PROJECT NO.: SM 230481-E

NOVEMBER 29, 2023

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
PROPOSED MID RISE DEVELOPMENT
COLBOURNE COURT APARTMENTS
3777, 3787, 3791 & 3815 PORTAGE ROAD
NIAGARA FALLS, ONTARIO

PREPARED FOR:

REGENT NORTH PROPERTIES INC.

Soil-Mat

BY

SOIL-MAT ENGINEERS & CONSULTANTS LTD.
401 GRAYS ROAD
HAMILTON, ONTARIO
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1.0 EXECUTIVE SUMMARY

The Phase One Environmental Site Assessment [ESA] conducted for this property consisted of a historical records review, interviews and a reconnaissance of the Phase One Property. Of note, the research and reporting were conducted in accordance with Ontario Regulation 153/04 [as amended] in order to support the future filing of a Record of Site Condition [RSC] for the Phase One Property.

At the time of this Report, the Phase One Property was comprised of three [3] contiguous parcels of land that together form an irregular shaped parcel of land located on the west side of Portage Road, between Colborne Street and St. John Street, in the City of Niagara Falls, Ontario. Specifically, the Phase One Property was comprised of the following parcels of land:

- 3777 Portage Road: This portion of the Phase One Property was occupied by a $1^1/_2$-storey mixed residential and former commercial use building, with a basement level;
- 3787 Portage Road: This portion of the Phase One Property was occupied by a two-storey mixed residential and former commercial use building, with a basement level, and;
- 3787 and 3815 Portage Road: This portion of the Phase One Property was occupied by two [2] two-storey residential apartment buildings, each with a basement level.

The remainder of the Phase One Property was comprised of a mixture of asphaltic-concrete or gravel covered parking lot areas and grass-covered areas.

The Phase One research revealed one potentially contaminating activity [PCA] on the Phase One Property, including the following:

- Information extrapolated from available aerial photographs revealed the Phase One Property was formerly utilised as agricultural lands.

The neighbouring and nearby lands are comprised of a mixture of parklands, residential, commercial, and institutional use lands. The current and historic operations on properties located in the Phase One Study Area revealed two [2] PCAs that are considered likely to cause an area of potential environmental concern [APEC] on the Phase One Property, including the following:

- Information contained in an EcoLog ERIS database search report revealed that a commercial printing business maintained operations at 3747 Portage Road from 1982 until circa 2012. This property is located approximately 25 metres north [trans-gradient] of the Phase One Property, and;
- Information contained in an EcoLog ERIS database search report revealed two [2] records in a ‘pesticide register’ for the property at 3741 Portage Road, which is located approximately 25 metres north [trans-gradient] of the Phase One Property.

The specific PCA descriptions, and associated APECs, in connection with the identified potential environmental concerns include the following:

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Locations of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC #1	Throughout the grass-covered areas of the Phase One Property	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA A]	On-Site	OCs	Soil
APEC #2	The northeastern limit of the Phase One Property.	31. Ink Manufacturing, Processing and Bulk Storage [PCA B]	Off-Site	Metals, PHCs, BTEX, and VOCs	Soil and Groundwater
APEC #3	The northeastern limit of the Phase One Property.	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA C]	Off-Site	OCs, metals [including hydrides]	Soil and Groundwater
Notes: PHCs = Petroleum Hydrocarbons, VOCs = Volatile Organic Compounds, BTEX = Benzene, Toluene, Ethylbenzene, and Xylenes, OCs = Organochlorine Pesticides					

Based on the findings of the Phase One Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered **MEDIUM** and therefore recommend that additional investigations **ARE** required at this time.

To reduce SOIL-MAT ENGINEERS' degree of uncertainty associated with the identified PCAs, and associated APECs, further assessment activities are recommended.

Each potential environmental liability, and our rationale for further assessment activities, is provided in table format on the following page:

Area of Potential Environmental Concern	Environmental Liability	Recommendation	Rationale
APEC #1	1. PCA No.: 40: Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA A]	Advance a series of hand dug test pits throughout the grass-covered areas of the Phase One Property that were formerly utilized as agricultural lands. The contaminants of potential concern [COPCs] should include OCs.	Assess the potential of adverse impacts to the soil medium as a result of the historical agricultural land use on portions of the Phase One Property.
APEC #2	2. PCA No.: 31: Ink Manufacturing, Processing and Bulk Storage [PCA B]	Advance two [2] boreholes, each equipped with a groundwater monitoring well, along the northeastern limit of the Phase One Property. The COPCs should include Metals, PHCs, BTEX, and VOCs.	Assess the potential of adverse impacts to the soil and groundwater mediums as a result of the historical operations on the nearby '3747 Portage Road' property.
APEC #3	3. PCA No.: 40: Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA C]	Advance two [2] boreholes, each equipped with a groundwater monitoring well, along the northeastern limit of the Phase One Property. The COPCs should include OCs.	Assess the potential of adverse impacts to the soil and groundwater mediums as a result of the historical operations on the nearby '3741 Portage Road' property.

Although not considered an environmental liability to the Site, given the construction date of the buildings, it is possible that designated substances, such as asbestos containing materials, and ozone depleting substances, may be present in the buildings. As such, it is recommended that a non-intrusive designated substance survey of the buildings be undertaken before any planned demolition activities that may disturb building materials to identify where possible, designated substances that may be present in the buildings.

In addition to the above, this Office should be contacted if a suspected groundwater well is encountered during future construction activities to make arrangements for the water well to be abandoned as per *Ontario Regulation 903 – Water Wells*.

2.0 INTRODUCTION

REGENT NORTH PROPERTIES INC. retained SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] to conduct a Phase One Environmental Site Assessment for the contiguous group of properties recognised with the municipal addresses of '3777 Portage Road', '3787 Portage Road', '3791 Portage Road', and '3815 Portage Road' in the City of Niagara Falls, Ontario. Of note, the Phase One ESA research and reporting were conducted in accordance with Ontario Regulation 153/04 [as amended] in order to support the future filing of a Record of Site Condition for the Phase One Property.

For the purpose of this Report, the lands subject to the specific Phase One ESA research are hereinafter referred to as the Phase One Property and/or the 'Site'.

2(a) PHASE ONE PROPERTY INFORMATION

The Phase One Property is comprised of the following parcels of land:

1. 3777 Portage Road, Niagara Falls, Ontario. The property identification number [PIN] is '64279-0337'. The registered owner of the Site is 5259 Dorchester Road (Niagara) Limited;
2. 3787 Portage Road, Niagara Falls, Ontario. The PIN is '64279-0338'. The registered owner of the Site is 5259 Dorchester Road (Niagara) Limited, and;
3. 3791 and 3815 Portage Road, Niagara Falls, Ontario. The PIN is '64279-0323'. The registered owner of the Site is 5259 Dorchester Road (Niagara) Limited.

At the time of this Report, the Phase One Property was comprised of three [3] contiguous parcels of land that together form an irregular shaped parcel of land located on the west side of Portage Road, between Colborne Street and St. John Street, in the City of Niagara Falls, Ontario. Specifically, the Phase One Property was comprised of the following parcels of land:

- 3777 Portage Road: This portion of the Phase One Property was occupied by a $1^1/_2$-storey mixed residential and former commercial use building, with a basement level;
- 3787 Portage Road: This portion of the Phase One Property was occupied by a two-storey mixed residential and former commercial use building, with a basement level, and;
- 3787 and 3815 Portage Road: This portion of the Phase One Property was occupied by two [2] two-storey residential apartment buildings, each with a basement level.

The remainder of the Phase One Property was comprised of a mixture of asphaltic-concrete or gravel covered parking lot areas and grass-covered areas.

The Site was bounded to the north and south by commercial and residential use lands, to the east by Portage Road, and to the west by residential use lands.

For descriptive purposes, Portage Road has been designated as having a north-south alignment.

The legal descriptions of the Site include the following:

1. PIN 64279-0337 [3777 Portage Road]: "Lot 21 Plan 59 Stamford; Niagara Falls";
2. PIN 64279-0338 [3787 Portage Road]: "Lot 22 Plan 59 Stamford; Niagara Falls", and;
3. PIN 64279-0323 [3791 and 3815 Portage Road]: "Lot 1 Plan 59 Stamford; Lot 2 Plan 59 Stamford; Lot 3 Plan 59 Stamford; Lot 4 Plan 59 Stamford; Lot 5 Plan 59 Stamford; Lot 6 Plan 59 Stamford; Lot 23 Plan 59 Stamford; Lot 24 Plan 59 Stamford; Lot 25 Plan 59 Stamford; Lot 26 Plan 59 Stamford; Part Rose Street Plan 59 Stamford (closed by AA18370) as in RO426146; Niagara Falls".

The geographic coordinates of the Site, recorded using a hand held global positioning unit, are [NAD 83] 17T 654554E/ 4775689N.

A general site location drawing and overview of the Phase One Study Area are included in Appendix 'A' for reference.

2(b) DESCRIPTION OF ADJACENT LAND USE

The adjacent properties are comprised of a mixture of residential and commercial use lands.

A description of the adjacent properties, based on visual observations recorded from the Site, is presented below:

	North	East	South	West
Adjoining Property/ Operation	Residential / Commercial [Rudan Holdings Ltd]	Portage Road	Residential / Commercial [Lifetime Financial Planning Group]	Residential
Potential Hazardous Materials	None observed	None observed	None observed	None observed
Potential Storage Tanks	None observed	None observed	None observed	None observed
Direction with respect to the inferred ground water flow	Trans-gradient	Down-gradient	Trans-gradient	Up-gradient
General Vicinity	Residential / Commercial [Shopper's Drug Mart, Ray James Appliance, TD Bank] / Institutional [AN Myer Secondary School]	Residential / Commercial [Sobeys, Bulk Barn, Pet Valu] / Park [Stamford Lion's Park]	Residential / Commercial [Gale's Gas Bar, Scotiabank, Trinity Medical Centre Pharmacy] / Institutional [John Marshall Public School]	Residential / Institutional [Stamford Lane United Church]

With respect to Gale's Gas Bar, given the location of the property to the Site with respect to the inferred groundwater flow direction [trans-gradient] and the distance between the property and the Site [approximately 235 metres south-southwest of the Site], the operations associated with the property are not considered a PCA likely to cause an APEC on the Site.

With the exception of the above, the visual observations of the adjoining lands did not reveal any obvious PCAs that are considered likely to cause an APEC on the Phase One Property.

3.0 SCOPE OF INVESTIGATION

The Phase One ESA follows the protocol outlined in *Ontario Regulation 153/04 [as amended]*, which suggests a four-step approach to Phase One Environmental Site Assessments, including the following;

1. RECORDS REVIEW: including aerial photographs, property use records, title search, previous Phase One ESA reports, regulatory agency documentation, company records, Site specific geotechnical reports and any other relevant material;

2. SITE VISITATION: including a visual reconnaissance of the Site, suspect adjacent properties, and the different land uses within the vicinity of the Site;

3. INTERVIEWS: including persons that may have pertinent information with regard to the Site, including contacts from the City of Niagara Falls, Ministry of Environment, Conservation and Parks [MOE], and current / previous land owners, etc.;

4. EVALUATIONS: Based on the information gathered, a professional evaluation of the property is presented in a final Phase One ESA Report.

Ontario Regulation 153/04 [as amended] lists fifty-nine [59] potentially contaminating activities that require intrusive assessment activities, i.e. a Phase Two ESA, to determine if an adverse environmental impact is present on the Site if a PCA is found to have occurred on the Phase One Property. In some circumstances a Phase Two ESA may be required if a PCA has occurred on a neighbouring or nearby property within the Phase One Study Area if deemed necessary by the Qualified Person [QP] overseeing the Phase One ESA. However, it is noted that under *Ontario Regulation 153/04* [as amended] the mandatory Phase Two ESA activities apply only to properties that are subject to a Record of Site Condition. It is our understanding that this Phase One ESA report is required as a supporting document for the submission of an RSC for the Site.

4.0 RECORDS REVIEW

4(a)i PHASE ONE ESA STUDY AREA DETERMINATION

The Phase One Study Area consists of the lands generally in a 250-metre radius from the limits of the Phase One Property. These lands are primarily comprised of a mixture of parklands, residential, commercial, and institutional use lands.

The research undertaken during this Phase One ESA revealed information that suggests there are PCAs on the Phase One Property and on lands located within the Phase One Study Area that are considered likely to cause an APEC on the Phase One Property.

Additional information, specific to the nature of the land use of the properties of interest in the Phase One Study Area, if any, is presented in Section 4a(iii), 4a(vi), 4(b) and 4(c) of this Report.

4(a)ii FIRST DEVELOPED USE DETERMINATION

Based on the available information compiled during the completion of this Report, including City directories, aerial photographs, topographic and fire plans, etc., the first developed use of the Site was before 1906 as residential use lands.

4(a)iii FIRE INSURANCE PLANS

The Underwriter's Survey Bureau Limited Fire Insurance Plans were reviewed for the purpose of identifying structures, building materials and/ or underground storage tanks that may have been present on, or near the Site.

