 SN104721, PT 1 SN111527, PT 2 RO819410, PTS 1-4,6-8,10-13 RO819411, PTS 1-12 RO819412; S/T EASEMENT OVER PTS 2, 3, 4, 5, 9 SN104716; AS IN RO236573, AA83922; NIAGARA FALLS; TOGETHER WITH AN EASEMENT OVER PART 6, 7 & 8 59R16062 AS IN SN553008

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONSOLIDATION FROM 64323-0328, 64323-0329, 64323-0330, 64323-0331, 64323-0332, 64323-0334, 64323-0335, 64323-0336, 64323-0338, 64323-0339, 64323-0340, 64323-0341, 64323-0342, 64323-0348

PIN CREATION DATE:
2006/04/05

OWNERS' NAMES
ONTARIO POWER GENERATION INC.

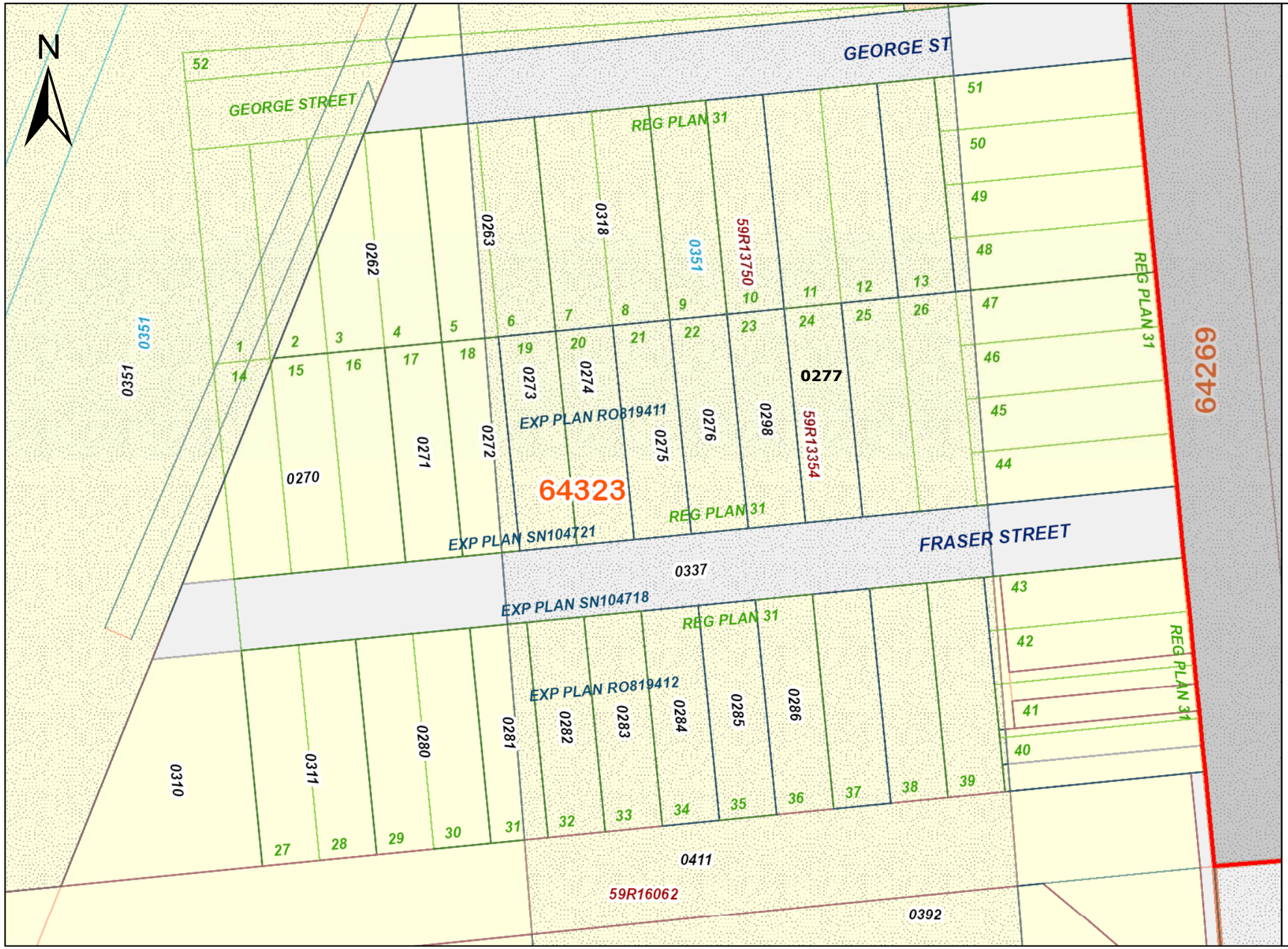
CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/04/05 **						
AA83922	1963/01/10	AGR RIGHT OF WAY			THE CORPORATION OF THE TOWNSHIP OF STAMFORD	C
	REMARKS: SKETCH ATTACHED.					
RO236573	1975/06/23	TRANSFER EASEMENT			THE REGIONAL MUNICIPALITY OF NIAGARA	C
RO819410	2005/12/23	PLAN EXPROPRIATION			ONTARIO POWER GENERATION INC.	C
RO819411	2005/12/23	PLAN EXPROPRIATION			ONTARIO POWER GENERATION INC.	C
RO819412	2005/12/23	PLAN EXPROPRIATION			ONTARIO POWER GENERATION INC.	C
SN104716	2005/12/23	PLAN EXPROPRIATION			ONTARIO POWER GENERATION INC.	C
SN104717	2005/12/23	PLAN EXPROPRIATION			ONTARIO POWER GENERATION INC.	C
SN104718	2005/12/23	PLAN EXPROPRIATION			ONTARIO POWER GENERATION INC.	C
SN104719	2005/12/23	PLAN EXPROPRIATION			ONTARIO POWER GENERATION INC.	C
SN104720	2005/12/23	PLAN EXPROPRIATION			ONTARIO POWER GENERATION INC.	C
SN104721	2005/12/23	PLAN EXPROPRIATION			ONTARIO POWER GENERATION INC.	C
SN111527	2006/02/27	PLAN EXPROPRIATION			ONTARIO POWER GENERATION INC.	C
SN114879	2006/03/29	APL CONSOLIDATE		ONTARIO POWER GENERATION INC.		C
	REMARKS: PTS 1-9 SN104716, PTS 1, 3, 4 SN104717, PTS 1 & 2 SN104718, PTS 5, 9, 14, 15 SN104719, PT 1 SN104720, PT 1 SN104721, PT 1 SN111527, PT 2 RO819410, PTS 1-4, 6-8, 10-13 RO819411, PTS 1-12 RO819412					

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.

* 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
59R13354	2007/03/06	PLAN REFERENCE				C
59R13750	2008/07/24	PLAN REFERENCE				C



ServiceOntario

PRINTED ON 29 DEC, 2022 AT 16:14:12
FOR JMACKENZIE

SCALE

0 30 meters

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

Ontario

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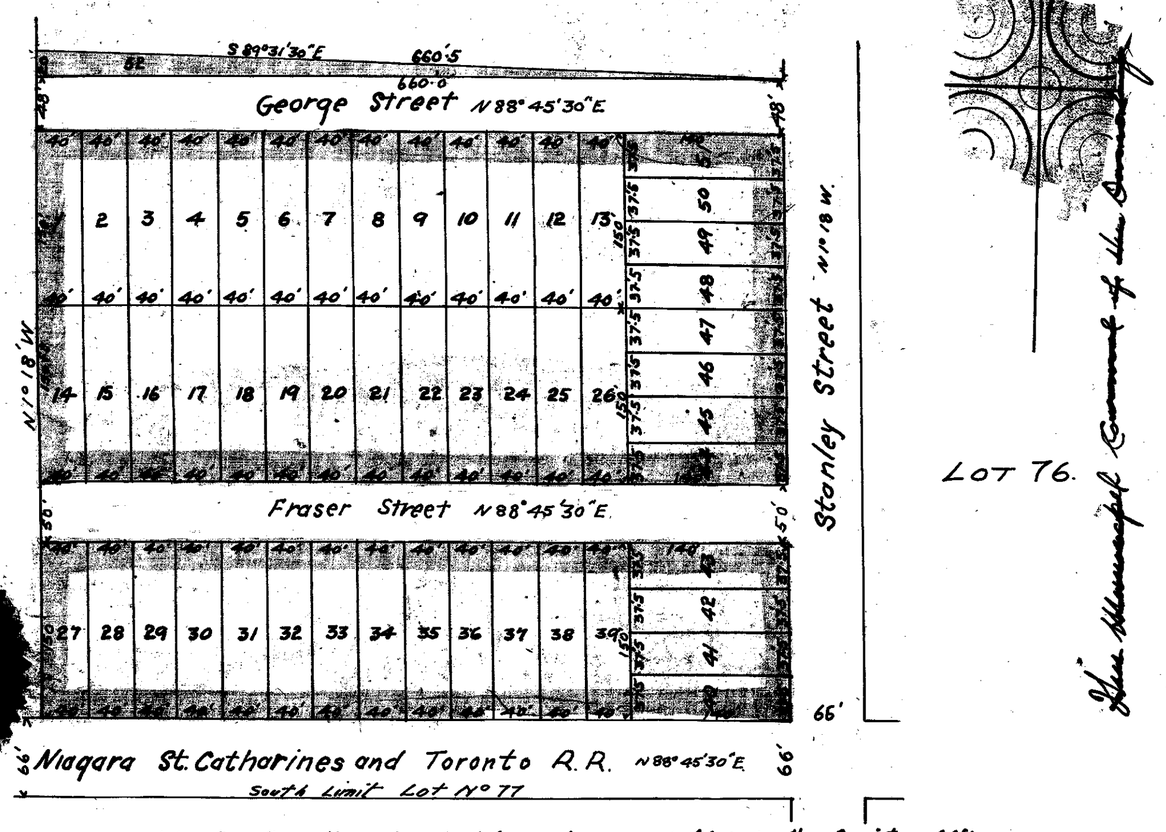
(31)

No. 31.

PLAN
OF SUBDIVISION OF PART OF
LOT Nº 77
TOWNSHIP OF STAMFORD
Scale:– 100 feet = 1 inch.



The Municipal Council of the Township of Stamford hereby assents to the registration of this Plan.
J. E. Jones Clerk
James Dickson Reeve

I hereby certify that the within plan is duly entered and filed in the Registry Office for the County of Welland in plan Index Book Nº 1 for said County at 3.20 O'clock P.M. of the 9 day of Feby AD 1905 as plan Nº 31 for the Township of Stamford
J C Crow
Registrar

SURVEYOR'S CERTIFICATE
I hereby certify that this Plan accurately shows the manner in which the land included therein has been surveyed and subdivided by me, and that the said Plan is prepaired in accordance with the provisions of the Registry Act.

Dated at Niagara Falls Canada the 16th day of Jan. 1905
J. A. Jackson
Ontario Land Surveyor.

OWNER'S CERTIFICATE
The Lots tinted "Red" and the Streets tinted "Brown" are laid out in accordance with our instructions
Witness H. Morden
William G. Gill

AFFIDAVIT OF WITNESS

County of Welland } I, Fraser Mordan of the City of Niagara Falls
To Wit
~~of the~~ in the County of Welland make oath and say
1. That I was personally present and did see the within Plan and duplicate duly signed sealed and executed by William McGill
2. That the said Plan and duplicate were executed at the City of Niagara Falls
3. That I know the said party
4. That I am a subscribing witness to said Plan and duplicate
H. Morden
Sworn before me at the City of Niagara Falls in the County of Welland this 21st day of January AD 1905
A. W. Griffith
A Comissioner.

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

CITY DIRECTORY

Project Property:	*5555 Fraser Street, Niagara Falls, Ontario*
Report Type:	*City Directory*
Order No:	*22121900151*
Information Source:	*Vernon's Niagara Falls and Niagara on the Lake, Ontario City Directory (LAC)*
Date Completed:	*09/01/2023*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

City Directory Information Source
Vernon's Niagara Falls and Niagara on the Lake, Ontario City Directory

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario
Year: 2012	
Site Listing:	-Residential (1 Tenant)
Adjacent Properties:	
5523 Fraser Street	-No Return
5531 Fraser Street	-No Return
5539 Fraser Street	-No Return
5547 Fraser Street	-Residential (1 Tenant)
5584 Fraser Street	-No Return
5594 Fraser Street	-Deep Steam Master Cleaners -Streamline Auto & Marine Upholstery

5610 Fraser Street	-Moose Lodge
5552 George Street	-High Tech Auto Repair
5602 George Street	-Residential (2 Tenants) -Sam Visca Electric
4189 Stanley Avenue	-The House of Comedy

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario
Year: 2007/08	
Site Listing:	-Residential (1 Tenant)
Adjacent Properties:	
5523 Fraser Street	-Residential (1 Tenant)
5531 Fraser Street	-No Return
5539 Fraser Street	-Residential (1 Tenant)

5547 Fraser Street	-Residential (1 Tenant)
5584 Fraser Street	-No Return
5594 Fraser Street	-Deep Steam Master Cleaners -Streamline Auto & Marine Upholstery
5610 Fraser Street	-Moose Lodge
5552 George Street	-High Tech Auto Repair -Niagara High Tech Auto Repair
5602 George Street	-Visca Sam Electric -Residential (1 Tenant)
4189 Stanley Avenue	-Monte Cristo's

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario
Year: 2002/03	
Site Listing:	-Residential (1 Tenant)
Adjacent Properties:	

5523 Fraser Street	-Residential (2 Tenants)
5531 Fraser Street	-No Return
5539 Fraser Street	-Residential (1 Tenant)
5547 Fraser Street	-Residential (1 Tenant)
5584 Fraser Street	-No Return
5594 Fraser Street	-Magi-Topit Inc -ViscaSeal
5610 Fraser Street	-Moose Lodge
5552 George Street	-High Tech Auto Repair
5602 George Street	-Visca Sam Electric -Residential (1 Tenant)
4189 Stanley Avenue	-Longshot OTB & Sports Bar

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario

Year: 1997/98	
Site Listing:	-Residential (1 Tenant)
Adjacent Properties:	
5523 Fraser Street	-Residential (1 Tenant)
5531 Fraser Street	-No Return
5539 Fraser Street	-Residential (1 Tenant)
5547 Fraser Street	-Residential (1 Tenant)
5584 Fraser Street	-No Return
5594 Fraser Street	-T & D Impex Products Inc (Exclusive Enfield Dealer)
5610 Fraser Street	-Address Not Listed
5552 George Street	-High Tech Auto Repair
5602 George Street	-Regional Siding Window & Door Showroom (M Bangs Constr) -Residential (1 Tenant)

4189 Stanley Avenue	-Northend Bar & Grill Inc

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario
Year: 1993/94	
Site Listing:	-Residential (1 Tenant)
Adjacent Properties:	
5523 Fraser Street	-Residential (1 Tenant)
5531 Fraser Street	-No Return
5539 Fraser Street	-Residential (1 Tenant)
5547 Fraser Street	-Residential (1 Tenant)
5584 Fraser Street	-Residential (1 Tenant)
5594 Fraser Street	-Address Not Listed
5610 Fraser Street	-Address Not Listed

5552 George Street	-High Tech Auto Repair
5602 George Street	-Tomin Industries Inc -Residential (1 Tenant)
4189 Stanley Avenue	-Roundup -Golden Gate Motel

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario
Year: 1987	
Site Listing:	-Residential (1 Tenant)
Adjacent Properties:	
5523 Fraser Street	-Residential (1 Tenant)
5531 Fraser Street	-Residential (1 Tenant)
5539 Fraser Street	-Residential (1 Tenant)
5547 Fraser Street	-Residential (1 Tenant)

5584 Fraser Street	-Residential (1 Tenant)
5594 Fraser Street	-Address Not Listed
5610 Fraser Street	-Address Not Listed
5552 George Street	-Stamford Auto Body
5602 George Street	-Tomin Industries Inc -Residential (1 Tenant)
4189 Stanley Avenue	-Casey's Mustache -Golden Gate Motel

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario
Year: 1982	
Site Listing:	-Residential (1 Tenant)
Adjacent Properties:	
5523 Fraser Street	-Residential (1 Tenant)

5531 Fraser Street	-Residential (1 Tenant)
5539 Fraser Street	-Residential (1 Tenant)
5547 Fraser Street	-Residential (1 Tenant)
5584 Fraser Street	-Residential (1 Tenant)
5594 Fraser Street	-Address Not Listed
5610 Fraser Street	-Address Not Listed
5552 George Street	-Stamford Auto Body
5602 George Street	-Tomin's Aluminum Installations & Home Improvements -Residential (1 Tenant)
4189 Stanley Avenue	-Casey's Mustache -Golden Gate Motel -Residential (1 Tenant)

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario

Year: 1977	
Site Listing:	-Residential (1 Tenant)
Adjacent Properties:	
5523 Fraser Street	-Residential (1 Tenant)
5531 Fraser Street	-Residential (1 Tenant)
5539 Fraser Street	-Residential (1 Tenant)
5547 Fraser Street	-Residential (1 Tenant)
5584 Fraser Street	-Residential (1 Tenant)
5594 Fraser Street	-Address Not Listed
5610 Fraser Street	-Address Not Listed
5552 George Street	-Stamford Auto Body
5602 George Street	-Address Not Listed
4189 Stanley Avenue	-Golden Gate Motel

	-Residential (1 Tenant)

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario
Year: 1972	
Site Listing:	-Residential (1 Tenant)
Adjacent Properties:	
5523 Fraser Street	-Residential (1 Tenant)
5531 Fraser Street	-Residential (1 Tenant)
5539 Fraser Street	-Vacant
5547 Fraser Street	-Residential (1 Tenant)
5584 Fraser Street	-Residential (1 Tenant)
5594 Fraser Street	-Address Not Listed
5610 Fraser Street	-Address Not Listed

5552 George Street	-Stamford Auto Body
5602 George Street	-Address Not Listed
4189 Stanley Avenue	-Slumberland Motel

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario (1555 Fraser Street, Niagara Falls, Ontario)
Year: 1967	
Site Listing:	-Residential (1 Tenant)
Adjacent Properties:	
5523 Fraser Street **1523 Fraser Street**	-Residential (1 Tenant)
5531 Fraser Street **1531 Fraser Street**	-Residential (1 Tenant)
5539 Fraser Street **1539 Fraser Street**	-Residential (1 Tenant)

5547 Fraser Street **1547 Fraser Street**	-Residential (1 Tenant)
5584 Fraser Street **1584 Fraser Street**	-Residential (1 Tenant)
5594 Fraser Street **1594 Fraser Street**	-Address Not Listed
5610 Fraser Street **1610 Fraser Street**	-Address Not Listed
5552 George Street **1552 George Street**	-Address Not Listed
5602 George Street **1602 George Street**	-Address Not Listed
4189 Stanley Avenue **189 Stanley Avenue**	-Address Not Listed

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario (1555 Fraser Street, Niagara Falls, Ontario)

Year: 1962	
Site Listing:	-Residential (1 Tenant)
Adjacent Properties:	
5523 Fraser Street **1523 Fraser Street**	-Residential (1 Tenant)
5531 Fraser Street **1531 Fraser Street**	-Residential (1 Tenant)
5539 Fraser Street **1539 Fraser Street**	-Residential (1 Tenant)
5547 Fraser Street **1547 Fraser Street**	-Residential (1 Tenant)
5584 Fraser Street **1584 Fraser Street**	-Residential (1 Tenant)
5594 Fraser Street **1594 Fraser Street**	-Address Not Listed
5610 Fraser Street	-Address Not Listed

1610 Fraser Street	
5552 George Street **1552 George Street**	-Address Not Listed
5602 George Street **1602 George Street**	-Address Not Listed
4189 Stanley Avenue **189 Stanley Avenue**	-Address Not Listed

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario (1555 Fraser Street, Niagara Falls, Ontario)
Year: 1957	
Site Listing:	-Residential (2 Tenants)
Adjacent Properties:	
5523 Fraser Street **1523 Fraser Street**	-Residential (1 Tenant)
5531 Fraser Street	-Residential (1 Tenant)

1531 Fraser Street	
5539 Fraser Street **1539 Fraser Street**	-Residential (1 Tenant)
5547 Fraser Street **1547 Fraser Street**	-Residential (2 Tenants)
5584 Fraser Street **1584 Fraser Street**	-Residential (1 Tenant)
5594 Fraser Street **1594 Fraser Street**	-Address Not Listed
5610 Fraser Street **1610 Fraser Street**	-Address Not Listed
5552 George Street **1552 George Street**	-Address Not Listed
5602 George Street **1602 George Street**	-Address Not Listed
4189 Stanley Avenue **189 Stanley Avenue**	-Address Not Listed

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario (1555 Fraser Street, Niagara Falls, Ontario)
Year: 1952	
Site Listing:	-Residential (1 Tenant)
Adjacent Properties:	
5523 Fraser Street **1523 Fraser Street**	-Residential (1 Tenant)
5531 Fraser Street **1531 Fraser Street**	-Residential (1 Tenant)
5539 Fraser Street **1539 Fraser Street**	-Residential (1 Tenant)
5547 Fraser Street **1547 Fraser Street**	-Residential (2 Tenants)
5584 Fraser Street **1584 Fraser Street**	-Residential (1 Tenant)

5594 Fraser Street **1594 Fraser Street**	-Address Not Listed
5610 Fraser Street **1610 Fraser Street**	-Address Not Listed
5552 George Street **1552 George Street**	-Address Not Listed
5602 George Street **1602 George Street**	-Address Not Listed
4189 Stanley Avenue **189 Stanley Avenue**	-Address Not Listed

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario
Year: 1947	
Site Listing:	-Historic Address Unknown
Adjacent Properties:	
5523 Fraser Street	-Historic Address Unknown

5531 Fraser Street **1507 Fraser Street**	-Residential (2 Tenants)
5539 Fraser Street	-Historic Address Unknown
5547 Fraser Street **1523 Fraser Street**	-Residential (3 Tenants)
5584 Fraser Street	-Historic Address Unknown
5594 Fraser Street	-Historic Address Unknown
5610 Fraser Street	-Historic Address Unknown
5552 George Street **1552 George Street**	-Address Not Listed
5602 George Street **1602 George Street**	-Address Not Listed
4189 Stanley Avenue **189 Stanley Avenue**	-Address Not Listed

PROJECT NUMBER: 22121900151	

Site Address:	5555 Fraser Street, Niagara Falls, Ontario
Year: 1942	
Site Listing:	-Historic Address Unknown
Adjacent Properties:	
5523 Fraser Street	-Historic Address Unknown
5531 Fraser Street **1507 Fraser Street**	-Residential (1 Tenant)
5539 Fraser Street	-Historic Address Unknown
5547 Fraser Street **1523 Fraser Street**	-Residential (1 Tenant)
5584 Fraser Street	-Historic Address Unknown
5594 Fraser Street	-Historic Address Unknown
5610 Fraser Street	-Historic Address Unknown
5552 George Street	-Address Not Listed

1552 George Street	
5602 George Street **1602 George Street**	-Address Not Listed
4189 Stanley Avenue **189 Stanley Avenue**	-Address Not Listed

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario
Year: 1939	
Site Listing:	-Historic Address Unknown
Adjacent Properties:	
5523 Fraser Street	-Historic Address Unknown
5531 Fraser Street **1507 Fraser Street**	-Residential (1 Tenant)
5539 Fraser Street	-Historic Address Unknown
5547 Fraser Street	-Residential (1 Tenant)

1523 Fraser Street	
5584 Fraser Street	-Historic Address Unknown
5594 Fraser Street	-Historic Address Unknown
5610 Fraser Street	-Historic Address Unknown
5552 George Street **1552 George Street**	-Address Not Listed
5602 George Street **1602 George Street**	-Address Not Listed
4189 Stanley Avenue **189 Stanley Avenue**	-Address Not Listed

PROJECT NUMBER: 22121900151	
Site Address:	5555 Fraser Street, Niagara Falls, Ontario
Year: 1934	
Site Listing:	-Historic Address Unknown
Adjacent Properties:	

5523 Fraser Street	-Historic Address Unknown
5531 Fraser Street **1507 Fraser Street**	-Residential (1 Tenant)
5539 Fraser Street	-Historic Address Unknown
5547 Fraser Street **1523 Fraser Street**	-Residential (1 Tenant)
5584 Fraser Street	-Historic Address Unknown
5594 Fraser Street	-Historic Address Unknown
5610 Fraser Street	-Historic Address Unknown
5552 George Street **1552 George Street**	-Address Not Listed
5602 George Street **1602 George Street**	-Address Not Listed
4189 Stanley Avenue **189 Stanley Avenue**	-Address Not Listed

There is a shift in civic addresses in 1967. Adjustments have been made where possible to give accurate information, based on patterns in address changes and matching prior tenants where possible.

There is a shift in civic addresses in 1947. Unfortunately, it was impossible to discern what most of the addresses may have switched to in this year via previous tenants.

Niagara Falls, Ontario is listed within the city directory archives from 1934-2012.

-All listings for businesses were listed as they are in the city directory.

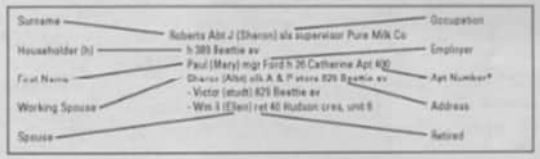
-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory.

VERNON'S CITY DIRECTORIES

1997/98 Niagara Falls Residential Alphabetical

Residential Alphabetical

Names of adult persons showing householder, spouse and indicates, where available, occupation and place of present or past employment,



* Apt. number shown where available. (This information is often restricted due to building security.)

The content of this section of the City Directory is compiled from original sources including field enumeration.

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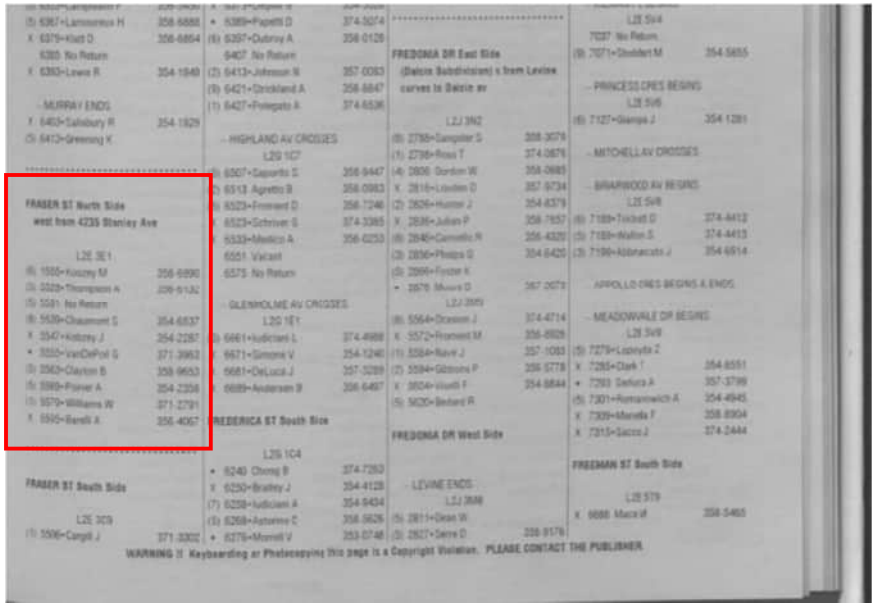
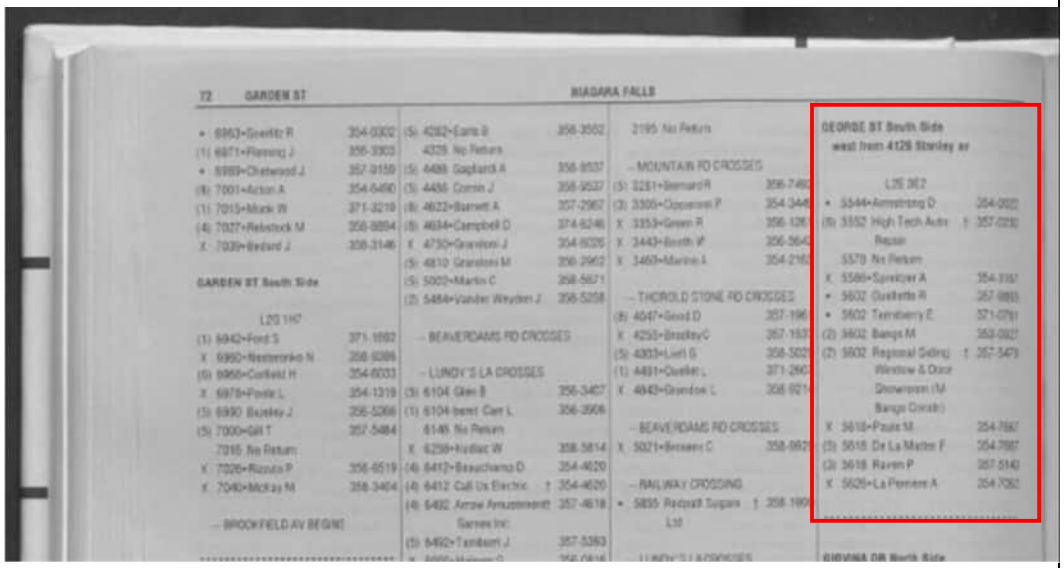
Publishers





VERNON'S CITY DIRECTORIES

VERNON'S

CITY OF NIAGARA FALLS

(Ontario)

DIRECTORY

1978

CONTAINING

An Alphabetical Directory of Business Concerns and Residents; a Street Directory of Householders, Occupants of Office Buildings and other Business Places, including a Complete Street Guide with Postal Codes and Telephone Numbers; a Miscellaneous Section of General Information; a Numerical Telephone Directory; also a

CLASSIFIED BUSINESS DIRECTORY

Sold by subscription only.

*Member, Association of North American Directory Publishers

VERNON DIRECTORIES LIMITED, Publishers

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AUTHORIZED GAS FURNACE SERVICE
BARNES ELECTRIC LIMITED
APPLIANCE SERVICE AND INSTALLATION
• Residential
• Commercial
• Industrial
354-1669
Night Service
356-1295
354-1453
5024 STAMFORD STREET

5983*Fox G 358-8758
5995 Joss W 358-9110
5997*Wallace E 358-8597
6015*Murray D
6023*Knight S 358-7380
6031*Hathaway J 358-8038

— BARKER CROSSES
L2G 4Z1
w s Hope Fellowship Baptist Church 354-4934
6062*Jarvis W 356-2492
6069*Leonard B 356-3993
6079 No Return
6087*Wagner M 354-9514
6095*Ellison T 354-8992
6105*Stephenson F 358-5347
6115*Armstrong M 354-0863
6129*Barrett J 358-7643
6139*Dixon A 358-8546
6145*Menstorf M 358-8586
6159*Kennedy D

— CULP CROSSES
L2G 4Z4
6173*Luongo V 356-4308
6183*Lee C 356-7589
6193*Corsaro F 356-5669
6201*Howard K 356-2367
6209*Bagnulo A 356-0878
6217*Vincent W 356-6771
6223 Ma C 356-4740
6233*Ratcliffe F
6241 No Return
6243*Radowsky M
6251*Refilasede C 354-4567
6259*Johnston R 358-9315
6269*Platt S 356-2362
6277*Williams T 357-1874
6287*Kennington J 356-2167
6295 Sanborn C 357-2466
6295*Morton C 357-2947
6303 Vacant
6315*Beaudette J 354-4808
6325*Cyr G 358-3725

— ASH CROSSES
L2G 4Z6
6345*Tanos J 356-4922
6353*Campisano F 356-5450
6379*Klatt D
6385*Frietsch E 354-6123
6390*Lewis R 354-1949

— MURRAY ENDS
6403*Salisbury R 354-1929
6413*Herman J 358-9614

FRASER North Side
west from 4235 Stanley av

L2E 3E1
5523*Weber J 354-6398
5531*Skipper B 354-2908
5539*Jensen A 356-9326
5547*Kotsiey M 354-2287
5555 Vacant
5563*Clayton S 358-9653
5569*Poirier A 354-2358
5579*Misener P 356-8496
5586*Smith R 354-9901

FRASER South Side
L2E 3C9
5506*Krulik R 354-6779
5514*Ane D 357-0003
5532 Vacant
5540 Brown P 354-2443
5548*Weems R 357-0158
5556*Kolomatz S 354-1825
5564*Walter M 358-5276
5570 Nehring R 357-3237
5572 Cameron H 354-0604
5584*Charron A 356-8804
5602 Lamey H

FREDERICA North Side
west from 5475 Drummond rd to Dorchester rd

L2G 1C5
6251*Martins A 356-5719
6261*Crowley R 356-2098
6271 Ehart R
6281*Priestman P 358-9046
6291*Cassibo F 354-6089
6301*Hodgkiss A 356-9088
6311*Crisafano S 356-6945
6321*Garofalo D 356-0638
6333*Brooker G 354-4449
6343*Fletcher J 354-8786
6365 Vacant
6365 Jordan J
6373*Degiuli J 354-5028
6389*Staines E 356-0325
6397*Crandall D 358-6360
6407 Vacant
6413*Webster D 354-4531
6421*Reid J 358-3364
6427*Wyen W 354-4416

— HIGHLAND AV CROSSES
L2G 1C7
6507*Saporito S 358-8083
6513 Pugliese L 356-9087
6513 Parkes E 357-2469
6523 Vacant
6523 Schriver G 356-7801
6533*Medico A 356-0253
6551 Symonds Garage & Auto Body 356-8531

— GLENHOLME AV CROSSES
L2G 1E1
6661*Iudicianl L 358-8409
6671*Simone V 354-1240
6681*Staccuzzi C
6681 Deluca J 358-8547

FREDERICA South Side
L2G 1C4
6240*Mion J
6250*Bailey J 354-4128
6258*Mirasnovic I 358-2302
6268*Paone V 356-4982
6278*Cartwright W 354-1952
6278 Cartwright Pattern Shop 354-1952
6292*Murrell A 354-5401
6308*Learn C 356-3829
6326*Sorley W 356-0429
6334*Lock R 356-3012
6342*O'Laure C 354-8311

6348 Vacant
6366*Mancuso P 358-3400

— HILLSDALE AV BEGINS
L2G 1C6
6410*Burns R 357-1843

— HIGHLAND AV CROSSES
L2G 1C8
6530 No Way Construction & Mechanical Contractors Niagara Ltd 358-7733

— GLENHOLME AV CROSSES
L2G 1C9
6570 Stamford Memorial Arena 358-5252
s s Bell Jack Arena 358-5252

— PRINCE EDWARD CROSSES
L2G 1E2
6846 Central Pentecostal Assembly 356-0635

FREDONIA DRIVE East Side
(Dalcin Subdivision) s from Lawrence curves to Dalcin av

L2J 3N2
2788*McDonald W 354-0640
2798*Baker K 356-3524
2806*Gray W 354-4453
2816*Campagnano E 356-2416
2826*Martignago G 356-7457
2836*Julian F 358-7652
2846*Janaszek S 356-8615
2856*Bill Zeron
2866*Foster K 356-7360
2876 No Return

L2J 3M9
5564 Oberman Larry
5572*Fromm E 356-8926
5584*Hogg W 356-7493
5594*Pavetta J 356-0587
5604*Viselli B 354-8844
5620 No Return

FREDONIA DRIVE West Side
L2J 3M8
2811*Fabiano T 354-3032
2827*Renne A 356-9284
2837*Feeley E
2847*Gross W 356-2164
2863*Wood J 356-7221

L2J 3N1
5589*Fruci C 354-6821
5599*Levy J 354-4175
5609*Tesik J 354-3088
5619*Morin D 354-7356

FREEMAN North Side
w from Petit crossing Dorchester at 4368 circling to Dridene

L2E 5T8
6663*Blair G 356-0055
6677*Messina J 358-6782

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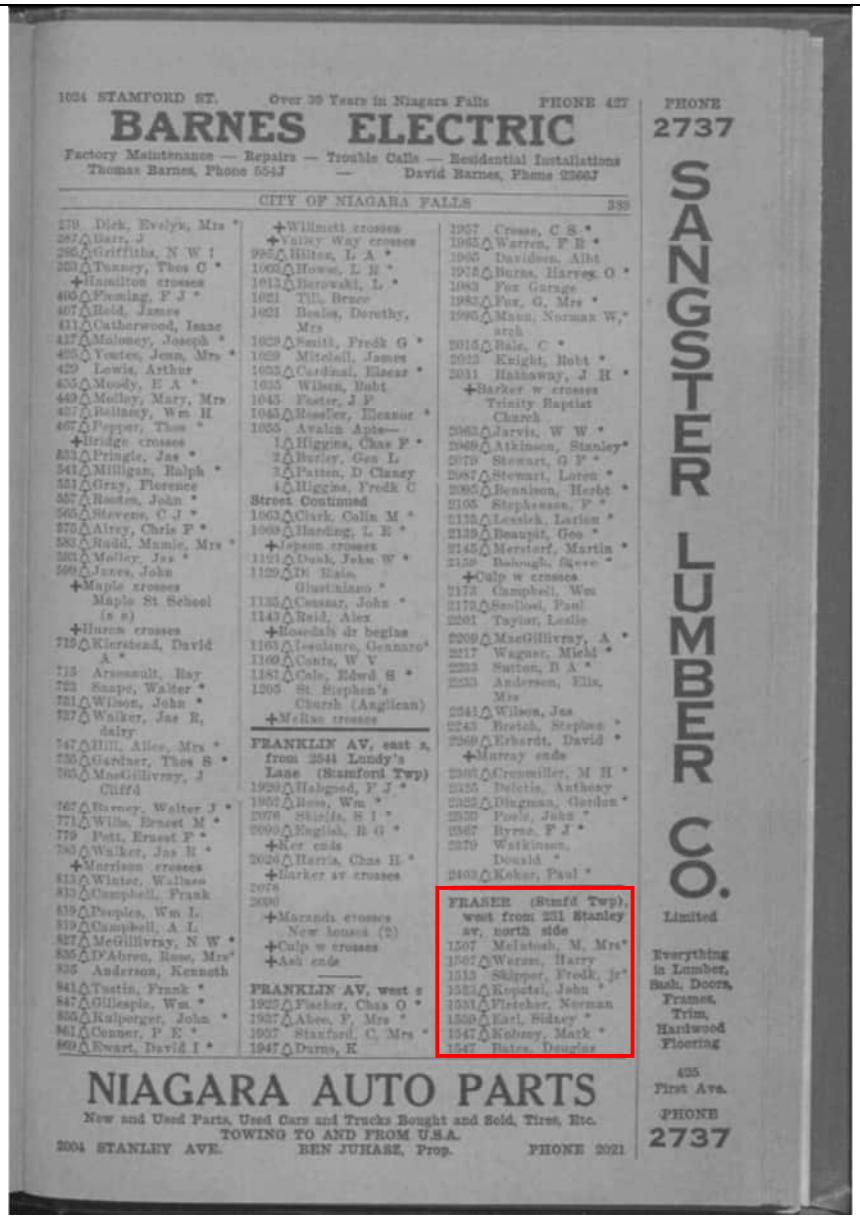

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CITY OF NIAGARA FALLS 339

179 Dick, Evelyn, Mrs *
287 Barr, J
295 Griffiths, N W I
323 Tunney, Thos C *
+Hamilton crosses
405 Fleming, F J *
407 Reid, James
411 Catherwood, Isaac
417 Maloney, Joseph *
425 Yeates, Jens, Mrs *
429 Lewis, Arthur
435 Moody, E A *
449 Molley, Mary, Mrs
457 Bellamy, Wm H
467 Pepper, Thos *
+Bridge crosses
533 Pringle, Jas *
541 Milligan, Ralph *
551 Gray, Florence
557 Baston, John *
565 Stevens, C J *
575 Airey, Chris P *
583 Radd, Mamie, Mrs *
591 Molley, Jas *
599 Jones, John
+Maple crosses
Maple St School (s s)
+Huron crosses
719 Kierstead, David A *
715 Arsenault, Ray
723 Snape, Walter *
731 Wilson, John *
737 Walker, Jas R, dairy
747 Hill, Alice, Mrs *
755 Gardner, Thos S *
765 MacGillivray, J Cliff4
767 Barney, Walter J *
771 Wills, Ernest M *
779 Pett, Ernest P *
785 Walker, Jas R *
+Morrison crosses
813 Winter, Wallace
813 Campbell, Frank
819 Peoples, Wm L
819 Campbell, A L
827 McGillivray, N W *
835 D'Abreu, Rose, Mrs*
835 Anderson, Kenneth
841 Tustin, Frank *
847 Gillespie, Wm *
855 Kulporger, John *
861 Conner, P E *
869 Ewart, David I *

+Willmott crosses
+Valley Way crosses
995 Hilton, L A *
1003 Howse, L R *
1013 Borowski, L *
1021 Till, Bruce
1021 Beales, Dorothy, Mrs
1029 Smith, Fredk G *
1029 Mitchell, James
1035 Cardinal, Eliezer *
1035 Wilson, Robt
1045 Foster, J F
1045 Roessler, Eleanor *
1055 Avalon Apts—
1 Higgins, Chas F *
2 Burley, Geo L
3 Patten, D Clancy
4 Higgins, Fredk C
Street Continued
1063 Clark, Colin M *
1069 Harding, L E *
+Jepson crosses
1121 Dunk, John W *
1129 DI Rale, Giustiniano *
1135 Cessar, John *
1143 Reid, Alex
+Rosedale dr begins
1163 Iesularo, Gennaro*
1169 Conts, W V
1181 Cole, Edwd S *
1205 St. Stephen's Church (Anglican)
+McRae crosses

FRANKLIN AV, east s, from 2544 Lundy's Lane (Stamford Twp)
1929 Habgood, F J *
1933 Ross, Wm *
2078 Stiejis, S I *
2090 English, R G *
+Mer ends
2026 Harris, Chas H *
+Barker av crosses
2078
2090
+Marands crosses
New houses (2)
+Culp w crosses
+Ash ends

FRANKLIN AV, west s
1923 Fischer, Chas O *
1937 Abeo, F, Mrs *
1937 Stanford, C, Mrs *
1947 Burns, E

1957 Crosse, C S *
1965 Warren, F R *
1965 Davidson, Albt
1975 Burns, Harvey O *
1983 Fox Garage
1983 Fox, G, Mrs *
1995 Mann, Norman W,* arch
2015 Bale, C *
2023 Knight, Robt *
2031 Hathaway, J H *
+Barker w crosses
Trinity Baptist Church
2063 Jarvis, W W *
2069 Atkinson, Stanley*
2079 Stewart, G F *
2087 Stewart, Loren *
2095 Bennison, Herbt *
2105 Stephenson, F *
2113 Lesslek, Larion *
2139 Beaupit, Geo *
2145 Merriorf, Martin *
2159 Balough, Steve *
+Culp w crosses
2173 Campbell, Wm
2173 Scollod, Paul
2201 Taylor, Leslie
2209 MacGillivray, A *
2217 Wagner, Michl *
2233 Sutton, B A *
2233 Anderson, Ella, Mrs
2241 Wilson, Jas
2243 Bretch, Stephen *
2260 Erhardt, David *
+Murray ends
2308 Crosmiller, M H *
2325 Pelotie, Anthony
2325 Dingman, Gordon *
2339 Poole, John *
2347 Byrne, F J *
2379 Watkinson, Donald *
2403 Koker, Paul *

FRASER (Stmfd Twp), west from 231 Stanley av, north side
1507 McIntosh, M, Mrs*
1507 Werner, Harry
1513 Skipper, Fredk, jr*
1523 Kopatel, John *
1531 Fletcher, Norman
1539 Earl, Sidney *
1547 Kobzey, Mark *
1547 Bates, Douglas

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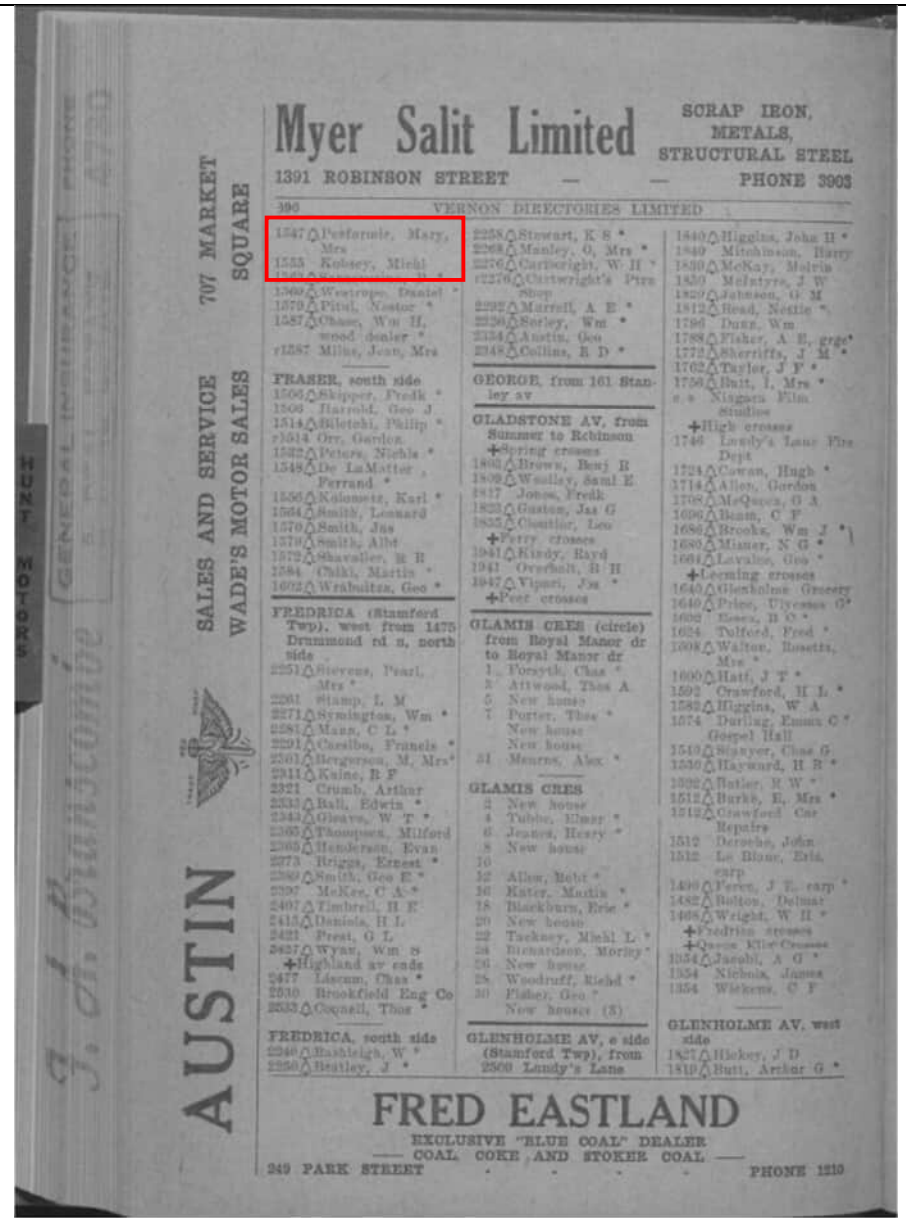

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1547 Pesforuic, Mary, Mrs
1555 Kobzey, Michl
1569 Westropp, Daniel *
1579 Pitul, Nestor *
1587 Chase, Wm H, wood dealer *
r1587 Miles, Jean, Mrs

FRASER, south side
1506 Skipper, Fredk *
1508 Harrold, Geo J
1514 Biletchi, Philip *
r1514 Orr, Gordon
1532 Peters, Nichls *
1548 De LaMatter, Ferrand *
1556 Kolomeiz, Karl *
1564 Smith, Leonard
1570 Smith, Jas
1576 Smith, Albt
1582 Shavalier, R R
1584 Chiki, Martin *
1602 Wrabultzs, Geo *

FREDRICA (Stamford Twp), west from 1475 Drummond rd n, north side
2251 Stevens, Pearl, Mrs *
2261 Stamp, L M
2271 Symington, Wm *
2281 Mann, C L *
2291 Caselbo, Francis *
2301 Bergerson, M, Mrs*
2311 Kaine, R F
2321 Crumb, Arthur
2333 Ball, Edwin *
2343 Greaves, W T *
2365 Thompson, Milford
2369 Henderson, Evan
2373 Briggs, Ernest *
2389 Smith, Geo E *
2397 McKee, C A *
2407 Timbrell, H E
2415 Daniels, H L
2421 Prest, G L
2427 Wynn, Wm S
+Highland av ends
2477 Liscum, Chas *
2510 Brookfield Eng Co
2533 Connell, Thos *

FREDRICA, south side
2246 Bashleigh, W *
2258 Beatley, J *

2258 Stewart, K S *
2268 Manley, O, Mrs *
2276 Cartwright, W H *
r2276 Cartwright's Pipe shop
2292 Marrell, A E *
2296 Seeley, Wm *
2334 Austin, Geo
2348 Collins, R D *

GEORGE, from 161 Stanley av

GLADSTONE AV, from Summer to Robinson
+Spring crosses
1803 Brown, Benj R
1809 Woolley, Saml E
1817 Jones, Fredk
1823 Gaston, Jas G
1835 Counlor, Leo
+Ferry crosses
1941 Kirody, Rayd
1941 Overholt, B H
1947 Viguri, Jos *
+Peet crosses

GLAMIS CRES (circle) from Royal Manor dr to Royal Manor dr
1 Forsyth, Chas *
3 Attwood, Thos A
5 New house
7 Porter, Thos *
New house
New house
31 Meares, Alex *

GLAMIS CRES
2 New house
4 Tubbs, Elmer *
6 Jeanes, Henry *
8 New house
10
12 Allen, Robt *
16 Rater, Martin *
18 Blackburn, Eric *
20 New house
22 Tackney, Michl L *
24 Richardson, Morley *
26 New house
28 Woodruff, Richd *
30 Fisher, Geo *
New house (3)

GLENHOLME AV, e side (Stamford Twp), from 2500 Lundy's Lane

1840 Higgins, John H *
1849 Mitchinson, Harry
1859 McKay, Melvin
1859 McIntyre, J W
1869 Johnson, O M
1873 Read, Nestle *
1796 Dunn, Wm
1788 Fisher, A E, grgr*
1772 Sherriffs, J M *
1762 Taylor, J F *
1756 Butt, I, Mrs *
r.s Niagara Film Studios
+High crosses
1746 Lundy's Lane Fire Dept
1724 Cowan, Hugh *
1714 Allen, Gordon
1708 McQueen, G A
1696 Bunn, C F
1686 Brooks, Wm J *
1680 Misner, N G *
1664 Lavalee, Geo *
+Leeming crosses
1640 Glenholme Grocery
1640 Price, Ulysses G*
1602 Essex, B C *
1624 Tulford, Fred *
1608 Walton, Rosetta, Mrs *
1600 Hatt, J T *
1592 Crawford, H L *
1582 Higgins, W A
1574 Durling, Emma C *
Gospel Hall
1543 Sleayer, Chas G
1530 Hayward, H R *
1522 Butler, R W *
1512 Burke, E, Mrs *
1512 Crawford Car Repairs
1512 Deroche, John
1512 Le Blanc, Eric, carp
1490 Ferrer, J E, carp *
1482 Bolton, Delmar
1468 Wright, W H *
+Fredrica crosses
+Queen Elizabeth Crosses
1354 Jacobi, A G *
1354 Nicholls, James
1354 Wickens, C F

GLENHOLME AV, west side
1827 Hickey, J D
1819 Butt, Archer G *

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Vernon's City Directory of Niagara Falls 1949

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ALPHABETICAL AND STREET

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FOR THE YEAR

1945

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+Culp w crosses
+Ash ends

FRANKLIN AV, west s
1925 △Fischer, Chas O *
1937 △Reilly, M J *
1947 △Burns, K
1957 Crane, C S *
1960 △Warren, F R *
1973 △Burns, Harvey O *
1980 △Fox, G, Mrs *
1996 △Mann, Norman W, arch *
2014 △Bale, C *
2021 △Knight, Robt *
2031 Hathaway, J H *
+Barker w crosses
Trinity Baptist Church
2060 △Jarvis, W W *
2069 △Atkinson, Stanley *
2079 △Stewart, G P *
2087 △Bradley, J W *
2125 Stephenson, F H *
2133 △Lesnick, Larion *
2139 △Trepps, Frank *
2147 △Merstorff, Martin *
2159 △Spencer, M, Mrs *
+Culp w crosses
2175 △Ede, Chas *
2201 Sullaire, Anthony *
2209 △Van Alstine, L E *
2217 Wagner, Micki *
2231 Sutton, Bert A *
2241 Wilson, Jas
2245 △Breitch, Stephen *
2269 △Erhardt, David *
+Murray ends
2325 △Seister, G J
2407 Byrne, P J *
2409 Pelich, Milan *

FRASER (Stmfd Twp), west from 231 Stanley av, north side
1500 Melntosh, M, Mrs *
Smith, J W
1507 Skipper, Fredk, jr *
1511 Kopytsi, John *
1515 Fletcher, Norman
1519 Turansky, Kozma *
1523 △Kobzey, Mark *
1527 —
1531 △Sanscverina, P *
1535 Allen, W E
1539 Pitul, Nestor *
1543 Chase, Wm H *

FRASER, south side
1500 △Harrold, Geo J
1504 Bibetchi, Philip *
1504 Hunt, P
1512 △Peters, Nicha *
1520 Leeder, Henry C
1524 Vacant
1528 Green, Herbt *
1532 Kolomeits, Carl
1534 Shevalier, R R
1540 Vinnick, Walter *
1548 Wrabulita, Geo *

FREDERICA (Stamford Twp), west from 1475 Drummond rd n, north side
2251 △Stevens, Pearl, Mrs
2261 Stamp, L M
2271 △Stevens, Chas P *
2281 Longley, Geo *
2291 △Murray, T W *
2301 Hughes, H
2311 Rales, R P
2321 Crumb, Arthur
2333 △Hall, Edwin *
2343 Gleave, Wm *
2365 △Wiskins, Chas
2365 Thompson, Milford
2373 Briggs, Ernest *
2389 Sharp, Ray
2397 McKee, J C *
2407 Klassen, David *
2413 Duffy, W
2421 Oliver, F
2427 △Wynn, Wm S
+Highland av ends
2477 Lisman, Chas *
2533 △Connell, Thos *

FREDERICA, south side
2240 Rashleigh, W *
2250 △Bratley, J *
2258 △Stewart, K S *
2268 △Manley, O, Mrs *
2276 Manley, Frank *
2292 Murrell, A E *
2326 △Sorley, Wm *
New house

GEORGE, from 161 Stanley av
Marlean, Geo

GLADSTONE AV, from Summer to Robinson
+Spring crosses
1865 △Brown, Benj R
1869 △Woolley, Saml E
1877 Carey, J M
1889 △Gaston, Jas G
1895 △Courtier, Lionel
+Ferry crosses
1941 Kindy, Rayd
1947 Viperl, Jos *
+Poor crosses

GLENHOLME AV, e side (Stamford Twp), from 2509 Lundy's Lane
1840 △Higgins, John H *
1850 △Saunders, Herb
1860 △Johnson, G M
1872 △Reed, N G
1796 Bennison, Herbt
1788 △Fisher, A E, Mrs
1772 △Sherriffs, J M *
1762 △Taylor, J P *
1750 △Butt, I, Mrs *
1750 Bowman, R W
+High crosses
1724 △Cowan, Hugh *
1714 △Penny, Leslie *
1708 △Price, G U *
1696 Bean, C F
1686 △Brooks, Wm J *
1680 △Misner, N G *
1664 △Galley, A M *
+Leeming crosses
1614 Essex, R C *
1608 △Walton, Chas L *
1600 Hatt, J T
1592 Crawford, H L *
1582 △Higgins, W A
1574 Darling, Max *
Gospel Hall
1540 Stanyer, Chas G
1530 △Cunningham, Alex
1522 Butler, R W *
1512 △Burke, E, Mrs *
1512 Lonzo, W
1490 △Peres, Edmund *
1482 △Cassar, Allen B
1464 Wright, W H *

GLENHOLME AV, west side
1827 △Lavelle, B J *
1819 △Butt, Arthur G *
1813 △Gray, Ida, Mrs
1803 △Dickson, P W *
1795 △Erion, Chas F *
1789 Wear, Sebastian *
1779 △Prince, A J *
1773 △Newton, W J
1769 △Flower, Leslie *

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FOR THE YEAR

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Athow Thos, Niagara Falls	S	t	wp p674
Austin David,	"	f	185
Austin John,	"	f	185
Austin Martha,	"	f	185
Ayers Ethel,	Stamford	f	24
Ayers Mrs H,	"	f	24
Ayres Edwd, Niagara Falls	S	t	125
Badger Sarah,	Southend	f	72
Bailey Benj, Niagara Falls	S	t	131
Bain Hy C,	"	t	kp1
Ball Mrs E,	"	f	141
Ball Wm,	Thorold	t	10
Banker Mrs E, Niagara Falls		f	bp410
Banks Hy S, Niagara Falls	S	t	131
Barbeau Albt,	Stamford	f	4
Barbeau John,	Southend	f	72
Barbeau Mrs J,	Stamford	f	44
Barden Mrs F,	"	f	24
Barden John,	"	f	55
Barker Wm,	Southend	t	bp23
Barker Wm,	"	m	brp23
Barnett Miss J C, Falls View		f	r15
Barnett Thos,	"	f	r13
Barney W J,	Queenston	m	2
Barnhart Job,	Falls View	f	blk48
Bartlett John,	Stamford	t	43
Barto Peter,	"	f	18
Bartram Wm, Niagara Falls	S	t	kp15
Baxter Belmont,	"	f	blk47
Baxter Ernst R,	"	t	142
Baxter Mrs H,	"	f	bp80
Baxter John,	Falls View	f	blk40
Beale J,	"	f	blk39
Beam Geo L, Niagara Falls	S	f	142
Beck Hy,	Falls View	t	217
Beck John,	Thorold	f	68
Bell Dominick, Niagara Falls	S	m	wpp729
Bell Geo,	Nigra Flls S	t	wpp 729
Bell Jos,	St Davids	f	6
Bell Jos jr, Niagara Falls	South	f	6
Bell Thos,	"	f	bp40
Bellamy Wm,	"	f	bq188
Beltin Pearl,	Niagra Fls	m	76
Bender E T,	Southend	s	60
Bender F H,	"	t	60
Bennett Wm,	Fall View	t	175
Bereyanski John, Niagara Falls	South	m	wpp709
Bereyanski Mchl,	"	t	wpp709
Berriman Thos,	Stamfrd	t	55
Berriman Ths,	Niagra Flls	f	115
Bertilli Georanne,	Stmfrd	t	17
Bessey Calvin,	Falls Vw	t	r16
Bether Elmer, Niagara Falls	South	f	wpp964
Bickle Wm H,	Southend	f	70
Biggar Fanny, Niagara Falls	South	f	172
Biggar Fred L,	Southend	t	97
Biggar Josephine, Niagara Falls	South	f	172
Biggar J E,	Southend	f	97
Biggar J L, Niagara Falls	South	f	124
Biggar Normn,	"	t	141
Biggar Phoebe,	"	t	142
Biggar Mrs R,	"	f	142
Biggar Wrrn W,	"	f	124
Biggar W E,	"	f	125
Biggins Thos,	Southend	m	90
Biller Marie, Niagara Falls	South	f	dp19
Biller Wm,	"	t	135
Biller Yoes,	"	f	dp19
Birdsall Mrs P,	"	f	125
Birkenshaw Thos,	"	f	131
Birkett Allan,	"	f	107
Birkett Reuben,	"	s	107
Birkett Saml,	"	f	107
Birkett Tyson,	"	f	142
Birrell Fred,	"	t	90
Black Chas,	St Davids	f	4
Black J O,	Stamford	t	55
Black Neil,	"	f	55
Black Stewart, Niagara Falls	South	t	142
Black Wm,	"	t	103
Blake John,	"	f	142
Blake Wm,	"	f	142

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—AND—

BUSINESS DIRECTORY,

FOR THE COUNTIES OF

Haldimand, Lincoln, Norfolk and Welland.

1884-5. v. 1

VOL. I.

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		Con	Lot
Pay Edward, Thorold	t	0	135
Pay Isaac, NiagaraFalls South	f	0	135
Parker James, Stamford	t	0	37
Parker John, "	f	0	2
Parker Wm, "	f	0	2
Pearson James, Thorold	f	0	48
Perram H T, Stamford	f	0	60
Peterson David, "	f	0	14
Peterson Wm, "	f	0	7
Pettit C, Niagara Falls South	f	0	96
Pew D L, South End	t	0	95
Pew Geo, Niagara Falls South	f	0	137
Pew Harvey, "	f	0	148
Pew H J, "	f	0	125
Pew John, "	f	0	132
Pew John, Stamford	t	0	43
Pew L W, "	f	0	43
Pew Nelson, NiagaraFalls South	f	0	155
Pew Robert, Thorold	t	0	154
Pew R D, Niagara FallsSouth	f	0	132
Pew Samuel, "	f	0	165
Pew Thomas sr, South End	f	0	76
Pew Thomas jr, Niagara Falls	t	0	76
Pinnio C E, South End	t	0	113
Pius Father, Niagara Falls	f	0	24
Pope Walter, South End	f	0	77
Potter G T, "	f	0	72
Potter N, NiagaraFalls South	f	0	78
Powell Henry, Montrose	t	0	197
Powell Wm, NiagaraFalls South	t	0	133
Prest Percival, Stamford	f	0	55
Reavely Joseph, Port Robinson	f	0	203
Reavely Wm, "	f	0	203
Redhead Charles, Stamford	f	0	24
Reid A, Niagara FallsSouth	t	0	12
Reid Elijah, "	t	0	142
Reist Peter, "	t	0	155
Rice George, South End	f	0	g4
Rice G A, "	f	0	g
Roberts Francis, Stamford	f	0	39
Robertson John, Niagara Falls South	f	0	44
Robinson Michael, Niagara Falls South	f	0	183
Rodwell Wm, Stamford	t	0	43
Rolph James, South End	t	0	77
Roskelly Philip, "	t	0	73
Ross Dennis, NiagaraFalls South	f	0	16
Ross Frederick, Stamford	f	0	55
Russell L B, "	t	0	61
Ryder Isaiah, Toronto	f	0	77
Rysdale G, NiagaraFalls South	f	0	126
Sager John, Thorold	f	0	182
Sails Peter, NiagaraFalls South	f	0	170
Saunders Edward, South End	f	0	77
Scott G T, Stamford	t	0	3
Scott James sr, "	f	0	3
Seburn John, Thorold	f	0	31
Seburn Theodore, "	t	0	48
Shaffer H, NiagaraFalls South	f	0	139
Shaffer Peter, Montrose	t	0	207
Shepphard H N, Stamford	t	0	24
Shrimpton Albert, South End	f	0	72
Shugg A K, "	t	0	77
Siggs Frank, Stamford	t	0	44
Siggs John, "	t	0	44
Siggs Nicholas, "	f	0	44
Skelton E, NiagaraFalls South	t	0	147
Skelton Henry, "	f	0	158
Skinner Arad, "	f	0	161
Skinner Haggai, "	f	0	157
Smeaton James, Queenston	f	0	g1
Smith A, Niagara Falls South	f	0	185
Smith Robert, Dunnville	f	0	82
Smith Sylvester, Stamford	f	0	37
Smoke B, Niagara FallsSouth	f	0	167
Soules John, South End	f	0	71
Speck John, Stamford	t	0	55
Spence H, NiagaraFalls South	f	0	142
Spence Robert, "	t	0	142
Spencer Adam, Thorold	t	0	119
Spencer Alexander, "	f	0	119
Spurway W R, Stamford	t	0	14
Steel G, Niagara Falls South	f	0	10
Stephenson A, Allanburg	f	0	137
Stewart J W, Stamford	f	0	15
Stewart R E, Niagara Falls South	f	0	40
Stewart Wm, South End	f	0	55
Sullivan J, NiagaraFalls South	t	0	6
Sutton Hiram, "	f	0	131
Sutton Noah, "	f	0	47
Sutton Peter, "	f	0	170
Sutton Philip, "	f	0	70
Swain N B, Stamford	t	0	36
Swain W A, "	t	0	36
Swain W A, "	t	0	37
Thomas EG, NiagaraFalls South	t	0	13
Thomas Henry, "	f	0	141
Thomas Mathew, "	f	0	13
Thompson Archibald, Stamford	f	0	43
Thompson A, Welland	f	0	208
Thompson A B, Stamford	f	0	20
Thompson Daniel, "	f	0	22
Thompson James, Niagara Falls South	t	0	132

APPENDIX B

FIRE INSURANCE PLANS, INSURANCE REPORTS & OTHER ENVIRONMENTAL SOURCE INFORMATION

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INFORMATION INTELLIGENCE

enviroscan

An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Midori

Site Address:

5539 Fraser Street, Niagara Falls, ON

Project No:

22120400001

Opta Order ID:

121723

Requested by:

Eleanor Goolab
ERIS

Date Completed:

12/9/2022 12:57:50 PM

Project Name: Phase One ESA 5523 5531 5539 5547 and 5555 Fraser Street Niagara Falls ON

Project #: 22120400001

P.O. #: NS2212301

ENVIROSCAN Report

Search Area: 5539 Fraser Street, Niagara Falls, ON

Requested by:
Eleanor Goolab
Date Completed: 12/09/2022 12:57:50

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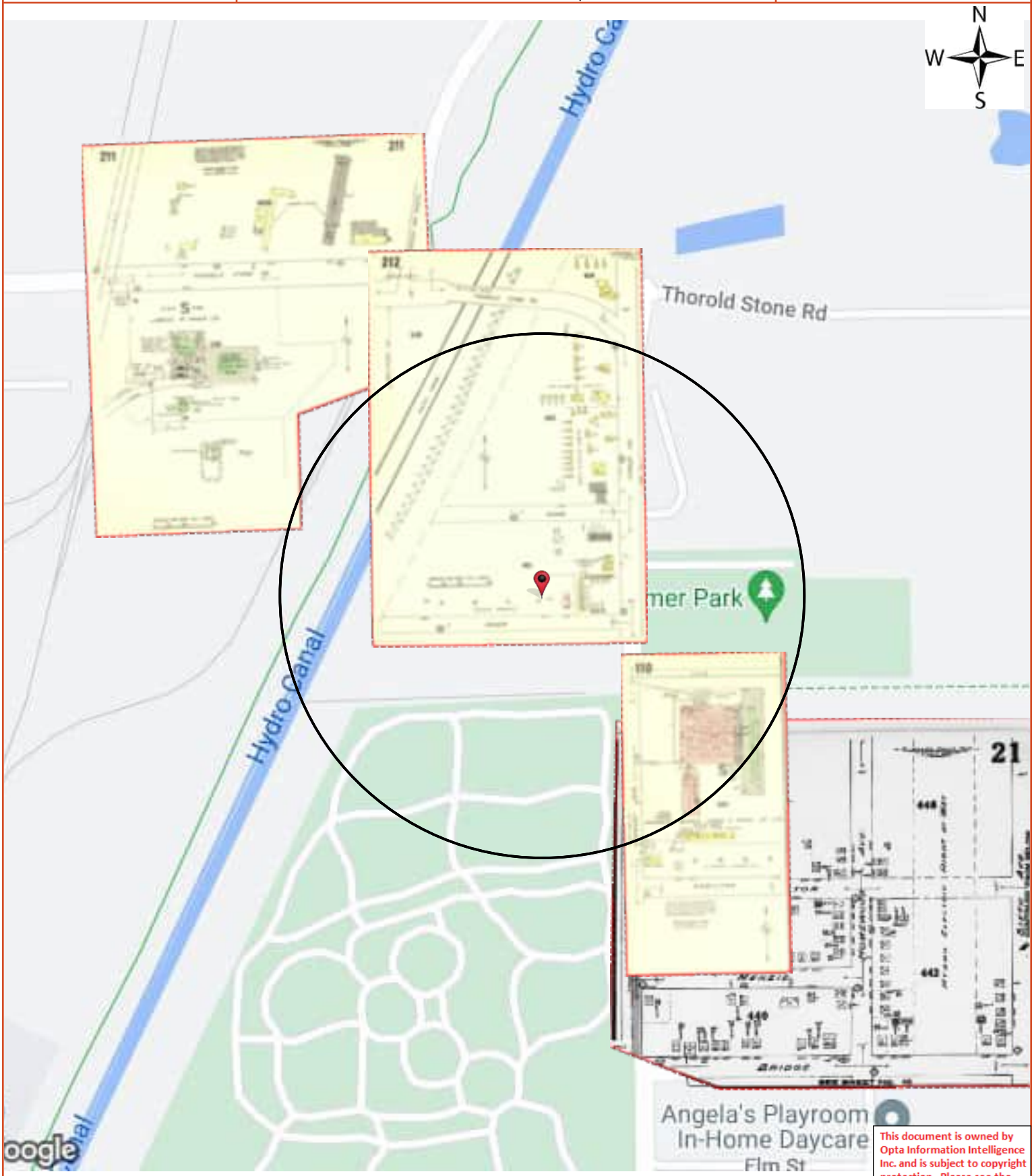

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Entire Agreement

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

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

Law

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

Project Name: Phase One ESA
5523 5531 5539 5547 and 5555
Fraser Street Niagara Falls ON
Project #: 22120400001
P.O. #: NS2212301

ENVIROSCAN Report

Report Index

Requested by:
Eleanor Goolab
Date Completed: 12/09/2022 12:57:50

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Page	Report Title
6	(1932) Volume: Niagara Falls - Chippawa Firemap: 21
8	(1965) Volume: Niagara Falls Volume 1 Firemap: 110
10	(1965) Volume: Niagara Falls Volume 2 Firemap: 211
12	(1965) Volume: Niagara Falls Volume 2 Firemap: 212

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S

Project Name: Phase One ESA 5523 5531 5539 5547 and 5555 Fraser Street Niagara Falls ON

Project #: 22120400001

P.O. #: NS2212301

ENVIROSCAN Report

1932 Volume: Niagara Falls - Chippawa Firemap: 21

Niagara Falls - Chippawa Plan: 1323 (1913)

Sheet: 21 (1932)

Requested by: Eleanor Goolab

Date Completed: 12/09/2022 12:57:50

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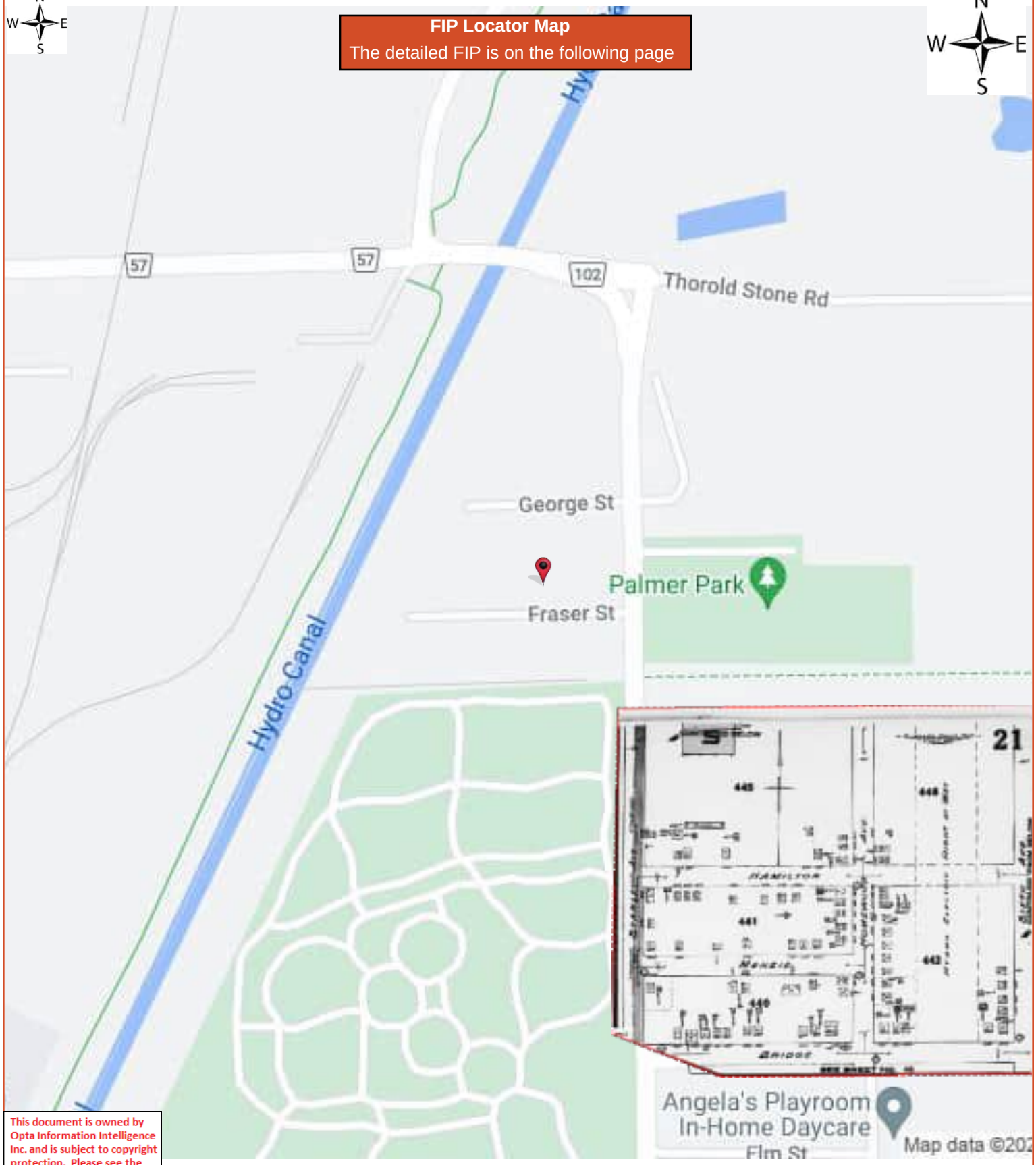
FIP Locator Map

The detailed FIP is on the following page



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Niagara Falls - Chippawa Plan: 1323 (1913)
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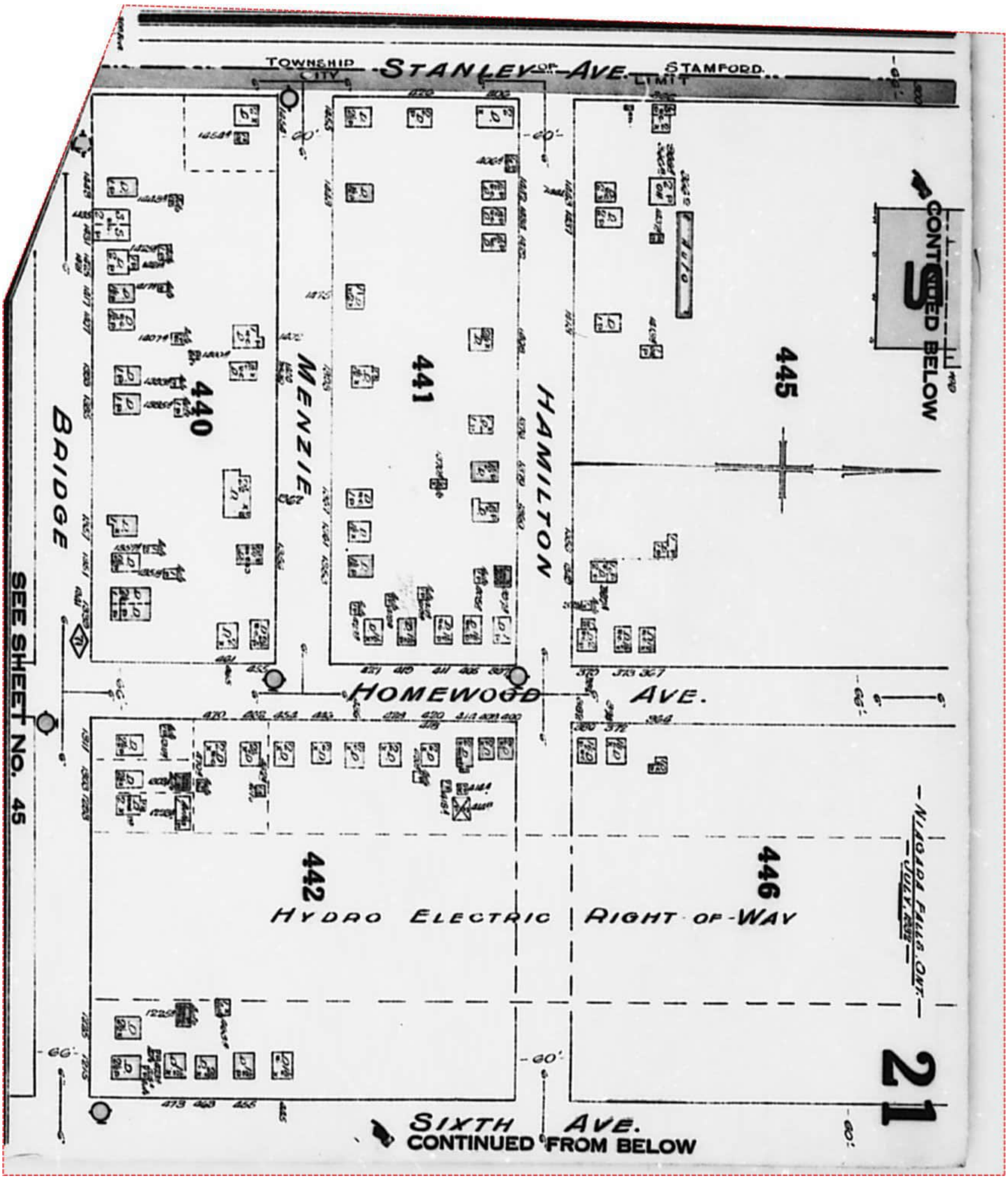

Project Name: Phase One ESA
5523 5531 5539 5547 and 5555
Fraser Street Niagara Falls ON