A summary of SOIL-MAT ENGINEERS' findings is present below:

Date of Plan	Findings
July 1932	A dwelling, four [4] outhouses, and three [3] sheds are illustrated on 317 and 321 Portage Road, which are all recognized as 3777, 3787, 3791 and 3815 Portage Road at the time of this Report. Historically, it was a common practise to demolish buildings and utilise the remaining construction debris and various fill materials to backfill the basement level of the structures, if present. At the time of this Report, the dwelling is present on the '3787 Portage Road' portion of the Site. However, with respect to the sheds and outhouses, these buildings typically do not have basement levels, and as such, are not considered a significant environmental concern at this time.
July 1932	Two [2] underground storage tanks [USTs] are illustrated at 390 Portage Road [currently 6161 Thorold Stone Road at the time of this Report], which is located approximately 250 metres south-southeast of the Site. Given the distance between this property and the Site and the location of the property to the Site with respect to the inferred groundwater flow direction [down-gradient], the operations conducted on this property are not considered a PCA likely to cause an APEC on the Site.
July 1932	An automotive repair facility, with two [2] USTs, is illustrated at 323 Thorold Stone Road [currently 6161 Thorold Stone Road at the time of this Report], which is located approximately 235 metres south-southeast of the Site. Given the distance between this property and the Site and the location of the property to the Site with respect to the inferred groundwater flow direction [down-gradient], the operations conducted on this property are not considered a PCA likely to cause an APEC on the Site.

Date of Plan	Findings
July 1965	A retail fuel outlet/automotive repair facility, with a UST, is illustrated at 353 Portage Road [currently 3645 Portage Road at the time of this Report], which is located approximately 210 metres north of the Site. Given the distance between this property and the Site and the location of the property to the Site with respect to the inferred groundwater flow direction [trans-gradient], the operations conducted on this property are not considered a PCA likely to cause an APEC on the Site.
July 1965	A retail fuel outlet/automotive repair facility, with a UST, is illustrated at 2331 Thorold Stone Road [currently 6331 Thorold Stone Road at the time of this Report], which is located approximately 235 metres south-southwest of the Site. Given the distance between this property and the Site and the location of the property to the Site with respect to the inferred groundwater flow direction [trans-gradient], the operations conducted on this property are not considered a PCA likely to cause an APEC on the Site.
July 1965	An automotive repair facility, with a UST, is illustrated at 2161 Thorold Stone Road [currently 6161 Thorold Stone Road at the time of this Report], which is located approximately 235 metres south-southeast of the Site. Given the distance between this property and the Site and the location of the property to the Site with respect to the inferred groundwater flow direction [down-gradient], the operations conducted on this property are not considered a PCA likely to cause an APEC on the Site.

4(a)iv CHAIN OF TITLE

A representative of SOIL-MAT ENGINEERS undertook a title search of the Site on the Ontario Land Registry Website [https://www.onland.ca/ui/].

The title search of the Site did not reveal any past owners of the Site that suggest there is a potential environmental liability on the Site.

The Site was owned by the following at the time of the title search:

1. 3777 Portage Road: 5259 Dorchester Road (Niagara) Limited;
2. 3787 Portage Road: 5259 Dorchester Road (Niagara) Limited, and;
3. 3791 and 3815 Portage Road: 5259 Dorchester Road (Niagara) Limited.

The chain of previous ownership is presented in table format below:

3777 Portage Road [PIN 64279-0337]:

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
February 17, 2023 to Present	5259 Dorchester Road (Niagara) Limited	This portion of the Phase One Property was occupied by a mixed commercial [currently vacant] and residential use building.	Residential and Commercial	• An aerial photograph from 2023 illustrates this portion of the Site as observed during our site reconnaissance.
July 26, 2019 to February 17, 2023	Carey Elizabeth Baglieri	This portion of the Phase One Property was occupied by a mixed commercial [Bistro Stasha, vacant] and residential use building.	Residential and Commercial	• There were no readily available visual aids for the Phase One Property for this time period.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
February 24, 2012 to July 26, 2019	Dubravaka Perincic, Oleg Perincic	This portion of the Phase One Property was partially converted from residential lands to include a commercial use component [Bistro Stasha] circa 2012.	Residential and Commercial	• An aerial photograph from 2015 illustrates this portion of the Site as observed during our site reconnaissance.
June 29, 1982 to February 24, 2012	Rita Bertha Collins	This portion of the Phase One Property was occupied by a dwelling.	Residential	• Aerial photographs from 1983, 1989, 1994, 2002, 2004 and 2010 illustrate a dwelling with a garage and a grass-covered yard. • A topographic map from 1996 illustrate this portion of the Site as a developed area.
May 19, 1972 to June 29, 1982	James A Gracie	This portion of the Phase One Property was occupied by a dwelling.	Residential	• An aerial photograph from 1978 illustrates a dwelling with a garage and a grass-covered yard. • A topographic map from 1979 illustrate this portion of the Site as a developed area.
February 9, 1972 to May 19, 1972	Alma Amendt	This portion of the Phase One Property was occupied by a dwelling.	Residential	• There were no readily available visual aids for the Phase One Property for this time period.
July 7, 1949 to February 9, 1972	Nettie M Bearman	This portion of the Phase One Property was converted from agricultural lands to residential lands circa 1934 to 1954.	Residential or Agricultural	• Aerial photographs from 1954, 1960, 1966, 1968 and 1971 illustrate a dwelling with a garage and a grass-covered yard. • An aerial photograph from 1954 illustrates a dwelling with a grass-covered yard.
November 29, 1922 to July 7, 1949	Allan J Emmett	This portion of the Phase One Property was converted from agricultural lands to residential lands circa 1934 to 1954.	Residential or Agricultural	• An aerial photograph from 1934 illustrates agricultural land on this portion of the Phase One Property. • A Fire Insurance Plan from 1932 illustrates no buildings on this portion of the Site. • A topographic map from 1938 does not illustrate any buildings on this portion of the Site.
January 26, 1922 to November 29, 1922	Arthur J Rose, Maurine F Rose	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
July 29, 1910 to January 26, 1922	Frank A Rose	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.
November 15, 1881 to July 29, 1910	George Coggins	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• A topographic map from 1906 does not illustrate any buildings on this portion of the Site.
January 22, 1836 to November 15, 1881	Chippawa Family Church	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.
Up to January 22, 1836	Crown	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.

3787 Portage Road [PIN 64279-0338]:

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
January 17, 2023 to Present	5259 Dorchester Road (Niagara) Limited	This portion of the Phase One Property was occupied by a mixed commercial [Circle of Health, an unnamed sandwich shop, currently vacant] and residential use building.	Residential and Commercial	• An aerial photograph from 2023 illustrates this portion of the Site as observed during our site reconnaissance.
August 2, 2016 to January 17, 2023	Joanne Beryl Garrison	This portion of the Phase One Property was occupied by a mixed commercial [Circle of Health] and residential use building.	Residential and Commercial	• There were no readily available visual aids for the Phase One Property for this time period.
June 1, 2015 to August 2, 2016	2463346 Ontario Inc.	This portion of the Phase One Property was occupied by a mixed commercial [Circle of Health] and residential use building.	Residential and Commercial	• An aerial photograph from 2015 illustrates this portion of the Site as observed during our site reconnaissance.
November 28, 2008 to June 1, 2015	Rose Alfano	This portion of the Phase One Property was occupied by a building with a residential unit and a commercial use unit [Italian Vice Consulate, and Tremar Jewellers].	Residential and Commercial	• An aerial photograph from 2010 illustrates this portion of the Site as observed during our site reconnaissance.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
October 18, 1996 to November 28, 2008	Calogero Puma, Lina Puma	This portion of the Phase One Property was occupied by a building with a residential unit and a commercial use unit [Niagara's Bridal Classics, and Italian Vice Consulate].	Residential and Commercial	• Aerial photographs from 2002 and 2003 illustrate this portion of the Site as observed during our site reconnaissance. • A topographic map from 1996 illustrate this portion of the Site as a developed area.
November 1, 1992 to October 18, 1996	Business Development Bank of Canada	This portion of the Phase One Property was occupied by a mixed commercial [Niagara's Bridal Classics] and residential use building.	Residential and Commercial	• An aerial photograph from 1994 illustrates this portion of the Site as observed during our site reconnaissance.
August 23, 1991 to November 1, 1992	Terrance Edward Whitehead	This portion of the Phase One Property was occupied by a mixed commercial [Niagara's Bridal Classics] and residential use building.	Residential and Commercial	• There were no readily available visual aids for the Phase One Property for this time period.
November 21, 1988 to August 23, 1991	775596 Ontario Ltd.	This portion of the Phase One Property was partially converted from residential lands to include a commercial component [Niagara's Bridal Classics] circa 1990.	Residential and Commercial	• An aerial photograph from 1989 illustrates a dwelling with a grass-covered backyard.
August 19, 1968 to November 21, 1988	Albert Saracino, Beatrice Saracino	This portion of the Phase One Property was occupied by a dwelling.	Residential	• Aerial photographs from 1978 and 1983 illustrate a dwelling with a garage and large shed in the backyard on this portion of the Phase One Property. • Aerial photographs from 1968 and 1971 illustrate a dwelling with a garage and a grass-covered backyard on this portion of the Site. • A topographic map from 1979 illustrate this portion of the Site as a developed area.
November 29, 1922 to August 19, 1968	Allan J Emmett	This portion of the Phase One Property was occupied by a dwelling.	Residential	• Aerial photographs from 1960 and 1966 illustrate a dwelling with a garage and a grass-covered backyard on this portion of the Site. • Aerial photographs from 1934 and 1954 illustrate a dwelling with a grass-covered backyard on this portion of the Site.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
				• A Fire Insurance Plan from 1932 illustrates a dwelling on this portion of the Site. • A topographic map from 1938 illustrates one building on this portion of the Site.
January 26, 1922 to November 29, 1922	Arthur J Rose, Maurine F Rose	This portion of the Phase One Property was occupied by a dwelling.	Residential	• There were no readily available visual aids for the Phase One Property for this time period.
July 29, 1910 to January 26, 1922	Frank A Rose	This portion of the Phase One Property was occupied by a dwelling	Residential	• There were no readily available visual aids for the Phase One Property for this time period.
November 15, 1881 to July 29, 1910	George Coggins	This portion of the Phase One Property was occupied by a dwelling	Residential	• A topographic map from 1906 illustrates one building on this portion of the Site.
January 22, 1836 to November 15, 1881	Chippawa Family Church	As there were no readily available visual aids prior to 1906, it is unclear when this property was first developed as residential use lands.	Residential and Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.
Up to January 22, 1836	Crown	As there were no readily available visual aids prior to 1906, it is unclear when this property was first developed as residential use lands.	Residential and Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.

3791 and 3815 Portage Road [PIN 64279-0323]:

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
October 29, 2020 to Present	5259 Dorchester Road (Niagara) Limited	This portion of the Phase One Property was occupied by two [2] apartment buildings.	Residential	• An aerial photograph from 2023 illustrates this portion of the Site as observed during our site reconnaissance.
March 30, 1984 to October 29, 2020	581844 Ontario Inc.	This portion of the Phase One Property was occupied by two [2] apartment buildings.	Residential	• Aerial photographs from 1989, 1994, 2002, 2004, 2010 and 2015 illustrate this portion of the Site as observed during our site reconnaissance. • A topographic map from 1996 illustrates this portion of the Site as a developed area.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
February 21, 1974 to March 30, 1984	Remex Trading and Investments Ltd.	This portion of the Phase One Property was occupied by two [2] apartment buildings.	Residential	• Aerial photographs from 1978 and 1983 illustrate this portion of the Site as observed during our site reconnaissance. • A topographic map from 1979 illustrates this portion of the Site as a developed area.
December 18, 1968 to February 21, 1974	Joseph Pawlaczyk, Stanley Gugala, Stanley Kozlowski, Stanley Haidasz, Frank Spivak	This portion of the Phase One Property was converted from agricultural lands to residential use lands circa 1966 to 1968.	Residential or Agricultural	• Aerial photographs from 1968 and 1971 illustrate this portion of the Site as observed during our site reconnaissance.
December 29, 1967 to December 18, 1968	Karl Lindentrom, Hilga Lindentrom	This portion of the Phase One Property was converted from agricultural lands to residential use lands circa 1966 to 1968.	Residential or Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.
October 25, 1966 to December 29, 1967	Jacob Lepp, Tina Lepp	This portion of the Phase One Property was converted from agricultural lands to residential use lands circa 1966 to 1968.	Residential or Agricultural	• An aerial photograph from 1966 illustrates an apartment building on this portion of the Site.
February 21, 1958 to October 25, 1966	Reier Realty Developments Inc.	This portion of the Phase One Property was converted from agricultural lands to residential use lands circa 1966 to 1968.	Residential or Agricultural	• An aerial photograph from 1960 illustrates two [2] greenhouses and two [2] sheds on this portion of the Site.
November 29, 1922 to February 21, 1958	Allan J Emmett	This portion of the Phase One Property was occupied by greenhouses, sheds and outhouses on agricultural lands.	Agricultural	• An aerial photograph from 1954 illustrates two [2] greenhouses, two [2] sheds, and an outhouse on this portion of the Site. • An aerial photograph from 1934 illustrates three [3] sheds and four [4] outhouses on this portion of the Site. • A Fire Insurance Plan from 1932 illustrates three [3] sheds and four [4] outhouses on this portion of the Site. • A topographic map from 1938 illustrates two [2] buildings on this portion of the Site.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
July 29, 1910 to January 26, 1922	Arthur J Rose, Maurine F Rose	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.
November 15, 1881 to July 29, 1910	Frank A Rose	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• A topographic map from 1906 illustrates a small outbuilding on this portion of the Site.
January 22, 1836 to November 15, 1881	George Coggins	As there were no readily available visual aids prior to 1906, it is unclear when this property was first developed on agricultural land.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.
Up to January 22, 1836	Chippawa Family Church	As there were no readily available visual aids prior to 1906, it is unclear when this property was first developed on agricultural land.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.
January 26, 1922 to November 29, 1922	Crown	As there were no readily available visual aids prior to 1906, it is unclear when this property was first developed on agricultural land.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.