Project #: 22120400001
P.O. #: NS2212301

ENVIROSCAN Report

1965 Volume: Niagara Falls 1 Firemap: 110
City of Niagara Falls Vol. 1 Plan: 1327 (1965)
Sheet: 110 (1965)

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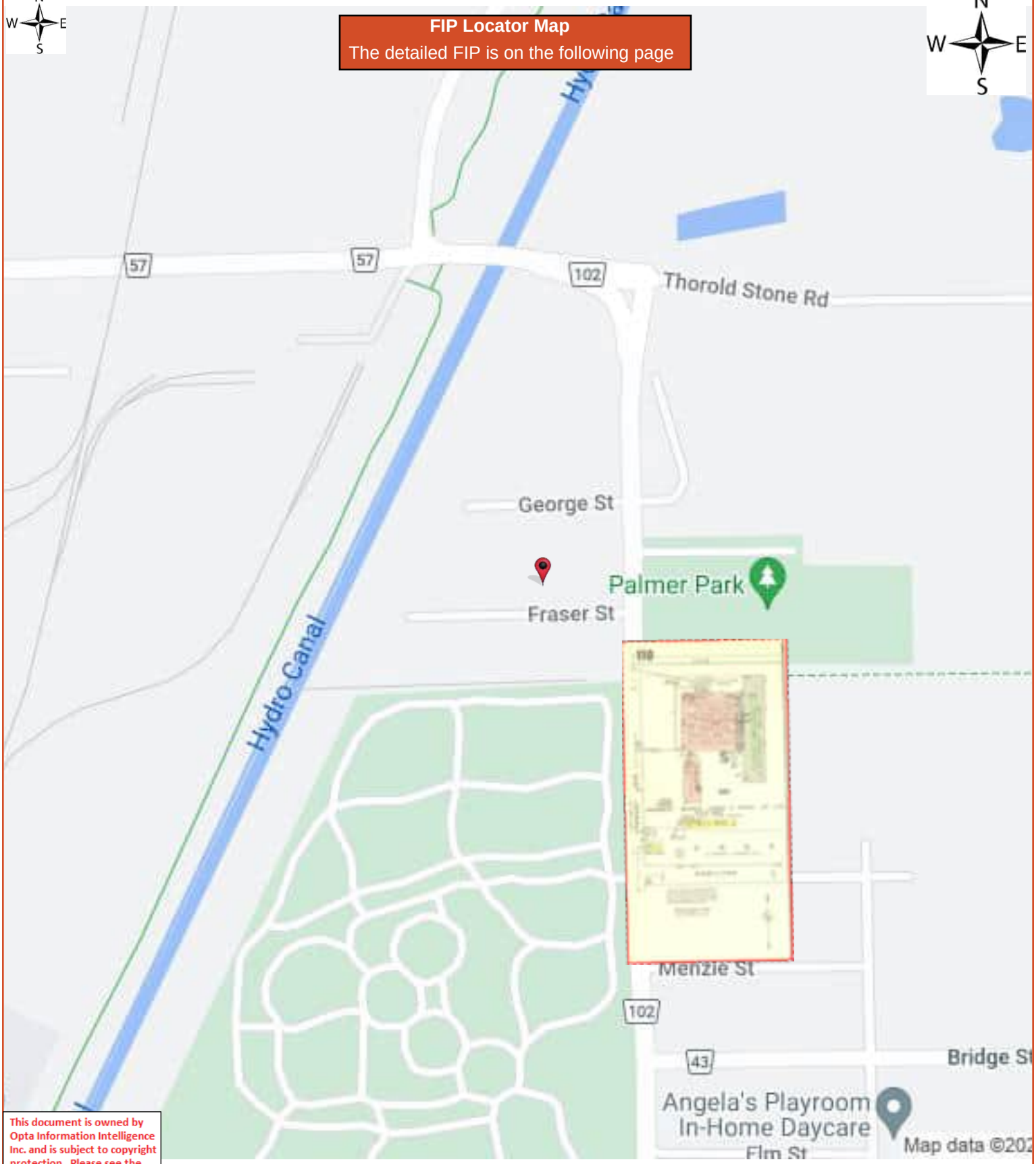

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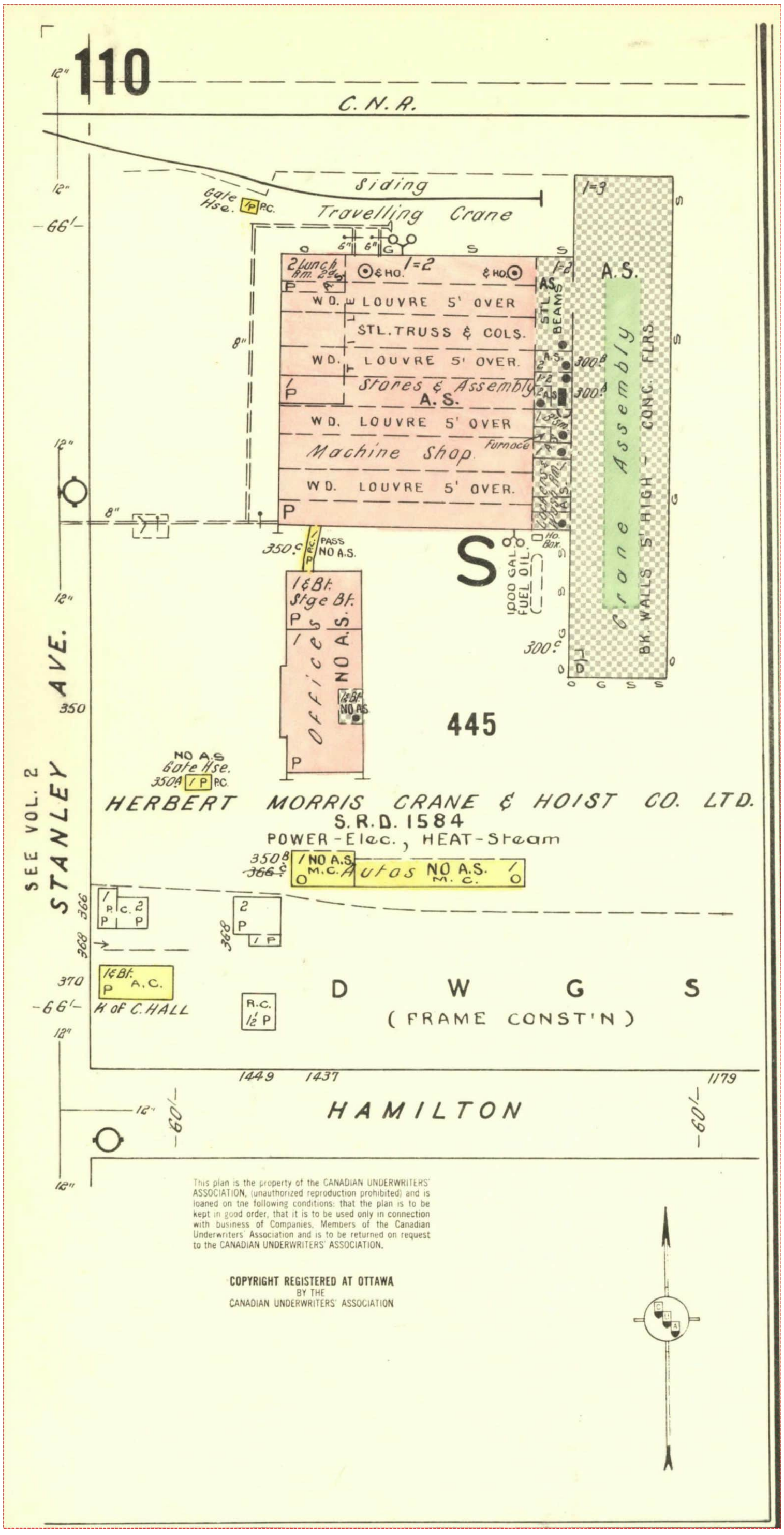

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Project Name: Phase One ESA
5523 5531 5539 5547 and 5555
Fraser Street Niagara Falls ON

Project #: 22120400001
P.O. #: NS2212301

ENVIROSCAN Report

1965 Volume: Niagara Falls 2 Firemap: 211
City of Niagara Falls Vol. 2 Plan: 1328 (1965)
Sheet: 211 (1965)

Requested by:
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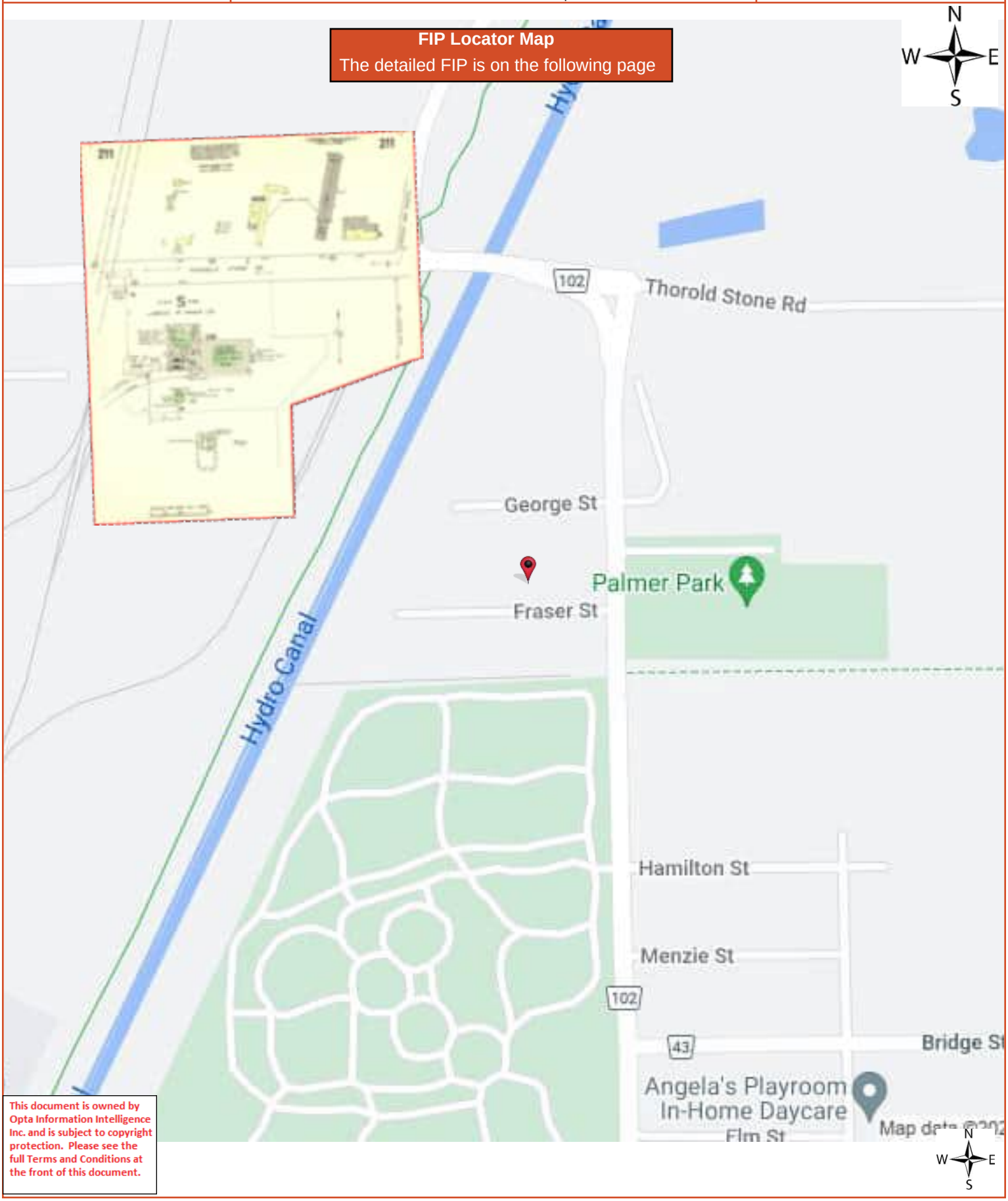

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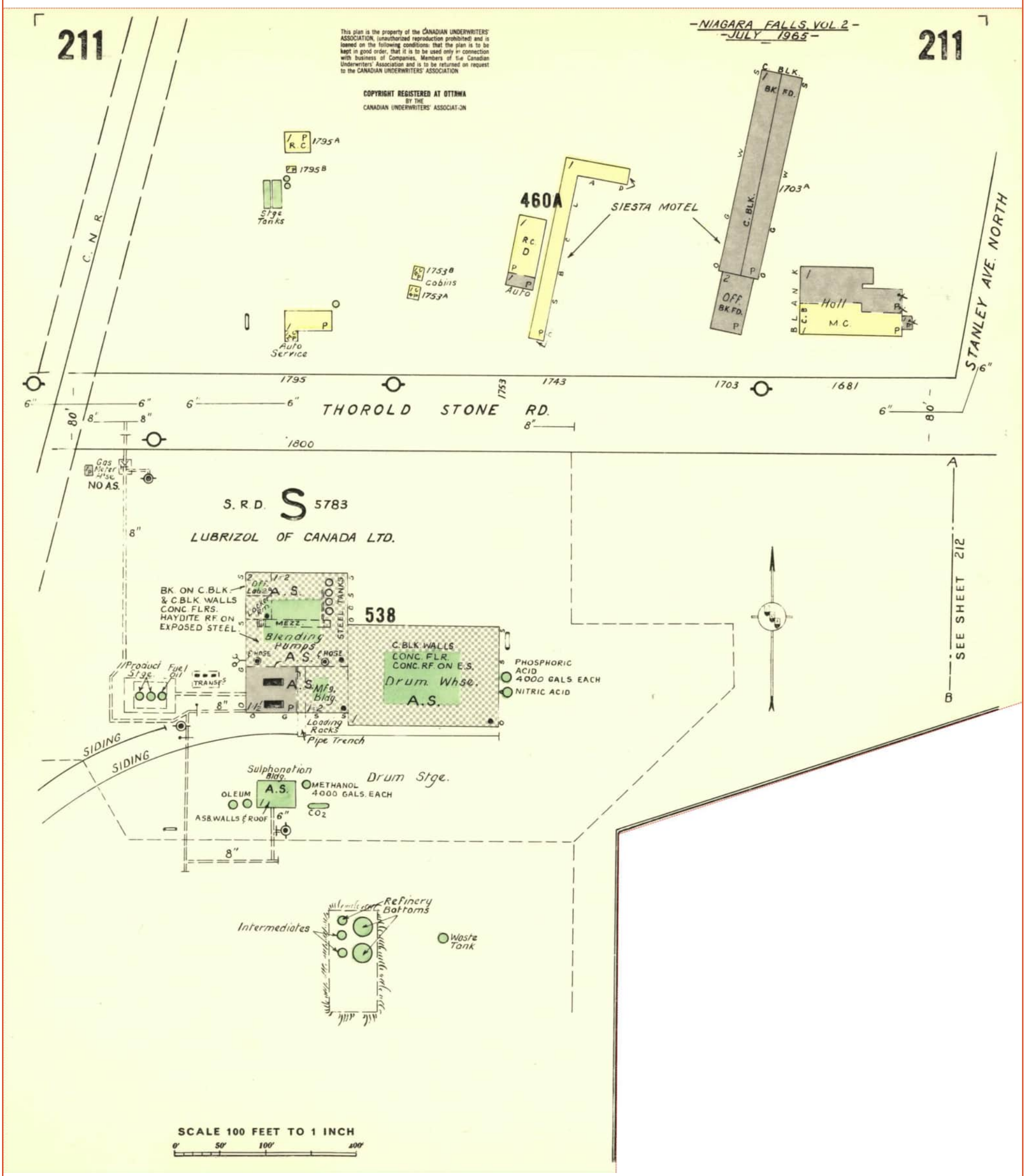

Project Name: Phase One ESA
5523 5531 5539 5547 and 5555
Fraser Street Niagara Falls ON
Project #: 22120400001
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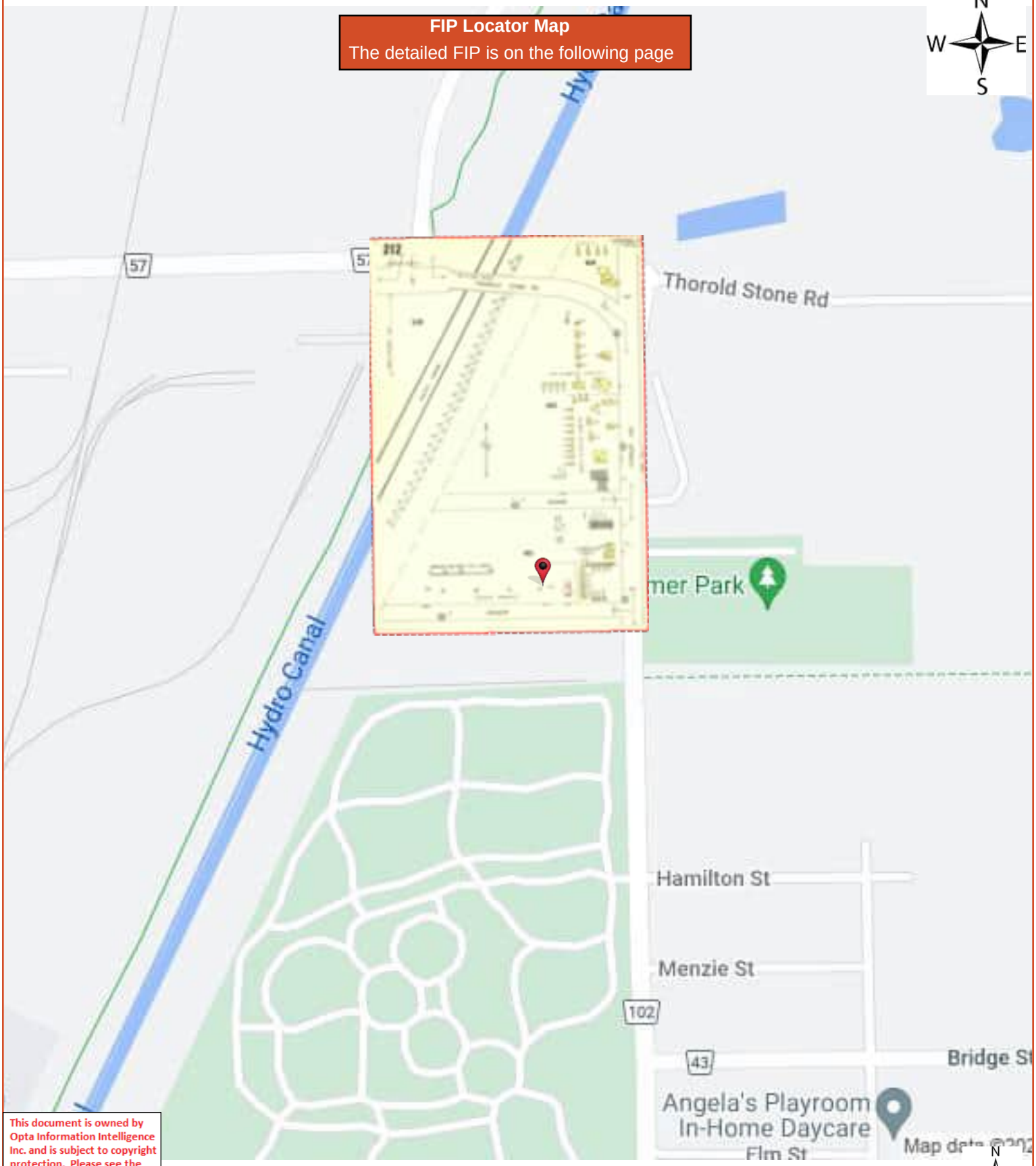

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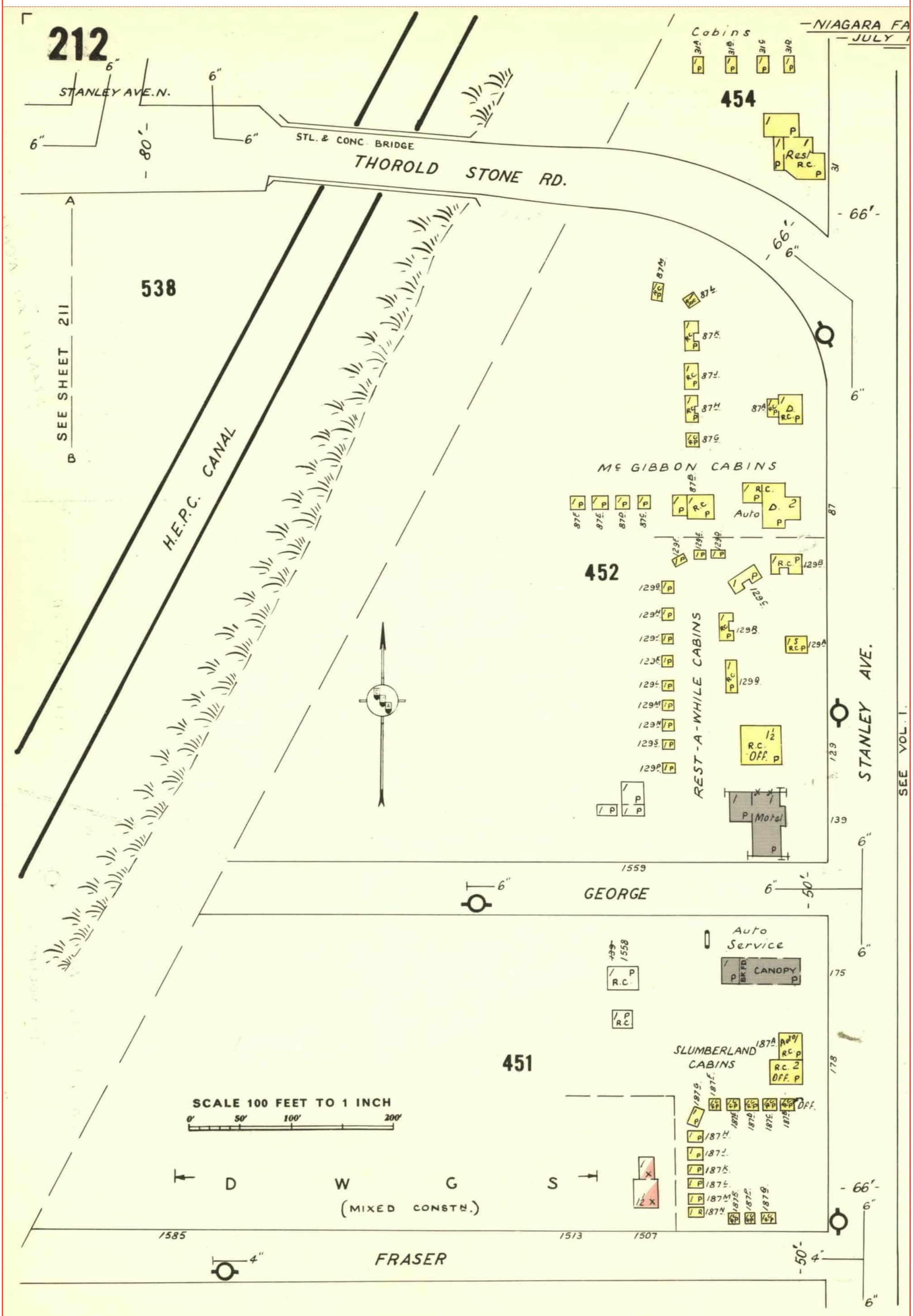

Ontario

MINISTRY OF NATURAL RESOURCES AND FORESTRY

Make a Topographic Map

Phase One ESA 5523, 5531, 5539, 5547, 5555 Fraser St. Niagara Falls

Notes:

NS22123-01

Legend

- Building as Symbol
- Building to Scale
- Airport
- Heliport \ Hospital Heliport
- Seaplane Base
- Ferry Route
- Trail Head \ Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major → Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- Road with Permanent Blocked Passage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rapids
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.3 km

Projection: Web Mercator

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APPENDIX C

ECOLOG ERIS REPORT

DATABASE REPORT

Project Property:	*Phase One ESA - 5523, 5531, 5539, 5547 and 5555 Fraser Street, Niagara Falls, ON* *5539 Fraser St* *Niagara Falls ON L2E 3C9*
Project No:	*NS22123-01*
Report Type:	*Standard Report*
Order No:	*22120400001*
Requested by:	*Niagara Soils Solutions Ltd.*
Date Completed:	*December 7, 2022*

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:	*Phase One ESA - 5523, 5531, 5539, 5547 and 5555 Fraser Street, Niagara Falls, ON 5539 Fraser St Niagara Falls ON L2E 3C9*
Project No:	*NS22123-01*

Coordinates:

Latitude:	*43.1126743*
Longitude:	*-79.0871396*
UTM Northing:	*4,775,103.06*
UTM Easting:	*655,630.86*
UTM Zone:	*17T*

Elevation:	*606 FT* *184.83 M*

Order Information:

Order No:	*22120400001*
Date Requested:	*December 4, 2022*
Requested by:	*Niagara Soils Solutions Ltd.*
Report Type:	*Standard Report*

Historical/Products:

ERIS Xplorer	*ERIS Xplorer*
Insurance Products	*Fire Insurance Maps/Inspection Reports/Site Plans*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	9	9
CA	Certificates of Approval	Y	0	1	1
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	2	2
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	7	7
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	2	2
ECA	Environmental Compliance Approval	Y	0	1	1
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	9	9
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	3	3
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	31	31
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	Fuel Oil Spills and Leaks	Y	0	0	0
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	1	1
PRT	Private and Retail Fuel Storage Tanks	Y	0	2	2
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	4	4
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	4	4
SPL	Ontario Spills	Y	0	1	1
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	0	7	7
		Total:	0	84	84

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	EHS		4189 Stanley Avenue Niagara Falls ON L2E 4Z2	ENE/57.3	0.00	27
1	EHS		4189 Stanley Avenue Niagara Falls ON L2E 4Z2	ENE/57.3	0.00	27
2	PINC	1/2" Pipeline Hit	5563 FRASER STREET,,NIAGARA FALLS, ON,L2E 3E1,CA ON	W/59.3	0.00	27
3	PRT	PIONEER CANGO MANAGEMENT INC C/O COOPERS AND LYBRA	4169 STANLEY AV NIAGARA FALLS ON L2E 4Z2	NE/64.8	-0.33	28
3	PRT	WRONG INDORG BEAVER /WAS CANGO	4169 STANLEY AV NIAGARA FALLS ON	NE/64.8	-0.33	28
3	EBR	I.D. Consultants (on behalf of Mr & Mrs Ladha)	4169 Stanley Avenue Niagara Falls Ontario L2J 1A1 CITY OF NIAGARA FALLS ON	NE/64.8	-0.33	28
3	GEN	Ladha Group	4169 Stanley Ave Niagara Falls ON L2E 4Z2	NE/64.8	-0.33	28
3	DTNK	BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS ON	NE/64.8	-0.33	29
3	DTNK	1488700 ONTARIO LTD	4169 STANLEY AV NIAGARA FALLS ON	NE/64.8	-0.33	29
3	DTNK	CANGO INC**	4169 STANLEY AV NIAGARA FALLS ON	NE/64.8	-0.33	30
3	DTNK	1488700 ONTARIO LTD	4169 STANLEY AV NIAGARA FALLS ON	NE/64.8	-0.33	31
3	GEN	Sedru Lada	4169 Stanley Ave. Niagara Falls ON L2E 4Z2	NE/64.8	-0.33	31

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
3	DTNK	BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	NE/64.8	-0.33	32
3	DTNK	BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	NE/64.8	-0.33	32
3	DTNK	BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	NE/64.8	-0.33	33
3	FST	BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	NE/64.8	-0.33	33
3	FST	BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	NE/64.8	-0.33	34
3	FST	BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	NE/64.8	-0.33	34
4	BORE		ON	NW/103.2	-1.57	35
5	BORE		ON	NNE/129.2	-1.84	37
6	RSC	CYTEC Canada Inc.	4200 STANLEY AVENUE, NIAGARA FALLS, ONTARIO L2E 4Z4 Niagara Falls ON	ENE/132.7	-0.94	39
6	RSC	1939522 ONTARIO LIMITED	4200 STANLEY AVENUE, NIAGARA FALLS, ON L2E 4N2 Niagara Falls ON	ENE/132.7	-0.94	40
6	RSC	1939522 ONTARIO LIMITED	4200 STANLEY AVENUE, NIAGARA FALLS, ON L2E 4N2 Niagara Falls ON	ENE/132.7	-0.94	41
6	CPU	1939522 Ontario Limited	Part of 4200 Stanley Avenue, Former Cytec Lands, Parcel B Niagara Falls, ON Canada ON	ENE/132.7	-0.94	42

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
6	CPU	1939522 Ontario Limited,	4200 Stanley Avenue Niagara Falls, ON Canada ON	ENE/132.7	-0.94	43
6	RSC	1939522 ONTARIO LIMITED	4200 STANLEY AVENUE, NIAGARA FALLS, ON L2E 4N2 Niagara Falls ON	ENE/132.7	-0.94	44
7	WWIS		S/E CORNER THOROLD RD & STANLEY AVE Niagara Falls ON ***Well ID:*** 7275276	ENE/136.1	-1.23	45
8	SPL	GFL Environmental Inc.	5559 George St Niagara Falls ON	NNW/136.3	-2.87	48
8	GEN	NIAGARA BATTERY & TIRE LTD	5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	NNW/136.3	-2.87	49
8	GEN	NIAGARA BATTERY & TIRE LTD HEAD OFFICE	5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	NNW/136.3	-2.87	49
8	GEN	NIAGARA BATTERY & TIRE LTD HEAD OFFICE	5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	NNW/136.3	-2.87	49
8	GEN	NIAGARA BATTERY & TIRE LTD HEAD OFFICE	5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	NNW/136.3	-2.87	50
8	GEN	NIAGARA BATTERY & TIRE LTD HEAD OFFICE	5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	NNW/136.3	-2.87	50
9	CA	CUSTOM BREW BEER SYSTEMS (DAN LEE)	4129 STANLEY AVE., UNIT #6 NIAGARA FALLS CITY ON	NNE/137.8	-1.85	50
9	SCT	ONYX NEON	4129 STANLEY AVE UNIT 2 NIAGARA FALLS ON L2E 7H3	NNE/137.8	-1.85	51
9	GEN	Painters Supply & Equipment 9Canada) Inc.	4129 Stanley Ave. Unit 1 Niagara Falls ON	NNE/137.8	-1.85	51
9	GEN	Painters Supply & Equipment (Canada) Inc.	4129 Stanley Ave. Unit 1 Niagara Falls ON L2E 7H3	NNE/137.8	-1.85	51

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
9	EHS		4129 Stanley Ave., Unit 1 Niagara Falls ON L2E 7H3	NNE/137.8	-1.85	52
9	GEN	CARQUEST AUTOMOTIVE FINISHES CANADA LTD	4129 STANLEY AVE. Unit #1 NIAGARA FALLS ON L2E 7H3	NNE/137.8	-1.85	52
9	GEN	National Coatings & Supplies (Canada) Inc	4129 STANLEY AVE. Unit #1 NIAGARA FALLS ON	NNE/137.8	-1.85	52
9	GEN	National Coatings & Supplies (Canada) Inc	4129 STANLEY AVE. Unit #1 NIAGARA FALLS ON	NNE/137.8	-1.85	53
9	GEN	National Coatings & Supplies (Canada) Inc	4129 STANLEY AVE. Unit #1 NIAGARA FALLS ON	NNE/137.8	-1.85	53
9	EHS		4129 Stanley Ave Niagara Falls ON L2E7H3	NNE/137.8	-1.85	53
10	BORE		ON	S/140.6	0.85	53
11	BORE		ON	NE/145.1	-2.03	56
12	EHS		Stanley Avenue Niagara Falls ON	NE/152.1	-2.04	57
13	WWIS		4300 STANLEY AVENUE Niagara Falls ON ***Well ID:*** 7246439	SE/156.6	-0.29	57
14	BORE		ON	NE/185.1	-2.96	60
15	WWIS		SE CORNER THOROLD RD & STANLEY AVE Niagara Falls ON ***Well ID:*** 7275238	NE/196.9	-3.10	61
16	EHS		4300 Stanley Ave. Niagara Falls ON L2E 4Z4	SE/200.7	-0.98	65

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
16	EHS		4300 Stanley Avenue Niagara Falls ON L2E 4Z4	SE/200.7	-0.98	65
16	EHS		4300 Stanley Ave Niagara Falls ON L2E4Z4	SE/200.7	-0.98	65
16	GEN	EMCO Corporation	4300 Stanley Avenue Niagara Falls ON L2E 4Z4	SE/200.7	-0.98	65
17	WWIS		S/E CORNER THOROLD RD & STANLEY AVE Niagara Falls ON ***Well ID:*** 7275239	NE/215.6	-3.53	66
18	WWIS		STANLEY AVE. NIAGARA FALLS ON ***Well ID:*** 7153267	ESE/216.2	-1.94	69
19	EHS		Stanley Avenue Niagara Falls ON	E/218.8	-2.45	72
20	SCT	BAIN PRINTING TOO	4065 STANLEY AVE NIAGARA FALLS ON L2E 4Z1	N/222.3	-2.98	72
20	SCT	Bain Printing Ltd.	4065 Stanley Ave Unit 10-11 Niagara Falls ON L2E 4Z1	N/222.3	-2.98	73
20	GEN	Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N/222.3	-2.98	73
20	SCT	Allsorts Premium Packaging	4065 Stanley Ave Unit 8 Niagara Falls ON L2E 4Z1	N/222.3	-2.98	73
20	GEN	Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON	N/222.3	-2.98	74
20	GEN	NorthernPharm Inc.	3-4065 Stanley Ave. Niagara Falls ON	N/222.3	-2.98	74
20	GEN	1314495 Ontario Limited	4065 Stanley Avenue Unit 5 Niagara Falls ON L2E 4Z1	N/222.3	-2.98	75

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
20	GEN	Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON	N/222.3	-2.98	75
20	GEN	Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON	N/222.3	-2.98	76
20	GEN	Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N/222.3	-2.98	76
20	GEN	NorthernPharm Inc.	3-4065 Stanley Ave. Niagara Falls ON	N/222.3	-2.98	76
20	GEN	NorthernPharm Inc.	3-4065 Stanley Ave. Niagara Falls ON	N/222.3	-2.98	77
20	GEN	Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON	N/222.3	-2.98	77
20	EBR	Northernchem Inc.	4065 Stanley Avenue Unit 3 Niagara Falls Regional Municipality of Niagara L2E 4Z1 CITY OF NIAGARA FALLS ON	N/222.3	-2.98	77
20	ECA	Northernchem Inc.	4065 Stanley Ave Niagara Falls ON L2J 1A1	N/222.3	-2.98	78
20	GEN	Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N/222.3	-2.98	78
20	GEN	Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N/222.3	-2.98	79
20	GEN	Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N/222.3	-2.98	79
20	GEN	Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N/222.3	-2.98	80
20	GEN	Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N/222.3	-2.98	80

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
20	GEN	Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N/222.3	-2.98	80
20	GEN	Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N/222.3	-2.98	81
21	BORE		ON	NNW/226.4	-16.09	81
22	BORE		ON	SSW/230.2	3.24	83
23	WWIS		ON ***Well ID:*** 7217278	ESE/231.8	-2.09	85
24	BORE		ON	N/237.3	-5.57	86
25	BORE		ON	NNW/238.7	-15.64	88
26	WWIS		4300 STANLEY AVENUE Niagara Falls ON ***Well ID:*** 7246437	ESE/246.6	-2.80	90

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 9 BORE site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	ON	S	140.56	10
	ON	SSW	230.18	22

Lower Elevation	Address	Direction	Distance (m)	Map Key
	ON	NW	103.24	4
	ON	NNE	129.22	5
	ON	NE	145.15	11
	ON	NE	185.14	14
	ON	NNW	226.38	21
	ON	N	237.26	24
	ON	NNW	238.74	25

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 1 CA site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
CUSTOM BREW BEER SYSTEMS (DAN LEE)	4129 STANLEY AVE., UNIT #6 NIAGARA FALLS CITY ON	NNE	137.82	9

CPU - Certificates of Property Use

A search of the CPU database, dated 1994 - Oct 31, 2022 has found that there are 2 CPU site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
1939522 Ontario Limited,	4200 Stanley Avenue Niagara Falls, ON Canada ON	ENE	132.68	6
1939522 Ontario Limited	Part of 4200 Stanley Avenue, Former Cytec Lands, Parcel B Niagara Falls, ON Canada ON	ENE	132.68	6

DTNK - Delisted Fuel Tanks

A search of the DTNK database, dated Feb 28, 2022 has found that there are 7 DTNK site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	NE	64.80	3
BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	NE	64.80	3
BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	NE	64.80	3
1488700 ONTARIO LTD	4169 STANLEY AV NIAGARA FALLS ON	NE	64.80	3

CANGO INC**	4169 STANLEY AV NIAGARA FALLS ON	NE	64.80	3
1488700 ONTARIO LTD	4169 STANLEY AV NIAGARA FALLS ON	NE	64.80	3
BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS ON	NE	64.80	3

EBR - Environmental Registry

A search of the EBR database, dated 1994 - Oct 31, 2022 has found that there are 2 EBR site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
I.D. Consultants (on behalf of Mr & Mrs Ladha)	4169 Stanley Avenue Niagara Falls Ontario L2J 1A1 CITY OF NIAGARA FALLS ON	NE	64.80	3
Northernchem Inc.	4065 Stanley Avenue Unit 3 Niagara Falls Regional Municipality of Niagara L2E 4Z1 CITY OF NIAGARA FALLS ON	N	222.26	20

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011- Sep 30, 2022 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
Northernchem Inc.	4065 Stanley Ave Niagara Falls ON L2J 1A1	N	222.26	20

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jul 31, 2022 has found that there are 9 EHS site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	4189 Stanley Avenue Niagara Falls ON L2E 4Z2	ENE	57.25	1

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	4189 Stanley Avenue Niagara Falls ON L2E 4Z2	ENE	57.25	1

Lower Elevation	Address	Direction	Distance (m)	Map Key
	4129 Stanley Ave., Unit 1 Niagara Falls ON L2E 7H3	NNE	137.82	9
	4129 Stanley Ave Niagara Falls ON L2E7H3	NNE	137.82	9
	Stanley Avenue Niagara Falls ON	NE	152.11	12
	4300 Stanley Ave. Niagara Falls ON L2E 4Z4	SE	200.74	16
	4300 Stanley Avenue Niagara Falls ON L2E 4Z4	SE	200.74	16
	4300 Stanley Ave Niagara Falls ON L2E4Z4	SE	200.74	16
	Stanley Avenue Niagara Falls ON	E	218.84	19

FST - Fuel Storage Tank

A search of the FST database, dated Feb 28, 2022 has found that there are 3 FST site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	NE	64.80	3

BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	NE	64.80	3
BALA NIRANJAN	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	NE	64.80	3

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Oct 31, 2022 has found that there are 31 GEN site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
Sedru Lada	4169 Stanley Ave. Niagara Falls ON L2E 4Z2	NE	64.80	3
Ladha Group	4169 Stanley Ave Niagara Falls ON L2E 4Z2	NE	64.80	3
NIAGARA BATTERY & TIRE LTD HEAD OFFICE	5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	NNW	136.33	8
NIAGARA BATTERY & TIRE LTD HEAD OFFICE	5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	NNW	136.33	8
NIAGARA BATTERY & TIRE LTD HEAD OFFICE	5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	NNW	136.33	8
NIAGARA BATTERY & TIRE LTD HEAD OFFICE	5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	NNW	136.33	8
NIAGARA BATTERY & TIRE LTD	5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	NNW	136.33	8
National Coatings & Supplies (Canada) Inc	4129 STANLEY AVE. Unit #1 NIAGARA FALLS ON	NNE	137.82	9
National Coatings & Supplies (Canada) Inc	4129 STANLEY AVE. Unit #1 NIAGARA FALLS ON	NNE	137.82	9

CARQUEST AUTOMOTIVE FINISHES CANADA LTD	4129 STANLEY AVE. Unit #1 NIAGARA FALLS ON L2E 7H3	NNE	137.82	9
Painters Supply & Equipment (Canada) Inc.	4129 Stanley Ave. Unit 1 Niagara Falls ON L2E 7H3	NNE	137.82	9
Painters Supply & Equipment 9Canada) Inc.	4129 Stanley Ave. Unit 1 Niagara Falls ON	NNE	137.82	9
National Coatings & Supplies (Canada) Inc	4129 STANLEY AVE. Unit #1 NIAGARA FALLS ON	NNE	137.82	9
EMCO Corporation	4300 Stanley Avenue Niagara Falls ON L2E 4Z4	SE	200.74	16
Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N	222.26	20
Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N	222.26	20
Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N	222.26	20
Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N	222.26	20
Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N	222.26	20
Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N	222.26	20
Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N	222.26	20

Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON	N	222.26	20
Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N	222.26	20
Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON	N	222.26	20
NorthernPharm Inc.	3-4065 Stanley Ave. Niagara Falls ON	N	222.26	20
1314495 Ontario Limited	4065 Stanley Avenue Unit 5 Niagara Falls ON L2E 4Z1	N	222.26	20
Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON	N	222.26	20
Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON	N	222.26	20
Bain Printing Ltd.	4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	N	222.26	20
NorthernPharm Inc.	3-4065 Stanley Ave. Niagara Falls ON	N	222.26	20
NorthernPharm Inc.	3-4065 Stanley Ave. Niagara Falls ON	N	222.26	20

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2021 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
1/2" Pipeline Hit	5563 FRASER STREET,,NIAGARA FALLS,ON,L2E 3E1,CA ON	W	59.33	2

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 2 PRT site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
WRONG INDORG BEAVER /WAS CANGO	4169 STANLEY AV NIAGARA FALLS ON	NE	64.80	3
PIONEER CANGO MANAGEMENT INC C/O COOPERS AND LYBRA	4169 STANLEY AV NIAGARA FALLS ON L2E 4Z2	NE	64.80	3

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Oct 2022 has found that there are 4 RSC site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
CYTEC Canada Inc.	4200 STANLEY AVENUE, NIAGARA FALLS, ONTARIO L2E 4Z4 Niagara Falls ON	ENE	132.68	6
1939522 ONTARIO LIMITED	4200 STANLEY AVENUE, NIAGARA FALLS, ON L2E 4N2 Niagara Falls ON	ENE	132.68	6
1939522 ONTARIO LIMITED	4200 STANLEY AVENUE, NIAGARA FALLS, ON L2E 4N2 Niagara Falls ON	ENE	132.68	6
1939522 ONTARIO LIMITED	4200 STANLEY AVENUE, NIAGARA FALLS, ON L2E 4N2 Niagara Falls ON	ENE	132.68	6

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 4 SCT site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
ONYX NEON	4129 STANLEY AVE UNIT 2 NIAGARA FALLS ON L2E 7H3	NNE	137.82	9

Bain Printing Ltd.	4065 Stanley Ave Unit 10-11 Niagara Falls ON L2E 4Z1	N	222.26	20
BAIN PRINTING TOO	4065 STANLEY AVE NIAGARA FALLS ON L2E 4Z1	N	222.26	20
Allsorts Premium Packaging	4065 Stanley Ave Unit 8 Niagara Falls ON L2E 4Z1	N	222.26	20

SPL - Ontario Spills

A search of the SPL database, dated 1988-Sep 2020; Dec 2020-Mar 2021 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

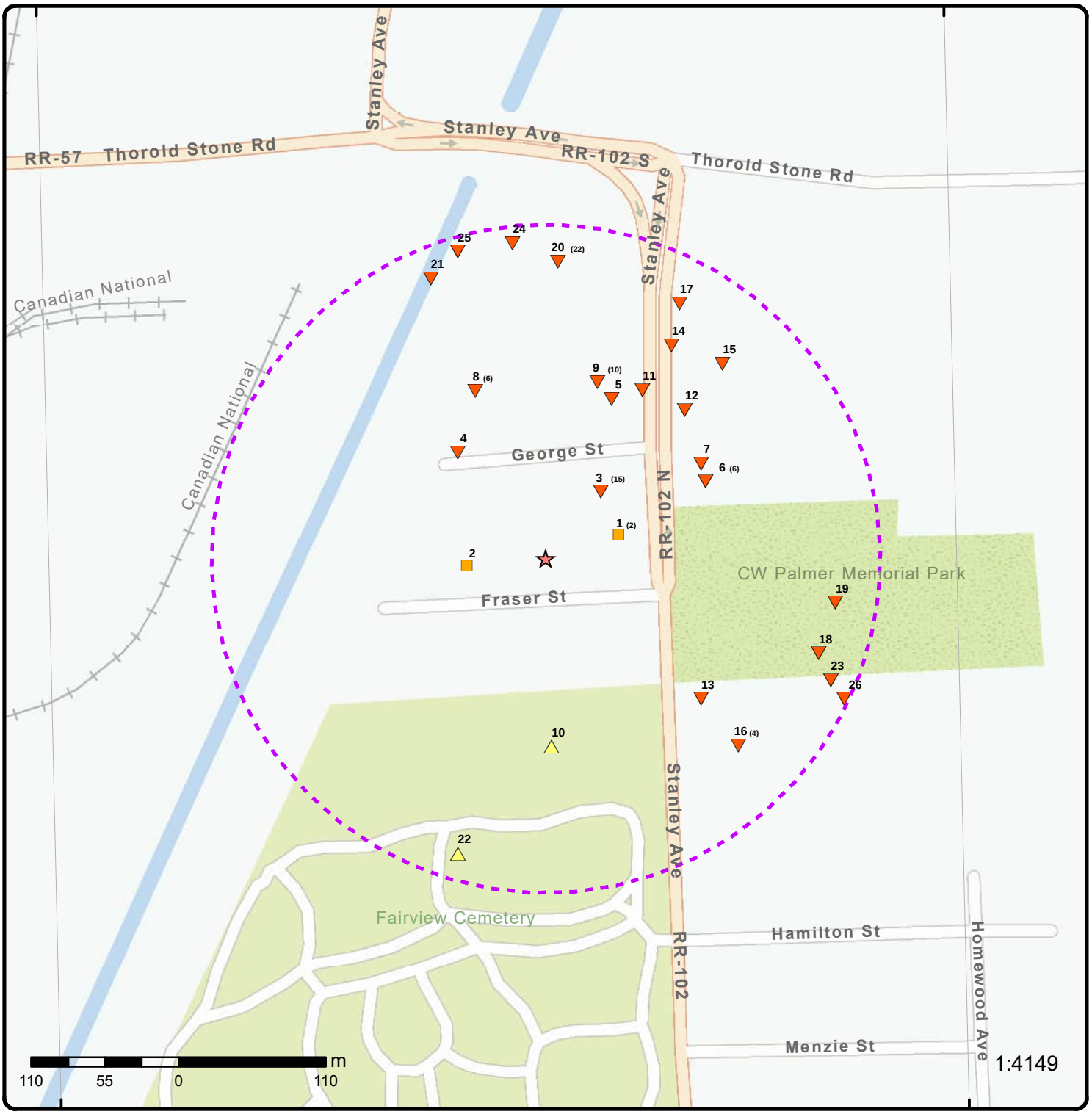
Lower Elevation	Address	Direction	Distance (m)	Map Key
GFL Environmental Inc.	5559 George St Niagara Falls ON	NNW	136.33	8

WWIS - Water Well Information System

A search of the WWIS database, dated Jun 30 2022 has found that there are 7 WWIS site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
	S/E CORNER THOROLD RD & STANLEY AVE Niagara Falls ON ***Well ID:*** 7275276	ENE	136.09	7
	4300 STANLEY AVENUE Niagara Falls ON ***Well ID:*** 7246439	SE	156.61	13
	SE CORNER THOROLD RD & STANLEY AVE Niagara Falls ON ***Well ID:*** 7275238	NE	196.87	15
	S/E CORNER THOROLD RD & STANLEY AVE Niagara Falls ON ***Well ID:*** 7275239	NE	215.60	17
	STANLEY AVE. NIAGARA FALLS ON	ESE	216.16	18

Well ID: 7153267			
ON	ESE	231.78	**23**
Well ID: 7217278			
4300 STANLEY AVENUE Niagara Falls ON	ESE	246.64	**26**
Well ID: 7246437			



Map: 0.25 Kilometer Radius

Order Number: 22120400001
Address: 5539 Fraser St, Niagara Falls, ON

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

Source: © 2021 ESRI StreetMap Premium.

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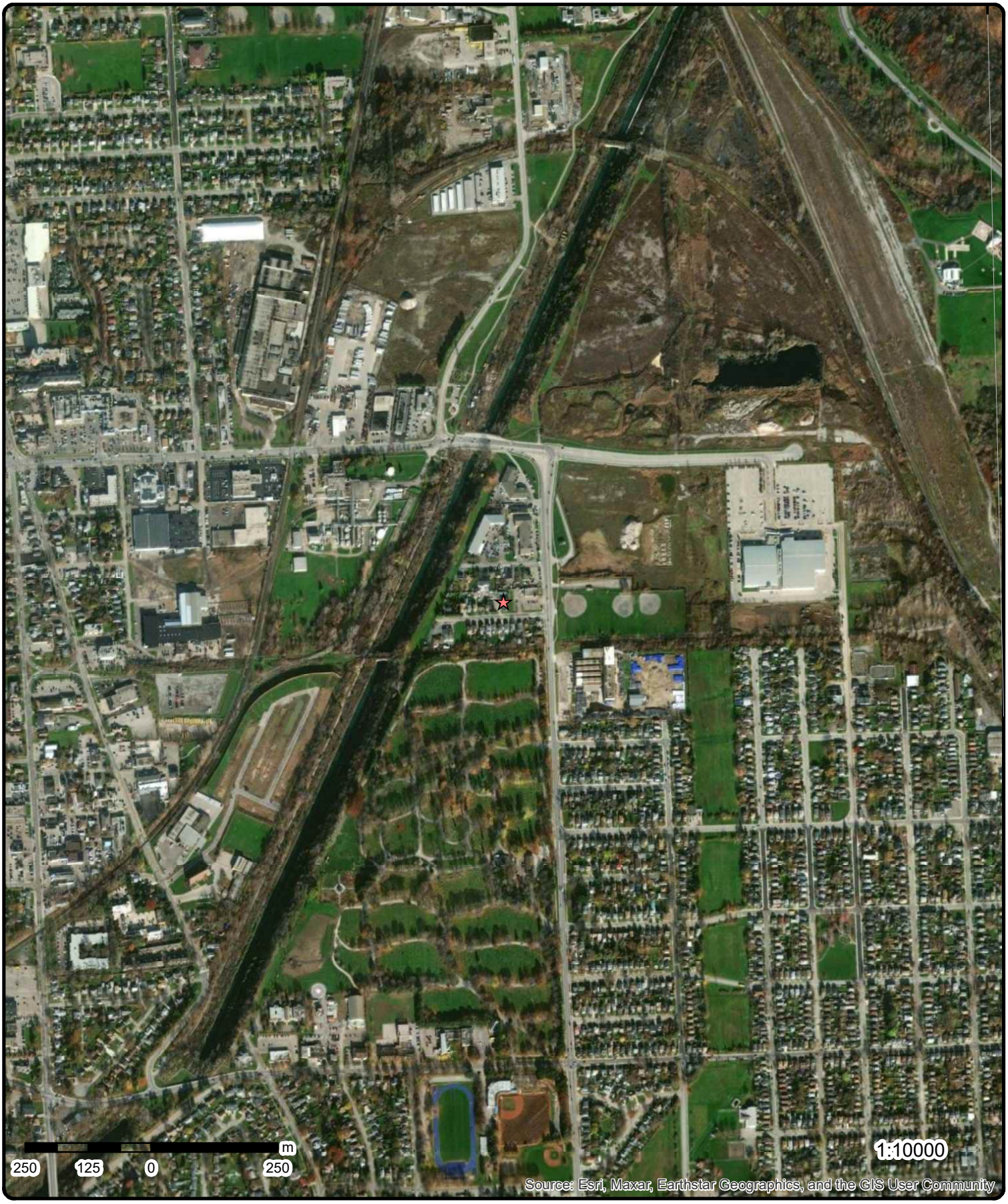
79°4'30"W



Aerial

Year: 2021

Order Number: 22120400001

Address: 5539 Fraser St, Niagara Falls, ON

Source: ESRI World Imagery

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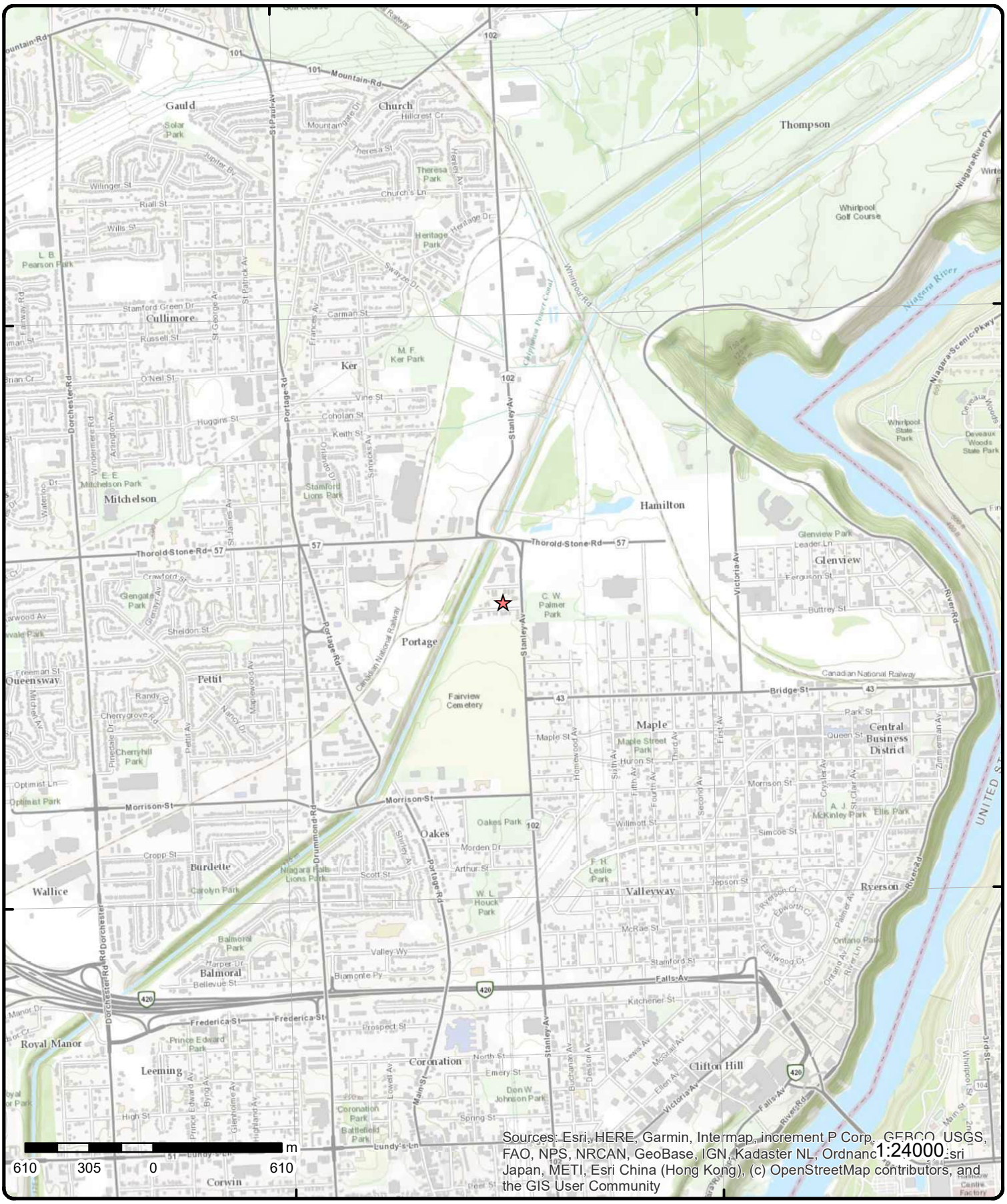

Topographic Map

Order Number: 22120400001

Address: 5539 Fraser St, ON

Source: ESRI World Topographic Map

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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 2	ENE/57.3	184.8 / 0.00	4189 Stanley Avenue Niagara Falls ON L2E 4Z2	EHS

Order No:	20200114015	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	17-JAN-20	**Search Radius (km):**	.25
Date Received:	14-JAN-20	**X:**	-79.086466
Previous Site Name:		**Y:**	43.112823
Lot/Building Size:			
Additional Info Ordered:			

1	2 of 2	ENE/57.3	184.8 / 0.00	4189 Stanley Avenue Niagara Falls ON L2E 4Z2	EHS

Order No:	20200114015	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	17-JAN-20	**Search Radius (km):**	.25
Date Received:	14-JAN-20	**X:**	-79.086466
Previous Site Name:		**Y:**	43.112823
Lot/Building Size:			
Additional Info Ordered:			

2	1 of 1	W/59.3	184.8 / 0.00	1/2" Pipeline Hit 5563 FRASER STREET,,NIAGARA FALLS,ON, L2E 3E1,CA ON	PINC

Incident Id:		**Pipe Material:**	
Incident No:	923612	**Fuel Category:**	
Incident Reported Dt:	10/18/2012	**Health Impact:**	
Type:	FS-Pipeline Incident	**Environment Impact:**	
Status Code:		**Property Damage:**	
Tank Status:	Home Owner Pipeline Strike	**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:	1/2" Pipeline Hit		
Incident Address:	5563 FRASER STREET,,NIAGARA FALLS,ON,L2E 3E1,CA		
Operation Type:			
Pipeline Type:			
Regulator Type:			
Summary:			
Reported By:			
Affiliation:			
Occurrence Desc:			
Damage Reason:			
Notes:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

3	1 of 15	NE/64.8	184.5 / -0.33	PIONEER CANGO MANAGEMENT INC C/O COOPERS AND LYBRA 4169 STANLEY AV NIAGARA FALLS ON L2E 4Z2	PRT

Location ID: 9879
Type: retail
Expiry Date: 1991-10-31
Capacity (L): 160000
Licence #: 0050600001

3	2 of 15	NE/64.8	184.5 / -0.33	WRONG INDORG BEAVER /WAS CANGO 4169 STANLEY AV NIAGARA FALLS ON	PRT

Location ID: 9879
Type: retail
Expiry Date: 1991-06-30
Capacity (L): 4000
Licence #: 0033034001

3	3 of 15	NE/64.8	184.5 / -0.33	I.D. Consultants (on behalf of Mr & Mrs Ladha) 4169 Stanley Avenue Niagara Falls Ontario L2J 1A1 CITY OF NIAGARA FALLS ON	EBR

EBR Registry No: IT9E0087
Ministry Ref No: 99-195
Notice Type: Instrument Decision
Notice Stage:
Notice Date: December 21, 1999
Proposal Date: November 17, 1999
Year: 1999
Instrument Type:
Off Instrument Name:
Posted By:
Company Name: I.D. Consultants (on behalf of Mr & Mrs Ladha)
Site Address:
Location Other:
Proponent Name:
Proponent Address: 6820 Lions Creek Road, Chippawa Ontario, L2E 6S6
Comment Period:
URL:

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

Site Location Details:

4169 Stanley Avenue Niagara Falls Ontario L2J 1A1 CITY OF NIAGARA FALLS

3	4 of 15	NE/64.8	184.5 / -0.33	Ladha Group 4169 Stanley Ave Niagara Falls ON L2E 4Z2	GEN

Generator No: ON6174857
SIC Code:
SIC Description:
Approval Years: 02,03,04
PO Box No:

Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

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

3	*5 of 15*	*NE/64.8*	*184.5 / -0.33*	***BALA NIRANJAN*** ***4169 STANLEY AV*** ***NIAGARA FALLS ON***	***DTNK***

Delisted Expired Fuel Safety Facilities

Instance No: 9699369
Status: EXPIRED
Instance ID: 388570
Instance Type: FS Facility
Instance Creation Dt:
Instance Install Dt:
Item Description:
Manufacturer:
Model:
Serial No:
ULC Standard:
Quantity:
Unit of Measure:
Overfill Prot Type:
Creation Date:
Next Periodic Str DT:
TSSA Base Sched Cycle 2:
TSSAMax Hazard Rank 1:
TSSA Risk Based Periodic Yn:
TSSA Volume of Directives:
TSSA Periodic Exempt:
TSSA Statutory Interval:
TSSA Recd Insp Interva:
TSSA Recd Tolerance:
TSSA Program Area:
TSSA Program Area 2:
Description: FS Gasoline Station - Full Serve
Original Source: EXP
Record Date: Up to Mar 2012

Expired Date:
Max Hazard Rank:
Facility Location:
Facility Type:
Fuel Type 2:
Fuel Type 3:
Panam Related:
Panam Venue Nm:
External Identifier:
Item:
Piping Steel:
Piping Galvanized:
Tank Single Wall St:
Piping Underground:
Tank Underground:
Source:

3	*6 of 15*	*NE/64.8*	*184.5 / -0.33*	***1488700 ONTARIO LTD*** ***4169 STANLEY AV*** ***NIAGARA FALLS ON***	***DTNK***

Delisted Expired Fuel Safety Facilities

Instance No: 10266190
Status: EXPIRED
Instance ID: 14844

Expired Date:
Max Hazard Rank:
Facility Location:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Instance Type:	FS Facility		***Facility Type:***
Instance Creation Dt:			***Fuel Type 2:***
Instance Install Dt:			***Fuel Type 3:***
Item Description:			***Panam Related:***
Manufacturer:			***Panam Venue Nm:***
Model:			***External Identifier:***
Serial No:			***Item:***
ULC Standard:			***Piping Steel:***
Quantity:			***Piping Galvanized:***
Unit of Measure:			***Tank Single Wall St:***
Overfill Prot Type:			***Piping Underground:***
Creation Date:			***Tank Underground:***
Next Periodic Str DT:			***Source:***
TSSA Base Sched Cycle 2:			
TSSAMax Hazard Rank 1:			
TSSA Risk Based Periodic Yn:			
TSSA Volume of Directives:			
TSSA Periodic Exempt:			
TSSA Statutory Interval:			
TSSA Recd Insp Interva:			
TSSA Recd Tolerance:			
TSSA Program Area:			
TSSA Program Area 2:			
Description:		FS Propane Refill Cntr - Cylr Fill	
Original Source:		EXP	
Record Date:		Up to Mar 2012	

3	***7 of 15***	***NE/64.8***	***184.5 / -0.33***	***CANGO INC***** ***4169 STANLEY AV*** ***NIAGARA FALLS ON***	***DTNK***

Delisted Expired Fuel Safety Facilities

Instance No:	9628633		***Expired Date:***
Status:	EXPIRED		***Max Hazard Rank:***
Instance ID:	391740		***Facility Location:***
Instance Type:	FS Facility		***Facility Type:***
Instance Creation Dt:			***Fuel Type 2:***
Instance Install Dt:			***Fuel Type 3:***
Item Description:			***Panam Related:***
Manufacturer:			***Panam Venue Nm:***
Model:			***External Identifier:***
Serial No:			***Item:***
ULC Standard:			***Piping Steel:***
Quantity:			***Piping Galvanized:***
Unit of Measure:			***Tank Single Wall St:***
Overfill Prot Type:			***Piping Underground:***
Creation Date:			***Tank Underground:***
Next Periodic Str DT:			***Source:***
TSSA Base Sched Cycle 2:			
TSSAMax Hazard Rank 1:			
TSSA Risk Based Periodic Yn:			
TSSA Volume of Directives:			
TSSA Periodic Exempt:			
TSSA Statutory Interval:			
TSSA Recd Insp Interva:			
TSSA Recd Tolerance:			
TSSA Program Area:			
TSSA Program Area 2:			
Description:		FS Propane Refill Cntr - Motor Fill	
Original Source:		EXP	
Record Date:		Up to Mar 2012	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	8 of 15	NE/64.8	184.5 / -0.33	1488700 ONTARIO LTD 4169 STANLEY AV NIAGARA FALLS ON	DTNK

Delisted Expired Fuel Safety Facilities

Instance No:	11592462	**Expired Date:**	
Status:	EXPIRED	**Max Hazard Rank:**	
Instance ID:	92497	**Facility Location:**	
Instance Type:	FS Propane Tank	**Facility Type:**	
Instance Creation Dt:		**Fuel Type 2:**	
Instance Install Dt:		**Fuel Type 3:**	
Item Description:		**Panam Related:**	
Manufacturer:		**Panam Venue Nm:**	
Model:		**External Identifier:**	
Serial No:		**Item:**	
ULC Standard:		**Piping Steel:**	
Quantity:		**Piping Galvanized:**	
Unit of Measure:		**Tank Single Wall St:**	
Overfill Prot Type:		**Piping Underground:**	
Creation Date:		**Tank Underground:**	
Next Periodic Str DT:		**Source:**	
TSSA Base Sched Cycle 2:			
TSSAMax Hazard Rank 1:			
TSSA Risk Based Periodic Yn:			
TSSA Volume of Directives:			
TSSA Periodic Exempt:			
TSSA Statutory Interval:			
TSSA Recd Insp Interva:			
TSSA Recd Tolerance:			
TSSA Program Area:			
TSSA Program Area 2:			
Description:	FS Propane Tank		
Original Source:	EXP		
Record Date:	Up to Mar 2012		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	9 of 15	NE/64.8	184.5 / -0.33	Sedru Lada 4169 Stanley Ave. Niagara Falls ON L2E 4Z2	GEN

Generator No:	ON8632391
SIC Code:	811310
SIC Description:	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance
Approval Years:	2010
PO Box No:	
Country:	
Status:	
Co Admin:	
Choice of Contact:	
Phone No Admin:	
Contaminated Facility:	
MHSW Facility:	

Detail(s)

Waste Class:	221
Waste Class Name:	LIGHT FUELS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	10 of 15	NE/64.8	184.5 / -0.33	BALA NIRANJAN 4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	DTNK

Delisted Expired Fuel Safety Facilities

Instance No:	10875803	**Expired Date:**	
Status:	EXPIRED	**Max Hazard Rank:**	NULL
Instance ID:		**Facility Location:**	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA
Instance Type:		**Facility Type:**	FS LIQUID FUEL TANK
Instance Creation Dt:	10/2/1989	**Fuel Type 2:**	NULL
Instance Install Dt:	10/2/1989	**Fuel Type 3:**	NULL
Item Description:	FS Liquid Fuel Tank	**Panam Related:**	NULL
Manufacturer:	NULL	**Panam Venue Nm:**	NULL
Model:	NULL	**External Identifier:**	NULL
Serial No:	NULL	**Item:**	
ULC Standard:	NULL	**Piping Steel:**	
Quantity:	1	**Piping Galvanized:**	
Unit of Measure:	EA	**Tank Single Wall St:**	
Overfill Prot Type:	NULL	**Piping Underground:**	
Creation Date:	7/5/2009 1:21:49 AM	**Tank Underground:**	
Next Periodic Str DT:	NULL	**Source:**	FS Liquid Fuel Tank
TSSA Base Sched Cycle 2:	NULL		
TSSAMax Hazard Rank 1:	NULL		
TSSA Risk Based Periodic Yn:	NULL		
TSSA Volume of Directives:	NULL		
TSSA Periodic Exempt:	NULL		
TSSA Statutory Interval:	NULL		
TSSA Recd Insp Interva:	NULL		
TSSA Recd Tolerance:	NULL		
TSSA Program Area:	NULL		
TSSA Program Area 2:	NULL		
Description:	NULL		
Original Source:	EXP		
Record Date:	31-JUL-2020		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	11 of 15	NE/64.8	184.5 / -0.33	BALA NIRANJAN 4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA ON	DTNK

Delisted Expired Fuel Safety Facilities

Instance No:	11164392	**Expired Date:**	
Status:	EXPIRED	**Max Hazard Rank:**	NULL
Instance ID:		**Facility Location:**	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA
Instance Type:		**Facility Type:**	FS LIQUID FUEL TANK
Instance Creation Dt:	10/2/1989	**Fuel Type 2:**	NULL
Instance Install Dt:	10/2/1989	**Fuel Type 3:**	NULL
Item Description:	FS Liquid Fuel Tank	**Panam Related:**	NULL
Manufacturer:	NULL	**Panam Venue Nm:**	NULL
Model:	NULL	**External Identifier:**	NULL
Serial No:	NULL	**Item:**	
ULC Standard:	NULL	**Piping Steel:**	
Quantity:	1	**Piping Galvanized:**	
Unit of Measure:	EA	**Tank Single Wall St:**	
Overfill Prot Type:	NULL	**Piping Underground:**	

Creation Date:	7/5/2009 1:24:04 AM	***Tank Underground:***	
Next Periodic Str DT:	NULL	***Source:***	FS Liquid Fuel Tank
TSSA Base Sched Cycle 2:	NULL		
TSSAMax Hazard Rank 1:	NULL		
TSSA Risk Based Periodic Yn:	NULL		
TSSA Volume of Directives:	NULL		
TSSA Periodic Exempt:	NULL		
TSSA Statutory Interval:	NULL		
TSSA Recd Insp Interva:	NULL		
TSSA Recd Tolerance:	NULL		
TSSA Program Area:	NULL		
TSSA Program Area 2:	NULL		
Description:	NULL		
Original Source:	EXP		
Record Date:	31-JUL-2020		

3	***12 of 15***	***NE/64.8***	***184.5 / -0.33***	***BALA NIRANJAN*** ***4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA*** ***ON***	***DTNK***

Delisted Expired Fuel Safety Facilities

Instance No:	11164367	***Expired Date:***	
Status:	EXPIRED	***Max Hazard Rank:***	NULL
Instance ID:		***Facility Location:***	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA
Instance Type:		***Facility Type:***	FS LIQUID FUEL TANK
Instance Creation Dt:	10/2/1989	***Fuel Type 2:***	NULL
Instance Install Dt:	10/2/1989	***Fuel Type 3:***	NULL
Item Description:	FS Liquid Fuel Tank	***Panam Related:***	NULL
Manufacturer:	NULL	***Panam Venue Nm:***	NULL
Model:	NULL	***External Identifier:***	NULL
Serial No:	NULL	***Item:***	
ULC Standard:	NULL	***Piping Steel:***	
Quantity:	1	***Piping Galvanized:***	
Unit of Measure:	EA	***Tank Single Wall St:***	
Overfill Prot Type:	NULL	***Piping Underground:***	
Creation Date:	7/5/2009 1:24:06 AM	***Tank Underground:***	
Next Periodic Str DT:	NULL	***Source:***	FS Liquid Fuel Tank
TSSA Base Sched Cycle 2:	NULL		
TSSAMax Hazard Rank 1:	NULL		
TSSA Risk Based Periodic Yn:	NULL		
TSSA Volume of Directives:	NULL		
TSSA Periodic Exempt:	NULL		
TSSA Statutory Interval:	NULL		
TSSA Recd Insp Interva:	NULL		
TSSA Recd Tolerance:	NULL		
TSSA Program Area:	NULL		
TSSA Program Area 2:	NULL		
Description:	NULL		
Original Source:	EXP		
Record Date:	31-JUL-2020		

3	***13 of 15***	***NE/64.8***	***184.5 / -0.33***	***BALA NIRANJAN*** ***4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA*** ***ON***	***FST***

Instance No:	11164367	***Manufacturer:***	
Status:		***Serial No:***	

Cont Name:		***Ulc Standard:***	
Instance Type:		***Quantity:***	
Item:		***Unit of Measure:***	
Item Description:	FS Liquid Fuel Tank	***Fuel Type:***	Gasoline
Tank Type:	Liquid Fuel Single Wall UST	***Fuel Type2:***	NULL
Install Date:	10/2/1989	***Fuel Type3:***	NULL
Install Year:	1992	***Piping Steel:***	
Years in Service:		***Piping Galvanized:***	
Model:	NULL	***Tanks Single Wall St:***	
Description:		***Piping Underground:***	
Capacity:	24000	***No Underground:***	
Tank Material:	Fiberglass (FRP)	***Panam Related:***	
Corrosion Protect:	Fiberglass	***Panam Venue:***	
Overfill Protect:			
Facility Type:	FS Liquid Fuel Tank		
Parent Facility Type:			
Facility Location:			
Device Installed Location:	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA		

Liquid Fuel Tank Details

Overfill Protection:	
Owner Account Name:	BALA NIRANJAN
Item:	FS LIQUID FUEL TANK

3	***14 of 15***	***NE/64.8***	***184.5 / -0.33***	***BALA NIRANJAN*** ***4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA*** ***ON***	***FST***

Instance No:	10875803	***Manufacturer:***	
Status:		***Serial No:***	
Cont Name:		***Ulc Standard:***	
Instance Type:		***Quantity:***	
Item:		***Unit of Measure:***	
Item Description:	FS Liquid Fuel Tank	***Fuel Type:***	Gasoline
Tank Type:	Liquid Fuel Single Wall UST	***Fuel Type2:***	NULL
Install Date:	10/2/1989	***Fuel Type3:***	NULL
Install Year:	1992	***Piping Steel:***	
Years in Service:		***Piping Galvanized:***	
Model:	NULL	***Tanks Single Wall St:***	
Description:		***Piping Underground:***	
Capacity:	24000	***No Underground:***	
Tank Material:	Fiberglass (FRP)	***Panam Related:***	
Corrosion Protect:	Fiberglass	***Panam Venue:***	
Overfill Protect:			
Facility Type:	FS Liquid Fuel Tank		
Parent Facility Type:			
Facility Location:			
Device Installed Location:	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA		

Liquid Fuel Tank Details

Overfill Protection:	
Owner Account Name:	BALA NIRANJAN
Item:	FS LIQUID FUEL TANK

3	***15 of 15***	***NE/64.8***	***184.5 / -0.33***	***BALA NIRANJAN*** ***4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA*** ***ON***	***FST***

Instance No:	11164392	***Manufacturer:***	

Status:		**Serial No:**	
Cont Name:		**Ulc Standard:**	
Instance Type:		**Quantity:**	
Item:		**Unit of Measure:**	
Item Description:	FS Liquid Fuel Tank	**Fuel Type:**	Diesel
Tank Type:	Liquid Fuel Single Wall UST	**Fuel Type2:**	NULL
Install Date:	10/2/1989	**Fuel Type3:**	NULL
Install Year:	1992	**Piping Steel:**	
Years in Service:		**Piping Galvanized:**	
Model:	NULL	**Tanks Single Wall St:**	
Description:		**Piping Underground:**	
Capacity:	24000	**No Underground:**	
Tank Material:	Fiberglass (FRP)	**Panam Related:**	
Corrosion Protect:	Fiberglass	**Panam Venue:**	
Overfill Protect:			
Facility Type:	FS Liquid Fuel Tank		
Parent Facility Type:			
Facility Location:			
Device Installed Location:	4169 STANLEY AV NIAGARA FALLS L2E 4Z2 ON CA		

Liquid Fuel Tank Details

Overfill Protection:	
Owner Account Name:	BALA NIRANJAN
Item:	FS LIQUID FUEL TANK

4	1 of 1	NW/103.2	183.3 / -1.57	ON	BORE

Borehole ID:	606536	**Inclin FLG:**	No
OGF ID:	215508344	**SP Status:**	Initial Entry
Status:		**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:	Geotechnical/Geological Investigation	**Primary Name:**	
Completion Date:	APR-1952	**Municipality:**	
Static Water Level:		**Lot:**	
Primary Water Use:	Not Used	**Township:**	
Sec. Water Use:		**Latitude DD:**	43.113403
Total Depth m:	66.2	**Longitude DD:**	-79.087927
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	655565
Drill Method:	Diamond Drill	**Northing:**	4775183
Orig Ground Elev m:	184	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Not Applicable
DEM Ground Elev m:	183		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218374523	**Mat Consistency:**	
Top Depth:	0	**Material Moisture:**	
Bottom Depth:	13.4	**Material Texture:**	
Material Color:		**Non Geo Mat Type:**	
Material 1:	Unknown	**Geologic Formation:**	
Material 2:		**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	UNSPECIFIED.		

Geology Stratum ID:	218374527	***Mat Consistency:***	
Top Depth:	29	***Material Moisture:***	
Bottom Depth:	46.5	***Material Texture:***	
Material Color:		***Non Geo Mat Type:***	
Material 1:	Bedrock	***Geologic Formation:***	
Material 2:	Shale	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	BEDROCK,SHALE. CALCAREOUS,STRATIFIED.		

Geology Stratum ID:	218374530	***Mat Consistency:***	
Top Depth:	54.5	***Material Moisture:***	
Bottom Depth:	66.2	***Material Texture:***	
Material Color:	Red	***Non Geo Mat Type:***	
Material 1:	Bedrock	***Geologic Formation:***	
Material 2:	Sandstone	***Geologic Group:***	
Material 3:	Shale	***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	BEDROCK,SANDSTONE, SHALE. LAYERED. 00441035006650340086703300951032015260310161703001789028 **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	218374526	***Mat Consistency:***	
Top Depth:	26.4	***Material Moisture:***	
Bottom Depth:	29	***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.		

Geology Stratum ID:	218374528	***Mat Consistency:***	
Top Depth:	46.5	***Material Moisture:***	
Bottom Depth:	49.3	***Material Texture:***	
Material Color:		***Non Geo Mat Type:***	
Material 1:	Bedrock	***Geologic Formation:***	
Material 2:	Limestone	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	BEDROCK,LIMESTONE. STYLOLITIC,MASSIVE.		

Geology Stratum ID:	218374525	***Mat Consistency:***	
Top Depth:	20.3	***Material Moisture:***	
Bottom Depth:	26.4	***Material Texture:***	
Material Color:		***Non Geo Mat Type:***	
Material 1:	Bedrock	***Geologic Formation:***	
Material 2:	Limestone	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	BEDROCK,LIMESTONE.		

Geology Stratum ID:	218374529	***Mat Consistency:***	
Top Depth:	49.3	***Material Moisture:***	
Bottom Depth:	54.5	***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. MASSIVE.

Geology Stratum ID:	218374524	**Mat Consistency:**	
Top Depth:	13.4	**Material Moisture:**	
Bottom Depth:	20.3	**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.		