A copy of the title search is included in Appendix 'B' for reference

4(a)V ENVIRONMENTAL REPORTS

SOIL-MAT ENGINEERS contacted Julie Hannah, the Senior Manager of Current Planning for the City of Niagara Falls, to request a copy of previous environmental reports for the Site that may be on file with the City. According to Ms. Hannah, no reports were filed with the City.

In addition, a search of the MOE's Brownfields Environmental Site Registry did not reveal a previous Phase One ESA that may have been undertaken on the Site.

Our e-mail correspondence with the City is included in Appendix 'C' of this Report for reference.

4(a)VI HISTORICAL SITE USE AND CONDITIONS/PAST LAND USES

The Vernon City Directory series were reviewed dating back to 1900 [the earliest available directory for the Site and surrounding area] to establish the general historical land use on and in the immediate vicinity of the Site. It is noted that the 2014 directory is the most recent readily available directory for the Site and surrounding area.

A summary of SOIL-MAT ENGINEERS' findings for the Site is provided below:

3777 Portage Road:

Occupant	Years Occupied
No Return	1+ year[s] [2014 only year listed]
Collins R	31+ years [1970, 1980 – 2010]
Bearman N	1+ year[s] [1975 only year listed]
Not listed	70+ years [1900 – 1970]

3787 Portage Road:

Occupant	Years Occupied
Tremar Jewellers	4+ years [2010 – 2014]
Italian Vice Consulate	10+ years [2000 – 2010]
Farazzi Sebastiano Dr	1+ year[s] [2000 only year listed]
T E Whitehead	1+ year[s] [1995 only year listed]
Niagara's Bridal Classics	1+ year[s] [1990 only year listed]
Saracino A	20+ years [1970 – 1990]
Not listed	70+ years [1900 – 1970]

3791 Portage Road:

Occupant	Years Occupied
Colborne Court Apartments	44+ years [1970 – 2014]
Not listed	70+ years [1900 – 1970]

3815 Portage Road:

Occupant	Years Occupied
Colborne Court Apartments	44+ years [1970 – 2014]
Not listed	70+ years [1900 – 1970]

The directories do not list any current or past occupant of the Site that should be considered a potentially contaminating activity that may result in an area of potential environmental concern on the Site.

A summary of the historical occupants of interest on the adjoining and/or nearby properties is listed in table format below:

Location	Property Use	Occupant	Years Occupied
6161 Thorold Stone Road: Located ~ 235 metres south-southeast of the Site [Down-gradient]	Commercial	Fairlie's Garage	27+ years [1940 – 1967]
	Commercial	Fairlie Service Station	5+ years [1934 – 1939]
6225 Thorold Stone Road: Located ~ 220 metres south of the Site [Trans-gradient]	Commercial	Andres Cleaners	4+ years [2000 – 2004]
6271 Thorold Stone Road: Located ~ 235 metres south of the Site [Trans-gradient]	Commercial	Generous Motors Ltd.	5+ years [1990 – 1995]

Location	Property Use	Occupant	Years Occupied
6331 Thorold Stone Road: Located ~ 235 metres south-southwest of the Site [Trans-gradient]	Commercial	Gale's Gas Bar	43+ years [1971 – 2014]
	Commercial	A+D Service Centre	18+ years [1984 – 2002]
	Commercial	White's VC Auto Service Ltd.	23+ years [1978 – 2001]
	Commercial	BP Service Station	7+ years [1962 – 1969]
	Commercial	Reginald Oakes Service Station	4+ years [1957 – 1961]
	Commercial	Johnny's Service Station	3+ years [1953 – 1956]
3643 Portage Road: Located ~ 140 metres north-northwest of the Site [Trans-gradient]	Commercial	T & T Dry Cleaners	1+ year[s] [1995 only year listed]
	Commercial	The Photo Shop	10+ years [1985 – 1995]
	Commercial	One Hour Dry Cleaners	5+ years [1989 – 1994]
	Commercial	Vanity Dry Cleaners	5+ years [1983 – 1988]
	Commercial	BJs Laundromat & Dry Cleaning Depot	5+ years [1977 – 1982]
3645 Portage Road: Located ~ 180 metres north of the Site [Trans-gradient]	Commercial	Sicard Shell Ltd.	1+ year[s] [1990 only year listed]
	Commercial	Town & Country Shell	15+ years [1970 – 1985]
	Commercial	Olsen's Shell	1+ year[s] [1965 only year listed]
	Commercial	Elsie's Service Station	1+ year[s] [1960 only year listed]
3681 Portage Road: Located ~ 150 metres north of the Site [Trans-gradient]	Commercial	P & R Graphics	1+ year[s] [1995 only year listed]

With respect to the operations identified above, although PCAs have occurred on many of these properties, given the location of these properties to the Site with respect to the inferred groundwater flow direction and the distance between the property and the Site, the operations carried out on the properties [listed above] are not considered PCAs likely to cause an APEC on the Site.

With the exception of the above, the directories do not list any current or past occupant of the adjacent lands that should be considered a potential environmental liability to the Site.

4(b) ENVIRONMENTAL SOURCE INFORMATION

1. National Pollutant Release Inventory: No records were found for the Site or properties within the Phase One Study Area.

2. A review of the Ministry of Environment and Energy's "Ontario Inventory of PCB Storage Sites", October, 1991, revealed the following Sites:

Company	Site Number	Address	Major/Minor Site	Distance to Site
ABC Rail Ltd.	20386A201	Carroll Avenue	Minor	0.65m SSE
Abrasives Canada	20366A202	3807 Stanley Avenue	Major	0.86km ENE
City Of Niagara Falls Canada	20386A088	3200 Stanley Avenue N	Minor	1.40km NE
Niagara Industrial Mall #2	20388A357	5900 Thorold Stone Road	Minor	0.56km SE

   With respect to the properties listed above, given the location of the properties to the Site with respect to the inferred groundwater flow direction [down-gradient] and the distance between the properties and the Site, the storage of PCBs on these properties is not considered a PCA likely to cause an APEC on the Site.

3. Environmental Compliance Approvals, Permit to Take Water, Certificate of Property Use: No records were found for the Site.

4. Coal Gasification Plants: No records were found for the Site or properties within the Phase One Study Area.

5. The Ministry of Environment's Freedom of Information and Protection of Privacy Office was contacted to determine if any spills have been reported in the area of the Site, if any buried tanks are recorded to be on-site, or if there are any orders and/or notices on file outstanding against the Owner of the Site. Although there are records for the Site, the records do not indicate any spills have been reported in the area of the Site, that no buried tanks are recorded to be on-site, and that there are no orders and/or notices on file outstanding against the Owner of the Site. As such, an adverse environmental impact to the Site from the information provided on these records are considered remote

   SOIL-MAT ENGINEERS' MOE database search results is attached in Appendix 'D' for reference.

6. Waste Management Records: No records were found for the Site or adjacent properties.

7. Reports Submitted to the MOE: No records were found for the Site or adjacent properties.

   Retail Fuel Storage Tanks: SOIL-MAT ENGINEERS contacted the T.S.S.A. to undertake a search of the Site and neighbouring properties for the registered presence of any underground storage tanks.

   The T.S.S.A. has a record of the following:

- **6331 Thorold Stone Road**. There are records of three [3] active liquid fuel tanks, four [4] inactive liquid fuel tanks, an active gasoline service station, an expired gasoline service station, and a cylinder exchange located approximately 235 metres south-southwest [trans-gradient] from the Site. Given the location of this property to the Site with respect to the inferred ground water flow direction and the distance between this property and the Site, an adverse environmental impact to the Site from this property is considered remote.

It is however noted that the T.S.S.A. does not have records of USTs installed prior to 1987. In addition, "private use" USTs were not registered with the agency until 1990, and even then many owners of "private use" USTs do not register the tanks with T.S.S.A.

Our e-mail correspondence with the T.S.S.A is included in Appendix 'E' of this Report for reference.

8. Notices and Instruments Posted to the MOE Registry: No records were found for the Site.

9. Identification of Areas of Natural Significance [Ministry of Natural Resources]: No records were found for area(s) of natural significance on the Site or adjacent properties.

10. Landfill Information Maintained by the MOE: A review of the Ministry of Environment and Energy's "Waste Disposal Site Inventory", June 1991, did not reveal any active landfills site within a 2km radius of the Site. However, one record of an inactive landfill site was found for properties located within a 2km radius of the Site.

A summary of the landfill properties is provided below in table format:

MOE Site No.	Municipality	Location	Date Closed	Class	Distance to Site
X 8040	Niagara Falls	Fairview Cemetery	1925	NP	1.56km SE

With respect to the inactive waste disposal site, class 'NP' sites are registered as having no potential for impact on humans or the environment. Therefore, this inactive landfill site is not considered a PCA likely to cause an APEC on the Site.

It is noted that although the waste disposal site inventory is considered a comprehensive document not all of the inactive landfill sites are listed in the inventory.

In addition, an Industrial Manufactured Gas Plant was in operation approximately 1.50 km east-southeast from the Site. Given the location of this property to the Site with respect to the inferred ground water flow direction [down-gradient] and the distance between this property and the Site an adverse environmental impact to the Site from this property is considered remote.

With the exception of the above, no Municipal Coal Gasification Plants or Coal Tar Distillation Plants were in operation in the area.

11. EcoLog ERIS Database Search: A review of historical records and regulatory agency databases was completed for the Site and lands located within 250 metres from the boundaries of the Phase One Property. The report includes information from the following sources:

    - Abandoned Aggregate Inventory
    - Aggregate Inventory
    - Borehole
    - Certificates of Approval
    - Environmental Registry
    - ERIS Historical Searches
    - Fuel Storage Tanks
    - Ontario Regulation 347 Waste Generators Summary
    - Private and Retail Fuel Storage Tanks
    - Record of Site Conditions
    - Ontario Spills
    - Water Well Information Systems

    The EcoLog ERIS database search report revealed limited PCAs on nearby properties, including the following:

    3639 Portage Road – the EcoLog ERIS database revealed the following:
    - Six [6] records of the Pesticide Register.

    3645 Portage Road – the EcoLog ERIS database revealed the following:
    - One record of a delisted fuel tank, and;
    - One record of a private and retail fuel storage tank.

    3701 Portage Road – the EcoLog ERIS database revealed the following:
    - Five [5] records of the Pesticide Register.

    3703 Portage Road – the EcoLog ERIS database revealed the following:
    - One record of waste generation.

    3714 Portage Road – the EcoLog ERIS database revealed the following:
    - One record of waste generation.

    3741 Portage Road – the EcoLog ERIS database revealed the following:
    - Two [2] records of the Pesticide Register.

    3747 Portage Road – the EcoLog ERIS database revealed the following:
    - One record of the Scott's Manufacturing Directory for Digital and Other Printing.

    3874 Portage Road – the EcoLog ERIS database revealed the following:
    - One record of waste generation.

    3910 St. James Avenue – the EcoLog ERIS database revealed the following:
    - One record of waste generation.

    6161 Thorold Stone Road – the EcoLog ERIS database revealed the following:
    - Six [6] records of the Pesticide Register;
    - One record of an Ontario Spill, and;
    - Six [6] records of waste generation.

6271 Thorold Stone Road – the EcoLog ERIS database revealed the following:

- Seven [7] records of waste generation.

With respect to 3741 and 3747 Portage Road listed above, given the location of the properties to the Site with respect to the inferred groundwater flow direction [both trans-gradient] and the distance between the property and the Site [25 metres north for both properties], the operations conducted on these properties are considered PCAs likely to cause an APEC on the Site.

With the exception of the above, given the location of the remaining records with respect to the inferred groundwater flow direction as well as the distance between the properties and the Site, an adverse environmental impact to the Site is considered remote.

A copy of the EcoLog ERIS Report is included in Appendix 'F' for reference.

4(C) PHYSICAL SETTING SOURCES

1. Aerial Photographs: Aerial photographs from 1934, 1954, 1960, 1966, 1968, 1971, 1978, 1983, 1989, 1994, 2002, 2004, 2010, 2015, and 2023 were available for the Site and surrounding lands and were reviewed by SOIL-MAT ENGINEERS.

   A summary of information obtained from the photographs is presented below in table format:

Aerial Photo Year [Scale]	Site Description	Description of Adjacent Lands
1934 [1:4,800]	Nine [9] buildings are present on the Site, including one dwelling on 3787 Portage Road and four [4] outhouses and three [3] sheds on 3791 and 3815 Portage Road. The remainder of the Site is comprised of agricultural land. Of note, the 3787 Portage Road dwelling appears as observed during our site reconnaissance.	The surrounding lands are comprised agricultural land with residential development to the south and southeast.
1954 [1:3,275]	The three [3] sheds and three [3] outhouse on 3791 and 3815 Portage Road were demolished, however two [2] new sheds and two [2] greenhouses are present on this portion of the Site. One building is also present on 3777 Portage Road. Of note, the 3777 Portage Road dwelling appears as observed during our site reconnaissance.	There is further residential development adjacent to the Site, as well as to the west and northeast of the Site.
1960 [1:3,025]	The outhouse on the eastern portion of 3791 and 3815 Portage Road was demolished. In addition, 3777 and 3787 Portage Road have their own respective garages.	There is commercial development to the north, as well as some commercial re-development along Thorold Stone Road to the south of the Site.

Aerial Photo Year [Scale]	Site Description	Description of Adjacent Lands
1966 [1:3,700]	The remaining greenhouses and sheds were demolished on 3791 and 3815 Portage Road. In addition, an apartment building is present at 3815 Portage Road on the southern portion of the Site.	There are no significant changes to the surrounding lands.
1968 [1:2,925]	The majority of 3791 and 3815 Portage Road was covered with an asphaltic-concrete covered parking lot, with the addition of grass-covered areas. Of note, 3791 and 3815 Portage Road appear as observed during our site reconnaissance.	There are no significant changes to the surrounding lands.
1971 [1:2,625]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.
1978 [1:2,925]	With the exception of the presence of a large shed at 3787 Portage Road, there are no significant changes to the Site.	There is further residential development to the far east of the Site, as well as commercial redevelopment along Thorold Stone Road to the south, and to the north along Portage Road.
1983 [1:2,925]	There are no significant changes to the Site.	With the exception of a residential apartment building present southeast of the Site, there are no significant changes to the surrounding lands.
1989 [1:2,925]	With the exception of the demolition of the large shed and garage at 3787 Portage Road, there are no significant changes to the Site.	There are no significant changes to the surrounding lands.
1994 [1:2,925]	The rear yard of 3787 Portage Road has been converted into a gravel-covered parking lot.	There are no significant changes to the surrounding lands.
2002 [1:3,125]	There are no significant changes to the Site.	With the exception of the development of a large commercial plaza east of the Site, there are no significant changes to the surrounding lands.
2004 [1:3,125]	There are no significant changes to the Site.	With the exception of the development of a large retirement home southeast of the Site, there are no significant changes to the surrounding lands.
2010 [1:3,125]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.
2015 [1:3,125]	The rear yard of 3777 Portage Road has been converted into a gravel-covered parking lot. In addition, the garage at 3777 Portage Road was demolished.	There are no significant changes to the surrounding lands.
2023 [1:3,125]	The gravel-covered parking lot of 3787 Portage Road was converted into an asphaltic-concrete covered parking lot.	There are no significant changes to the surrounding lands.

With respect to the shed, outhouse, greenhouse, and garage structures, these buildings typically do not have basement levels, and as such, are not considered a significant environmental concern at this time in terms of the presence of potential fill material associated with the demolition of the structures.

In addition to the above, information extrapolated from the available aerial photographs revealed the Site has historically been utilised as agricultural lands.

The historical agricultural use on the Site is considered a PCA likely to cause an APEC on the Site.

With the exception of the above, the review of the noted aerial photographs did not reveal any obvious PCAs that would suggest there is a potential environmental liability on the Site.

The aerial photographs are included in Appendix 'G' for reference.

2. Topography, Hydrology, Geology: Readily available topographic maps for the Site and Phase One Study Area were reviewed as part of this Phase One ESA and revealed the following information:

Map Year [Scale]	Site Description	Description of Surrounding Lands
1906 [1:63,360]	There are two [2] buildings illustrated on the Site.	The Phase One Study Area is comprised primarily of undeveloped lands with some developed areas along Portage Road.
1938 [1:63,360]	There are three [3] buildings illustrated on the Site.	The Phase One Study Area is comprised primarily of undeveloped lands with some developed areas along Portage Road.
1979 [1:50,000]	There are no buildings illustrated on the Site. However, the Site is located within the shaded area of the map which indicates a 'built up' or developed area.	The Phase One Study Area is comprised primarily of developed lands with the exception of orchard lands to the far east of the Site.
1996 [1:50,000]	There are no buildings illustrated on the Site. However, the Site is located within the shaded area of the map which indicates a 'built up' or developed area.	The Phase One Study Area is comprised of developed lands.

With respect to the buildings illustrated on the '3791 and 3815 Portage Road' portion of the Site, it is the opinion of SOIL-MAT ENGINEERS that these buildings were comprised of small sheds and other outbuilding structures that were not likely to have basement levels. As such, the former structures are not considered a significant environmental concern at this time in terms of the presence of potential fill material associated with the demolition of the structures.

With the exception of the above, the review of the topographic maps did not reveal any PCAs that are considered likely to cause an APEC on the Site.

A copy of the topographic maps is included in Appendix 'H' for reference.

In addition, a review of the Ministry of Northern Development and Mine's "Quaternary Geology of the Niagara Area, Southern Ontario Sheet Map M2496" and the "Paleozoic Geology of the Niagara Area, Southern Ontario Sheet Map M2344", revealed the Site to be underlain by glaciolacustrine deposits of nearshore and deltaic sand and silt, in turn, underlain by Lower Silurian Lockport Formation Dolostone bedrock. The depth to the groundwater table is anticipated to be approximately 6.3 metres below the ground surface elevation based on information obtained from a previous work in the area.

The topography of the Site is relatively flat and level with surface water being directed towards the two [2] catch basins at the eastern portion of the Site and to the east towards Portage Road.

Regional groundwater flow is expected to the east towards the Niagara River, and ultimately, Lake Ontario.

3. Fill Materials: The reconnaissance of the Site did not reveal any obvious visual evidence of suspected fill material on the Site.

4. Water Bodies and Areas of Natural Significance: Surface water was not encountered on the Phase One Property or on properties located within the Phase One Study Area. In addition, no areas of natural significance were identified on the Phase One Property or within the Phase One Study Area.

5. Well Records: The reconnaissance of the Site did not reveal any obvious visual evidence of a suspected groundwater well or cistern.

   A review of the MOE's water well records did not reveal any potable groundwater wells within the Phase One Study Area. However, one groundwater monitoring well is reportedly located within the Phase One Study Area. The monitoring well is reportedly located 80 metres from the Site and terminates at a depth of 7.62 metres below the ground surface.

4(d) SITE OPERATING RECORDS

1. Title of the Information Sheet or Document: Not Available

2. Description of Data, Analysis or Findings as the Information Sheet or Document relates to the Phase One Property: Not Available

5.0 INTERVIEWS

Mr. Jim Chmiel [the property manager for the Site] accompanied a representative of SOIL-MAT ENGINEERS during the reconnaissance of the Site. In addition, Mr. Angelo Butera [owner of the Site] was contacted for further inquiries. Mr. Chmiel and Mr. Butera offered the following:

- Mr. Butera suspects the buildings on the Site were constructed in the 1970's. However, based on the research for this report by means of topographic maps, Fire Insurance Plans, and aerial photographs, it is the opinion of SOIL-MAT ENGINEERS that the building(s) on each property were constructed as follows:
    - 3777 Portage Road: circa 1934 to 1954;
    - 3787 Portage Road: before circa 1906;
    - 3791 Portage Road: circa 1966 to 1968, and;
    - 3815 Portage Road: circa 1966 to 1968.
- Mr. Butera specified the commercial spaces at 3777 and 3787 Portage Road ceased operations in 2019. Centre Meditation, a meditation centre, operated at 3777 Portage Road on the first floor [it is noted that Bistro Stasha operated here from 2012 to 2019], while an unnamed sandwich shop operated at 3787 Portage Road on the first floor [it is noted that Circle of Health, a health and wellness centre, operated here from 2016 to 2023, which could suggest multiple businesses in the building]. Both businesses were in operation for only six [6] months. For each building, the commercial spaces have remained vacant, but the rest of the space remains residential, and;
- Mr. Chmiel and Mr. Butera confirmed that there are no known underground storage tanks on the Phase One Property.

6.0 SITE RECONNAISSANCE

6.0 (a) GENERAL REQUIREMENTS:

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Date and Time of the Reconnaissance	August 23 2023 [10:00am to 11:00am]
Weather Conditions	The weather conditions did not limit the visual observations of the Site.
Duration of Site Visit	~1.0 hour
Enhanced Investigation Property	The Site is not considered an Enhanced Investigation property
Field Representative	Mr. Alex Lajkosz [qualifications included in the appendix]

6.0(b) SPECIFIC OBSERVATIONS AT PHASE ONE ESA PROPERTY

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Description of Structures and Other Improvements	3777 Portage Road: A $1^1/_2$-storey mixed residential and former commercial use building, with a basement level, was observed on the northeastern portion of the Site. The building is approximately 115 m^2 and was reportedly constructed circa 1934 to 1954. 3787 Portage Road: A two-storey mixed residential and former commercial use building, with a basement level, was observed on the eastern portion of the Site. The building is approximately 105 m^2 and was reportedly constructed before circa 1906. 3791 Portage Road: A two-storey apartment building, with a basement level, was observed on the western portion of the Site. The building is approximately 710 m^2 and was reportedly constructed circa 1966 to 1968. 3815 Portage Road: A two-storey apartment building, with a basement level, was observed on the southern portion of the Site. The building is approximately 735 m^2 and was reportedly constructed circa 1966 to 1968.
Description of the Number, Age and Depth of Below-Ground Structures	None observed
Details of all tanks (aboveground and underground)	None observed
Details of any potable and non-potable water sources	The Site is serviced with a municipal water supply.
Buried Utilities	The Site is serviced with hydro, natural gas, water/sewer services, etc. The depths of these service trenches are not anticipated to affect contaminant distribution on the Site.
Existing Buildings: Exit/Entry Points	3777 Portage Road: Access to the building is available via doors at the front [east end], as well as the west end. 3787 Portage Road: Access to the building is available via doors at the front [east end], as well as the west and south ends. 3791 Portage Road: Access to the building is available via doors at the front [east end], as well as the west end. 3815 Portage Road: Access to the building is available via doors at the front [north end], as well as the south end.

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Existing Buildings: Cooling / Heating System	All the buildings were heated with natural gas furnaces, though 3791 and 3815 Portage Road also had electrical heating. In addition, all of the buildings were serviced with central air conditioning, though an additional window-mounted air conditioner was observed at 3777 Portage Road.
Existing Buildings: Drains, Pits, Sumps, etc.	3777 Portage Road: A floor drain was observed in the basement of the building. 3787 Portage Road: A floor drain was observed in the basement of the building. 3791 Portage Road: A floor drain was observed in the laundry room and in the mechanical room in the basement of the building. 3815 Portage Road: A floor drain was observed in the laundry room and in the mechanical room in the basement of the building.
Existing Buildings: Details of any unidentified substances	None observed
Existing Buildings: Details of Stains, Corrosion on Floors other than from Water	None observed
Details of Former and Current Wells	None observed
Details of Sewage Works	The area is serviced with a municipal sewer line.
Details of Ground Surface Cover	3777 Portage Road: This portion of the Site was comprised mostly of an asphaltic-concrete covered parking lot and a grass-covered area to the east. 3787 Portage Road: This portion of the Site was comprised mostly of a gravel-covered parking lot with a grass-covered area to the northeast. 3791 and 3815 Portage Road: This portion of the Site was comprised mostly of an asphaltic-concrete covered parking lot north of the apartment buildings, concrete walkways connecting to the parking lots or between apartments and grass-covered areas covering the remainder of this portion of the Site.
Details of Former or Current Railway Lines	None observed
Details of Stained Soil, Damaged Vegetation or Pavement	None observed
Details of Stressed Vegetation	None observed
Areas Where Fill and Debris Materials Appear to be Present	None observed
PCAs	PCA No.: 40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications: associated with the historical agricultural use of the Phase One Property; PCA No.: 31 – Ink Manufacturing, Processing and Bulk Storage: associated with the former commercial printing business at 3747 Portage Road, and; PCA No.: 40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications: associated with the [2] records of the 'pesticide register' at 3741 Portage Road.

1. Enhanced Investigation Property

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Details of the Operations at the Site	Not Applicable
Hazardous Materials Used/Stored on the Site	Not Applicable
Products Manufactured on the Site	Not Applicable
By-Products and Wastes at the Site	Not Applicable
Raw Materials, including the Handling and Storage	Not Applicable
Details of Drums, Totes, Bins	Not Applicable
Details of Oil/Water Separators	Not Applicable
Details of Vehicle and Equipment Maintenance Areas	Not Applicable
Details of Known Spills	Not Applicable
Details of Liquid Discharge Points	Not Applicable
Details of Operations at the Site [processing or manufacturing and equipment used]	Not Applicable
Details of Hydraulic Lift Equipment	Not Applicable

6.0 (C) WRITTEN DESCRIPTION OF INVESTIGATION

The information gathered during the completion of this Phase One ESA report revealed that the Site was first developed before 1906 as residential use lands. The first readily available visual aid for the Site is a topographic map from 1906 which illustrates the Site as residential use and agricultural lands. Other visual aids, including aerial photographs from 1934, 1954, 1960, 1966, 1968, 1971, 1978, 1983, 1989, 1994, 2002, 2004, 2010, 2015, and 2023, topographic maps from 1938, 1979, and 1996, and Fire Insurance Plans from 1932 and 1965 confirm the development timeline above.