Source

Source Type:	Data Survey	**Source Appl:**	Spatial/Tabular
Source Orig:	Geological Survey of Canada	**Source Iden:**	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: 052060 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		

5	1 of 1	NNE/129.2	183.0 / -1.84	ON	BORE

Borehole ID:	606447	**Inclin FLG:**	No
OGF ID:	215508255	**SP Status:**	Initial Entry
Status:		**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:	Geotechnical/Geological Investigation	**Primary Name:**	
Completion Date:	MAR-1967	**Municipality:**	
Static Water Level:		**Lot:**	
Primary Water Use:	Not Used	**Township:**	
Sec. Water Use:		**Latitude DD:**	43.11374
Total Depth m:	6.4	**Longitude DD:**	-79.086503
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	655680
Drill Method:	Test Pit	**Northing:**	4775223
Orig Ground Elev m:	185	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Not Applicable
DEM Ground Elev m:	184		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218374043	**Mat Consistency:**	
Top Depth:	0	**Material Moisture:**	
Bottom Depth:	.8	**Material Texture:**	

Material Color:	Brown	***Non Geo Mat Type:***	
Material 1:	Fill	***Geologic Formation:***	
Material 2:	Sand	***Geologic Group:***	
Material 3:	Clay	***Geologic Period:***	
Material 4:	Granuls	***Depositional Gen:***	fill
Gsc Material Description:			
Stratum Description:	FILL,SAND,CLAY, CINDERS. BROWN,FRIABLE.		

Geology Stratum ID:	218374045	***Mat Consistency:***	Stiff
Top Depth:	1.4	***Material Moisture:***	
Bottom Depth:	2.9	***Material Texture:***	
Material Color:	Rust	***Non Geo Mat Type:***	
Material 1:	Silt	***Geologic Formation:***	
Material 2:	Clay	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	SILT,CLAY. RUST,STIFF.		

Geology Stratum ID:	218374046	***Mat Consistency:***	Dense
Top Depth:	2.9	***Material Moisture:***	
Bottom Depth:	6.4	***Material Texture:***	
Material Color:	Rust	***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(75),SAND(13), CLAY(10),GRAVEL. RUST,DENSE. 00025023000450200009505 0 **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	218374044	***Mat Consistency:***	Stiff
Top Depth:	.8	***Material Moisture:***	
Bottom Depth:	1.4	***Material Texture:***	
Material Color:	Brown	***Non Geo Mat Type:***	
Material 1:	Clay	***Geologic Formation:***	
Material 2:	Silt	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	CLAY,SILT. BROWN,STIFF.		

Source

Source Type:	Data Survey	***Source Appl:***	Spatial/Tabular
Source Orig:	Geological Survey of Canada	***Source Iden:***	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: 051170 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		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
6	1 of 6	ENE/132.7	183.9 / -0.94	CYTEC Canada Inc. 4200 STANLEY AVENUE, NIAGARA FALLS, ONTARIO L2E 4Z4 Niagara Falls ON	RSC

RSC ID: 209492
RA No: 3653-7F8QLF
RSC Type: Phase 1 and 2 RSC with RA
Curr Property Use: Industrial
Ministry District: Niagara District Office
Filing Date: 8/1/2013
Date Ack:
Date Returned:
Restoration Type:
Soil Type:
Criteria:
CPU Issued Sect 1686:
Asmt Roll No: 2725010011183050000, 2725010011184010000
Prop ID No (PIN): 64269-0127(LT)
Property Municipal Address: 4200 STANLEY AVENUE, NIAGARA FALLS, ONTARIO L2E 4Z4
Mailing Address:
Latitude & Latitude:
UTM Coordinates:
Consultant:
Legal Desc:
Measurement Method:
Applicable Standards:
RSC PDF: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=24315&fileName=BROWNFIELDS-E-FILE.pdf

Cert Date:
Cert Prop Use No:
Intended Prop Use: Industrial
Qual Person Name: Tim Dickson
Stratified (Y/N):
Audit (Y/N):
Entire Leg Prop. (Y/N):
Accuracy Estimate:
Telephone:
Fax:
Email:

Document(s) Detail

Document Heading: Supporting Documents
Document Name: Current and Past Uses Table-West Portion_CYTEC-60117074.pdf
Document Type: Table of Current and Past Property Use
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=24310&fileName=Current+and+Past+Uses+Table-West+Portion_CYTEC-60117074.pdf

Document Heading: Supporting Documents
Document Name: Certificate of Status CYTEC and AECOM.pdf
Document Type: Certificate of Status
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=24308&fileName=Certificate+of+Status+CYTEC+and+AECOM.pdf

Document Heading: Supporting Documents
Document Name: Phase Two CSM_CYTEC_West.pdf
Document Type: Phase 2 Conceptual Site Model
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=24309&fileName=Phase+Two+CSM_CYTEC_West.pdf

Document Heading: Supporting Documents
Document Name: Table of APECS-West Portion_CYTEC-60117074.pdf
Document Type: Area(s) of Potential Environmental Concern
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=24311&fileName=Table+of+APECS-West+Portion_CYTEC-60117074.pdf

Document Heading: Supporting Documents
Document Name: Current Plan of Survey.pdf
Document Type: A Current plan of Survey
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=24305&fileName=Current+Plan+of+Survey.pdf

Document Heading: Orders and Notices

Document Name: CPU 02618XLH9B 4001 4th Ave 4200 Stanley Ave Niagara Falls AMENDMENT 1.pdf
Document Type: order
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=25057&fileName=CPU+02618XLH9B++4001++4th+Ave++4200+Stanley+Ave+Niagara+Falls++AMENDMENT+1.pdf

Document Heading: Supporting Documents
Document Name: Legal Description from Lawyer.pdf
Document Type: Lawyer's letter consisting of a legal description of the property
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=24312&fileName=Legal+Description+from+Lawyer.pdf

Document Heading: Supporting Documents
Document Name: Transfer Deed of RSC Property.pdf
Document Type: Copy of any deed(s), transfer(s) or other document(s)
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=24306&fileName=Transfer+Deed+of+RSC+Property.pdf

Document Heading: Supporting Documents
Document Name: Property Specific Standards_MOE Form.xls
Document Type: Property Specific Standards
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=24313&fileName=Property+Specific+Standards_MOE+Form.xls

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6	2 of 6	ENE/132.7	183.9 / -0.94	1939522 ONTARIO LIMITED 4200 STANLEY AVENUE, NIAGARA FALLS, ON L2E 4N2 Niagara Falls ON	RSC

RSC ID: 226074
RA No:
RSC Type: Phase 1 and 2 RSC
Curr Property Use: Industrial
Ministry District: Niagara District Office
Filing Date: 10/8/2019
Date Ack:
Date Returned:
Restoration Type:
Soil Type:
Criteria:
CPU Issued Sect 1686:
Cert Date:
Cert Prop Use No:
Intended Prop Use: Commercial
Qual Person Name: CHRISTOPHER CUSHING
Stratified (Y/N):
Audit (Y/N):
Entire Leg Prop. (Y/N):
Accuracy Estimate:
Telephone:
Fax:
Email:
Asmt Roll No: 2.72501E+18
Prop ID No (PIN): 64269-0607 (LT), 64269-0614 (LT)
Property Municipal Address: 4200 STANLEY AVENUE, NIAGARA FALLS, ON L2E 4N2
Mailing Address:
Latitude & Latitude:
UTM Coordinates:
Consultant:
Legal Desc:
Measurement Method:
Applicable Standards:
RSC PDF: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=117919&fileName=BROWNFIELDS-E.pdf

Document(s) Detail

Document Heading: Supporting Documents
Document Name: 8_Agent_Authorization.pdf
Document Type: Proof of the owner's authorization
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=117922&fileName=8_Agent_Authorization.pdf

Document Heading: Supporting Documents

Document Name: 3_Lawyers Letter.pdf
Document Type: Lawyer's letter consisting of a legal description of the property
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=117917&fileName=3_Lawyers+Letter.pdf

Document Heading: Supporting Documents
Document Name: 4_Survey.pdf
Document Type: A Current plan of Survey
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=117921&fileName=4_Survey.pdf

Document Heading: Supporting Documents
Document Name: 2_Certificate of Status .pdf
Document Type: Certificate of Status
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=117924&fileName=2_Certificate+of+Status+.pdf

Document Heading: Supporting Documents
Document Name: 6_Table of Past Land Use_rev.pdf
Document Type: Table of Current and Past Property Use
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=117914&fileName=6_Table+of+Past+Land+Use_rev.pdf

Document Heading: Supporting Documents
Document Name: 7_Phase Two CSM.pdf
Document Type: Phase 2 Conceptual Site Model
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=117918&fileName=7_Phase+Two+CSM.pdf

Document Heading: Supporting Documents
Document Name: 1_APEC Table.pdf
Document Type: Area(s) of Potential Environmental Concern
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=117915&fileName=1_APEC+Table.pdf

Document Heading: Supporting Documents
Document Name: 3_PIN_Transfers.pdf
Document Type: Copy of any deed(s), transfer(s) or other document(s)
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=117925&fileName=3_PIN_Transfers.pdf

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6	3 of 6	ENE/132.7	183.9 / -0.94	1939522 ONTARIO LIMITED 4200 STANLEY AVENUE, NIAGARA FALLS, ON L2E 4N2 Niagara Falls ON	RSC

RSC ID:	226442	**Cert Date:**	
RA No:	RA1772-19c	**Cert Prop Use No:**	
RSC Type:	Phase 1 and 2 RSC with RA	**Intended Prop Use:**	Commercial
Curr Property Use:	Industrial	**Qual Person Name:**	CHRISTOPHER CUSHING
Ministry District:	Niagara District Office	**Stratified (Y/N):**	
Filing Date:	2/27/2020	**Audit (Y/N):**	
Date Ack:		**Entire Leg Prop. (Y/N):**	
Date Returned:		**Accuracy Estimate:**	
Restoration Type:		**Telephone:**	
Soil Type:		**Fax:**	
Criteria:		**Email:**	
CPU Issued Sect 1686:			

Asmt Roll No: 2.72501E+18
Prop ID No (PIN): 64269-0614 (LT)
Property Municipal Address: 4200 STANLEY AVENUE, NIAGARA FALLS, ON L2E 4N2
Mailing Address:
Latitude & Latitude:
UTM Coordinates:

Consultant:
Legal Desc:
Measurement Method:
Applicable Standards:
RSC PDF: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=123015&fileName=BROWNFIELDS-E.pdf

Document(s) Detail

Document Heading: Supporting Documents
Document Name: Lawyers Letter.pdf
Document Type: Lawyer's letter consisting of a legal description of the property
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=123008&fileName=Lawyers+Letter.pdf

Document Heading: Supporting Documents
Document Name: Phase_Two_CSM.pdf
Document Type: Phase 2 Conceptual Site Model
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=123005&fileName=Phase_Two_CSM.pdf

Document Heading: Supporting Documents
Document Name: Agent_Authorization.pdf
Document Type: Proof of the owner's authorization
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=123013&fileName=Agent_Authorization.pdf

Document Heading: Supporting Documents
Document Name: PSS_RA1772_19c_stratified_Dec_17_19_rev.xls
Document Type: Property Specific Standards
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=123014&fileName=PSS_RA1772_19c_stratified_Dec_17_19_rev.xls

Document Heading: Supporting Documents
Document Name: APEC Table.pdf
Document Type: Area(s) of Potential Environmental Concern
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=123009&fileName=APEC+Table.pdf

Document Heading: Supporting Documents
Document Name: Survey.pdf
Document Type: A Current plan of Survey
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=123011&fileName=Survey.pdf

Document Heading: Supporting Documents
Document Name: Certificate of Status .pdf
Document Type: Certificate of Status
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=123017&fileName=Certificate+of+Status+.pdf

Document Heading: Supporting Documents
Document Name: PIN_Transfers.pdf
Document Type: Copy of any deed(s), transfer(s) or other document(s)
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=123010&fileName=PIN_Transfers.pdf

Document Heading: Supporting Documents
Document Name: Table of Past Land Use.pdf
Document Type: Table of Current and Past Property Use
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=123007&fileName=Table+of+Past+Land+Use.pdf

6	*4 of 6*	*ENE/132.7*	*183.9 / -0.94*	***1939522 Ontario Limited*** ***Part of 4200 Stanley Avenue, Former Cytec***	***CPU***

Lands, Parcel B Niagara Falls, ON Canada ON

EBR Registry No:	019-5038	***Decision Posted:***	April 21, 2022
Ministry Ref No:		***Exception Posted:***	
Notice Type:	Instrument	***Section:***	Section 168.6
Notice Stage:	Decision	***Act 1:***	Environmental Protection Act, R.S.O. 1990
Notice Date:		***Act 2:***	Environmental Protection Act
Proposal Date:	February 8, 2022	***Site Location Map:***	43.117479,-79.085085
Year:	2022		

Instrument Type: Certificate of property use
Off Instrument Name: Certificate of Property Use (EPA s. 168.6)
Posted By: Ministry of the Environment, Conservation and Parks
Company Name:
Site Address: Part of 4200 Stanley Avenue, Former Cytec Lands, Parcel B
Niagara Falls,
ON
Canada
Location Other:
Proponent Name: 1939522 Ontario Limited
Proponent Address: 1939522 Ontario Limited
393 Rymal Road West
Suite 405
Hamilton,
ON
L9B 1V2
Canada
Comment Period: February 8, 2022 - March 25, 2022 (45 days) Closed
URL: https://ero.ontario.ca/notice/019-5038

Site Location Details:

North-east of the intersection of Thorold Stone Road and Stanley Avenue in the City of Niagara Falls

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6	*5 of 6*	*ENE/132.7*	*183.9 / -0.94*	***1939522 Ontario Limited, 4200 Stanley Avenue Niagara Falls, ON Canada ON***	***CPU***

EBR Registry No:	019-5188	***Decision Posted:***	August 9, 2022
Ministry Ref No:		***Exception Posted:***	
Notice Type:	Instrument	***Section:***	Section 168.6
Notice Stage:	Decision	***Act 1:***	Environmental Protection Act, R.S.O. 1990
Notice Date:		***Act 2:***	Environmental Protection Act
Proposal Date:	April 6, 2022	***Site Location Map:***	43.117699,-79.080707
Year:	2022		

Instrument Type: Certificate of property use
Off Instrument Name: Certificate of Property Use (EPA s. 168.6)
Posted By: Ministry of the Environment, Conservation and Parks
Company Name:
Site Address: 4200 Stanley Avenue
Niagara Falls,
ON
Canada
Location Other:
Proponent Name: 1939522 Ontario Limited,
Proponent Address: 1939522 Ontario Limited,
393 Rymal Road West, Suite 405
Hamilton,
ON
L9B 1V2
Canada
Comment Period: April 6, 2022 - May 21, 2022 (45 days) Closed
URL: https://ero.ontario.ca/notice/019-5188

Site Location Details:

North of Thorold Stone Road and Stanley Avenue

6	6 of 6	ENE/132.7	183.9 / -0.94	**1939522 ONTARIO LIMITED** **4200 STANLEY AVENUE, NIAGARA FALLS, ON L2E 4N2** **Niagara Falls ON**	RSC

RSC ID:	232031	***Cert Date:***	
RA No:	RA1729-18d	***Cert Prop Use No:***	
RSC Type:	Phase 1 and 2 RSC with RA	***Intended Prop Use:***	Commercial
Curr Property Use:	Industrial	***Qual Person Name:***	CHRISTOPHER CUSHING
Ministry District:	Niagara District Office	***Stratified (Y/N):***	
Filing Date:	6/13/2022	***Audit (Y/N):***	
Date Ack:		***Entire Leg Prop. (Y/N):***	
Date Returned:		***Accuracy Estimate:***	
Restoration Type:		***Telephone:***	
Soil Type:		***Fax:***	
Criteria:		***Email:***	
CPU Issued Sect 1686:			

Asmt Roll No:	2.72501E+14
Prop ID No (PIN):	64269-0613 (LT)
Property Municipal Address:	4200 STANLEY AVENUE, NIAGARA FALLS, ON L2E 4N2
Mailing Address:	
Latitude & Latitude:	
UTM Coordinates:	
Consultant:	
Legal Desc:	
Measurement Method:	
Applicable Standards:	
RSC PDF:	https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=164637&fileName=BROWNFIELDS-E.pdf

Document(s) Detail

Document Heading:	Supporting Documents
Document Name:	PSS RA1729-18d Apr13-22.xls
Document Type:	Property Specific Standards
Document Link:	https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=164638&fileName=PSS+RA1729-18d+Apr13-22.xls

Document Heading:	Supporting Documents
Document Name:	APECTable.pdf
Document Type:	Area(s) of Potential Environmental Concern
Document Link:	https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=167346&fileName=APECTable.pdf

Document Heading:	Supporting Documents
Document Name:	Transfer Documents.pdf
Document Type:	Copy of any deed(s), transfer(s) or other document(s)
Document Link:	https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=164636&fileName=Transfer+Documents.pdf

Document Heading:	Supporting Documents
Document Name:	Phase Two CSM.pdf
Document Type:	Phase 2 Conceptual Site Model
Document Link:	https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=164641&fileName=Phase+Two+CSM.pdf

Document Heading:	Supporting Documents

Document Name: Lawyers Letter.pdf
Document Type: Lawyer's letter consisting of a legal description of the property
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=164631&fileName=Lawyers+Letter.pdf

Document Heading: Supporting Documents
Document Name: Table_of_Past_Land_Use.pdf
Document Type: Table of Current and Past Property Use
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=164633&fileName=Table_of_Past_Land_Use.pdf

Document Heading: Orders and Notices
Document Name: CytecParcelB-FinalCPU signed.pdf
Document Type: CPU
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=167347&fileName=CytecParcelB-FinalCPU+signed.pdf

Document Heading: Supporting Documents
Document Name: CertofStatus.pdf
Document Type: Certificate of Status
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=167345&fileName=CertofStatus.pdf

Document Heading: Supporting Documents
Document Name: Survey Plan.pdf
Document Type: A Current plan of Survey
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=164640&fileName=Survey+Plan.pdf

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7	1 of 1	ENE/136.1	183.6 / -1.23	S/E CORNER THOROLD RD & STANLEY AVE Niagara Falls ON	WWIS

Well ID:	7275276	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Monitoring and Test Hole	**Data Entry Status:**	
Use 2nd:	0	**Data Src:**	
Final Well Status:	Monitoring and Test Hole	**Date Received:**	22-Nov-2016 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	Z245508	**Contractor:**	7241
Tag:	A215513	**Form Version:**	7
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	NIAGARA (WELLAND)
Elevatn Reliabilty:		**Lot:**	
Depth to Bedrock:		**Concession:**	
Well Depth:		**Concession Name:**	
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	NIAGARA FALLS CITY		
Site Info:			

PDF URL (Map):

Additional Detail(s) (Map)

Well Completed Date: 2016/10/25
Year Completed: 2016
Depth (m): 9.144
Latitude: 43.1132888419483
Longitude: -79.0856929502028
Path:

Bore Hole Information

Bore Hole ID:	1006293594	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	655747.00
Code OB Desc:		***North83:***	4775174.00
Open Hole:		***Org CS:***	UTM83
Cluster Kind:		***UTMRC:***	4
Date Completed:	25-Oct-2016 00:00:00	***UTMRC Desc:***	margin of error : 30 m - 100 m
Remarks:		***Location Method:***	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1006426092
Layer:	3
Color:	6
General Color:	BROWN
Mat1:	06
Most Common Material:	SILT
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	15.0
Formation End Depth:	30.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1006426090
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	02
Most Common Material:	TOPSOIL
Mat2:	
Mat2 Desc:	
Mat3:	01
Mat3 Desc:	FILL
Formation Top Depth:	0.0
Formation End Depth:	7.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1006426091
Layer:	2
Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	06

Mat2 Desc:	SILT
Mat3:	
Mat3 Desc:	
Formation Top Depth:	7.0
Formation End Depth:	15.0
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1006426101
Layer:	2
Plug From:	19.0
Plug To:	0.5
Plug Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1006426102
Layer:	3
Plug From:	0.5
Plug To:	0.0
Plug Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1006426100
Layer:	1
Plug From:	30.0
Plug To:	19.0
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	1006426099
Method Construction Code:	2
Method Construction:	Rotary (Convent.)
Other Method Construction:	

Pipe Information

Pipe ID:	1006426089
Casing No:	0
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	1006426095
Layer:	1
Material:	5
Open Hole or Material:	PLASTIC
Depth From:	20.0
Depth To:	0.0
Casing Diameter:	2.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Screen

Screen ID:	1006426096
Layer:	1
Slot:	10
Screen Top Depth:	30.0
Screen End Depth:	20.0
Screen Material:	5
Screen Depth UOM:	ft
Screen Diameter UOM:	inch
Screen Diameter:	2.25

Water Details

Water ID:	1006426094
Layer:	
Kind Code:	
Kind:	
Water Found Depth:	
Water Found Depth UOM:	ft

Hole Diameter

Hole ID:	1006426093
Diameter:	6.0
Depth From:	30.0
Depth To:	0.0
Hole Depth UOM:	ft
Hole Diameter UOM:	inch

Links

Bore Hole ID:	1006293594	***Tag No:***	A215513
Depth M:	9.144	***Contractor:***	7241
Year Completed:	2016	***Path:***	727\7275276.pdf
Well Completed Dt:	2016/10/25	***Latitude:***	43.1132888419483
Audit No:	Z245508	***Longitude:***	-79.0856929502028

8	1 of 6	NNW/136.3	182.0 / -2.87	**GFL Environmental Inc.** **5559 George St** **Niagara Falls ON**	SPL

Ref No:	6083-AFQQ4T	***Discharger Report:***	
Site No:	NA	***Material Group:***	
Incident Dt:	2016/11/15	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:		***Sector Type:***	Miscellaneous Industrial
Incident Event:	Leak/Break	***Agency Involved:***	
Contaminant Code:	46	***Nearest Watercourse:***	
Contaminant Name:	WASTE OIL	***Site Address:***	5559 George St
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
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:***	4775228
MOE Response:	Yes	***Easting:***	655578
Dt MOE Arvl on Scn:	2016/11/16	***Site Geo Ref Accu:***	GPS
MOE Reported Dt:	2016/11/15	***Site Map Datum:***	
Dt Document Closed:	2016/11/23	***SAC Action Class:***	Primary Assessment of Spills
Incident Reason:	Operator/Human Error	***Source Type:***	

Site Name: Niagara Battery & Tire Ltd <UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: GFL waste oil leaked from truck to ground, contained, responding
Contaminant Qty: 0 other - see incident description

8	2 of 6	NNW/136.3	182.0 / -2.87	NIAGARA BATTERY & TIRE LTD 5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	GEN

Generator No: ON6107532
SIC Code: 441220, 419190
SIC Description: MOTORCYCLE, BOAT AND OTHER MOTOR VEHICLE DEALERS, OTHER WHOLESALE AGENTS AND BROKERS
Approval Years: 2016
PO Box No:
Country: Canada
Status:
Co Admin: LORI WAINWRIGHT
Choice of Contact: CO_OFFICIAL
Phone No Admin: 905-682-2396 Ext.
Contaminated Facility: No
MHSW Facility: No

Detail(s)

Waste Class: 251
Waste Class Name: OIL SKIMMINGS & SLUDGES

8	3 of 6	NNW/136.3	182.0 / -2.87	NIAGARA BATTERY & TIRE LTD HEAD OFFICE 5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	GEN

Generator No: ON6107532
SIC Code:
SIC Description:
Approval Years: As of Dec 2018
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 251 L
Waste Class Name: Waste oils/sludges (petroleum based)

8	4 of 6	NNW/136.3	182.0 / -2.87	NIAGARA BATTERY & TIRE LTD HEAD OFFICE 5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	GEN

Generator No: ON6107532
SIC Code:
SIC Description:
Approval Years: As of Jul 2020
PO Box No:
Country: Canada

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 251 L
Waste Class Name: Waste oils/sludges (petroleum based)

8	5 of 6	NNW/136.3	182.0 / -2.87	NIAGARA BATTERY & TIRE LTD HEAD OFFICE 5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	GEN

Generator No: ON6107532
SIC Code:
SIC Description:
Approval Years: As of Nov 2021
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 251 L
Waste Class Name: Waste oils/sludges (petroleum based)

8	6 of 6	NNW/136.3	182.0 / -2.87	NIAGARA BATTERY & TIRE LTD HEAD OFFICE 5559 GEORGE ST. NIAGARA FALLS ON L2E 7K9	GEN

Generator No: ON6107532
SIC Code:
SIC Description:
Approval Years: As of Oct 2022
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 251 L
Waste Class Name: OIL SKIMMINGS & SLUDGES

9	1 of 10	NNE/137.8	183.0 / -1.85	CUSTOM BREW BEER SYSTEMS (DAN LEE) 4129 STANLEY AVE., UNIT #6 NIAGARA FALLS CITY ON	CA

Certificate #: 8-2044-92-

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Application Year:	92
Issue Date:	3/17/1992
Approval Type:	Industrial air
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	VENT HOOD FOR MALT ODOUR EMISSIONS
Contaminants:	Odour/Fumes, Nitrogen Oxides
Emission Control:	No Controls

9	2 of 10	NNE/137.8	183.0 / -1.85	ONYX NEON 4129 STANLEY AVE UNIT 2 NIAGARA FALLS ON L2E 7H3	SCT

Established:	1985
Plant Size (ft²):	0
Employment:	2

--Details--

Description:	SIGNS AND ADVERTISING SPECIALTIES
SIC/NAICS Code:	3993

9	3 of 10	NNE/137.8	183.0 / -1.85	Painters Supply & Equipment 9Canada) Inc. 4129 Stanley Ave. Unit 1 Niagara Falls ON	GEN

Generator No:	ON4815453
SIC Code:	811121
SIC Description:	Automotive Body, Paint & Interior R&M
Approval Years:	03,04
PO Box No:	
Country:	
Status:	
Co Admin:	
Choice of Contact:	
Phone No Admin:	
Contaminated Facility:	
MHSW Facility:	

9	4 of 10	NNE/137.8	183.0 / -1.85	Painters Supply & Equipment (Canada) Inc. 4129 Stanley Ave. Unit 1 Niagara Falls ON L2E 7H3	GEN

Generator No:	ON4815453
SIC Code:	418990
SIC Description:	All Other Wholesaler-Distributors
Approval Years:	05,06
PO Box No:	
Country:	
Status:	
Co Admin:	
Choice of Contact:	
Phone No Admin:	
Contaminated Facility:	
MHSW Facility:	

Detail(s)

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

9	5 of 10	NNE/137.8	183.0 / -1.85	4129 Stanley Ave., Unit 1 Niagara Falls ON L2E 7H3	EHS

Order No: 20071210020
Status: C
Report Type: CAN - Complete Report
Report Date: 12/14/2007
Date Received: 12/10/2007
Previous Site Name:
Lot/Building Size:
Additional Info Ordered: Title Search

Nearest Intersection:
Municipality:
Client Prov/State:
Search Radius (km): 0.25
X: -79.086677
Y: 43.113846

9	6 of 10	NNE/137.8	183.0 / -1.85	CARQUEST AUTOMOTIVE FINISHES CANADA LTD 4129 STANLEY AVE. Unit #1 NIAGARA FALLS ON L2E 7H3	GEN

Generator No: ON4815453
SIC Code: 418990
SIC Description: All Other Wholesaler-Distributors
Approval Years: 07,08
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

9	7 of 10	NNE/137.8	183.0 / -1.85	National Coatings & Supplies (Canada) Inc 4129 STANLEY AVE. Unit #1 NIAGARA FALLS ON	GEN

Generator No: ON4815453
SIC Code: 418990
SIC Description: All Other Wholesaler-Distributors
Approval Years: 2009
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
9	8 of 10	NNE/137.8	183.0 / -1.85	National Coatings & Supplies (Canada) Inc 4129 STANLEY AVE. Unit #1 NIAGARA FALLS ON	GEN

Generator No: ON4815453
SIC Code: 418990
SIC Description: All Other Wholesaler-Distributors
Approval Years: 2010
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
9	9 of 10	NNE/137.8	183.0 / -1.85	National Coatings & Supplies (Canada) Inc 4129 STANLEY AVE. Unit #1 NIAGARA FALLS ON	GEN

Generator No: ON4815453
SIC Code: 418990
SIC Description: All Other Wholesaler-Distributors
Approval Years: 2011
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
9	10 of 10	NNE/137.8	183.0 / -1.85	4129 Stanley Ave Niagara Falls ON L2E7H3	EHS

Order No: 20160509073
Status: C
Report Type: Standard Report
Report Date: 16-MAY-16
Date Received: 09-MAY-16
Previous Site Name:
Lot/Building Size:
Additional Info Ordered: Aerial Photos

Nearest Intersection:
Municipality: NIAGARA FALLS
Client Prov/State: ON
Search Radius (km): .25
X: -79.086628
Y: 43.113857

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
10	1 of 1	S/140.6	185.7 / 0.85	ON	BORE

Borehole ID: 606535
Inclin FLG: No

OGF ID:	215508343	**SP Status:**	Initial Entry
Status:		**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:	Geotechnical/Geological Investigation	**Primary Name:**	
Completion Date:	JUN-1951	**Municipality:**	
Static Water Level:		**Lot:**	
Primary Water Use:	Not Used	**Township:**	
Sec. Water Use:		**Latitude DD:**	43.111409
Total Depth m:	92.7	**Longitude DD:**	-79.087128
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	655635
Drill Method:	Diamond Drill	**Northing:**	4774963
Orig Ground Elev m:	187	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Not Applicable
DEM Ground Elev m:	186		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218374516	**Mat Consistency:**	Dense
Top Depth:	16.3	**Material Moisture:**	
Bottom Depth:	21	**Material Texture:**	
Material Color:	Brown	**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, CALCITE. BROWN,DENSE,MASSIVE.		

Geology Stratum ID:	218374517	**Mat Consistency:**	
Top Depth:	21	**Material Moisture:**	
Bottom Depth:	28.4	**Material Texture:**	
Material Color:		**Non Geo Mat Type:**	
Material 1:	Bedrock	**Geologic Formation:**	
Material 2:	Limestone	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	BEDROCK,LIMESTONE, FOSSIL. STYLOLITIC,MASSIVE.		

Geology Stratum ID:	218374521	**Mat Consistency:**	
Top Depth:	56.6	**Material Moisture:**	
Bottom Depth:	85.5	**Material Texture:**	
Material Color:	Red	**Non Geo Mat Type:**	
Material 1:	Bedrock	**Geologic Formation:**	
Material 2:	Sandstone	**Geologic Group:**	
Material 3:	Shale	**Geologic Period:**	
Material 4:	Sand	**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	BEDROCK,SANDSTONE, SHALE,SAND. VARI-COLOURED.		

Geology Stratum ID:	218374518	**Mat Consistency:**	
Top Depth:	28.4	**Material Moisture:**	
Bottom Depth:	48.5	**Material Texture:**	
Material Color:	Dark	**Non Geo Mat Type:**	
Material 1:	Bedrock	**Geologic Formation:**	
Material 2:	Dolomite	**Geologic Group:**	
Material 3:	Shale	**Geologic Period:**	
Material 4:	Calcite	**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	BEDROCK,DOLOMITE, SHALE,CALCITE. DARK.		

Geology Stratum ID:	218374520	**Mat Consistency:**	Hard
Top Depth:	51.1	**Material Moisture:**	
Bottom Depth:	56.6	**Material Texture:**	
Material Color:	Dark	**Non Geo Mat Type:**	
Material 1:	Bedrock	**Geologic Formation:**	
Material 2:	Dolomite	**Geologic Group:**	
Material 3:	Shale	**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	BEDROCK,DOLOMITE, SHALE. DARK,HARD,FISSILE.		

Geology Stratum ID:	218374515	**Mat Consistency:**	
Top Depth:	0	**Material Moisture:**	
Bottom Depth:	16.3	**Material Texture:**	
Material Color:	Red	**Non Geo Mat Type:**	
Material 1:	Unknown	**Geologic Formation:**	
Material 2:	Gravel	**Geologic Group:**	
Material 3:	Clay	**Geologic Period:**	
Material 4:	Sand	**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	UNSPECIFIED,GRAVEL, CLAY,SAND. VARI-COLOURED.		

Geology Stratum ID:	218374519	**Mat Consistency:**	Compact
Top Depth:	48.5	**Material Moisture:**	
Bottom Depth:	51.1	**Material Texture:**	
Material Color:	Dark	**Non Geo Mat Type:**	
Material 1:	Bedrock	**Geologic Formation:**	
Material 2:	Limestone	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	BEDROCK,LIMESTONE, FOSSIL. DARK,COMPACT,MASSIVE.		

Geology Stratum ID:	218374522	**Mat Consistency:**	
Top Depth:	85.5	**Material Moisture:**	
Bottom Depth:	92.7	**Material Texture:**	
Material Color:		**Non Geo Mat Type:**	
Material 1:	Bedrock	**Geologic Formation:**	
Material 2:	Sandstone	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	BEDROCK,SANDSTONE. 00535035006890340159003101675030 **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Source

Source Type:	Data Survey	**Source Appl:**	Spatial/Tabular
Source Orig:	Geological Survey of Canada	**Source Iden:**	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: 052050 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

11 **1 of 1** **NE/145.1** **182.8 / -2.03** **ON** **BORE**

Borehole ID:	857622	**Inclin FLG:**	No
OGF ID:	215577620	**SP Status:**	Initial Entry
Status:	Decommissioned	**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:	Geotechnical/Geological Investigation	**Primary Name:**	
Completion Date:	28-MAR-1967	**Municipality:**	
Static Water Level:		**Lot:**	
Primary Water Use:		**Township:**	
Sec. Water Use:		**Latitude DD:**	43.113793
Total Depth m:	6.4	**Longitude DD:**	-79.086218
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	655703
Drill Method:	Boring	**Northing:**	4775229
Orig Ground Elev m:	185	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Within 10 metres
DEM Ground Elev m:	184		
Concession:			
Location D:	Proposed bridge across the Hydro-Electric Power Commission of Ontario canal on Thorold Stone Road.		
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	220432954	**Mat Consistency:**	Stiff
Top Depth:	.8	**Material Moisture:**	
Bottom Depth:	1.4	**Material Texture:**	
Material Color:	Brown	**Non Geo Mat Type:**	
Material 1:	Clay	**Geologic Formation:**	
Material 2:	Silty	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	Brown stiff very silty clay **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	220432952	**Mat Consistency:**	
Top Depth:	0	**Material Moisture:**	
Bottom Depth:	.2	**Material Texture:**	
Material Color:		**Non Geo Mat Type:**	
Material 1:	Cinders	**Geologic Formation:**	
Material 2:		**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	Cinders **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	220432955	**Mat Consistency:**	Stiff
Top Depth:	1.4	**Material Moisture:**	
Bottom Depth:	2.9	**Material Texture:**	
Material Color:	Red-Brown	**Non Geo Mat Type:**	
Material 1:	Silt	**Geologic Formation:**	
Material 2:	Clayey	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	Reddish brown stiff low plasticity clayey silt **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	220432956	**Mat Consistency:**	Dense

Top Depth:	2.9	**Material Moisture:**	
Bottom Depth:	6.4	**Material Texture:**	
Material Color:	Red-Brown	**Non Geo Mat Type:**	
Material 1:	Silt	**Geologic Formation:**	
Material 2:	Clayey	**Geologic Group:**	
Material 3:	Sandy	**Geologic Period:**	
Material 4:	Fine Gravel	**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	Reddish brown dense sandy clayey silt with trace of fine gravel **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	220432953	**Mat Consistency:**	
Top Depth:	.2	**Material Moisture:**	
Bottom Depth:	.8	**Material Texture:**	
Material Color:	Brown	**Non Geo Mat Type:**	
Material 1:	Clay	**Geologic Formation:**	
Material 2:	Sandy	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	Yellowish brown friable sandy clay **Note: Many records provided by the department have a truncated [Stratum Description] field.		

12	1 of 1	NE/152.1	182.8 / -2.04	Stanley Avenue Niagara Falls ON	EHS

Order No:	20161021134	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Express Report	**Client Prov/State:**	ON
Report Date:	21-OCT-16	**Search Radius (km):**	.25
Date Received:	21-OCT-16	**X:**	-79.085831
Previous Site Name:	Cytec	**Y:**	43.113652
Lot/Building Size:			
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans; Topographic Maps		

13	1 of 1	SE/156.6	184.5 / -0.29	4300 STANLEY AVENUE Niagara Falls ON	WWIS

Well ID:	7246439	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Monitoring	**Data Entry Status:**	
Use 2nd:		**Data Src:**	
Final Well Status:	Observation Wells	**Date Received:**	12-Aug-2015 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	Z210889	**Contractor:**	7282
Tag:	A189020	**Form Version:**	7
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	NIAGARA (WELLAND)
Elevatn Reliabilty:		**Lot:**	
Depth to Bedrock:		**Concession:**	
Well Depth:		**Concession Name:**	
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	NIAGARA FALLS CITY		
Site Info:			

PDF URL (Map):

Additional Detail(s) (Map)

Well Completed Date: 2015/07/24
Year Completed: 2015
Depth (m): 6.096
Latitude: 43.1117048634405
Longitude: -79.0857423361536
Path:

Bore Hole Information

Bore Hole ID: 1005561714
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 24-Jul-2015 00:00:00
Remarks:
Loc Method Desc: on Water Well Record
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83: 655747.00
North83: 4774998.00
Org CS: UTM83
UTMRC: 4
UTMRC Desc: margin of error : 30 m - 100 m
Location Method: wwr

Overburden and Bedrock Materials Interval

Formation ID: 1005698111
Layer: 2
Color: 6
General Color: BROWN
Mat1: 06
Most Common Material: SILT
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 5.0
Formation End Depth: 15.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 1005698112
Layer: 3
Color: 7
General Color: RED
Mat1: 06
Most Common Material: SILT
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 15.0
Formation End Depth: 20.0
Formation End Depth UOM: ft

Overburden and Bedrock

Materials Interval

Formation ID:	1005698110
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	11
Mat2 Desc:	GRAVEL
Mat3:	01
Mat3 Desc:	FILL
Formation Top Depth:	0.0
Formation End Depth:	5.0
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1005698119
Layer:	1
Plug From:	0.0
Plug To:	8.0
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	1005698118
Method Construction Code:	6
Method Construction:	Boring
Other Method Construction:	

Pipe Information

Pipe ID:	1005698109
Casing No:	0
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	1005698115
Layer:	1
Material:	5
Open Hole or Material:	PLASTIC
Depth From:	0.0
Depth To:	10.0
Casing Diameter:	2.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Screen

Screen ID:	1005698116
Layer:	1
Slot:	10
Screen Top Depth:	10.0
Screen End Depth:	20.0
Screen Material:	5
Screen Depth UOM:	ft
Screen Diameter UOM:	inch

Screen Diameter: 2.299999952316284

Water Details

Water ID: 1005698114
Layer:
Kind Code:
Kind:
Water Found Depth:
Water Found Depth UOM: ft

Hole Diameter

Hole ID: 1005698113
Diameter: 8.0
Depth From: 0.0
Depth To: 20.0
Hole Depth UOM: ft
Hole Diameter UOM: inch

Links

Bore Hole ID:	1005561714	**Tag No:**	A189020
Depth M:	6.096	**Contractor:**	7282
Year Completed:	2015	**Path:**	724\7246439.pdf
Well Completed Dt:	2015/07/24	**Latitude:**	43.1117048634405
Audit No:	Z210889	**Longitude:**	-79.0857423361536

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14 | **1 of 1** | **NE/185.1** | **181.9 / -2.96** | **ON** | **BORE**

Borehole ID:	606538	**Inclin FLG:**	No
OGF ID:	215508346	**SP Status:**	Initial Entry
Status:		**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:	Geotechnical/Geological Investigation	**Primary Name:**	
Completion Date:	SEP-1949	**Municipality:**	
Static Water Level:		**Lot:**	
Primary Water Use:	Not Used	**Township:**	
Sec. Water Use:		**Latitude DD:**	43.11409
Total Depth m:	23.6	**Longitude DD:**	-79.085939
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	655725
Drill Method:	Diamond Drill	**Northing:**	4775263
Orig Ground Elev m:	183	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Not Applicable
DEM Ground Elev m:	183		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218374539	**Mat Consistency:**	
Top Depth:	0	**Material Moisture:**	
Bottom Depth:	14.3	**Material Texture:**	
Material Color:	Brown	**Non Geo Mat Type:**	
Material 1:	Unknown	**Geologic Formation:**	
Material 2:	Clay	**Geologic Group:**	
Material 3:	Gravel	**Geologic Period:**	
Material 4:		**Depositional Gen:**	

Gsc Material Description:
Stratum Description: UNSPECIFIED,CLAY, GRAVEL. BROWN.

Geology Stratum ID:	218374541	**Mat Consistency:**	Compact
Top Depth:	15	**Material Moisture:**	
Bottom Depth:	23.6	**Material Texture:**	
Material Color:		**Non Geo Mat Type:**	
Material 1:	Bedrock	**Geologic Formation:**	
Material 2:	Limestone	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	

Gsc Material Description:
Stratum Description: BEDROCK,LIMESTONE. COMPACT,MASSIVE. 0047003500492034.

Geology Stratum ID:	218374540	**Mat Consistency:**	Compact
Top Depth:	14.3	**Material Moisture:**	
Bottom Depth:	15	**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. COMPACT,MASSIVE.

Source

Source Type:	Data Survey	**Source Appl:**	Spatial/Tabular
Source Orig:	Geological Survey of Canada	**Source Iden:**	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: 052080 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

15	1 of 1	NE/196.9	181.7 / -3.10	SE CORNER THOROLD RD & STANLEY AVE Niagara Falls ON	WWIS

Well ID:	7275238	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Monitoring and Test Hole	**Data Entry Status:**	
Use 2nd:	0	**Data Src:**	
Final Well Status:	Observation Wells	**Date Received:**	22-Nov-2016 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	Z245509	**Contractor:**	7241
Tag:	A215520	**Form Version:**	7
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	NIAGARA (WELLAND)
Elevatn Reliabilty:		**Lot:**	
Depth to Bedrock:		**Concession:**	
Well Depth:		**Concession Name:**	
Overburden/Bedrock:		**Easting NAD83:**	

Pump Rate:		***Northing NAD83:***	
Static Water Level:		***Zone:***	
Clear/Cloudy:		***UTM Reliability:***	
Municipality:	NIAGARA FALLS CITY		
Site Info:			

PDF URL (Map):

Additional Detail(s) (Map)

Well Completed Date:	2016/10/25
Year Completed:	2016
Depth (m):	9.7536
Latitude:	43.1139605430435
Longitude:	-79.0854753510642
Path:	

Bore Hole Information

Bore Hole ID:	1006293480	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	655763.00
Code OB Desc:		***North83:***	4775249.00
Open Hole:		***Org CS:***	UTM83
Cluster Kind:		***UTMRC:***	4
Date Completed:	25-Oct-2016 00:00:00	***UTMRC Desc:***	margin of error : 30 m - 100 m
Remarks:		***Location Method:***	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1006424590
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	02
Most Common Material:	TOPSOIL
Mat2:	
Mat2 Desc:	
Mat3:	01
Mat3 Desc:	FILL
Formation Top Depth:	0.0
Formation End Depth:	7.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1006424592
Layer:	3
Color:	6
General Color:	BROWN
Mat1:	06
Most Common Material:	SILT

Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 15.0
Formation End Depth: 32.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 1006424591
Layer: 2
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2: 06
Mat2 Desc: SILT
Mat3:
Mat3 Desc:
Formation Top Depth: 7.0
Formation End Depth: 15.0
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006424603
Layer: 2
Plug From: 27.0
Plug To: 0.5
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006424602
Layer: 1
Plug From: 32.0
Plug To: 27.0
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006424604
Layer: 3
Plug From: 0.5
Plug To: 0.0
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 1006424601
Method Construction Code: 2
Method Construction: Rotary (Convent.)
Other Method Construction:

Pipe Information

Pipe ID:	1006424589
Casing No:	0
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	1006424597
Layer:	1
Material:	5
Open Hole or Material:	PLASTIC
Depth From:	22.0
Depth To:	0.0
Casing Diameter:	2.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Screen

Screen ID:	1006424598
Layer:	1
Slot:	10
Screen Top Depth:	32.0
Screen End Depth:	22.0
Screen Material:	5
Screen Depth UOM:	ft
Screen Diameter UOM:	inch
Screen Diameter:	2.25

Water Details

Water ID:	1006424596
Layer:	
Kind Code:	
Kind:	
Water Found Depth:	
Water Found Depth UOM:	ft

Hole Diameter

Hole ID:	1006424595
Diameter:	
Depth From:	
Depth To:	
Hole Depth UOM:	ft
Hole Diameter UOM:	inch

Hole Diameter

Hole ID:	1006424594
Diameter:	
Depth From:	
Depth To:	
Hole Depth UOM:	ft
Hole Diameter UOM:	inch

Hole Diameter

Hole ID:	1006424593
Diameter:	6.0

Depth From:	32.0
Depth To:	0.0
Hole Depth UOM:	ft
Hole Diameter UOM:	inch

Links

Bore Hole ID:	1006293480	**Tag No:**	A215520
Depth M:	9.7536	**Contractor:**	7241
Year Completed:	2016	**Path:**	727\7275238.pdf
Well Completed Dt:	2016/10/25	**Latitude:**	43.1139605430435
Audit No:	Z245509	**Longitude:**	-79.0854753510642

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16 | **1 of 4** | **SE/200.7** | **183.8 / -0.98** | **4300 Stanley Ave.**
Niagara Falls ON L2E 4Z4 | **EHS**

Order No:	20030710003	**Nearest Intersection:**	Thorold Stone Road
Status:	C	**Municipality:**	
Report Type:	Complete Report	**Client Prov/State:**	CO
Report Date:	7/18/03	**Search Radius (km):**	0.40
Date Received:	7/10/03	**X:**	-79.084236
Previous Site Name:		**Y:**	43.111064
Lot/Building Size:			
Additional Info Ordered:			

---

16 | **2 of 4** | **SE/200.7** | **183.8 / -0.98** | **4300 Stanley Avenue**
Niagara Falls ON L2E 4Z4 | **EHS**

Order No:	20050929026	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Complete Report	**Client Prov/State:**	ON
Report Date:	10/11/2005	**Search Radius (km):**	0.25
Date Received:	9/29/2005	**X:**	-79.085752
Previous Site Name:		**Y:**	43.111226
Lot/Building Size:			
Additional Info Ordered:			

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16 | **3 of 4** | **SE/200.7** | **183.8 / -0.98** | **4300 Stanley Ave**
Niagara Falls ON L2E4Z4 | **EHS**

Order No:	20150623367	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	30-JUN-15	**Search Radius (km):**	.25
Date Received:	23-JUN-15	**X:**	-79.084677
Previous Site Name:		**Y:**	43.111333
Lot/Building Size:			
Additional Info Ordered:			

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16 | **4 of 4** | **SE/200.7** | **183.8 / -0.98** | **EMCO Corporation**
4300 Stanley Avenue
Niagara Falls ON L2E 4Z4 | **GEN**

Generator No:	ON8901827
SIC Code:	416120
SIC Description:	PLUMBING, HEATING AND AIR-CONDITIONING EQUIPMENT AND SUPPLIES WHOLESALER-DISTRIBUTORS
Approval Years:	2016
PO Box No:	

Country:	Canada
Status:	
Co Admin:	Andrew Hunter
Choice of Contact:	CO_ADMIN
Phone No Admin:	905-682-0510 Ext.
Contaminated Facility:	No
MHSW Facility:	No

Detail(s)

Waste Class:	145
Waste Class Name:	PAINT/PIGMENT/COATING RESIDUES

17 | **1 of 1** | **NE/215.6** | **181.3 / -3.53** | **S/E CORNER THOROLD RD & STANLEY AVE Niagara Falls ON** | **WWIS**

Well ID:	7275239	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Monitoring and Test Hole	**Data Entry Status:**	
Use 2nd:	0	**Data Src:**	
Final Well Status:	Observation Wells	**Date Received:**	22-Nov-2016 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	Z245513	**Contractor:**	7241
Tag:	A215519	**Form Version:**	7
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	NIAGARA (WELLAND)
Elevatn Reliabilty:		**Lot:**	
Depth to Bedrock:		**Concession:**	
Well Depth:		**Concession Name:**	
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	NIAGARA FALLS CITY		
Site Info:			

PDF URL (Map):

Additional Detail(s) (Map)

Well Completed Date:	2016/10/26
Year Completed:	2016
Depth (m):	9.144
Latitude:	43.1143721163234
Longitude:	-79.0858558297666
Path:	

Bore Hole Information

Bore Hole ID:	1006293483	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	655731.00
Code OB Desc:		**North83:**	4775294.00
Open Hole:		**Org CS:**	UTM83
Cluster Kind:		**UTMRC:**	4
Date Completed:	26-Oct-2016 00:00:00	**UTMRC Desc:**	margin of error : 30 m - 100 m
Remarks:		**Location Method:**	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			

Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Overburden and Bedrock Materials Interval

Formation ID:	1006424608
Layer:	3
Color:	2
General Color:	GREY
Mat1:	28
Most Common Material:	SAND
Mat2:	05
Mat2 Desc:	CLAY
Mat3:	
Mat3 Desc:	
Formation Top Depth:	18.0
Formation End Depth:	30.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1006424606
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	02
Most Common Material:	TOPSOIL
Mat2:	
Mat2 Desc:	
Mat3:	01
Mat3 Desc:	FILL
Formation Top Depth:	0.0
Formation End Depth:	7.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1006424607
Layer:	2
Color:	6
General Color:	BROWN
Mat1:	06
Most Common Material:	SILT
Mat2:	06
Mat2 Desc:	SILT
Mat3:	
Mat3 Desc:	
Formation Top Depth:	7.0
Formation End Depth:	18.0
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1006424617
Layer:	2
Plug From:	19.0

Plug To:	0.5
Plug Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1006424616
Layer:	1
Plug From:	30.0
Plug To:	19.0
Plug Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1006424618
Layer:	3
Plug From:	0.5
Plug To:	0.0
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	1006424615
Method Construction Code:	2
Method Construction:	Rotary (Convent.)
Other Method Construction:	

Pipe Information

Pipe ID:	1006424605
Casing No:	0
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	1006424611
Layer:	1
Material:	5
Open Hole or Material:	PLASTIC
Depth From:	20.0
Depth To:	0.0
Casing Diameter:	2.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Screen

Screen ID:	1006424612
Layer:	1
Slot:	10
Screen Top Depth:	30.0
Screen End Depth:	20.0
Screen Material:	5
Screen Depth UOM:	ft
Screen Diameter UOM:	inch
Screen Diameter:	2.25

Water Details

Water ID:	1006424610
Layer:	
Kind Code:	
Kind:	
Water Found Depth:	
Water Found Depth UOM:	ft

Hole Diameter

Hole ID:	1006424609
Diameter:	6.0
Depth From:	30.0
Depth To:	0.0
Hole Depth UOM:	ft
Hole Diameter UOM:	inch

Links

Bore Hole ID:	1006293483	***Tag No:***	A215519
Depth M:	9.144	***Contractor:***	7241
Year Completed:	2016	***Path:***	727\7275239.pdf
Well Completed Dt:	2016/10/26	***Latitude:***	43.1143721163234
Audit No:	Z245513	***Longitude:***	-79.0858558297666

18	1 of 1	ESE/216.2	182.9 / -1.94	STANLEY AVE. NIAGARA FALLS ON	WWIS

Well ID:	7153267	***Flowing (Y/N):***	
Construction Date:		***Flow Rate:***	
Use 1st:	Test Hole	***Data Entry Status:***	
Use 2nd:		***Data Src:***	
Final Well Status:	Test Hole	***Date Received:***	22-Oct-2010 00:00:00
Water Type:		***Selected Flag:***	TRUE
Casing Material:		***Abandonment Rec:***	
Audit No:	Z112569	***Contractor:***	7215
Tag:	A097573	***Form Version:***	7
Constructn Method:		***Owner:***	
Elevation (m):		***County:***	NIAGARA (WELLAND)
Elevatn Reliabilty:		***Lot:***	
Depth to Bedrock:		***Concession:***	
Well Depth:		***Concession Name:***	
Overburden/Bedrock:		***Easting NAD83:***	
Pump Rate:		***Northing NAD83:***	
Static Water Level:		***Zone:***	
Clear/Cloudy:		***UTM Reliability:***	
Municipality:	NIAGARA FALLS CITY (STAMFORD)		
Site Info:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/715\7153267.pdf

Additional Detail(s) (Map)

Well Completed Date:	2010/04/19
Year Completed:	2010
Depth (m):	5.4864
Latitude:	43.1119927635872
Longitude:	-79.0846517904977
Path:	715\7153267.pdf

Bore Hole Information

Bore Hole ID:	1003352570	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	655835.00
Code OB Desc:		***North83:***	4775032.00
Open Hole:		***Org CS:***	UTM83
Cluster Kind:		***UTMRC:***	3
Date Completed:	19-Apr-2010 00:00:00	***UTMRC Desc:***	margin of error : 10 - 30 m
Remarks:		***Location Method:***	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1003451155
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	01
Most Common Material:	FILL
Mat2:	
Mat2 Desc:	
Mat3:	91
Mat3 Desc:	WATER-BEARING
Formation Top Depth:	0.0
Formation End Depth:	2.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1003451156
Layer:	2
Color:	6
General Color:	BROWN
Mat1:	06
Most Common Material:	SILT
Mat2:	28
Mat2 Desc:	SAND
Mat3:	91
Mat3 Desc:	WATER-BEARING
Formation Top Depth:	2.0
Formation End Depth:	18.0
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1003451160
Layer:	2
Plug From:	42.0
Plug To:	1.0
Plug Depth UOM:	ft

Annular Space/Abandonment

Sealing Record

Plug ID:	1003451159
Layer:	1
Plug From:	18.0
Plug To:	42.0
Plug Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1003451161
Layer:	3
Plug From:	1.0
Plug To:	0.0
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	1003451166
Method Construction Code:	2
Method Construction:	Rotary (Convent.)
Other Method Construction:	

Pipe Information

Pipe ID:	1003451154
Casing No:	0
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	1003451163
Layer:	1
Material:	5
Open Hole or Material:	PLASTIC
Depth From:	8.0
Depth To:	0.0
Casing Diameter:	1.25
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Screen

Screen ID:	1003451164
Layer:	1
Slot:	10
Screen Top Depth:	8.0
Screen End Depth:	18.0
Screen Material:	5
Screen Depth UOM:	ft
Screen Diameter UOM:	inch
Screen Diameter:	1.25

Water Details

Water ID:	1003451162
Layer:	
Kind Code:	

Kind:
Water Found Depth:
Water Found Depth UOM: ft

Hole Diameter

Hole ID: 1003451158
Diameter: 8.0
Depth From: 1.0
Depth To: 0.0
Hole Depth UOM: ft
Hole Diameter UOM: inch

Hole Diameter

Hole ID: 1003451157
Diameter: 4.0
Depth From: 18.0
Depth To: 1.0
Hole Depth UOM: ft
Hole Diameter UOM: inch

Links

Bore Hole ID:	1003352570	**Tag No:**	A097573
Depth M:	5.4864	**Contractor:**	7215
Year Completed:	2010	**Path:**	715\7153267.pdf
Well Completed Dt:	2010/04/19	**Latitude:**	43.1119927635872
Audit No:	Z112569	**Longitude:**	-79.0846517904977

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19 | **1 of 1** | **E/218.8** | **182.4 / -2.45** | **Stanley Avenue Niagara Falls ON** | **EHS**

Order No:	20100408004	**Nearest Intersection:**	Fraser St & Stanley Ave
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	4/9/2010	**Search Radius (km):**	0.25
Date Received:	4/8/2010	**X:**	-79.084491
Previous Site Name:		**Y:**	43.112334
Lot/Building Size:	lot 2.78 hectares		
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans;		

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20 | **1 of 22** | **N/222.3** | **181.8 / -2.98** | **BAIN PRINTING TOO 4065 STANLEY AVE NIAGARA FALLS ON L2E 4Z1** | **SCT**

Established: 1995
Plant Size (ft²): 0
Employment: 3

--Details--
Description: COMMERCIAL PRINTING, LITHOGRAPHIC
SIC/NAICS Code: 2752

Description: COMMERCIAL PRINTING, NOT ELSEWHERE CLASSIFIED
SIC/NAICS Code: 2759

Description: Quick Printing
SIC/NAICS Code: 323114

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Description: Digital Printing
SIC/NAICS Code: 323115

Description: Other Printing
SIC/NAICS Code: 323119

20	2 of 22	N/222.3	181.8 / -2.98	Bain Printing Ltd. 4065 Stanley Ave Unit 10-11 Niagara Falls ON L2E 4Z1	SCT

Established: 01-AUG-80
Plant Size (ft²): 4500
Employment:

--Details--
Description: Other Printing
SIC/NAICS Code: 323119

Description: Other Printing
SIC/NAICS Code: 323119

Description: Quick Printing
SIC/NAICS Code: 323114

Description: Digital Printing
SIC/NAICS Code: 323115

20	3 of 22	N/222.3	181.8 / -2.98	Bain Printing Ltd. 4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	GEN

Generator No: ON6991365
SIC Code: 323119
SIC Description: Other Printing
Approval Years: 03,04,05,06,07,08
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 264
Waste Class Name: PHOTOPROCESSING WASTES

Waste Class: 265
Waste Class Name: GRAPHIC ART WASTES

Waste Class: 122
Waste Class Name: ALKALINE WASTES - OTHER METALS

20	4 of 22	N/222.3	181.8 / -2.98	Allsorts Premium Packaging 4065 Stanley Ave Unit 8 Niagara Falls ON L2E 4Z1	SCT

Established: 01-AUG-80

Plant Size (ft²): 2000
Employment:

--Details--
Description: Other Paper and Disposable Plastic Product Wholesaler-Distributors
SIC/NAICS Code: 418220

Description: Wholesale Trade Agents and Brokers
SIC/NAICS Code: 419120

Description: Piece Goods, Notions and Other Dry Goods Wholesaler-Distributors
SIC/NAICS Code: 414130

Description: All Other Wholesaler-Distributors
SIC/NAICS Code: 418990

Description: All Other Wholesaler-Distributors
SIC/NAICS Code: 418990

20	5 of 22	N/222.3	181.8 / -2.98	Bain Printing Ltd. 4065 Stanley Ave. Unit 10 Niagara Falls ON	GEN

Generator No: ON6991365
SIC Code: 323119
SIC Description: Other Printing
Approval Years: 2009
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 122
Waste Class Name: ALKALINE WASTES - OTHER METALS

Waste Class: 264
Waste Class Name: PHOTOPROCESSING WASTES

Waste Class: 265
Waste Class Name: GRAPHIC ART WASTES

20	6 of 22	N/222.3	181.8 / -2.98	NorthernPharm Inc. 3-4065 Stanley Ave. Niagara Falls ON	GEN

Generator No: ON5184579
SIC Code: 325410
SIC Description: PHARMACEUTICAL AND MEDICINE MANUFACTURING
Approval Years: 2013
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

MHSW Facility:

Detail(s)

Waste Class: 212
Waste Class Name: ALIPHATIC SOLVENTS

20	7 of 22	N/222.3	181.8 / -2.98	1314495 Ontario Limited 4065 Stanley Avenue Unit 5 Niagara Falls ON L2E 4Z1	GEN

Generator No: ON7394400
SIC Code: 541620
SIC Description: Environmental Consulting Services
Approval Years: 2010
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 251
Waste Class Name: OIL SKIMMINGS & SLUDGES

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

20	8 of 22	N/222.3	181.8 / -2.98	Bain Printing Ltd. 4065 Stanley Ave. Unit 10 Niagara Falls ON	GEN

Generator No: ON6991365
SIC Code: 323119
SIC Description: Other Printing
Approval Years: 2010
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 264
Waste Class Name: PHOTOPROCESSING WASTES

Waste Class: 265
Waste Class Name: GRAPHIC ART WASTES

Waste Class: 122
Waste Class Name: ALKALINE WASTES - OTHER METALS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
20	9 of 22	N/222.3	181.8 / -2.98	Bain Printing Ltd. 4065 Stanley Ave. Unit 10 Niagara Falls ON	GEN

Generator No: ON6991365
SIC Code: 323119
SIC Description: Other Printing
Approval Years: 2011
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 265
Waste Class Name: GRAPHIC ART WASTES

Waste Class: 264
Waste Class Name: PHOTOPROCESSING WASTES

Waste Class: 122
Waste Class Name: ALKALINE WASTES - OTHER METALS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
20	10 of 22	N/222.3	181.8 / -2.98	Bain Printing Ltd. 4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	GEN

Generator No: ON6991365
SIC Code: 323119
SIC Description: Other Printing
Approval Years: 2012
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 265
Waste Class Name: GRAPHIC ART WASTES

Waste Class: 264
Waste Class Name: PHOTOPROCESSING WASTES

Waste Class: 122
Waste Class Name: ALKALINE WASTES - OTHER METALS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
20	11 of 22	N/222.3	181.8 / -2.98	NorthernPharm Inc. 3-4065 Stanley Ave. Niagara Falls ON	GEN

Generator No: ON3973790
SIC Code: 325410
SIC Description: Pharmaceutical and Medicine Manufacturing

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Approval Years:	2012
PO Box No:	
Country:	
Status:	
Co Admin:	
Choice of Contact:	
Phone No Admin:	
Contaminated Facility:	
MHSW Facility:	

20	***12 of 22***	***N/222.3***	***181.8 / -2.98***	***NorthernPharm Inc.*** ***3-4065 Stanley Ave.*** ***Niagara Falls ON***	***GEN***

Generator No:	ON5184579
SIC Code:	325410
SIC Description:	Pharmaceutical and Medicine Manufacturing
Approval Years:	2012
PO Box No:	
Country:	
Status:	
Co Admin:	
Choice of Contact:	
Phone No Admin:	
Contaminated Facility:	
MHSW Facility:	

20	***13 of 22***	***N/222.3***	***181.8 / -2.98***	***Bain Printing Ltd.*** ***4065 Stanley Ave. Unit 10*** ***Niagara Falls ON***	***GEN***

Generator No:	ON6991365
SIC Code:	323119
SIC Description:	OTHER PRINTING
Approval Years:	2013
PO Box No:	
Country:	
Status:	
Co Admin:	
Choice of Contact:	
Phone No Admin:	
Contaminated Facility:	
MHSW Facility:	

Detail(s)

Waste Class:	264
Waste Class Name:	PHOTOPROCESSING WASTES
Waste Class:	265
Waste Class Name:	GRAPHIC ART WASTES
Waste Class:	122
Waste Class Name:	ALKALINE WASTES - OTHER METALS

20	***14 of 22***	***N/222.3***	***181.8 / -2.98***	***Northernchem Inc.*** ***4065 Stanley Avenue Unit 3 Niagara Falls*** ***Regional Municipality of Niagara L2E 4Z1 CITY*** ***OF NIAGARA FALLS*** ***ON***	***EBR***

EBR Registry No:	012-7368	***Decision Posted:***	
Ministry Ref No:	8586-A89JDR	***Exception Posted:***	

Notice Type:	Instrument Decision	**Section:**	
Notice Stage:		**Act 1:**	
Notice Date:	September 27, 2016	**Act 2:**	
Proposal Date:	April 15, 2016	**Site Location Map:**	
Year:	2016		
Instrument Type:	(EPA Part II.1-air) - Environmental Compliance Approval (project type: air)		
Off Instrument Name:			
Posted By:			
Company Name:	Northernchem Inc.		
Site Address:			
Location Other:			
Proponent Name:			
Proponent Address:	4065 Stanley avenue , 4, 5, 6, 7, Niagara Falls Ontario, Canada L2J 1A1		
Comment Period:			
URL:			

Site Location Details:

4065 Stanley Avenue Unit 3 Niagara Falls Regional Municipality of Niagara L2E 4Z1 CITY OF NIAGARA FALLS

20	15 of 22	N/222.3	181.8 / -2.98	**Northernchem Inc.** **4065 Stanley Ave** **Niagara Falls ON L2J 1A1**	ECA

Approval No:	1876-ADTJTH	**MOE District:**	Niagara
Approval Date:	2016-09-21	**City:**	
Status:	Approved	**Longitude:**	-79.08688
Record Type:	ECA	**Latitude:**	43.114673
Link Source:	IDS	**Geometry X:**	
SWP Area Name:	Niagara Peninsula	**Geometry Y:**	
Approval Type:	ECA-AIR		
Project Type:	AIR		
Business Name:	Northernchem Inc.		
Address:	4065 Stanley Ave		
Full Address:			
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/8586-A89JDR-14.pdf		
PDF Site Location:			

20	16 of 22	N/222.3	181.8 / -2.98	**Bain Printing Ltd.** **4065 Stanley Ave. Unit 10** **Niagara Falls ON L2E 4Z1**	GEN

Generator No:	ON6991365
SIC Code:	323119
SIC Description:	OTHER PRINTING
Approval Years:	2015
PO Box No:	
Country:	Canada
Status:	
Co Admin:	RoseAnn RB Bryan
Choice of Contact:	CO_ADMIN
Phone No Admin:	905-357-1951 Ext.
Contaminated Facility:	No
MHSW Facility:	No

Detail(s)

Waste Class:	264
Waste Class Name:	PHOTOPROCESSING WASTES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Waste Class: 265
Waste Class Name: GRAPHIC ART WASTES

Waste Class: 122
Waste Class Name: ALKALINE WASTES - OTHER METALS

20	17 of 22	N/222.3	181.8 / -2.98	Bain Printing Ltd. 4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	GEN

Generator No: ON6991365
SIC Code: 323119
SIC Description: OTHER PRINTING
Approval Years: 2016
PO Box No:
Country: Canada
Status:
Co Admin: RoseAnn RB Bryan
Choice of Contact: CO_ADMIN
Phone No Admin: 905-357-1951 Ext.
Contaminated Facility: No
MHSW Facility: No

Detail(s)

Waste Class: 264
Waste Class Name: PHOTOPROCESSING WASTES

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 122
Waste Class Name: ALKALINE WASTES - OTHER METALS

Waste Class: 265
Waste Class Name: GRAPHIC ART WASTES

20	18 of 22	N/222.3	181.8 / -2.98	Bain Printing Ltd. 4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	GEN

Generator No: ON6991365
SIC Code: 323119
SIC Description: OTHER PRINTING
Approval Years: 2014
PO Box No:
Country: Canada
Status:
Co Admin: RoseAnn RB Bryan
Choice of Contact: CO_ADMIN
Phone No Admin: 905-357-1951 Ext.
Contaminated Facility: No
MHSW Facility: No

Detail(s)

Waste Class: 122
Waste Class Name: ALKALINE WASTES - OTHER METALS

Waste Class: 264
Waste Class Name: PHOTOPROCESSING WASTES

Waste Class: 265

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Waste Class Name: GRAPHIC ART WASTES

20	19 of 22	N/222.3	181.8 / -2.98	Bain Printing Ltd. 4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	GEN

Generator No: ON6991365
SIC Code:
SIC Description:
Approval Years: As of Dec 2018
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 145 I
Waste Class Name: Wastes from the use of pigments, coatings and paints

Waste Class: 264 L
Waste Class Name: Photoprocessing wastes

20	20 of 22	N/222.3	181.8 / -2.98	Bain Printing Ltd. 4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	GEN

Generator No: ON6991365
SIC Code:
SIC Description:
Approval Years: As of Jul 2020
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 145 I
Waste Class Name: Wastes from the use of pigments, coatings and paints

Waste Class: 264 L
Waste Class Name: Photoprocessing wastes

20	21 of 22	N/222.3	181.8 / -2.98	Bain Printing Ltd. 4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	GEN

Generator No: ON6991365
SIC Code:
SIC Description:
Approval Years: As of Nov 2021
PO Box No:
Country: Canada

Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 264 L
Waste Class Name: Photoprocessing wastes

Waste Class: 145 I
Waste Class Name: Wastes from the use of pigments, coatings and paints

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20	22 of 22	N/222.3	181.8 / -2.98	Bain Printing Ltd. 4065 Stanley Ave. Unit 10 Niagara Falls ON L2E 4Z1	GEN

Generator No: ON6991365
SIC Code:
SIC Description:
Approval Years: As of Oct 2022
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 264 L
Waste Class Name: PHOTOPROCESSING WASTES

Waste Class: 145 I
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

21	1 of 1	NNW/226.4	168.7 / -16.09	ON	BORE

Borehole ID:	606446	**Inclin FLG:**	No
OGF ID:	215508254	**SP Status:**	Initial Entry
Status:		**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:	Geotechnical/Geological Investigation	**Primary Name:**	
Completion Date:	MAR-1967	**Municipality:**	
Static Water Level:		**Lot:**	
Primary Water Use:	Not Used	**Township:**	
Sec. Water Use:		**Latitude DD:**	43.114577
Total Depth m:	14.2	**Longitude DD:**	-79.088136
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	655545
Drill Method:	Test Pit	**Northing:**	4775313
Orig Ground Elev m:	182	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Not Applicable
DEM Ground Elev m:	169		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218374041	***Mat Consistency:***	
Top Depth:	11.7	***Material Moisture:***	
Bottom Depth:	12.8	***Material Texture:***	
Material Color:	Grey	***Non Geo Mat Type:***	
Material 1:	Gravel	***Geologic Formation:***	
Material 2:	Clay	***Geologic Group:***	
Material 3:	Sand	***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	GRAVEL,CLAY,SAND. GREY,ANGULAR,GRADED.		

Geology Stratum ID:	218374038	***Mat Consistency:***	Stiff
Top Depth:	1.2	***Material Moisture:***	
Bottom Depth:	3.2	***Material Texture:***	
Material Color:	Brown	***Non Geo Mat Type:***	
Material 1:	Silt	***Geologic Formation:***	
Material 2:	Clay	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	SILT,CLAY. BROWN,STIFF,LAYERED.		

Geology Stratum ID:	218374039	***Mat Consistency:***	Compact
Top Depth:	3.2	***Material Moisture:***	
Bottom Depth:	3.4	***Material Texture:***	
Material Color:	Grey	***Non Geo Mat Type:***	
Material 1:	Silt	***Geologic Formation:***	
Material 2:	Clay	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	SILT,CLAY. GREY,COMPACT.		

Geology Stratum ID:	218374042	***Mat Consistency:***	
Top Depth:	12.8	***Material Moisture:***	
Bottom Depth:	14.2	***Material Texture:***	
Material Color:	Grey	***Non Geo Mat Type:***	
Material 1:	Bedrock	***Geologic Formation:***	
Material 2:	Limestone	***Geologic Group:***	
Material 3:	Dolomite	***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	BEDROCK,LIMESTONE, DOLOMITE. GREY. 0000501400040031001050170011001600385050 **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	218374036	***Mat Consistency:***	
Top Depth:	0	***Material Moisture:***	
Bottom Depth:	.2	***Material Texture:***	
Material Color:		***Non Geo Mat Type:***	
Material 1:	Soil	***Geologic Formation:***	
Material 2:		***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	SOIL.		

Geology Stratum ID:	218374040	***Mat Consistency:***	Dense
Top Depth:	3.4	***Material Moisture:***	
Bottom Depth:	11.7	***Material Texture:***	
Material Color:	Rust	***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(79),SAND(14), CLAY(06),GRAVEL. RUST,DENSE.		

Geology Stratum ID:	218374037	***Mat Consistency:***	
Top Depth:	.2	***Material Moisture:***	
Bottom Depth:	1.2	***Material Texture:***	
Material Color:	Brown	***Non Geo Mat Type:***	
Material 1:	Soil	***Geologic Formation:***	
Material 2:	Sand	***Geologic Group:***	
Material 3:	Clay	***Geologic Period:***	
Material 4:	Organic	***Depositional Gen:***	organic
Gsc Material Description:			
Stratum Description:	SOIL,SAND,CLAY, ORGANIC. BROWN.		

Source

Source Type:	Data Survey	***Source Appl:***	Spatial/Tabular
Source Orig:	Geological Survey of Canada	***Source Iden:***	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: 051160 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		

22	1 of 1	SSW/230.2	188.1 / 3.24	ON	BORE

Borehole ID:	606534	***Inclin FLG:***	No
OGF ID:	215508342	***SP Status:***	Initial Entry
Status:		***Surv Elev:***	No
Type:	Borehole	***Piezometer:***	No
Use:	Geotechnical/Geological Investigation	***Primary Name:***	
Completion Date:	MAR-1952	***Municipality:***	
Static Water Level:		***Lot:***	
Primary Water Use:	Not Used	***Township:***	
Sec. Water Use:		***Latitude DD:***	43.110703
Total Depth m:	68.3	***Longitude DD:***	-79.088011
Depth Ref:	Ground Surface	***UTM Zone:***	17
Depth Elev:		***Easting:***	655565
Drill Method:	Diamond Drill	***Northing:***	4774883
Orig Ground Elev m:	188	***Location Accuracy:***	
Elev Reliabil Note:		***Accuracy:***	Not Applicable
DEM Ground Elev m:	188		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218374513	***Mat Consistency:***	
Top Depth:	51.7	***Material Moisture:***	
Bottom Depth:	55.6	***Material Texture:***	
Material Color:		***Non Geo Mat Type:***	
Material 1:	Bedrock	***Geologic Formation:***	
Material 2:	Dolomite	***Geologic Group:***	
Material 3:	Gypsum	***Geologic Period:***	
Material 4:	Shale	***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	BEDROCK,DOLOMITE, GYPSUM,SHALE. MASSIVE.		

Geology Stratum ID:	218374511	***Mat Consistency:***	
Top Depth:	31.5	***Material Moisture:***	
Bottom Depth:	49.2	***Material Texture:***	
Material Color:		***Non Geo Mat Type:***	
Material 1:	Bedrock	***Geologic Formation:***	
Material 2:	Shale	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	BEDROCK,SHALE. CALCAREOUS,LAMINATED.		

Geology Stratum ID:	218374507	***Mat Consistency:***	
Top Depth:	0	***Material Moisture:***	
Bottom Depth:	16.4	***Material Texture:***	
Material Color:		***Non Geo Mat Type:***	
Material 1:	Unknown	***Geologic Formation:***	
Material 2:		***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	UNSPECIFIED.		

Geology Stratum ID:	218374509	***Mat Consistency:***	
Top Depth:	25.5	***Material Moisture:***	
Bottom Depth:	29	***Material Texture:***	
Material Color:		***Non Geo Mat Type:***	
Material 1:	Bedrock	***Geologic Formation:***	
Material 2:	Limestone	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	BEDROCK,LIMESTONE, CONGLOMERATE.		

Geology Stratum ID:	218374508	***Mat Consistency:***	
Top Depth:	16.4	***Material Moisture:***	
Bottom Depth:	25.5	***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.		

Geology Stratum ID:	218374510	***Mat Consistency:***	
Top Depth:	29	***Material Moisture:***	
Bottom Depth:	31.5	***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.		

Geology Stratum ID:	218374512	**Mat Consistency:**	
Top Depth:	49.2	**Material Moisture:**	
Bottom Depth:	51.7	**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. STYLOLITIC,MASSIVE.		

Geology Stratum ID:	218374514	**Mat Consistency:**	
Top Depth:	55.6	**Material Moisture:**	
Bottom Depth:	68.3	**Material Texture:**	
Material Color:	Red	**Non Geo Mat Type:**	
Material 1:	Bedrock	**Geologic Formation:**	
Material 2:	Shale	**Geologic Group:**	
Material 3:	Sandstone	**Geologic Period:**	
Material 4:	Siltstone	**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	BEDROCK,SHALE, SANDSTONE,SILTSTONE.VARI-COLOURED. 00537035008360340095303301032032016140310169503 **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Source

Source Type:	Data Survey	**Source Appl:**	Spatial/Tabular
Source Orig:	Geological Survey of Canada	**Source Iden:**	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: 052040 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		

23	1 of 1	ESE/231.8	182.7 / -2.09	ON	WWIS

Well ID:	7217278	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:		**Data Entry Status:**	Yes
Use 2nd:		**Data Src:**	
Final Well Status:		**Date Received:**	05-Mar-2014 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	C23328	**Contractor:**	7464
Tag:	A154570	**Form Version:**	8
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	NIAGARA (WELLAND)
Elevatn Reliabilty:		**Lot:**	
Depth to Bedrock:		**Concession:**	
Well Depth:		**Concession Name:**	
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	

Static Water Level:		***Zone:***	
Clear/Cloudy:		***UTM Reliability:***	
Municipality:	NIAGARA FALLS CITY		
Site Info:			
PDF URL (Map):			

Additional Detail(s) (Map)

Well Completed Date:	2013/10/17
Year Completed:	2013
Depth (m):	
Latitude:	43.1118109148583
Longitude:	-79.0845468485358
Path:	

Bore Hole Information

Bore Hole ID:	1004717794	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	655844.00
Code OB Desc:		***North83:***	4775012.00
Open Hole:		***Org CS:***	UTM83
Cluster Kind:		***UTMRC:***	4
Date Completed:	17-Oct-2013 00:00:00	***UTMRC Desc:***	margin of error : 30 m - 100 m
Remarks:		***Location Method:***	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Links

Bore Hole ID:	1004717794	***Tag No:***	A154570
Depth M:		***Contractor:***	7464
Year Completed:	2013	***Path:***	
Well Completed Dt:	2013/10/17	***Latitude:***	43.1118109148583
Audit No:	C23328	***Longitude:***	-79.0845468485358

24	1 of 1	N/237.3	179.3 / -5.57	ON	BORE

Borehole ID:	857621	***Inclin FLG:***	No
OGF ID:	215577619	***SP Status:***	Initial Entry
Status:	Decommissioned	***Surv Elev:***	No
Type:	Borehole	***Piezometer:***	No
Use:	Geotechnical/Geological Investigation	***Primary Name:***	
Completion Date:	28-MAR-1967	***Municipality:***	
Static Water Level:		***Lot:***	
Primary Water Use:		***Township:***	
Sec. Water Use:		***Latitude DD:***	43.114803
Total Depth m:	14.2	***Longitude DD:***	-79.087379
Depth Ref:	Ground Surface	***UTM Zone:***	17
Depth Elev:		***Easting:***	655606
Drill Method:	Diamond Drill	***Northing:***	4775339
Orig Ground Elev m:	182	***Location Accuracy:***	
Elev Reliabil Note:		***Accuracy:***	Within 10 metres
DEM Ground Elev m:	180		

Concession:
Location D: Proposed bridge across the Hydro-Electric Power Commission of Ontario canal on Thorold Stone Road.
Survey D:
Comments:

Borehole Geology Stratum

Geology Stratum ID: 220432950
Top Depth: 12
Bottom Depth: 12.8
Material Color: Grey
Material 1: Gravel
Material 2: Clay
Material 3: Sandy
Material 4:
Gsc Material Description:
Mat Consistency: Very Dense
Material Moisture:
Material Texture:
Non Geo Mat Type:
Geologic Formation:
Geologic Group:
Geologic Period:
Depositional Gen:
Stratum Description: Grey angular, very dense, well-graded gravel with matrix reddish brown sandy clay **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID: 220432947
Top Depth: 1.2
Bottom Depth: 2.9
Material Color: Red-Brown
Material 1: Clay
Material 2: Silty
Material 3: Silt
Material 4:
Gsc Material Description:
Mat Consistency: Stiff
Material Moisture:
Material Texture:
Non Geo Mat Type: Fill-Granular
Geologic Formation:
Geologic Group:
Geologic Period:
Depositional Gen:
Stratum Description: Reddish brown, brown, and greyish brown stiff layer of silty clay, some brown silt layers. Fill **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID: 220432951
Top Depth: 12.8
Bottom Depth: 14.2
Material Color: Grey
Material 1: Limestone
Material 2: Dolomite
Material 3:
Material 4:
Gsc Material Description:
Mat Consistency:
Material Moisture:
Material Texture:
Non Geo Mat Type:
Geologic Formation:
Geologic Group:
Geologic Period:
Depositional Gen:
Stratum Description: Grey dolomitic limestone **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID: 220432945
Top Depth: 0
Bottom Depth: .2
Material Color:
Material 1: Topsoil
Material 2:
Material 3:
Material 4:
Gsc Material Description:
Mat Consistency:
Material Moisture:
Material Texture:
Non Geo Mat Type:
Geologic Formation:
Geologic Group:
Geologic Period:
Depositional Gen:
Stratum Description: Topsoil **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID: 220432946
Top Depth: .2
Bottom Depth: 1.2
Material Color: Brown
Material 1: Clay
Material 2: Sandy
Material 3: Organic
Material 4:
Gsc Material Description:
Mat Consistency:
Material Moisture:
Material Texture:
Non Geo Mat Type:
Geologic Formation:
Geologic Group:
Geologic Period:
Depositional Gen:
Stratum Description: Dark brown sandy clay with organic matter **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID:	220432948	**Mat Consistency:**	Soft
Top Depth:	2.9	**Material Moisture:**	
Bottom Depth:	3.4	**Material Texture:**	
Material Color:	Grey	**Non Geo Mat Type:**	
Material 1:	Silt	**Geologic Formation:**	
Material 2:	Clayey	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	Grey, low plasticity, soft clayey silt becoming reddish brown and compact with depth **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	220432949	**Mat Consistency:**	
Top Depth:	3.4	**Material Moisture:**	
Bottom Depth:	12	**Material Texture:**	
Material Color:	Red-Brown	**Non Geo Mat Type:**	
Material 1:	Silt	**Geologic Formation:**	
Material 2:	Sandy	**Geologic Group:**	
Material 3:	Clay	**Geologic Period:**	
Material 4:	Gravel	**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	Reddish brown dense fine sandy silt, trace of clay. Trace of fine gravel. Soft at 35ft for 1ft **Note: Many records provided by the department have a truncated [Stratum Description] field.		