The Phase One research revealed one potentially contaminating activity [PCA] on the Phase One Property, including the following:

- Information extrapolated from available aerial photographs revealed the Phase One Property was formerly utilised as agricultural lands.

The neighbouring and nearby lands are comprised of a mixture of parklands, residential, commercial, and institutional use lands. The current and historic operations on properties located in the Phase One Study Area revealed two [2] PCAs that are considered likely to cause an area of potential environmental concern [APEC] on the Phase One Property, including the following:

- Information contained in an EcoLog ERIS database search report revealed that a commercial printing business maintained operations at 3747 Portage Road from 1982 until circa 2012. This property is located approximately 25 metres north [trans-gradient] of the Phase One Property, and;
- Information contained in an EcoLog ERIS database search report revealed two [2] records in a 'pesticide register' for the property at 3741 Portage Road, which is located approximately 25 metres north [trans-gradient] of the Phase One Property.

7.0 REVIEW AND EVALUATION OF INFORMATION

(i) Current and Past Uses: SOIL-MAT ENGINEERS' Table of Current and Past Uses is included in Appendix 'I' of this Report.

(ii) Potential Contaminating Activity: One PCA was identified on the Site and two [2] PCAs were identified in the Phase One Study Area that are considered likely to cause an APEC on the Site, including the following:

PCA No.: 40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications: associated with the historical agricultural use of the Phase One Property;

PCA No.: 31 – Ink Manufacturing, Processing and Bulk Storage: associated with the former commercial printing business at 3747 Portage Road, and;

PCA No.: 40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications: associated with the [2] records of the 'pesticide register' at 3741 Portage Road.

(iii) Areas of Potential Environmental Concern: SOIL-MAT ENGINEERS' APEC table is presented below:

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Locations of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC #1	Throughout the grass-covered areas of the Phase One Property	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA A]	On-Site	OCs	Soil
APEC #2	The northeastern limit of the Phase One Property.	31. Ink Manufacturing, Processing and Bulk Storage [PCA B]	Off-Site	Metals, PHCs, BTEX, and VOCs	Soil and Groundwater
APEC #3	The northeastern limit of the Phase One Property.	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA C]	Off-Site	OCs, metals [including hydrides]	Soil and Groundwater

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Locations of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
Notes: PHCs = Petroleum Hydrocarbons, VOCs = Volatile Organic Compounds, BTEX = Benzene, Toluene, Ethylbenzene, and Xylenes, OCs = Organochlorine Pesticides					

(i) Phase One Conceptual Site Model: SOIL-MAT ENGINEERS' Phase One CSM is included in Appendix 'J' for reference.

8.0 CONCLUSIONS

The Phase One Environmental Site Assessment [ESA] conducted for this property consisted of a historical records review, interviews and a reconnaissance of the Phase One Property. Of note, the research and reporting were conducted in accordance with Ontario Regulation 153/04 [as amended] in order to support the future filing of a Record of Site Condition [RSC] for the Phase One Property.

At the time of this Report, the Phase One Property was comprised of three [3] contiguous parcels of land that together form an irregular shaped parcel of land located on the west side of Portage Road, between Colborne Street and St. John Street, in the City of Niagara Falls, Ontario. Specifically, the Phase One Property was comprised of the following parcels of land:

- 3777 Portage Road: This portion of the Phase One Property was occupied by a $1^1/_2$-storey mixed residential and former commercial use building, with a basement level;
- 3787 Portage Road: This portion of the Phase One Property was occupied by a two-storey mixed residential and former commercial use building, with a basement level, and;
- 3787 and 3815 Portage Road: This portion of the Phase One Property was occupied by two [2] two-storey residential apartment buildings, each with a basement level.

The remainder of the Phase One Property was comprised of a mixture of asphaltic-concrete or gravel covered parking lot areas and grass-covered areas.

The Phase One research revealed one potentially contaminating activity [PCA] on the Phase One Property, including the following:

- Information extrapolated from available aerial photographs revealed the Phase One Property was formerly utilised as agricultural lands.

The neighbouring and nearby lands are comprised of a mixture of parklands, residential, commercial, and institutional use lands. The current and historic operations on properties located in the Phase One Study Area revealed two [2] PCAs that are considered likely to cause an area of potential environmental concern [APEC] on the Phase One Property, including the following:

- Information contained in an EcoLog ERIS database search report revealed that a commercial printing business maintained operations at 3747 Portage Road from 1982 until circa 2012. This property is located approximately 25 metres north [trans-gradient] of the Phase One Property, and;
- Information contained in an EcoLog ERIS database search report revealed two [2] records in a ‘pesticide register’ for the property at 3741 Portage Road, which is located approximately 25 metres north [trans-gradient] of the Phase One Property.

The specific PCA descriptions, and associated APECs, in connection with the identified potential environmental concerns include the following:

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Locations of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC #1	Throughout the grass-covered areas of the Phase One Property	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA A]	On-Site	OCs	Soil
APEC #2	The northeastern limit of the Phase One Property.	31. Ink Manufacturing, Processing and Bulk Storage [PCA B]	Off-Site	Metals, PHCs, BTEX, and VOCs	Soil and Groundwater
APEC #3	The northeastern limit of the Phase One Property.	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA C]	Off-Site	OCs, metals [including hydrides]	Soil and Groundwater
Notes: PHCs = Petroleum Hydrocarbons, VOCs = Volatile Organic Compounds, BTEX = Benzene, Toluene, Ethylbenzene, and Xylenes, OCs = Organochlorine Pesticides					

Based on the findings of the Phase One Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered **MEDIUM** and therefore recommend that additional investigations **ARE** required at this time.

To reduce SOIL-MAT ENGINEERS' degree of uncertainty associated with the identified PCAs, and associated APECs, further assessment activities are recommended.

Each potential environmental liability, and our rationale for further assessment activities, is provided in table format on the following page:

Area of Potential Environmental Concern	Environmental Liability	Recommendation	Rationale
APEC #1	4. PCA No.: 40: Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA A]	Advance a series of hand dug test pits throughout the grass-covered areas of the Phase One Property that were formerly utilized as agricultural lands. The contaminants of potential concern [COPCs] should include OCs.	Assess the potential of adverse impacts to the soil medium as a result of the historical agricultural land use on portions of the Phase One Property.
APEC #2	5. PCA No.: 31: Ink Manufacturing, Processing and Bulk Storage [PCA B]	Advance two [2] boreholes, each equipped with a groundwater monitoring well, along the northeastern limit of the Phase One Property. The COPCs should include Metals, PHCs, BTEX, and VOCs.	Assess the potential of adverse impacts to the soil and groundwater mediums as a result of the historical operations on the nearby '3747 Portage Road' property.
APEC #3	6. PCA No.: 40: Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA C]	Advance two [2] boreholes, each equipped with a groundwater monitoring well, along the northeastern limit of the Phase One Property. The COPCs should include OCs.	Assess the potential of adverse impacts to the soil and groundwater mediums as a result of the historical operations on the nearby '3741 Portage Road' property.

Although not considered an environmental liability to the Site, given the construction date of the buildings, it is possible that designated substances, such as asbestos containing materials, and ozone depleting substances, may be present in the buildings. As such, it is recommended that a non-intrusive designated substance survey of the buildings be undertaken before any planned demolition activities that may disturb building materials to identify where possible, designated substances that may be present in the buildings.

In addition to the above, this Office should be contacted if a suspected groundwater well is encountered during future construction activities to make arrangements for the water well to be abandoned as per *Ontario Regulation 903 – Water Wells*.

9.0 REPORT LIMITATIONS

Achieving the objectives that are stated in this report has required SOIL-MAT ENGINEERS to derive conclusions based upon the best and most recent information currently available to SOIL-MAT ENGINEERS. No investigative method can completely eliminate the possibility of obtaining partially imprecise information. SOIL-MAT ENGINEERS 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 SOIL-MAT ENGINEERS' knowledge, the information gathered from outside sources contained in this report on which SOIL-MAT ENGINEERS has formulated its opinions and conclusions, are both true and correct. SOIL-MAT ENGINEERS 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 SOIL-MAT ENGINEERS' findings. Furthermore, the reader should note that the Site reconnaissance described in this report was an environmental assessment of the Site, not a regulatory compliance or an environmental audit of the Site.

SOIL-MAT ENGINEERS & CONSULTANTS LTD. prepared this Report for the account of the REGENT NORTH PROPERTIES INC. The material in it reflects SOIL-MAT ENGINEERS' 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. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

We trust that this Phase One Environmental Site Assessment is satisfactory for your purposes. Please feel free to contact the undersigned if you have any questions.

Sincerely,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

Alex Lajkosz, B.Sc.
Environmental Technician

Keith Gleadall, B.A., EA Dipl.
Environmental Manager

Stephen R. Sears, B. Eng. Mgmt., P. Eng., QP$_{ESA}$
Review Engineer

LICENSED PROFESSIONAL ENGINEER
Nov 29/23
S. R. SEARS
PROVINCE OF ONTARIO

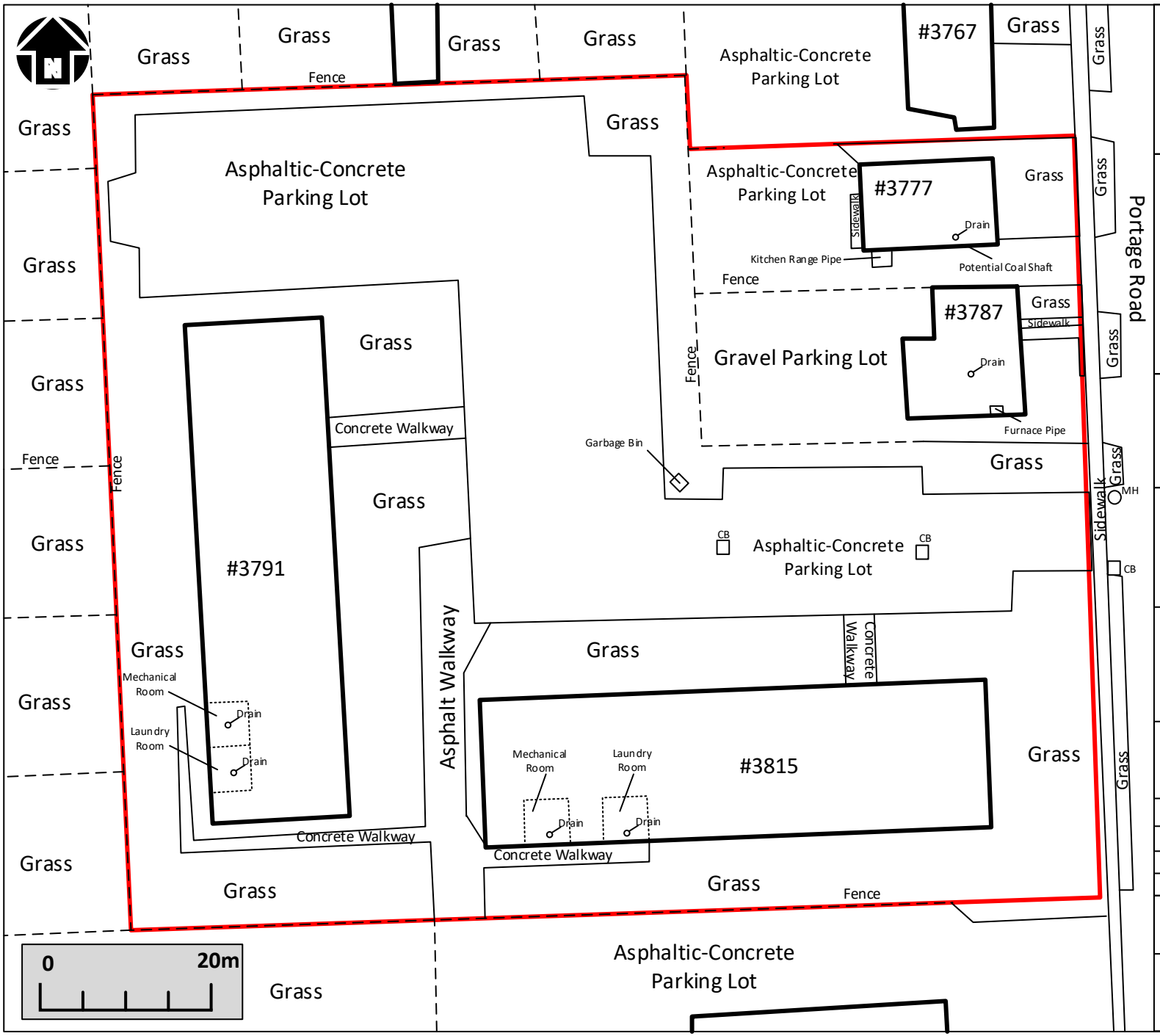
Distribution: REGENT NORTH PROPERTIES INC. [2]

Enclosures:

Appendix 'A'	Site Plan Drawings
Appendix 'B'	Chain of Title
Appendix 'C'	City of Niagara Falls Correspondence
Appendix 'D'	MOE Database Search Results
Appendix 'E'	T.S.S.A. Correspondence
Appendix 'F'	Ecolog ERIS Report
Appendix 'G'	Aerial Photographs
Appendix 'H'	Topographic Maps
Appendix 'I'	Table of Current and Past Uses
Appendix 'J'	Phase One Conceptual Site Model
Appendix 'K'	Site Photographs
Appendix 'L'	Qualifications of Assessors

Appendix 'A'

1. Drawing No.: 1.: Site Plan;
2. Drawing No.: 1A.: APECs;
3. Drawing No.: 2: Study Area View, and;
4. Drawing No.: 3: Site Location.



LEGEND

= Site Boundary

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
REGENT NORTH PROPERTIES INC.

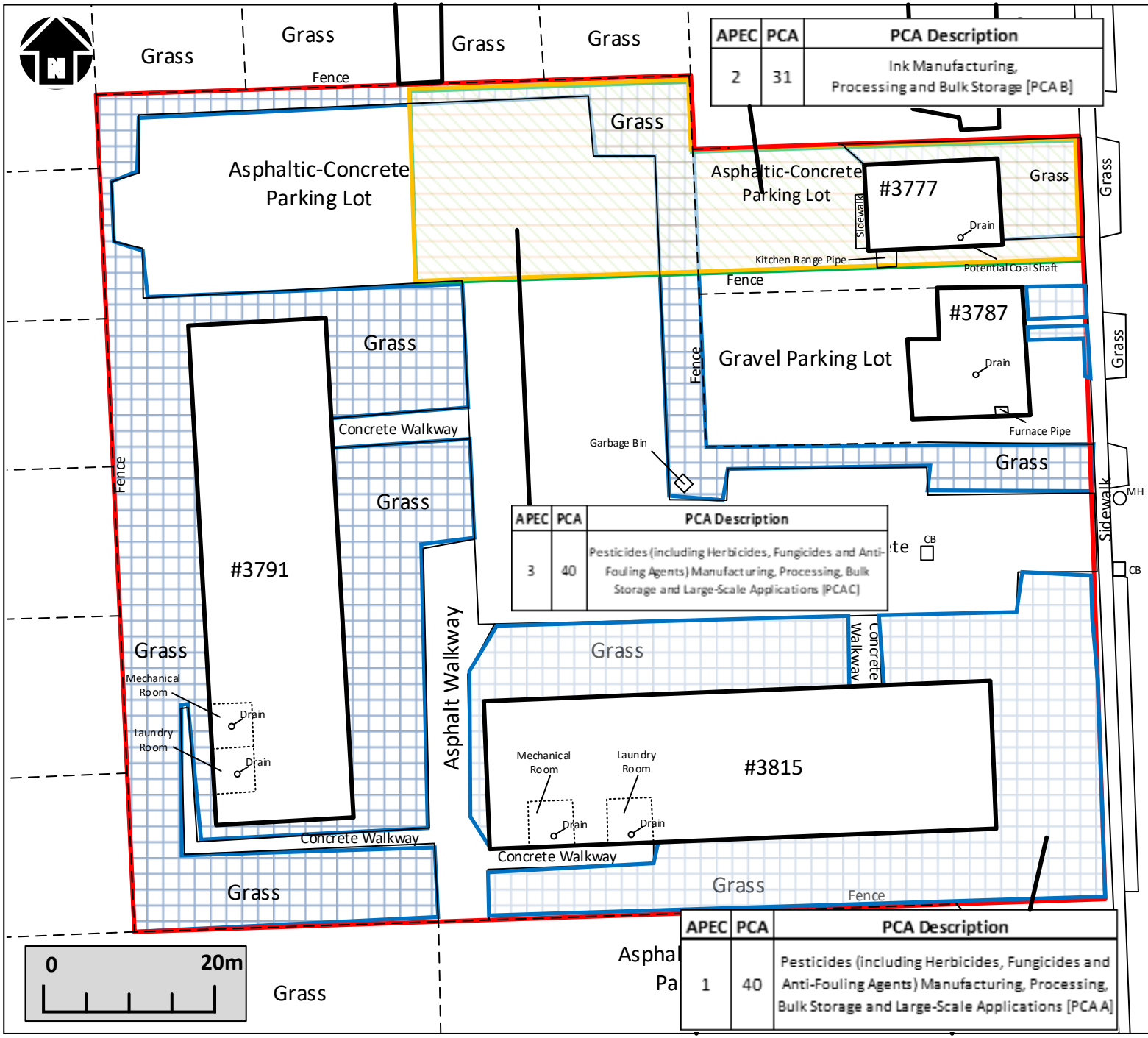
PROJECT TITLE
Phase One Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Study Area View

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL

FILE NAME
230481 Site Plan.vsd

DRAWING No. 1



APEC	PCA	PCA Description
2	31	Ink Manufacturing, Processing and Bulk Storage [PCA B]

APEC	PCA	PCA Description
3	40	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA C]

APEC	PCA	PCA Description
1	40	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA A]

LEGEND

= Site Boundary
= APEC #1
= APEC #2
= APEC #3

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase One Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
APEC

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481 APEC.vsd

DRAWING No. 1A

LEGEND

= Site Boundary

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

2. Base map provided by: © 2023 Google

Soil-Mat
Engineers & Consultants Ltd.

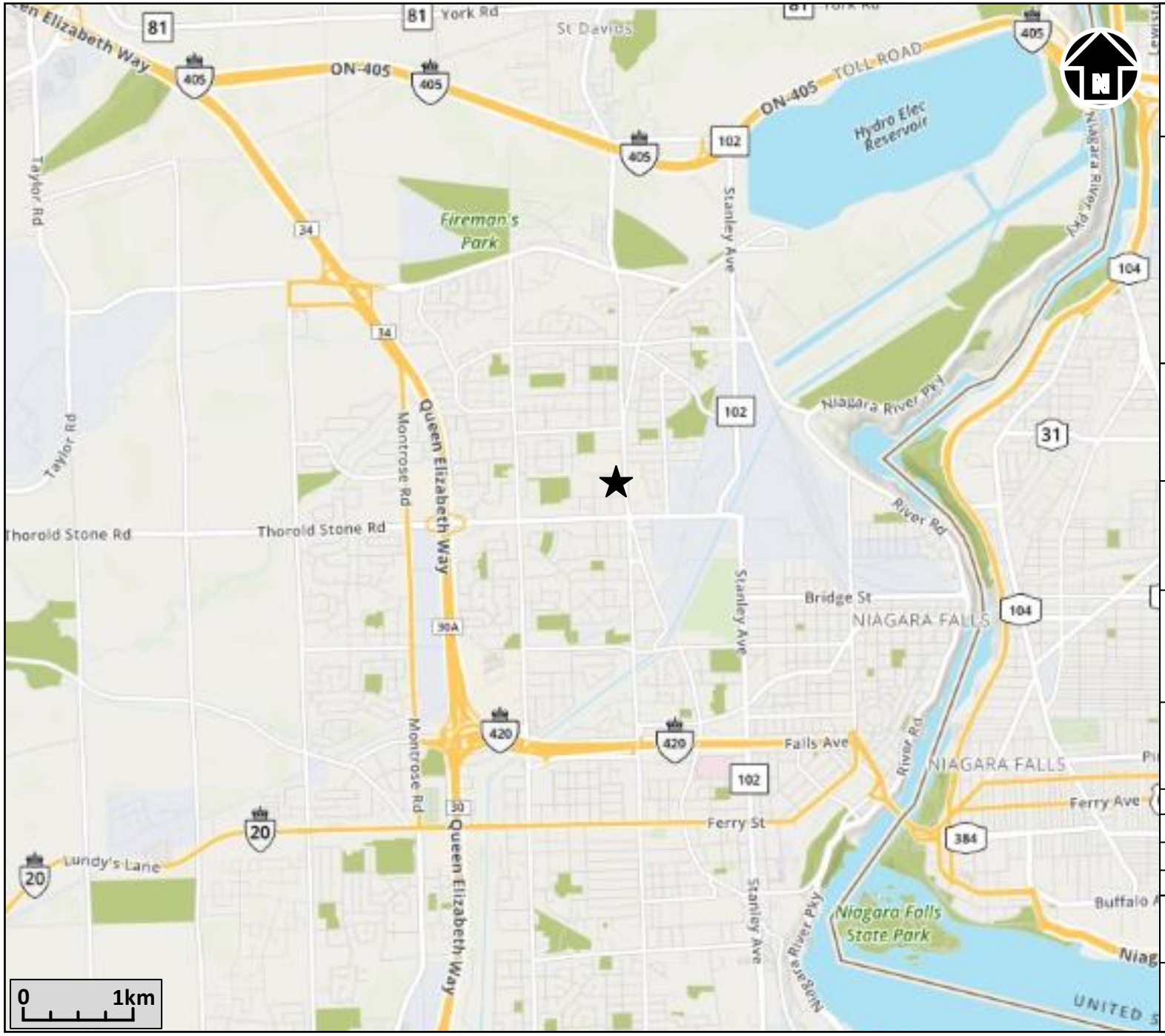
CLIENT
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase One Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Study Area View

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481 Site Plan 2.vsd

DRAWING No. 2



LEGEND

★ = Site Location

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

2. Base map provided by: © 2023 MapQuest

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase One Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Site Location Plan

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481 Site Location.vsd

DRAWING No. 3

Appendix 'B'

1. Title Search Documents

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

PROPERTY DESCRIPTION: LT 21 PL 59 STAMFORD ; NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/07/19

OWNERS' NAMES
5259 DORCHESTER ROAD (NIAGARA) LIMITED

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 1999/07/19 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/07/19						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/07/16 ***						
***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: 1999/07/19 ***						
RO391919	1982/06/29	TRANSFER		*** COMPLETELY DELETED ***	COLLINS, RITA BERTHA	
SN338732	2012/02/24	TRANSMISSION-LAND		*** COMPLETELY DELETED *** COLLINS, RITA BERTHA	FORBES, CLAIRE COLLINS, RITA BERTHA - ESTATE	
SN338733	2012/02/24	APL (GENERAL)		*** COMPLETELY DELETED *** FORBES, CLAIRE		
	REMARKS: DELETE S/T DEBTS IN RO391919					
SN338747	2012/02/24	TRANS PERSONAL REP		*** COMPLETELY DELETED *** FORBES, CLAIRE	PERINCIC, OLEG PERINCIC, DUBRAVAKA	
	REMARKS: PLANNING ACT STATEMENTS					

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
SN338748	2012/02/24	CHARGE		*** COMPLETELY DELETED *** PERINCIC, OLEG PERINCIC, DUBRAVKA	THE BANK OF NOVA SCOTIA	
SN362742	2012/11/20	NO SEC INTEREST		*** COMPLETELY DELETED *** 2035881 ONTARIO INC.		
SN385343	2013/09/11	NOTICE		THE CORPORATION OF THE CITY OF NIAGARA FALLS		C
REMARKS: SITE PLAN AGREEMENT						
SN596579	2019/07/26	DISCHARGE INTEREST		*** COMPLETELY DELETED *** 2035881 ONTARIO INC.		
REMARKS: SN362742.						
SN596602	2019/07/26	TRANSFER		*** COMPLETELY DELETED *** PERINCIC, OLEG PERINCIC, DUBRAVAKA	BAGLIERI, CAREY ELIZABETH	
REMARKS: PLANNING ACT STATEMENTS.						
SN596603	2019/07/26	CHARGE		*** COMPLETELY DELETED *** BAGLIERI, CAREY ELIZABETH	ROYAL BANK OF CANADA	
SN602331	2019/09/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
REMARKS: SN338748.						
SN757881	2023/02/17	TRANSFER	$850,000	BAGLIERI, CAREY ELIZABETH	5259 DORCHESTER ROAD (NIAGARA) LIMITED	C
REMARKS: PLANNING ACT STATEMENTS.						
SN758300	2023/02/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
REMARKS: SN596603.						

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

PROPERTY DESCRIPTION: LT 22 PL 59 STAMFORD; CITY OF NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/07/19

OWNERS' NAMES
5259 DORCHESTER ROAD (NIAGARA) LIMITED

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 1999/07/19 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/07/19						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/07/16 ***						
***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: 1999/07/19 ***						
RO714380	1996/10/18	TRANS POWER SALE		*** COMPLETELY DELETED ***	PUMA, CALOGERO PUMA, LINA	
SN230288	2008/11/28	APL (GENERAL)		*** COMPLETELY DELETED *** ROCCA, JAMES		
	REMARKS: RO714379					
SN230301	2008/11/28	TRANSFER		*** COMPLETELY DELETED *** PUMA, CALOGERO PUMA, LINA	ALFANO, ROSE	
	REMARKS: PLANNING ACT STATEMENTS					
SN435816	2015/06/01	TRANSFER		*** COMPLETELY DELETED *** ALFANO, ROSE	2463346 ONTARIO INC.	