25 **1 of 1** **NNW/238.7** **169.2 / -15.64** **ON** **BORE**

Borehole ID:	606539	**Inclin FLG:**	No
OGF ID:	215508347	**SP Status:**	Initial Entry
Status:		**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:	Geotechnical/Geological Investigation	**Primary Name:**	
Completion Date:	MAR-1952	**Municipality:**	
Static Water Level:		**Lot:**	
Primary Water Use:	Not Used	**Township:**	
Sec. Water Use:		**Latitude DD:**	43.114753
Total Depth m:	50.4	**Longitude DD:**	-79.087885
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	655565
Drill Method:	Diamond Drill	**Northing:**	4775333
Orig Ground Elev m:	169	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Not Applicable
DEM Ground Elev m:	171		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218374544	**Mat Consistency:**	
Top Depth:	6	**Material Moisture:**	
Bottom Depth:	12.1	**Material Texture:**	
Material Color:		**Non Geo Mat Type:**	
Material 1:	Bedrock	**Geologic Formation:**	
Material 2:	Limestone	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	BEDROCK,LIMESTONE.		

Geology Stratum ID:	218374542	**Mat Consistency:**	
Top Depth:	0	**Material Moisture:**	

Bottom Depth: 1.2
Material Color:
Material 1: Unknown
Material 2: Fill
Material 3: Bedrock
Material 4:
Gsc Material Description:
Stratum Description: UNSPECIFIED,FILL, ROCK.

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

Geology Stratum ID: 218374547
Top Depth: 32.5
Bottom Depth: 35.1
Material Color:
Material 1: Bedrock
Material 2: Limestone
Material 3: Shale
Material 4:
Gsc Material Description:
Stratum Description: BEDROCK,LIMESTONE, SHALE,FOSSIL. STYLOLITIC,MASSIVE.

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

Geology Stratum ID: 218374543
Top Depth: 1.2
Bottom Depth: 6
Material Color:
Material 1: Bedrock
Material 2: Dolomite
Material 3:
Material 4:
Gsc Material Description:
Stratum Description: BEDROCK,DOLOMITE.

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

Geology Stratum ID: 218374546
Top Depth: 14.6
Bottom Depth: 32.5
Material Color:
Material 1: Bedrock
Material 2: Shale
Material 3:
Material 4:
Gsc Material Description:
Stratum Description: BEDROCK,SHALE. CALCAREOUS,STRATIFIED.

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

Geology Stratum ID: 218374549
Top Depth: 38.9
Bottom Depth: 50.4
Material Color:
Material 1: Bedrock
Material 2: Shale
Material 3: Sandstone
Material 4: Siltstone
Gsc Material Description:
Stratum Description: BEDROCK,SHALE, SANDSTONE,SILTSTONE.000400350019803400398033004780320106603101153030
**Note: Many records provided by the department have a truncated [Stratum Description] field.

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

Geology Stratum ID: 218374545
Top Depth: 12.1
Bottom Depth: 14.6
Material Color:
Material 1: Bedrock
Material 2: Dolomite
Material 3:
Material 4:
Gsc Material Description:
Stratum Description: BEDROCK,DOLOMITE.

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

Geology Stratum ID: 218374548

Mat Consistency:

Top Depth:	35.1	**Material Moisture:**	
Bottom Depth:	38.9	**Material Texture:**	
Material Color:	Red	**Non Geo Mat Type:**	
Material 1:	Bedrock	**Geologic Formation:**	
Material 2:	Dolomite	**Geologic Group:**	
Material 3:	Shale	**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	BEDROCK,DOLOMITE, SHALE. LAYERED.		

Source

Source Type:	Data Survey	**Source Appl:**	Spatial/Tabular
Source Orig:	Geological Survey of Canada	**Source Iden:**	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: 052090 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		

26	1 of 1	ESE/246.6	182.0 / -2.80	4300 STANLEY AVENUE Niagara Falls ON	WWIS

Well ID:	7246437	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Monitoring	**Data Entry Status:**	
Use 2nd:		**Data Src:**	
Final Well Status:	Observation Wells	**Date Received:**	12-Aug-2015 00:00:00
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	Z210887	**Contractor:**	7282
Tag:	A189017	**Form Version:**	7
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	NIAGARA (WELLAND)
Elevatn Reliabilty:		**Lot:**	
Depth to Bedrock:		**Concession:**	
Well Depth:		**Concession Name:**	
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	NIAGARA FALLS CITY		
Site Info:			

PDF URL (Map):

Additional Detail(s) (Map)

Well Completed Date:	2015/07/23
Year Completed:	2015
Depth (m):	6.096
Latitude:	43.1116828595609

Longitude: -79.0844279384108
Path:

Bore Hole Information

Bore Hole ID:	1005561681	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	655854.00
Code OB Desc:		**North83:**	4774998.00
Open Hole:		**Org CS:**	UTM83
Cluster Kind:		**UTMRC:**	4
Date Completed:	23-Jul-2015 00:00:00	**UTMRC Desc:**	margin of error : 30 m - 100 m
Remarks:		**Location Method:**	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1005698090
Layer:	3
Color:	7
General Color:	RED
Mat1:	06
Most Common Material:	SILT
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	15.0
Formation End Depth:	20.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1005698089
Layer:	2
Color:	6
General Color:	BROWN
Mat1:	06
Most Common Material:	SILT
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	5.0
Formation End Depth:	15.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1005698088
Layer:	1
Color:	6

General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	11
Mat2 Desc:	GRAVEL
Mat3:	01
Mat3 Desc:	FILL
Formation Top Depth:	0.0
Formation End Depth:	5.0
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1005698097
Layer:	1
Plug From:	0.0
Plug To:	8.0
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	1005698096
Method Construction Code:	6
Method Construction:	Boring
Other Method Construction:	

Pipe Information

Pipe ID:	1005698087
Casing No:	0
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	1005698093
Layer:	1
Material:	5
Open Hole or Material:	PLASTIC
Depth From:	0.0
Depth To:	10.0
Casing Diameter:	2.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Screen

Screen ID:	1005698094
Layer:	1
Slot:	10
Screen Top Depth:	10.0
Screen End Depth:	20.0
Screen Material:	5
Screen Depth UOM:	ft
Screen Diameter UOM:	inch
Screen Diameter:	2.299999952316284

Water Details

Water ID:	1005698092
Layer:	
Kind Code:	
Kind:	
Water Found Depth:	
Water Found Depth UOM:	ft

Hole Diameter

Hole ID:	1005698091
Diameter:	8.0
Depth From:	0.0
Depth To:	20.0
Hole Depth UOM:	ft
Hole Diameter UOM:	inch

Links

Bore Hole ID:	1005561681	***Tag No:***	A189017
Depth M:	6.096	***Contractor:***	7282
Year Completed:	2015	***Path:***	724\7246437.pdf
Well Completed Dt:	2015/07/23	***Latitude:***	43.1116828595609
Audit No:	Z210887	***Longitude:***	-79.0844279384108

Unplottable Summary

Total: 21 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
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	R.M. OF NIAGARA	STANLEY AVE.	NIAGARA FALLS CITY ON	
CA	REDLAND QUARRIES INC.	STANLEY AVE., RR #2, QUEENSTON	NIAGARA FALLS CITY ON	
ECA	The Corporation of the City of Niagara Falls	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2E 6X5
ECA	The Regional Municipality of Niagara	Stanley Avenue	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 Regional Municipality of Niagara	Stanley Ave From Thorold Stone Road to Whirlpool Road	Niagara Falls ON	L2V 4T7
ECA	The Regional Municipality of Niagara	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2V 4T7
EHS		Stanley Ave	Niagara Falls ON	
GEN	NIAGARA FALLS HYDRO (PCB) 00-000	MULLER (STA. 37)STANLEY AVE. P.O. BOX 120	NIAGARA FALLS ON	L2E 6S9

SCT	Allsorts Premium Packaging		ON	
SCT	REDLAND QUARRIES INC.	STANLEY AVE	NIAGARA FALLS ON	L2E
SPL	MARINE LAND	KING WALDORF TRAILER PARK ON STANLEY AVE NEAR MARINELAND/ LYONS CREEK ROAD. AMUSEMENT PARK	NIAGARA FALLS CITY ON	
WWIS		THOROLD STONE RD & STANLEY AVE	Niagara Falls ON	

Unplottable Report

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

Database: ***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
PDF Site Location:

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

Database: ***ECA***

Approval No:	2125-6EHRAN	***MOE District:***	
Approval Date:	2005-08-05	***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 Regional Municipality of Niagara
Address: Stanley Avenue
Full Address:
Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/1698-6DBNGY-14.pdf
PDF Site Location:

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	***MOE District:***	
Approval Date:	2013-07-22	***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 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
PDF Site Location:

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

Database: ***ECA***

Approval No:	3558-99HQ98	***MOE District:***	
Approval Date:	2013-07-12	***City:***	
Status:	Revoked and/or Replaced	***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 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/0083-99GLJC-14.pdf
PDF Site Location:

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

Database: ***ECA***

Approval No:	6937-9NBKZ2	***MOE District:***	
Approval Date:	2014-08-28	***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 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
PDF Site Location:	

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

Order No:	20101108008	***Nearest Intersection:***	McLeod Road & Stanley Avenue
Status:	C	***Municipality:***	RMON
Report Type:	Custom Report	***Client Prov/State:***	ON
Report Date:	11/17/2010	***Search Radius (km):***	0.25
Date Received:	11/8/2010 12:09:30 PM	***X:***	-694444.444444
Previous Site Name:		***Y:***	43.0741
Lot/Building Size:			
Additional Info Ordered:			

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
SIC Code:	0000
SIC Description:	*** NOT DEFINED ***
Approval Years:	92,93,94
PO Box No:	
Country:	
Status:	
Co Admin:	
Choice of Contact:	
Phone No Admin:	
Contaminated Facility:	
MHSW Facility:	

Site: ***Allsorts Premium Packaging ON*** — ***Database:*** ***SCT***

Established:	
Plant Size (ft²):	
Employment:	

--Details--

Description:	All Other Miscellaneous Wood Product Manufacturing
SIC/NAICS Code:	321999
Description:	Showcase, Partition, Shelving and Locker Manufacturing
SIC/NAICS Code:	337215
Description:	All Other Miscellaneous Manufacturing
SIC/NAICS Code:	339990
Description:	Other Paper and Disposable Plastic Product Wholesaler-Distributors
SIC/NAICS Code:	418220
Description:	All Other Wholesaler-Distributors
SIC/NAICS Code:	418990
Description:	Personal and Household Goods Agents and Brokers
SIC/NAICS Code:	419140
Description:	Machinery, Equipment and Supplies Agents and Brokers
SIC/NAICS Code:	419170

Description:	Other Wholesale Agents and Brokers
SIC/NAICS Code:	419190

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

Database: ***SCT***

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

--Details--

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

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

Database: ***SPL***

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:	MARINE LAND - SEPTIC BED DRAINAGE TO DITCH.		
Contaminant Qty:			

Site:
THOROLD STONE RD & STANLEY AVE Niagara Falls ON

Database: ***WWIS***

Well ID:	7237050	***Flowing (Y/N):***	
Construction Date:		***Flow Rate:***	
Use 1st:		***Data Entry Status:***	
Use 2nd:		***Data Src:***	
Final Well Status:	Abandoned-Other	***Date Received:***	09-Feb-2015 00:00:00
Water Type:		***Selected Flag:***	TRUE
Casing Material:		***Abandonment Rec:***	Yes
Audit No:	Z204758	***Contractor:***	7295
Tag:		***Form Version:***	7
Constructn Method:		***Owner:***	
Elevation (m):		***County:***	
Elevatn Reliabilty:		***Lot:***	
Depth to Bedrock:		***Concession:***	
Well Depth:		***Concession Name:***	
Overburden/Bedrock:		***Easting NAD83:***	
Pump Rate:		***Northing NAD83:***	
Static Water Level:		***Zone:***	

Clear/Cloudy:
Municipality:
Site Info:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 1005304025
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 03-Dec-2014 00:00:00
Remarks:
Loc Method Desc: on Water Well Record
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:
Elevation:
Elevrc:
Zone:
East83:
North83:
Org CS: UTM83
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: wwr

Annular Space/Abandonment Sealing Record

Plug ID: 1005537660
Layer: 1
Plug From:
Plug To:
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1005537658
Layer: 1
Plug From: 0.0
Plug To: 15.0
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1005537659
Layer: 2
Plug From: 0.0
Plug To: 13.0
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 1005537654
Method Construction Code:
Method Construction:
Other Method Construction:

Pipe Information

Pipe ID: 1005537648
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID:	1005537652
Layer:	
Material:	
Open Hole or Material:	
Depth From:	
Depth To:	
Casing Diameter:	
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Screen

Screen ID:	1005537653
Layer:	
Slot:	
Screen Top Depth:	
Screen End Depth:	
Screen Material:	
Screen Depth UOM:	ft
Screen Diameter UOM:	inch
Screen Diameter:	

Water Details

Water ID:	1005537651
Layer:	
Kind Code:	
Kind:	
Water Found Depth:	
Water Found Depth UOM:	ft

Hole Diameter

Hole ID:	1005537650
Diameter:	
Depth From:	
Depth To:	
Hole Depth UOM:	ft
Hole Diameter UOM:	inch

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 Nov 2021

Abandoned Mine Information System: Provincial AMIS

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

Government Publication Date: 1800-Mar 2022

Anderson's Waste Disposal Sites: Private ANDR

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks: Provincial AST

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies: Private AUWR

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

Government Publication Date: 1999-May 31, 2022

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 2020

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: Feb 28, 2022

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-May 31, 2022

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 -Sep 2022

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-Sep 2022

Certificates of Property Use: Provincial CPU

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

Government Publication Date: 1994 - Oct 31, 2022

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 - Oct 2022

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: Feb 28, 2022

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- Sep 30, 2022

Environmental Registry: Provincial EBR

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

Government Publication Date: 1994 - Oct 31, 2022

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- Sep 30, 2022

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-Jul 31, 2022

Environmental Issues Inventory System: Federal EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event: Provincial EMHE

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

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report: Provincial EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land 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, 2021

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: Feb 28, 2022

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-Sep 2022

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: Feb 28, 2022

Fuel Storage Tank - Historic: Provincial FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary: Provincial GEN

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

Government Publication Date: 1986-Oct 31, 2022

Greenhouse Gas Emissions from Large Facilities: Federal GHG

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

Government Publication Date: 2013-Dec 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 in 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: Feb 28, 2022

Landfill Inventory Management Ontario: Provincial LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Mar 21, 2022

Canadian Mine Locations: Private MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences: Provincial MNR

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

Government Publication Date: 1846-Feb 2022

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, 2020

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-Aug 31, 2022

Ontario Oil and Gas Wells: Provincial OOGW

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

Government Publication Date: 1800-Aug 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 Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994 - Oct 31, 2022

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- Sep 30, 2022

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: Feb 28, 2021

Private and Retail Fuel Storage Tanks: Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water: Provincial PTTW

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

Government Publication Date: 1994 - Oct 31, 2022

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, 1992-2019

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-Oct 2022

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-May 31, 2022

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. The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: 1988-Sep 2020; Dec 2020-Mar 2021

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, 2020

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

Variances for Abandonment of Underground Storage Tanks: Provincial VAR

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

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

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

Government Publication Date: Oct 2011- Sep 30, 2022

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: Jun 30 2022

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 D

AERIAL PHOTOGRAPHS

AERIAL PHOTOGRAPHS

Photograph No. 1 – 1934

Photo source: Niagara Navigator Historical Air Photo ©2023 Brock University

AERIAL PHOTOGRAPHS

Photograph No. 2 – 1954/55

Photo source: Niagara Navigator Historical Air Photo ©2023 Brock University

AERIAL PHOTOGRAPHS

Photograph No. 4 - 1972

Photo Source: Niagara Air Photo Index ©2023 Brock University

AERIAL PHOTOGRAPHS

Photograph No. 5 – 1995

Photo Source: Niagara Air Photo Index ©2023 Brock University

AERIAL PHOTOGRAPHS

Photograph No. 6 - 2002

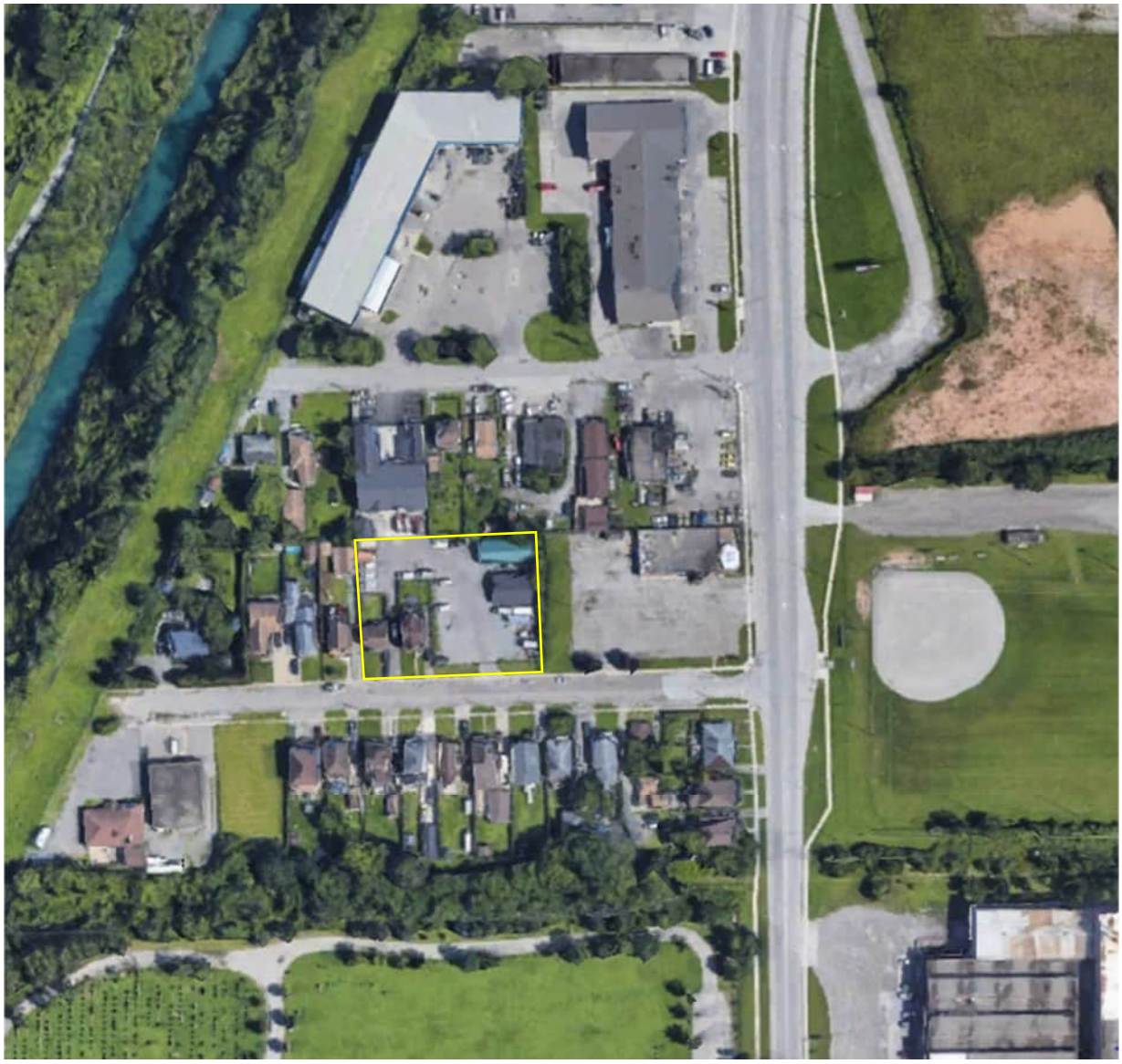
Photo source: Niagara Navigator Historical Air Photo ©2023 Brock University

AERIAL PHOTOGRAPHS

Photograph No. 7 – 2010

Photo source: Niagara Navigator Historical Air Photo ©2023 Brock University

AERIAL PHOTOGRAPHS



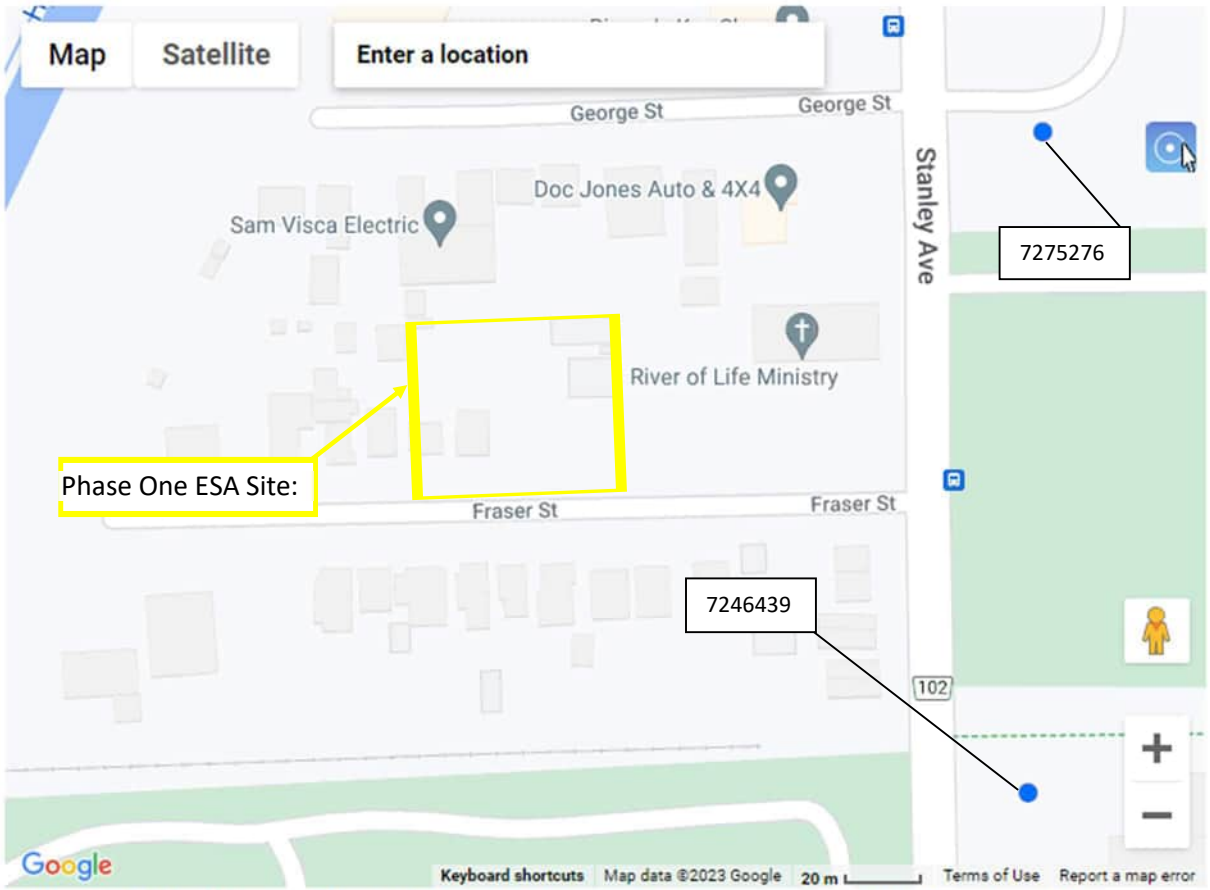
Photograph No. 8 – 2022

Photo Source: Google Earth ©2023 CNES/Airbus / Maxar Technologies

APPENDIX E

WELL RECORDS

WATER WELL RECORDS



Map Source: Ministry of Environment and Energy ©2022

Well ID	Well Depth (m)	Date of Completion (MM/DD/YYYY)
7275276	9.1	10/25/2016
7246439	6.1	07/24/2015

Well ID

Well ID Number: 7246439

Well Audit Number: *Z210889*

Well Tag Number: *A189020*

Address of Well Location	4300 STANLEY AVENUE
Township	NIAGARA FALLS CITY
County/District/Municipality	NIAGARA (WELLAND)
City/Town/Village	Niagara Falls
Province	ON

WATER WELL RECORDS

UTM Coordinates NAD83 — Zone 17
Easting: 655747.00
Northing: 4774998.00

Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	SAND	GRVL	FILL	0 ft	5 ft
BRWN	SILT			5 ft	15 ft
RED	SILT			15 ft	20 ft

Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 ft	8 ft	BENTONITE CHIPS	

Method of Construction & Well Use

Method of Construction	Well Use
Boring	Monitoring

Status of Well
Observation Wells

Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
2 inch	PLASTIC	0 ft	10 ft

Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
2.3 inch	PLASTIC	10 ft	20 ft

Well Contractor's Licence Number: 7282

Depth From	Depth To	Diameter
0 ft	20 ft	8 inch

Audit Number: Z210889
Date Well Completed: July 24, 2015
Date Well Record Received by MOE: August 12, 2015

Ontario — Ministry of the Environment and Climate Change

Measurements recorded in: ☐ Metric ☑ Imperial

Well Tag No (Tag#: A 215513) A215513

S-19309

Well Record

Regulation 903 Ontario Water Resources Act

Page _____ of _____

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	☐ Well Constructed by Well Owner
	1939522 Ontario Limited		

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
393 Rymal Road West, Suite 405	Hamilton	ON	L9B1N2	

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
S/E corner Thorold Rd & Stanley Avenue			

County/District/Municipality	City/Town/Village	Province	Postal Code
	Niagara Falls	Ontario	

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	17	655747	4775174		

Overburden and Bedrock Materials/Abandonment Sealing Record *(see instructions on the back of this form)*

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
Brown	Topsoil		Fill	0'	7'
Brown	Sand	Silt		7'	15'
Brown	Silt			15'	30'

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m^3/ft^3)
30'	19'	Sand	
19'	0.5'	Bentonite	
0.5'	0'	Flushmount	

Method of Construction

☐ Cable Tool ☑ Rotary (Conventional) ☐ Rotary (Reverse) ☐ Boring ☐ Air percussion ☐ Other, *specify* _____

☐ Diamond ☐ Jetting ☐ Driving ☐ Digging

Well Use

☐ Public ☐ Domestic ☐ Livestock ☐ Irrigation ☐ Industrial ☐ Other, *specify* _____

☐ Commercial ☐ Municipal ☑ Test Hole ☐ Cooling & Air Conditioning

☐ Not used ☐ Dewatering ☑ Monitoring

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To
2.00"	PVC	0.125"	20'	0'

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	To
2.25"	PVC	10	30'	20'

Status of Well

☐ Water Supply
☐ Replacement Well
☑ Test Hole
☐ Recharge Well
☐ Dewatering Well
☑ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, *specify* _____
☐ Other, *specify* _____

Water Details

Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, *specify*
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, *specify*
Water found at Depth (m/ft)	Kind of Water: ☐ Fresh ☐ Untested ☐ Gas ☐ Other, *specify*

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
30'	0'	6"

Results of Well Yield Testing

After test of well yield, water was: ☐ Clear and sand free ☐ Other, *specify* _____

If pumping discontinued, give reason:

Pump intake set at (m/ft)

Pumping rate (l/min / GPM)

Duration of pumping ____ hrs + ____ min

Final water level end of pumping (m/ft)

If flowing give rate (l/min / GPM)

Recommended pump depth (m/ft)

Recommended pump rate (l/min / GPM)

Well production (l/min / GPM)

Disinfected? ☐ Yes ☐ No

Draw Down Time (min)	Water Level (m/ft)	Recovery Time (min)	Water Level (m/ft)
Static Level			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
50		50	
60		60	

Map of Well Location

Please provide a map below following instructions on the back.

See My

(A)

Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Strata Soil Sampling	7241

Business Address (Street Number/Name)	Municipality
165 Shields Court	Markham

Province	Postal Code	Business E-mail Address
ON	L3R8N2	

Bus. Telephone No. (inc. area code)	Name of Well Technician (Last Name, First Name)
(905) 940-7919	Vander Beer, Andrew

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
3616	Andrew Vanderbeer	2016 11 18

Well owner's information package delivered	Date Package Delivered	Date Work Completed
☐ Yes ☐ No	Y Y Y Y M M D D	2016 10 25

Ministry Use Only

Audit No. Z245508

NOV 22 2016

Received

0506E (2014/11)

Ministry's Copy

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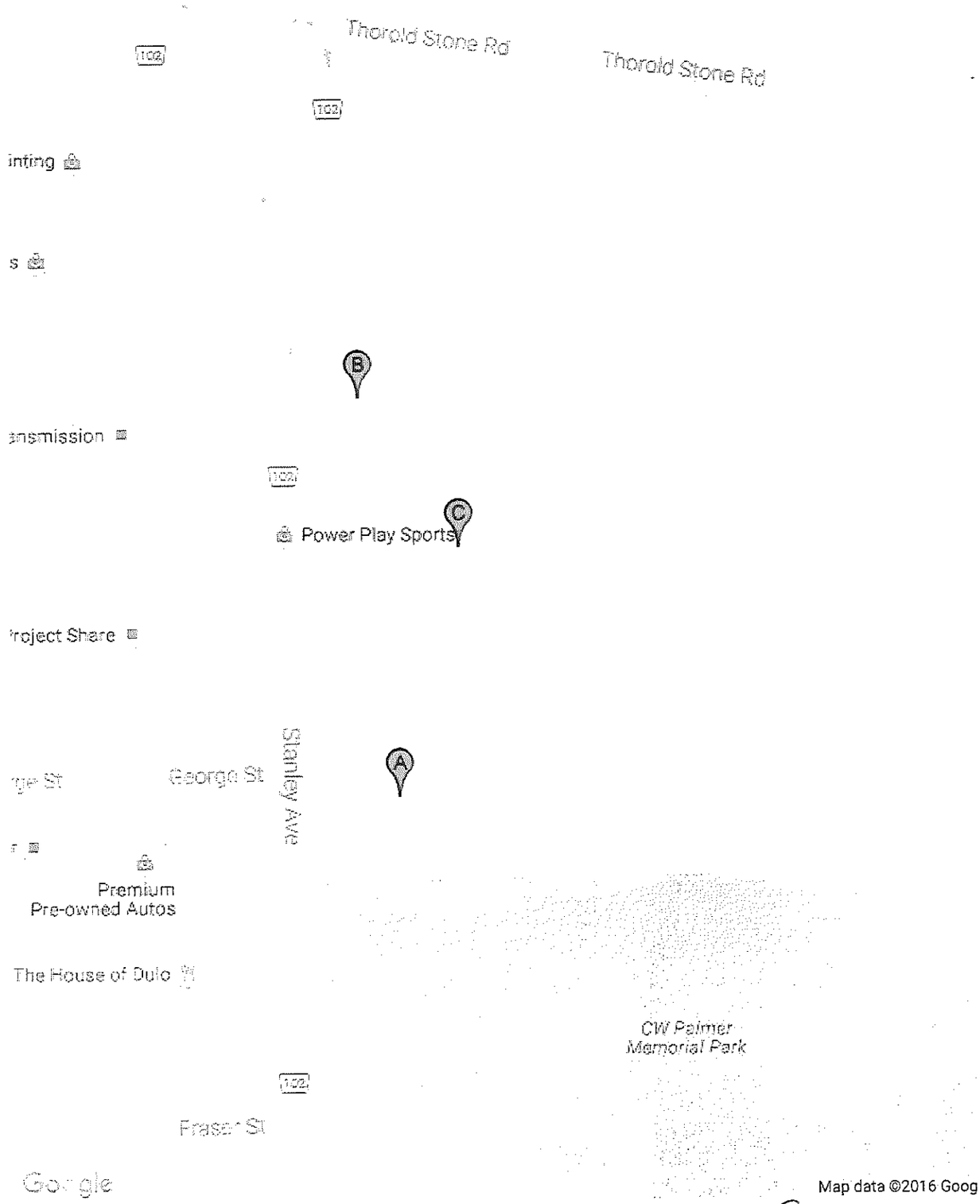
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Thorold Stone Rd
102
102
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102
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C
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Stanley Ave
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Premium
Pre-owned Autos
The House of Dulo
CW Palmer
Memorial Park
102
Fraser St
Google
Map data ©2016 Goog

APPENDIX F

INTERVIEW

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Project Information			
Site Address	5523, 5531, 5539 Fraser Street	**NSSL Project No.**	NS22123-01
		Date	Dec. 19/22

Client Information		
Interviewee Name	Sam Visca	
Position	Owner	**Years Familiar with the Site** 14 Yrs.
Current owner(s) of the site, time period	Unknown	NA
	Sam & Rita Visca	

Historic Information			
Previous owner(s) of the site, time period	Unknown	NA	
	Mr. Rampado		
Current tenant(s) of the site, time period	Unknown	NA	
	Sam Visca Electric		
Previous tenant(s) of the site, time period	Unknown	NA	
Was the property ever used as a dry cleaner, garage, gasoline or liquid dispensing facility, or other industrial use?	Yes	No	Unknown
	If yes, please elaborate Above ground gasoline tank for Company Vehicle usage		
Have any reports and/or studies (environmental or other) been completed on the property? If yes, are they available for review?	Yes	No	Unknown
	Geotechnical		

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Site Information					
What type of potable water supply is available at the Site?	Municipal	Private			None
	✓	Cistern	Drilled Well	Other	
What type of wastewater (sewage) system is available at the Site?	Municipal	Private			None
	✓	Septic Bed	Other		
Are there any electrical transformers located at the Site?	Yes	No			Unknown
Has there ever been any fires at the Site? If yes, please provide details.	Yes	No			Unknown
Has any soil (fill, gravel, topsoil, etc.) been brought to and deposited on the Site for construction, grading or backfill purposes or for the creation of berms?	Yes, crushed concrete slabs and 3/4 in traffic bond granular A				
Are there any existing monitoring wells on the Site?	Yes	No			Unknown
Building Information					
Are there existing or former buildings at the Site? If yes, please provide details.	Yes	No			Unknown
	Residential homes.				
Have any additions been constructed on the existing building(s)?	Yes	No			Unknown
What are the current heating systems associated with the building(s)?	None				
What were the former heating systems (fuel oil, wood, coal, electric etc.)?	Natural gas				
Are there any sumps in the building(s)?	Yes	No			Unknown
Are there any areas of water damage in the building(s)? If yes, where?	Yes	No			Unknown

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Building Information cont'd			
Is there evidence of mould growth? If so, where?	Yes	No	Unknown
Are there any concerns related to indoor air quality in the building(s)?	Yes	No	Unknown
Is there any asbestos, lead, Urea Foam Formaldehyde Insulation (UFFI) or PCB containing materials in the building(s)? If so, where and what type of building material.	Yes	No	Unknown
Have any of these materials been previously removed from the building(s)?	Yes	No	Unknown
Site Operations			
Are there any site plans or drawings, available for review, showing areas of production, manufacturing, chemical or waste storage in the building(s) or Site?	Yes	No	Unknown
Fuel Storage & Handling, Liquid & Solids Wastes, Chemicals & Spills			
Are there any above ground or underground storage tanks (AST/UST) on Site? If yes, where?	Yes	No	Unknown
	One Gas storage tank Above ground		
Were any AST/USTs historically removed from the Site?	Yes	No	Unknown
Are there any current or former fuel pumps or fuelling systems on Site?	Yes	No	Unknown
Are there any waste oils generated and/or stored on Site?	Yes	No	Unknown
Are there any oil-water separators and/or floor drains on Site?	Yes	No	Unknown
Is there any hydraulic lift equipment ie. inground hoists or elevators?	Yes	No	Unknown
Are any chemicals or solvents stored or used on Site?	Yes	No	Unknown
Are Material Safety Data Sheets (MSDS) or Safety Data Sheets (SDS) for the chemicals available for review?	Yes	No	Unknown

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Environmental Compliance			
Is there any known or suspected soil and/or groundwater contamination at the Site? If yes, please explain.	Yes	No	Unknown
Are you aware of any site-specific permits, waste generation numbers, Environmental Compliance Approvals or Certificates of Approval associated with the Site? If yes, please list.	Yes	No	Unknown
Are there any records of spills or records of discharge of contaminants associated with the Site?	Yes	No	Unknown
Adjacent Site Information			
Are you aware of any current or historic environmental concerns associated with an adjacent property? If yes, please explain.	Yes	No	Unknown
Additional Information			
Is there another person we should contact for additional information pertaining to the Site?	No		
Do you have any additional comments?	No		

The above information is a true representation of my knowledge of the Site and operations. I understand that this information will be reviewed by NSSL and compiled in the Environmental Site Assessment report.