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: PLANNING ACT STATEMENTS.						
SN435817	2015/06/01	CHARGE		*** COMPLETELY DELETED ***		
				2463346 ONTARIO INC.	ALFANO, ROSE	
SN471140	2016/06/09	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
				ALFANO, ROSE		
REMARKS: SN435817.						
SN477512	2016/08/02	TRANSFER		*** COMPLETELY DELETED ***		
				2463346 ONTARIO INC.	GARRISON, JOANNE BERYL	
REMARKS: PLANNING ACT STATEMENTS.						
SN477513	2016/08/02	CHARGE		*** COMPLETELY DELETED ***		
				GARRISON, JOANNE BERYL	THE TORONTO-DOMINION BANK	
SN754929	2023/01/17	TRANSFER	$750,000	GARRISON, JOANNE BERYL	5259 DORCHESTER ROAD (NIAGARA) LIMITED	C
REMARKS: PLANNING ACT STATEMENTS.						
SN761070	2023/03/28	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
				THE TORONTO-DOMINION BANK		
REMARKS: SN477513.						

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

PROPERTY DESCRIPTION: LT 1 PL 59 STAMFORD; LT 2 PL 59 STAMFORD; LT 3 PL 59 STAMFORD; LT 4 PL 59 STAMFORD; LT 5 PL 59 STAMFORD; LT 6 PL 59 STAMFORD; LT 23 PL 59 STAMFORD; LT 24 PL 59 STAMFORD; LT 25 PL 59 STAMFORD; LT 26 PL 59 STAMFORD; PT ROSE ST PL 59 STAMFORD (CLOSED BY AA18370) AS IN RO426146 ; NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1999/07/19

OWNERS' NAMES
5259 DORCHESTER ROAD (NIAGARA) LIMITED

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 1999/07/19 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/07/19						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/07/16 ***						
***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: 1999/07/19 ***						
BB50846	1966/08/29	AGREEMENT *REMARKS: SITE PLAN*			THE CORPORATION OF THE CITY OF NIAGARA FALLS	C
RO207595	1974/03/04	CHARGE		*** COMPLETELY DELETED ***	PAWLACZYK, JOZEPH GUGALA, STANLEY KOZLOWSKI, STANLEY HAIDASZ, STANLEY SPIVAK, FRANK COB PAGUK CO.	
RO399853	1982/12/16	NOTICE OF LEASE		*** COMPLETELY DELETED ***	COINAMATIC CANADA INC.	

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
RO399854	1982/12/16	NOTICE OF LEASE		*** COMPLETELY DELETED ***	COINAMATIC CANADA INC.	
RO426146	1984/03/30	TRANSFER		*** COMPLETELY DELETED ***	581844 ONTARIO INC.	
RO434819	1984/08/29	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
REMARKS: RO207595 DELETED ON 2000-01-25 AT 11:30 BY N.P.						
LT150466	2000/01/31	CHARGE		*** COMPLETELY DELETED *** 581844 ONTARIO INC.	BANK OF MONTREAL	
LT150467	2000/01/31	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 581844 ONTARIO INC.	BANK OF MONTREAL	
REMARKS: LT150466 - RENTS						
SN392349	2013/11/29	APL (GENERAL)		*** COMPLETELY DELETED *** COINAMATIC CANADA INC.		
REMARKS: DELETE RO399853, RO399854						
SN392350	2013/11/29	CHARGE		*** COMPLETELY DELETED *** 581844 ONTARIO INC.	BANK OF MONTREAL	
SN392351	2013/11/29	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 581844 ONTARIO INC.	BANK OF MONTREAL	
REMARKS: SN392350.						
SN508067	2017/04/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
REMARKS: SN392350.						
SN508068	2017/04/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
REMARKS: LT150466.						
SN648074	2020/10/29	TRANSFER	$7,105,000	581844 ONTARIO INC.	5259 DORCHESTER ROAD (NIAGARA) LIMITED	C
REMARKS: PLANNING ACT STATEMENTS.						

Appendix 'C'

1. City of Niagara Falls Correspondence

Alex Lajkosz

From: Julie Hannah <jhannah@niagarafalls.ca>
Sent: Friday, August 25, 2023 1:41 PM
To: Alex Lajkosz
Subject: RE: [EXTERNAL]-Past Environmental Site Assessments at 3777, 3787, 3791 & 3815 Portage Road

Hello Alex,

There wasn't a past ZBA or OPA application for any of those properties. I will ask the staff member who does site plans if he is aware of a site plan agreement for 3791 & 3815 Portage as our mapping is not indicating that there is one.

At this time, I am not aware of any past environmental site assessment done on the properties identified.

Julie

Julie Hannah, MES, MA, MCIP, RPP | Senior Manager of Current Planning | Planning, Building, and Development | City of Niagara Falls
4310 Queen Street | Niagara Falls, ON L2E 6X5 | (905) 356-7521 ext 4107 | Fax 905-356-2354 | jhannah@niagarafalls.ca

---

From: Planning Emails <planningemails@niagarafalls.ca>
Sent: Thursday, August 24, 2023 2:46 PM
To: Julie Hannah <jhannah@niagarafalls.ca>
Subject: FW: [EXTERNAL]-Past Environmental Site Assessments at 3777, 3787, 3791 & 3815 Portage Road

Are you able to provide response?
Thanks,
Cara

From: Alex Lajkosz <alajkosz@soilmat.ca>
Sent: Thursday, August 24, 2023 2:42 PM
To: Planning Emails <planningemails@niagarafalls.ca>
Subject: [EXTERNAL]-Past Environmental Site Assessments at 3777, 3787, 3791 & 3815 Portage Road

Hi there,

I was wondering if the Planning Department has any information on any past environmental site assessments at 3777, 3787, 3791 & 3815 Portage Road in Niagara Falls.

Thanks,

Alex Lajkosz
Environmental Technician
SOIL-MAT ENGINEERS & CONSULTANTS LTD.
401 Grays Road, Hamilton, ON L8E 2Z3
T: 905.318.7440 M: 905.330.9164 www.soil-mat.ca

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Appendix 'D'

1. MOE Database Search Results

Ministry of the Environment, Conservation and Parks

Emergency Management and Access Branch

40 St. Clair Avenue West
Toronto ON M4V 1M2

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

Direction de la gestion des situations d'urgence et de l'accès à l'information

40, avenue St. Clair ouest
Toronto ON M4V 1M2

Ontario

August 30, 2023

Alex Lajkosz
Soil-Mat Engineers and Consultants
401 Grays Road
Hamilton, Ontario L8E 2Z3
alajkosz@soilmat.ca

Dear Alex Lajkosz:

RE: MECP FOI A-2023-05029, Your Reference #: 230481 – Decision Letter

This letter is further to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to 3777, 3787, 3791, 3815 Portage Road, Niagara Falls.

After a thorough search through the ministry files, records were located in response to your request. The final decision has been made to provide partial access to the requested information. The official responsible for making the access decision on your request is the undersigned.

Some of the information has been removed to protect privacy (Section 21 of the Act).

Section 57 of the Act authorizes certain fees to be charged for processing a request. Our charges for processing this request are:

Search Time 0.75 hours @ $30/hour o Time taken to locate and retrieve records	$22.50
Preparation Time 0.03 hours @ $30/hour o Time taken to sever records	$1.00
Total	**$ 23.50**

In order to receive a copy of the records please forward this amount in Canadian dollars to our office. Payment(s) may be made by **September 29, 2023**. If payment has not been received by this date, the file will be closed, and you will be required to submit a new request.

Payment(s) may be made in Canadian dollars by one of the following options:

- Pay online through the Freedom of Information Request for Property Information Form: https://forms.mgcs.gov.on.ca/en/dataset/012-2146. Both the pdf download or “HTML” versions provide access to the payment option.
- Mail money order or cheque made payable to the “Minister of Finance (FOI)” or provide credit card information through the mail-in version of the form mentioned above.

Please **do not** mail cash or send your payment information via email.

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

If you have any questions, please contact Starlynn Bourque at 705-507-5049 or starlynn.bourque@ontario.ca.

Yours truly,

for

Josephine DeSouza
Manager (A), Access and Privacy Office

Ontario

Ministry of the Environment

OCCURENCE REPORT

Location of Occurence: NIAGARA FALLS CITY 3815 PORTAGE ROAD **Reg:** 2 **Dist:** WL **Municipality:** 18101		**Source:** UNKNOWN **Sector:** UK **Source:** UK **SIC:** **UTM:** **N:** [4770000] **E:** [655000] **Zone:** [17]	
Entered: 1997/02/13 09:08	**ORIS No.** 9720000284	**Abstracts:** 0	**Diaries:** 0
Received By: WELLAND DISTRICT		**Batch:** 2326	**I. E. B. No.**
Occurence Type: O	**Subtype:** 99	**Occurence Date:**	1997/02/12
Work Plan:	11	**Occurence Time:**	03:00
Reported By: STAVROS ROUSSAKIS EMP: LUBRIZOL		**Report to MOE :** 1997/02/12 10:30 **MOE at Scene:** 97/02/13 12:30	
Telephone No. 905-358-5778 **x**	**Alternate No.** - - **x**	**Assigned To:**	JOHN CURRAN
Address: 5800 THOROLD STONE RD. P.O. BOX 596 NIAGARA FALLS, ONT. **Postal Code:** L2E 6V2		**ERP Contacted:** **Callout: []** **NSP: []** **ERP Name:**	

s.21 **Syn:** RECEIVED ODOUR COMPLAINT

Brief Summary:
-CALLER REPORTS THAT HE RECEIVED A CALL FROM A CITIZEN REGARDING AN ODOUR COMPLAINT @ @-WIND FROM S.S.W - -FEB. 13/97:12:30: CHECKED AREA APT. BUILDING PREVIOUSLY RESIDENTIAL @ NO INDUSTRY UPWIND OF APARTMENT BUILDING

If there are related reports, record initial/master ORIS No. here >>

Followup Action: Abatement IEB Other
BF Date:
NO APPRARENT LOCAL SOURCE. REPEATED COMPLIANCE WITH WIND FROM DIFFERENT DIRECTIONS

File Closed: X **Abatement:** IEB **Other**
Suspected Violation:

Report Prepared By: JOHN CURRAN	**Date:** 02/13/97	**IEB Investigator:**	**IEB BF Date**
Approving Officer R.J. SLATTERY	**Date:** 02/24/97	**Reviewing Officer:**	**Date**

Specify number(s) for routing Original [ ] [ ] [ ] [ ] **Continued** [ ] **Yes**
Specify number(s) for copy distribution [ ] [ ] [ ] [ ] [ ]
1. Investigator/E.O. **2. D. O. /File** **3. SAC (initial spills)**
4. Reg. Dir. /_____ Mgr. **5. IEB Reg. Spv** **6. IEB H.O./file** **7. Other _____**

SAC Action Class: 1: 2:

Material 1:	**Code :**
Amount :	**UN No.:**
Material 2:	**Code :**
Amount :	**UN No.:**
Material 3:	**Code :**

Amount :	UN No.:
Cause. . . . . :	Code. . :
Reason. . . . . :	Code. . :
Person in Control:	Waste GenNum :
Owner . . . . . :	Waste GenNum :
Agencies Involved . . . . :	
Clean up and Restoration Carried out by:	
[v] Controller [v] Owner [N] Other	
% Cleaned up:	Estimated Cost:
Were Directions or Approval Given Under	
EPA Part X [v] Regulation 362 [v] Manifest No.	
Waste Class :	Code . . :
Hauler :	Code . . :
Disposal Site :	Code . . :
Environmental Impact:	Nature of Impact: Code . . :
People/Business Damaged (Other than to Owner/Controller) :	
Nature of Damage:	Code . . :

Ontario

Ministry of the **Environment**

OCCURENCE REPORT

Location of Occurence: NIAGARA FALLS CITY 3815 PORTAGE **Reg:** 2 **Dist:** WL **Municipality:** 18101		**Source:** UNKNOWN **Sector:** UK **Source:** UK **SIC:** **UTM:** **N:** [] **E:** [] **Zone:** []	
Entered: :	**ORIS No.** 9220300432	**Abstracts:**	**Diaries:** 1
Received By: WELLAND DISTRICT		**Batch:**	**I. E. B. No.**
Occurence Type: C	**Subtype:** 03	**Occurence Date:**	
Work Plan:		**Occurence Time:**	:
Reported By: [redacted]		**Report to MOE :** 1992/04/13 12:30 **MOE at Scene:** :	
Telephone No. [redacted]	**Alternate No.** - - x	**Assigned To:**	MIKE DENNIS
Address: [redacted]		**ERP Contacted:** **Callout:** [] **ERP Name:**	**NSP:** []

s.21

Syn: UNKNOWN DUST/PARTICULATE

Brief Summary:
[redacted] THE DUST COMING THREW OPEN WINDOWS. [redacted] THINKS IT'S COMING FROM GENERAL ABRASIVES. **SPOKE TO [redacted] COULD NOT DETERMINE THE SOURCE OF THIS WHITE PART. (G.A. IS BLACK PART.) [redacted], QUITE A DISTANCE AWAY FROM G.A. OR ANY INDUSTRIAL SOURCE. WE BOTH SUSPECTED IT MAY BE ROAD DUST & [redacted] WILL CALL IF IT CONTINUES & IF THERE IS ANY OTHER ENVIROMENTAL CONCERNS SHE MAY HAVE.