Signature of Interviewee: _____

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Project Information			
Site Address	5555 Fraser Street	NSSL Project No.	NS22123-01
		Date	Dec 19/22

Client Information		
Interviewee Name	Sam Visca	
Position	Owner	Years Familiar with the Site: 16 Yrs
Current owner(s) of the site, time period	Unknown	NA
	Sam & Rita Visca	

Historic Information			
Previous owner(s) of the site, time period	Unknown		NA
	Mr. Rampado		
Current tenant(s) of the site, time period	~~Unknown~~		NA
	Vacant		
Previous tenant(s) of the site, time period	Unknown		NA
Was the property ever used as a dry cleaner, garage, gasoline or liquid dispensing facility, or other industrial use?	Yes	No	Unknown
	If yes, please elaborate		
Have any reports and/or studies (environmental or other) been completed on the property? If yes, are they available for review?	Yes	No	Unknown
	Geotechnical		

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Site Information					
What type of potable water supply is available at the Site?	Municipal ✓	Private			None
		Cistern	Drilled Well	Other	
What type of wastewater (sewage) system is available at the Site?	Municipal ✓	Private			None
		Septic Bed	Other		
Are there any electrical transformers located at the Site?	Yes	(No)			Unknown
Has there ever been any fires at the Site? If yes, please provide details.	Yes	(No)			Unknown
Has any soil (fill, gravel, topsoil, etc.) been brought to and deposited on the Site for construction, grading or backfill purposes or for the creation of berms?	NO				
Are there any existing monitoring wells on the Site?	Yes	(No)			Unknown
Building Information					
Are there existing or former buildings at the Site? If yes, please provide details.	(Yes)	No			Unknown
	Residential house				
Have any additions been constructed on the existing building(s)?	Yes	(No)			Unknown
What are the current heating systems associated with the building(s)?	Natural Gas Furnace				
What were the former heating systems (fuel oil, wood, coal, electric etc.)?	Same				
Are there any sumps in the building(s)?	Yes	(No)			Unknown
Are there any areas of water damage in the building(s)? If yes, where?	Yes	(No)			Unknown

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Building Information cont'd			
Is there evidence of mould growth? If so, where?	Yes	No	Unknown
Are there any concerns related to indoor air quality in the building(s)?	Yes	No	Unknown
Is there any asbestos, lead, Urea Foam Formaldehyde Insulation (UFFI) or PCB containing materials in the building(s)? If so, where and what type of building material.	Yes	No	Unknown
Have any of these materials been previously removed from the building(s)?	Yes	No	Unknown
Site Operations			
Are there any site plans or drawings, available for review, showing areas of production, manufacturing, chemical or waste storage in the building(s) or Site?	Yes	No	Unknown
Fuel Storage & Handling, Liquid & Solids Wastes, Chemicals & Spills			
Are there any above ground or underground storage tanks (AST/UST) on Site? If yes, where?	Yes	No	Unknown
Were any AST/USTs historically removed from the Site?	Yes	No	Unknown
Are there any current or former fuel pumps or fuelling systems on Site?	Yes	No	Unknown
Are there any waste oils generated and/or stored on Site?	Yes	No	Unknown
Are there any oil-water separators and/or floor drains on Site?	Yes	No	Unknown
Is there any hydraulic lift equipment ie. inground hoists or elevators?	Yes	No	Unknown
Are any chemicals or solvents stored or used on Site?	Yes	No	Unknown
Are Material Safety Data Sheets (MSDS) or Safety Data Sheets (SDS) for the chemicals available for review?	Yes	No	Unknown

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Environmental Compliance			
Is there any known or suspected soil and/or groundwater contamination at the Site? If yes, please explain.	Yes	No	Unknown
Are you aware of any site-specific permits, waste generation numbers, Environmental Compliance Approvals or Certificates of Approval associated with the Site? If yes, please list.	Yes	No	Unknown
Are there any records of spills or records of discharge of contaminants associated with the Site?	Yes	No	Unknown
Adjacent Site Information			
Are you aware of any current or historic environmental concerns associated with an adjacent property? If yes, please explain.	Yes	No	Unknown
Additional Information			
Is there another person we should contact for additional information pertaining to the Site?	No		
Do you have any additional comments?	No		

The above information is a true representation of my knowledge of the Site and operations. I understand that this information will be reviewed by NSSL and compiled in the Environmental Site Assessment report.

Signature of Interviewee: _____

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Project Information			
Site Address	5547 Fraser Street	NSSL Project No.	NS22123-01
		Date	Dec 19/22

Client Information		
Interviewee Name	Sam Visca	
Position	Owner	Years Familiar with the Site: 16 Yrs
Current owner(s) of the site, time period	Unknown	NA
	Sam & Rita Visca	

Historic Information			
Previous owner(s) of the site, time period	Unknown	NA	
	Mr. Rampado		
Current tenant(s) of the site, time period	Unknown	NA	
	C. Pengally		
Previous tenant(s) of the site, time period	Unknown	NA	
Was the property ever used as a dry cleaner, garage, gasoline or liquid dispensing facility, or other industrial use?	Yes	No	Unknown
	If yes, please elaborate		
Have any reports and/or studies (environmental or other) been completed on the property? If yes, are they available for review?	Yes	No	Unknown
	Geotechnical		

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Site Information					
What type of potable water supply is available at the Site?	Municipal ✓	Private			None
		Cistern	Drilled Well	Other	
What type of wastewater (sewage) system is available at the Site?	Municipal ✓	Private			None
		Septic Bed	Other		
Are there any electrical transformers located at the Site?	Yes	No			Unknown
Has there ever been any fires at the Site? If yes, please provide details.	Yes	No			Unknown
Has any soil (fill, gravel, topsoil, etc.) been brought to and deposited on the Site for construction, grading or backfill purposes or for the creation of berms?	No				
Are there any existing monitoring wells on the Site?	Yes	No			Unknown
Building Information					
Are there existing or former buildings at the Site? If yes, please provide details.	Yes	No			Unknown
	Residential house				
Have any additions been constructed on the existing building(s)?	Yes	No			Unknown
What are the current heating systems associated with the building(s)?	Natural Gas Boiler				
What were the former heating systems (fuel oil, wood, coal, electric etc.)?	Same				
Are there any sumps in the building(s)?	Yes	No			Unknown
Are there any areas of water damage in the building(s)? If yes, where?	Yes	No			Unknown

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Building Information cont'd			
Is there evidence of mould growth? If so, where?	Yes	No	Unknown
Are there any concerns related to indoor air quality in the building(s)?	Yes	No	Unknown
Is there any asbestos, lead, Urea Foam Formaldehyde Insulation (UFFI) or PCB containing materials in the building(s)? If so, where and what type of building material.	Yes	No	Unknown
Have any of these materials been previously removed from the building(s)?	Yes	No	Unknown
Site Operations			
Are there any site plans or drawings, available for review, showing areas of production, manufacturing, chemical or waste storage in the building(s) or Site?	Yes	No	Unknown
Fuel Storage & Handling, Liquid & Solids Wastes, Chemicals & Spills			
Are there any above ground or underground storage tanks (AST/UST) on Site? If yes, where?	Yes	No	Unknown
Were any AST/USTs historically removed from the Site?	Yes	No	Unknown
Are there any current or former fuel pumps or fuelling systems on Site?	Yes	No	Unknown
Are there any waste oils generated and/or stored on Site?	Yes	No	Unknown
Are there any oil-water separators and/or floor drains on Site?	Yes	No	Unknown
Is there any hydraulic lift equipment ie. inground hoists or elevators?	Yes	No	Unknown
Are any chemicals or solvents stored or used on Site?	Yes	No	Unknown
Are Material Safety Data Sheets (MSDS) or Safety Data Sheets (SDS) for the chemicals available for review?	Yes	No	Unknown

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Environmental Compliance			
Is there any known or suspected soil and/or groundwater contamination at the Site? If yes, please explain.	Yes	No	Unknown
Are you aware of any site-specific permits, waste generation numbers, Environmental Compliance Approvals or Certificates of Approval associated with the Site? If yes, please list.	Yes	No	Unknown
Are there any records of spills or records of discharge of contaminants associated with the Site?	Yes	No	Unknown
Adjacent Site Information			
Are you aware of any current or historic environmental concerns associated with an adjacent property? If yes, please explain.	Yes	No	Unknown
Additional Information			
Is there another person we should contact for additional information pertaining to the Site?	No		
Do you have any additional comments?	No		

The above information is a true representation of my knowledge of the Site and operations. I understand that this information will be reviewed by NSSL and compiled in the Environmental Site Assessment report.

Signature of Interviewee: _____

APPENDIX G

SITE RECONNAISSANCE & PHOTOGRAPHIC LOG

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Project Information			
Site Address	5555 Fraser Street, Niagara Falls, ON	**NSSL Project No.**	NS22123-01
		Date	January 2023
		NSSL Onsite	Jodie Glasier Jacob Toldi

Client Information	
Site Meet	Sam & Rita Visca
Position	Property owners

Surrounding Land Use Features	
North	Commercial and residential land use
South	Residential land use, former railway corridor, Niagara Falls cemetery beyond.
East	Residential land use, Community Church as the corner of Fraser and Stanley Avenue
West	Residential land use

Study Site Features	
Potable Water Source	Not observed
Waste Water Source	Municipal
Groundwater Monitoring Wells	Not observed
Fill Material	Not observed
Surface Water Runoff (swales, catch basins)	Infiltration and overland flow towards low lying areas
Watercourses, ditches, standing water	None noted
Electrical Transformers on site? Company name, transformer #	Not observed
Ground Cover	Gravel driveway, the yard had manicured grass
Other	NA

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Exterior Building Observations	
Exterior wall material	Vinyl siding
Roofing material	Asphalt shingles
Foundation type	Cement Block
Number of storeys	One storey with basement
Number of exits/entrances	Two [2]: one [1] front and one [1] rear entrance.
Basement (full/partial/none)	Full
Lighting	LED
Other	Overhead utility for electric services.
Above Ground or Underground Storage Tanks	
Location of AST/UST	None observed
Contents of AST/UST	
Material (fiberglass, steel)	
Year installed/removed	
Secondary containment?	
Fill frequency	
Visible Staining, stressed vegetation	
Associated Pumps/Lines	
Other	

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Interior Building Observations	
Interior wall materials	The walls were painted white and grey. The basement had insulation spray foam applied above cinderblock white painted walls.
Floor materials	The main level flooring was ceramic tile. The basement was cement flooring painted grey.
Ceiling materials	Drywall on main level, wooden beams in basement.
Lighting	LED lighting
Oil water separators, floor drains, sumps	Not observed
Hydraulic equipment (inground hoists/elevators)	Not observed
Pits and Lagoons	Not observed
Stained materials	Not observed
Chemicals or other generated and/or stored	None
Heating System	Forced air gas.
UFFI (urea formaldehyde foam insulation)	Spray foam insulation was noted along the upper half of the basement walls and beneath the staircase.
PCB's	Not observed
Lead	Potential in painted surfaces based on the age of the original structure.
Asbestos Containing Materials (ACM)	None observed
Mercury	Not observed
Water damage	Not observed
Mould	Not observed
Noise	Not observed
Indoor Air Quality	Good
Other	Water heater tank located in the basement was leaking. Service repair was called to site by owners.

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Project Information			
Site Address	5547 Fraser Street, Niagara Falls, ON	**NSSL Project No.**	NS22123-01
		Date	January 6, 2023
		NSSL Onsite	Jodie Glasier Jacob Toldi

Client Information	
Site Meet	Sam & Rita Visca
Position	Property owners

Surrounding Land Use Features	
North	Commercial and residential land use
South	Residential land use, former railway corridor, Niagara Falls cemetery beyond.
East	Residential land use, Community Church as the corner of Fraser and Stanley Avenue
West	Residential land use

Study Site Features	
Potable Water Source	Not observed
Waste Water Source	Municipal
Groundwater Monitoring Wells	Not observed
Fill Material	Some fill material was noted in the backyard
Surface Water Runoff (swales, catch basins)	Infiltration and overland flow towards low lying areas.
Watercourses, ditches, standing water	None noted
Electrical Transformers on site? Company name, transformer #	Not observed
Ground Cover	Asphaltic concrete driveway and manicured grass
Other	NA

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Exterior Building Observations	
Exterior wall material	Brick and vinyl home. Painted cement block foundation.
Roofing material	Asphalt shingles
Foundation type	Cement block
Number of storeys	2 storeys
Number of exits/entrances	Two [2]: one [1] front door and one [1] side door on the eastern side of the house.
Basement (full/partial/none)	Full
Lighting	LED
Other	Updated vinyl windows were noted throughout house. Some miscellaneous household debris, recycling and refuse is stored in the driveway, various bottles of oil are on the stairs to the deck.
Above Ground or Underground Storage Tanks	
Location of AST/UST	Evidence of a former heating oil tank was noted in the basement of the residence in the southwest corner. A capped pipe extends from the wall.
Contents of AST/UST	Inferred to have been heating oil.
Material (fiberglass, steel)	Unknown
Year installed/removed	Unknown
Secondary containment?	NA
Fill frequency	Unknown
Visible Staining, stressed vegetation	Some staining in basement noted. Overall floor condition is poor.
Associated Pumps/Lines	Remnant pipe protruding from interior wall.
Other	NA

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Interior Building Observations	
Interior wall materials	The wall appeared to be drywall and stucco. Basement wall materials were cement block.
Floor materials	The main floor was plank vinyl flooring, some ceramic and carpeting. The floor in the basement was cement.
Ceiling materials	Drywalled ceiling on the main floor, wood slat ceiling in the basement.
Lighting	LED lighting
Oil water separators, floor drains, sumps	Not observed
Hydraulic equipment (inground hoists/elevators)	Not observed
Pits and Lagoons	Not observed
Stained materials	Some staining noted throughout the basement
Chemicals or other generated and/or stored	Various household related chemicals and products noted throughout the residence.
Heating System	Boiler located in the middle of the basement
UFFI (urea formaldehyde foam insulation)	Not observed
PCB's	Not observed
Lead	Potential for lead within painted materials in the residence given the age of the original structure.
Asbestos Containing Materials (ACM)	Flooring, drywall joint compound
Mercury	Not observed
Water damage	Not observed
Mould	Some moisture was identified in the basement surrounding the washing machine and floor drain.
Noise	NA
Indoor Air Quality	Good
Other	NA

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Project Information			
Site Address	5523, 5531, 5539, Fraser Street, Niagara Falls	**NSSL Project No.**	NS22123-01
		Date	Jan. 6, 2023
		NSSL Onsite	Jodie Glasier Jacob Toldi

Client Information	
Site Meet	Sam & Rita Visca
Position	Property owners

Surrounding Land Use Features	
North	Commercial and residential land use
South	Residential land use, former railway corridor, Niagara Falls cemetery beyond.
East	Residential land use, Community Church as the corner of Fraser and Stanley Avenue
West	Residential land use

Study Site Features	
Potable Water Source	Not observed
Waste Water Source	Municipal
Groundwater Monitoring Wells	Not observed
Fill Material	None observed
Surface Water Runoff (swales, catch basins)	Infiltration and overland flow towards low lying areas
Watercourses, ditches, standing water	Not observed
Electrical Transformers on site? Company name, transformer #	Not observed
Ground Cover	Gravel covered parking lot, works yard
Other	Large debris such as spools, pipes, tubes and heavy machinery parts/attachments associated with Sam Visca Electrical. Gravel pile and asphaltic grindings pile located on inside of entrance gate along eastern property boundary.

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Exterior Building Observations	
Exterior wall material	Metal clad storage shed and seacan with vinyl sided building addition utilized to store Visca Electric equipment and supplies.
Roofing material	Asphalt on seacan structure, vinyl poly cover on metal clad building.
Foundation type	Slab on grad
Number of storeys	NA
Number of exits/entrances	Garage door and man door entrance on metal structure, roll door on seacan structure.
Basement (full/partial/none)	None
Lighting	LED
Other	Waste refuse bins by Cotton stored along northern property fence. Various stockpiles of electrical supplies, conduits, piping within eastern part of site.
Above Ground or Underground Storage Tanks	
Location of AST/UST	One gasoline AST located along the northern property fence line.
Contents of AST/UST	Gasoline
Material (fiberglass, steel)	Fiberglass
Year installed/removed	As per Mr. Visca, the tank was installed three [3] years ago
Secondary containment?	Not observed. Tank sits on concrete pad.
Fill frequency	Unknown
Visible Staining, stressed vegetation	Some minor staining was observed on the cement underpad beneath the tank.
Associated Pumps/Lines	NA
Other	Bumper guard protection surrounds the AST.

PHOTOGRAPHIC LOG

5523, 5531 & 5539 Fraser Street

Photograph No. 1 – The Phase One property consists of five [5] parcels of land located side by side on the north side of Fraser Street. Three [3] of the parcels of land [shown above] are utilized for parking and storage area for an electrical business.

Photograph No. 2 – Looking north at the three [3] lots used for parking and storage. Residential dwellings were historically located on each individual parcel of land. The lots have been combined for parking and storage and are located within a gated security fence.

PHOTOGRAPHIC LOG

5523, 5531 & 5539 Fraser Street

Photograph Nos. 3 & 4 – During the Site reconnaissance granular material [left] was observed piled in the southeast portion of the parking lot. A variety of small construction machinery is stored on this area of the lot. An area of mounded asphaltic concrete was noted to be stored [right] between wooden spools.

Photograph Nos. 5 & 6 - Image of a storage trailer and various construction materials [left] and commercial waste disposal bins [right] located towards the center of the gated parking area.

PHOTOGRAPHIC LOG

5523, 5531 & 5539 Fraser Street

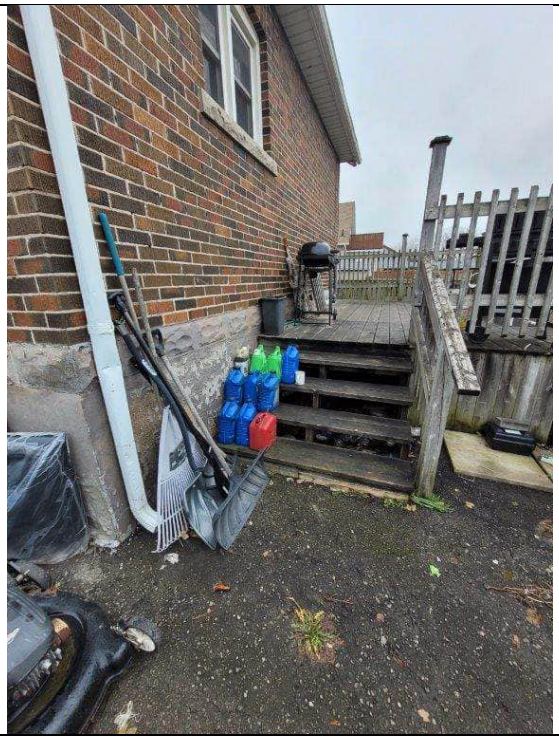
Photograph Nos. 7 & 8 – At the time of the Site visit a gasoline above ground storage tank [AST] was noted situated at the north property boundary of 5531 Fraser Street, situated on a concrete pad surrounded by cement parking bollards. A fire hydrant was noted to be located on the south property boundary of 5539 Fraser Street [Lot 22]. The study area is serviced by all municipal utilities, including water and wastewater.

Photograph Nos. 9 & 10 – The east adjacent property is a large parking area and building structure currently utilized as a church [left]. Fraser Street is accessible from Stanley Avenue to the east, with Fraser Street ending at the Queenston-Chippawa Hydro Canal [right].

PHOTOGRAPHIC LOG

5547 Fraser Street

Photograph Nos. 11 & 12 – The residential dwelling at 5547 Fraser Street is a 1.5 storey home situated on the north side of Fraser Street [left], on the west side the commercial properties. Miscellaneous household materials were stored on the driveway between the dwelling and the fenced commercial property [right].



Photograph Nos.13 & 14 – The fenced rear yard of 5547 Fraser [Lot 21] was observed to have manicured grass landcover and storage of a variety of items. The stairs and deck located at the rear of the dwelling were observed to have multiple containers of liquid fuels [right].

PHOTOGRAPHIC LOG

5547 Fraser Street

Photograph No.15 – The first floor of 5547 Fraser Street [left] is comprised of a kitchen, living room and main floor bedroom. Newer laminate flooring was observed during the Site visit.

Photograph Nos.16 & 17 – The basement of the residential home at 5547 Fraser was noted to have areas of stained flooring [left surrounding the furnace]. Piping for an historical heating fuel Above ground Storage Tank was observed on the southwest wall [right].

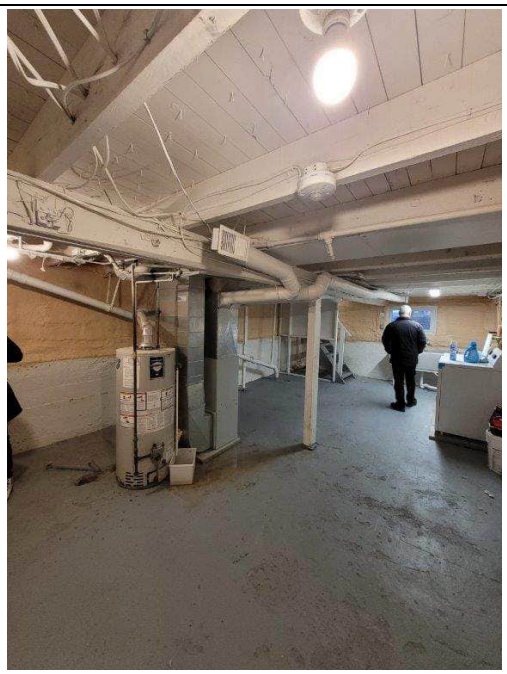
PHOTOGRAPHIC LOG

5547 Fraser Street
Photograph No.18 – The exterior wall of 5547 Fraser Street has been repaired at the location where piping associated with the heating fuel tank would have exited the house.

PHOTOGRAPHIC LOG

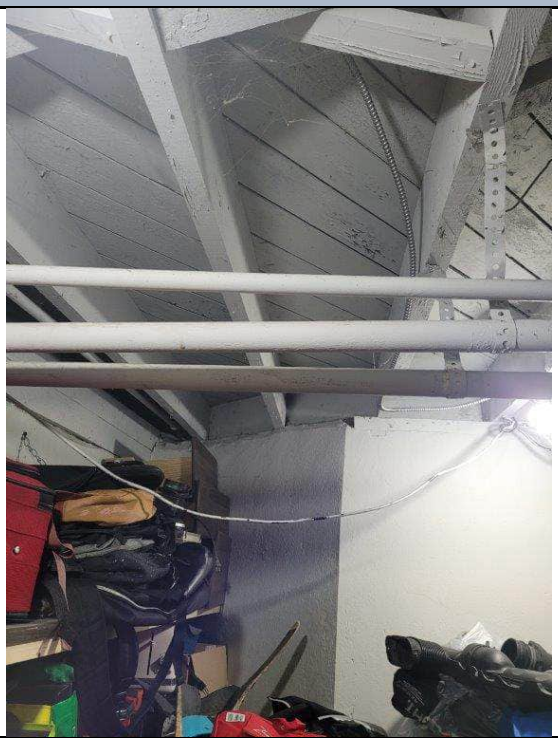
5555 Fraser Street

Photograph Nos. 19 & 20 – The dwelling on the second and most western parcel of land is 5555 Fraser Street. The 1 storey cement block foundation structure faces south towards Fraser Street [right] and has a fenced backyard [right].



Photograph Nos. 21 & 22 – Two small bedrooms are located on the main floor at the front of the house. The ceiling, wires, beams and pipes located in the basement of the structure were observed to have been painted white. The hot water tank and heater located in the basement can be seen in the photograph to the right.

PHOTOGRAPHIC LOG

5555 Fraser Street

Photograph No. 23 – View of the painted areas within the basement. Household items were also noted to be stored in the basement.

APPENDIX H

POTENTIALLY CONTAMINATING ACTIVITIES

POTENTIALLY CONTAMINATING ACTIVITIES

#	Activity	#	Activity
1.	Acid and Alkali Manufacturing, Processing and Bulk Storage	31.	Ink Manufacturing, Processing and Bulk Storage
2.	Adhesives and Resins Manufacturing, Processing and Bulk Storage	32.	Iron and Steel Manufacturing and Processing
3.	Airstrips and Hangars Operation	33.	Metal Treatment, Coating, Plating and Finishing
4.	Antifreeze and De-icing Manufacturing and Bulk Storage	34.	Metal Fabrication
5.	Asphalt and Bitumen Manufacturing	35.	Mining, Smelting and Refining; Ore Processing; Tailings Storage
6.	Battery Manufacturing, Recycling and Bulk Storage	36.	Oil Production
7.	Boat Manufacturing	37.	Operation of Dry Cleaning Equipment (where chemicals are used)
8.	Chemical Manufacturing, Processing and Bulk Storage	38.	Ordnance Use
9.	Coal Gasification	39.	Paints Manufacturing, Processing and Bulk Storage
10.	Commercial Autobody Shops	40.	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
11.	Commercial Trucking and Container Terminals	41.	Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
12.	Concrete, Cement and Lime Manufacturing	42.	Pharmaceutical Manufacturing and Processing
13.	Cosmetics Manufacturing, Processing and Bulk Storage	43.	Plastics (including Fibreglass) Manufacturing and Processing
14.	Crude Oil Refining, Processing and Bulk Storage	44.	Port Activities, including Operation and Maintenance of Wharves and Docks
15.	Discharge of Brine related to oil and gas production	45.	Pulp, Paper and Paperboard Manufacturing and Processing
16.	Drum and Barrel and Tank Reconditioning and Recycling	46.	Rail Yards, Tracks and Spurs
17.	Dye Manufacturing, Processing and Bulk Storage	47.	Rubber Manufacturing and Processing
18.	Electricity Generation, Transformation and Power Stations	48.	Salt Manufacturing, Processing and Bulk Storage
19.	Electronic and Computer Equipment Manufacturing	49.	Salvage Yard, including automobile wrecking
20.	Explosives and Ammunition Manufacturing, Production and Bulk Storage	50.	Soap and Detergent Manufacturing, Processing and Bulk Storage
21.	Explosives and Firing Range	51.	Solvent Manufacturing, Processing and Bulk Storage
22.	Fertilizer Manufacturing, Processing and Bulk Storage	52.	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
23.	Fire Retardant Manufacturing, Processing and Bulk Storage	53.	Tannery
24.	Fire Training	54.	Textile Manufacturing and Processing
25.	Flocculants Manufacturing, Processing and Bulk Storage	55.	Transformer Manufacturing, Processing and Use
26.	Foam and Expanded Foam Manufacturing and Processing	56.	Treatment of Sewage equal to or greater than 10,000 litres per day
27.	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	57.	Vehicles and Associated Parts Manufacturing
28.	Gasoline and Associated Products Storage in Fixed Tanks	58.	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
29.	Glass Manufacturing	59.	Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
30.	Importation of Fill Material of Unknown Quality		

Table 2, Schedule D, Ontario Regulation (O.Reg.) 153/04 (as amended)

APPENDIX I

PHASE ONE CSM

PHASE ONE CONCEPTUAL SITE MODEL

A Phase One Conceptual Site Model (CSM) was prepared in accordance with Schedule D, Part V of O. Reg. 153/04 (as amended). The Phase One Conceptual Site Model is detailed below and should be read along with Figures 1-4.

The Phase One CSM addresses the commercial properties located at 5523, 5531 and 5539 Fraser Street in conjunction with the adjacent residential properties located at 5547 and 5555 Fraser Street in Niagara Falls, Ontario, herein referred to as the "Phase One Property" or the "Site". Refer to Figure 1 for the Site Location Map.

Site Description

The size of the five [5] combined parcels of land are approximately 0.28 hectares. Each individual lot is a rectangular shaped parcel of land situated north of Fraser Street starting 75 m west of Stanley Avenue. The adjacent properties to the west and south are residential parcels of land with structures onsite. The north and east adjacent properties are a mixture of commercial and residential properties. The elevation of the subject properties is even, with the landcover for the residential lots characterized as manicured landscaped grass at the front and rear portions of the properties with the homes facing Fraser Street. Granular aggregate constitutes the landcover for the commercial properties that are open to passage between the Site and the north adjacent property at 5602 George Street. The commercial properties are currently utilized for parking of commercial vehicles and storage of supplies for Visca Electric. Access to the subject Sites is via Stanley Avenue to the east with Fraser Street ending at the Queenston-Chippawa Hydro Corridor [100 m west]. Historical documentation shows ownership to be by Private Individuals until 2003 when a numbered Ontario company purchased the properties. The Site layout is illustrated on Figure 2.

Water Bodies & Areas of Natural Significance

The Niagara Peninsula Conservation Authority [NPCA] watershed map shows the Phase One study area is part of the Chippawa Power Canal sub-watershed [34,904,898.96 m²] within the Lake Ontario watershed. The entirety of the Phase One Study area is located within a quality groundwater protection zone for highly vulnerable aquifers. NSSL did not identify any provincially significant wetlands, natural heritage features, or Areas of Natural Significance on-site or within the Study Area.

The Site is not considered a sensitive Site based on the definition of O. Reg. 153/04. "41. [1] This section applies in relation to a property if,

[a]The property is,

(i) Within an area of natural significance,

(ii) Includes or is adjacent to an area of natural significance or part of such an area, or

(iii) Includes land that is within 30 meters of an area of natural significance or part of such an area."

Infiltration of water across the landscaped grass surfaces of the residential homes would most likely occur, with overland runoff being directed to low lying areas along the roadway in the front yards and within the northwestern portions of the lots in the backyards. The commercial parking area is graded towards the northwest and therefore runoff would follow this hydraulically downgradient area of the property. Inferred groundwater flow for the study area is northeast towards the Sir Adam Beck Hydro Generation Station and the Niagara River.

Regional and Site Specific Geologic and Hydrogeological Information

A review of the "Quaternary Geology of Niagara-Welland" Geological Series, Map 2496, shows the Phase One subject area is located within the Late Wisconsian formation, consisting of Glaciolacustrine nearshore and deltaic sand and silt. The Paleozoic Geology of Southern Ontario, Ontario Division of Mines, Map 2254, reveals that the study area is situated on the Lockport-Amabel Formation consisting of dolomite. Groundwater was reported to be approximately 18–22 metres below ground surface based on a review of local well records. The study area contains the Queenston-Chippawa Hydro Canal, constructed between 1917-1925, for the purpose of transporting water from upstream Niagara River to the Sir Adam Beck Power Generating Station.

Drinking-Water Wells

A records review of Ontario Well Records shows that there are zero [0] drinking water wells or records for drinking water wells within 250 m of the study Site. The records for environmental monitoring wells installed within the study area have also been included in the Phase One ESA report as records can contain descriptive information pertaining to an area's hydrogeological and geological characteristics. The water well records are provided in Appendix E.

Roads Within the Phase One Study Area

Refer to Figure 3 for the names of the roads within the Phase One Study Area.

Uses of Properties Adjacent to the Site

The north adjacent properties are commercial businesses, east of the parking area lots is a community church, south and west are residential. The properties within the study area are a mix of residential dwellings, commercial properties and a cemetery. All adjacent properties are highlighted in Figure 3.

Underground Utilities

The study area and Phase One Property are serviced by municipal utilities. The status and location of potentially buried utilities are unknown. No potable domestic or drinking water supply wells are located on the subject property. No other potable water sources were observed on the Phase One Property during the Site inspection.

Potentially Contaminating Activities

Based on information obtained and reviewed during this Phase One ESA Update, twenty-two [22] Potentially Contaminating Activities were found within the Study Area that resulted in three [3] Areas of Potential Environmental Concern [APECs] to the soil on the Phase One property. A copy of the list of PCAs prescribed in O. Reg. 153/04 is provided in Appendix H.

On-Site

PCA-1/APEC-1: #28, Gasoline and Associated Products Storage in Fixed Tanks. A gasoline above ground storage tank is located on the parking lot property [5523, 5531 & 5539 Fraser Street] along the northern fence line. Property owner Mr. Visca indicated the tank was installed approximately three [3] years ago. The tank was placed on a cement platform with bumper guards surrounding. The presence of a tank represents an onsite PCA and APEC to the property.

PCA-2/APEC-2: #28, Gasoline and Associated Products Storage in Fixed Tanks. Evidence of a former above ground storage tank utilized to contain heating oil was identified in the basement at 5547 Fraser Street. The presence of a tank represents an onsite PCA and APEC to the property.

PCA-3/APEC-3: #30. Importation of Fill material of Unknown Quality. Potential fill material was noted in the backyard of 5547 Fraser residence. Fill material of unknown origin and composition is a PCA and APEC.

Off-Site

PCA-4: #10. Commercial Autobody Shop [5552 George Street – High Tech Auto Repair]. The Eris Historical Vernon's City Directory search of the subject property and parcels of land within the study area show that an autobody shop has operated at 5552 George Street from at least 1972 to the current day. The use of land for such purposes is an off-site PCA is not considered to be an on-site APEC to the study Site due to its down gradient location of the subject property and inferred groundwater flow away from the sites.

PCA-5: #46, Rail Yard, Tracks and Spurs. A review of historical topographical maps of the Niagara Falls area reveals a documented historic set of train tracks on the south side of the southern residences on Fraser Street. The NS & T Electric Railway was constructed in 1899, crossing west to east carrying passengers entering and exiting the Niagara Falls area. The rail line was utilized to the early 1950's when portions were removed. The distance of the tracks from the study site lots do not create an onsite APEC.

PCA-6: #28. Gasoline and Associated Products Storage in Fixed Tanks [4169 Stanley Avenue – Premium Pre-Owned Autos]. The 1965 FIP reveals the presence of an underground storage tank [UST] at the gasoline service station located at the corner of George Street and Stanley Street. The Ecolog ERIS report identifies an additional three [3] USTs at this location. The use of land for this type of purpose is an off-

site PCA but is not considered to be an on-site APEC to the study Site due to the distance from the subject property and being down gradient from the study Site.

PCA-7: #52. Storage, maintenance, fuelling and repair of equipment, vehicles and material used to maintain transportation systems **[4169 Stanley Avenue Doc Jones Auto 4x4].** Trans-gradient migration of any potential contaminants is low due to being down-gradient of the subject site towards the Niagara River and therefore is not considered to result in an on-site APEC.

PCA-8: #41. Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage. A review of the Hazardous Waste Inventory Network reveals that Fairview Cemetery is a registered crematorium [Waste Generator No: ON0608711NAICS Code 81220]. Waste streams of potential contaminants of concern include Waste Oils & Lubricants, Light Fuels and Petroleum Distillates. The distance from the study site to the crematorium building is greater than 450 m, therefore it is not considered to represent an on-site APEC.

PCA-9: #58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners. The Waste Disposal Sites – MOE 1991 Historical Approval Inventory identifies Fairview Cemetery as a historical landfill facility that was utilized until 1925. As a closed site, information is provided regarding the closure date and site classification, however information regarding landfill material accepted is not listed. Historic landfills can contain a diverse range of materials and items as refuse was disposed of at a time when requirements were less stringent in comparison to current regulations. As the site has since been developed for use as a cemetery, its historic use is not considered to represent an on-site APEC.

PCA-10: #22. Fertilizer Manufacturing, Processing and Bulk Storage [4300 Stanley – Premier Ferti Tech]. From 2015 to the present day, this industrial company has developed, manufactured, and produced fertilizers. This industrial property lies within a separate watershed from the Phase One Property [Niagara River North sub watershed], and together with the distance and inferred groundwater flow water direction, this off-site PCA is not considered as an on-site Area of Potential Environmental Concern at the study site due to its distance and being trans-gradient of the subject site.

PCA-11: #39. Paints Manufacturing, Processing and Bulk Storage. [5559 George Street – Niagara Battery and Tire Ltd.]. A review of the Ecolog ERIS report reveals that this commercial business located north of George Street generates waste material of potential environmental concern. Utility trenches present within George and Fraser Streets may act as pathways for potential contaminant transport with groundwater flow direction inferred as northeast, away from the subject property, this off-site PCA does not result in an on-site APEC.

PCA-12: #10. Commercial Autobody Shop [5559 George Street – Niagara Battery and Tire Ltd.]. Investigation of the activities completed at this property show that the commercial business is a certified autobody vehicle repair shop. This type of activity involves contaminants that may have the potential to impact the study Site's soil and/or groundwater, however the inferred groundwater flow away direction away from the Site [down-gradient] and therefore this off-site PCA is not considered to be an on-site APEC to the subject property.

PCA-13: #10. Commercial Autobody Shop [4129 Stanley Avenue- Mister Transmission]. During the Site reconnaissance one [1] additional automotive maintenance and repair facility was noted on Stanley Avenue. This presence of this off-site PCA is not considered to be an on-site APEC to the study Site due to the distance from the subject property approximately 225 m northeast] and being down-gradient of the Phase One ESA property.

PCA-14: #39. Paints Manufacturing, Processing and Bulk Storage [4129 Stanley Avenue – Mister Transmission]. A review of the Ecolog ERIS report reveals that this commercial business generates waste material of potential environmental concern. The inferred groundwater flow to the northeast and therefore is not considered to be an on-site APEC to the Phase One Property.

PCAs 15 through 22 [5800 Thorold Stone Road -Lubrizol Canada Ltd.]. From 1953 to 2009 Lubrizol Additives Canada Ltd. operated a blending, packaging and warehouse site along the northwest part of the Queenston-Chippawa Hydro Canal. Oil additives, blending of chemicals and storage of a variety of acids, solvents, paints and chemicals were transported to and from the Site utilizing both a railway line and commercial trucking. The company is noted to have listings on the National Pollutant Release Inventory [NPRI] for release of toxic substances into the atmosphere as well as storage for off-site treatment of contaminants of concern. The chemical plant was shuttered in 2009, the use of land for this type of purpose is an off-site PCA however is not considered to be an on-site APEC to the study Site due to the distance between the Phase One Property and inferred groundwater flow [down-gradient from the Site [down gradient].

- ***PCA-15: #1. Acid and Alkali Manufacturing, Processing and Bulk Storage.***
- ***PCA-16: #8. Chemical Manufacturing, Processing and Bulk Storage.***
- ***PCA-17: #11. Commercial Trucking and Container Terminals.***
- ***PCA-18: #28. Gasoline and Associated Products Storage in Fixed Tanks.***
- ***PCA-19: #39. Paints Manufacturing, Processing and Bulk Storage.***
- ***PCA-20: #41 Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage***
- ***PCA-21: #46. Rail Yards, Tracks and Spurs.***
- ***PCA-22: #51. Solvent Manufacturing, Processing and Bulk Storage.***