If there are related reports, record initial/master ORIS No. here >>

Followup Action: X **Abatement IEB Other**
BF Date:
NO FURTHER INVESTIGATION REQUIRED AT THIS TIME.

File Closed: X **Abatement: IEB Other**
Suspected Violation:

Report Prepared By: MIKE DENNIS	**Date:** 04/24/92	**IEB Investigator:**	**IEB BF Date**
Approving Officer R.J. SLATTERY	**Date:** 05/12/92	**Reviewing Officer:**	**Date**

Specify number(s) for routing Original [ ] [ ] [ ] [ ] **Continued** [ ] **Yes**
Specify number(s) for copy distribution [ ] [ ] [ ] [ ] [ ]
1. Investigator/E.O. **2. D. O. /File** **3. SAC (initial spills)**
4. Reg. Dir. /_____ Mgr. **5. IEB Reg. Spv** **6. IEB H.O./file** **7. Other _____**

SAC Action Class: 1: 2:

Material 1:	**Code :**
Amount :	**UN No.:**
Material 2:	**Code :**
Amount :	**UN No.:**

Material 3: Amount :	Code : UN No.:
Cause. . . . . : Reason. . . . . :	Code. . : Code. . :
Person in Control: Owner . . . . . : Agencies Involved . . . . :	Waste GenNum : Waste GenNum :
Clean up and Restoration Carried out by: [v] Controller [v] Owner [N] Other % Cleaned up: Estimated Cost: Were Directions or Approval Given Under EPA Part X [v] Regulation 362 [v] Manifest No. Waste Class : Hauler : Disposal Site :	 Code . . : Code . . : Code . . :
Environmental Impact:	Nature of Impact: Code . . :
People/Business Damaged (Other than to Owner/Controller) : Nature of Damage:	 Code . . :

Appendix 'E'

1. T.S.S.A Correspondence

Alex Lajkosz

From: Public Information Services <publicinformationservices@tssa.org>
Sent: Friday, August 25, 2023 1:42 PM
To: Alex Lajkosz
Subject: RE: Underground Fuel Tanks (3777, 3787, 3791 & 3815 Portage Road, Niagara Falls)

Hello ,

RECORD FOUND IN CURRENT DATABASE:

- We confirm that there are records in our database of **fuel storage tanks** at the subject address(es):

Inventory Number	Address	City	Province	Postal Code	Status	Asset Class / Inventory Context	Asset Type / Inventory Item
10328097	6331 THOROLD STONE RD	NIAGARA FALLS	ON	L2J 1A9	Active	Liquid Fuels	FS GASOLINE STATION - SPLIT SERVE
10875908	6331 THOROLD STONE RD	NIAGARA FALLS	ON	L2J 1A9	EXPIRED	FS Liquid Fuel Tank	FS LIQUID FUEL TANK
11312202	6331 THOROLD STONE RD	NIAGARA FALLS	ON	L2J 1A9	EXPIRED	FS Liquid Fuel Tank	FS LIQUID FUEL TANK
11312224	6331 THOROLD STONE RD	NIAGARA FALLS	ON	L2J 1A9	EXPIRED	FS Liquid Fuel Tank	FS LIQUID FUEL TANK
11312243	6331 THOROLD STONE RD	NIAGARA FALLS	ON	L2J 1A9	EXPIRED	FS Liquid Fuel Tank	FS LIQUID FUEL TANK
11369903	6331 THOROLD STONE RD	NIAGARA FALLS	ON	L2J 1A9	Active	FS Liquid Fuel	FS LIQUID FUEL TANK
63784162	6331 THOROLD STONE RD	NIAGARA FALLS	ON	L2J 1A9	Active	FS Liquid Fuel	FS LIQUID FUEL TANK
63784163	6331 THOROLD STONE RD	NIAGARA FALLS	ON	L2J 1A9	Active	FS Liquid Fuel	FS LIQUID FUEL TANK
64691752	6331 THOROLD STONE RD	NIAGARA FALLS	ON	L2J 1A9	Active	Propane	FS CYLINDER EXCHANGE
9488837	6331 THOROLD STONE RD	NIAGARA FALLS	ON	L2J 1A9	EXPIRED	FS Facility	FS GASOLINE STATION - SELF SERVE

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are NO records in our database of any **fuel storage tanks** at the subject address(es):

  3707 Portage Road
  3777 Portage Road
  3787 Portage Road
  3791 Portage Road
  3815 Portage Road
  3831 Portage Road
  3767 Portage Road
  6249 St John St
  3855 St Peter Ave

This is not a confirmation that there are no records in the archives. For a further search in our archives, please apply for release of public information (PI Form) through TSSA's new Service Prepayment Portal. The associated fee must be paid via credit card (Visa or MasterCard) through a secure site.
Please follow the steps below to access the applications and the Service Prepayment Portal:

Accessing the applications

1. Click Release of Public Information - TSSA and click "need a copy of a document"
2. Select the appropriate application, download it, complete it in full and save it (Note: you will have to upload the application)
3. Proceed to page 3 of the application and click the "TSSA Service Prepayment Portal" link under payment options (the link will take you the secure site where you can pay for the request via credit card)

Accessing the Service Prepayment Portal

1. Select new or existing customer (*if you are an existing customer, you will need your account number & postal code to access your account)
2. Under “Program Area” select **Public Information** and click continue
3. Enter application form number (found on the bottom left corner of the application form) and click continue
4. Complete the primary contact information section
5. Complete the fee section
6. Upload your completed application
7. Upload supporting documents (if required) and click continue

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

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

Kind Regards,

Melanie Fowler | Public Information Releases Agent
Legal
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3593 | Fax: +1 416-231-4903 | E-Mail: mfowler@tssa.org
www.tssa.org

Winner of 2023 5-Star Safety Cultures Award

From: Alex Lajkosz <alajkosz@soilmat.ca>
Sent: Friday, August 25, 2023 9:02 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Underground Fuel Tanks (3777, 3787, 3791 & 3815 Portage Road, Niagara Falls)

[CAUTION]: This email originated outside the organisation.
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Hi there,

I'm looking for any records of underground fuel storage tanks located at the following addresses in Niagara Falls, Ontario:

3707 Portage Road
3777 Portage Road
3787 Portage Road
3791 Portage Road
3815 Portage Road
3831 Portage Road
3767 Portage Road

6331 Thorold Stone Road
6249 St John St
3855 St Peter Ave

Thanks,

Alex Lajkosz
Environmental Technician
SOIL-MAT ENGINEERS & CONSULTANTS LTD.
401 Grays Road, Hamilton, ON L8E 2Z3
T: 905.318.7440 M: 905.330.9164 www.soil-mat.ca

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Appendix 'F'

1. Ecolog ERIS Report

DATABASE REPORT

Project Property:	*Colborne Court Apartments - 3777, 3787, 3791 & 3815 Portage Road, Niagara Falls* *3777, 3787, 3791 & 3815 Portage Road* *Niagara Falls ON L2J 2L1*
Project No:	*230481-G*
Report Type:	*RSC Report (Urban)*
Order No:	*23082200325*
Requested by:	*Soil-Mat Engineers & Consultants Ltd.*
Date Completed:	*August 23, 2023*

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

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

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Executive Summary

Property Information:

Project Property:	*Colborne Court Apartments - 3777, 3787, 3791 & 3815 Portage Road, Niagara Falls* *3777, 3787, 3791 & 3815 Portage Road Niagara Falls ON L2J 2L1*
Project No:	*230481-G*

Order Information:

Order No:	*23082200325*
Date Requested:	*August 22, 2023*
Requested by:	*Soil-Mat Engineers & Consultants Ltd.*
Report Type:	*RSC Report (Urban)*

Historical/Products:

ERIS Xplorer	*ERIS Xplorer*
Topographic Map	*RSC Maps*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.30km	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	5	5
CA	Certificates of Approval	Y	0	3	3
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	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	9	9
EASR	Environmental Activity and Sector Registry	Y	0	1	1
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	1	1
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	4	20	24
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	7	7
FSTH	Fuel Storage Tank - Historic	Y	0	2	2
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	35	35
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	1	1

Database	Name	Searched	Project Property	Boundary to 0.30km	Total
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
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
NPR2	National Pollutant Release Inventory 1993-2020	Y	0	0	0
NPRI	National Pollutant Release Inventory - Historic	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	19	19
PINC	Pipeline Incidents	Y	0	5	5
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	1	1
RST	Retail Fuel Storage Tanks	Y	0	4	4
SCT	Scott's Manufacturing Directory	Y	0	3	3
SPL	Ontario Spills	Y	0	5	5
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	3	3
		Total:	4	126	130

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
1	EHS		3791 & 3815 Portage Road Niagara Falls ON L2J 2L1	W/0.0	0.95	35
1	EHS		3791 & 3815 Portage Road Niagara Falls ON L2J 2L1	W/0.0	0.95	35
2	EHS		3791 Portage Road Niagara Falls ON L2J 2K9	ENE/0.0	-0.62	35
2	EHS		3791 Portage Road Niagara Falls ON L2J 2K9	ENE/0.0	-0.62	35

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
3	EHS		3831 Portage Rd Niagara Falls ON L2J2L1	SSE/11.8	0.04	36
4	EHS		6260 Colborne Street Niagara Falls ON	N/19.1	-0.62	36
4	PINC	PIPELINE HIT - 3/4"	6260 COLBORNE ST,,NIAGARA FALLS, ON,L2J 1E6,CA ON	N/19.1	-0.62	36
4	SPL	Enbridge Energy Distribution Inc.	6260 Colborne St Niagara Falls ON	N/19.1	-0.62	36
5	SCT	Eckert Machines Inc.	3841 Portage Rd Niagara Falls ON L2J 2L1	SE/23.1	0.08	37
6	PES	COMMISSO'S - NIAGARA FALLS	3741 PORTAGE ROAD NIAGARA FALLS ON L2J2K9	NE/33.1	-1.45	37
6	PES	COMMISSO'S - NIAGARA FALLS	3741 PORTAGE ROAD NIAGARA FALLS ON L2J2K9	NE/33.1	-1.45	38
7	SCT	Cascade Printing Inc.	3747 Portage Rd Niagara Falls ON L2J 2L1	NNE/39.6	-1.16	38
8	RSC	2717981 ONTARIO INC.	3846 PORTAGE ROAD, NIAGARA FALLS, ON L2J 2K9 Niagara Falls ON	ESE/52.4	-1.86	39
9	ECA	The Corporation of the City of Niagara Falls	Colborne St Colborne Street and St. Peter Avenue Niagara Falls ON L2E 6N5	WNW/64.3	1.46	40
10	EHS		3846 Portage Road Niagara Falls ON	ESE/79.0	-2.78	40

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
11	WWIS		3846 PORTAGE RD lot 73 Niagara Falls ON ***Well ID:*** 7344501	ESE/81.8	-3.05	40
12	EHS		3714 Portage Road Niagara Falls ON L2J 2K9	E/86.5	-4.00	43
12	GEN	LCBO	3714 PORTAGE ROAD NIAGARA FALLS ON L2J2K9	E/86.5	-4.00	44
13	SPL		3739 Portage Rd Niagara Falls ON L2J 2K8	NW/90.5	1.02	44
13	PINC	PILLARTS & CRAFTS COMPANY (CHINA)	3739 PORTAGE RD,,NIAGARA FALLS, ON,L2J 2K8,CA ON	NW/90.5	1.02	45
14	CA	ONTARIO HOUSING CORP.	3874 PORTAGE RD. NIAGARA FALLS ON L2J 4C9	ESE/111.8	-2.81	45
14	GEN	Niagara Regional Housing	3874 Portage Road Niagara Falls ON L2J 4C9	ESE/111.8	-2.81	46
15	GEN	GREAT ATLANTIC & PACIFIC CO. OF CDA.LTD.	A & P SUPER FRESH #120 3703 PORTAGE ROAD NORTH NIAGARA FALLS ON L2J 2K8	NW/115.6	1.13	46
16	EHS		3639-3739 Portage Rd Niagara Falls ON L2J 2K8	NNW/124.8	-0.53	46
16	EHS		3639-3739 Portage Rd Niagara Falls ON L2J 2K8	NNW/124.8	-0.53	46
17	SPL	Enbridge Gas Distribution Inc.	6375 St John St Niagara Falls ON	WSW/133.3	4.87	47
17	PINC	PIPELINE HIT 1 1/4"	6375 ST JOHN ST,,NIAGARA FALLS,ON, L2J 1C7,CA ON	WSW/133.3	4.87	47
18	GEN	SHOPPERS DRUG MART	3701 PORTAGE ROAD NIAGARA FALLS ON L2J 2K8	NW/139.3	0.88	48

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
18	PES	SHOPPERS DRUG MART #0781 (TOWN & COUNTRY MALL)	3701 PORTAGE RD UNIT 1 NIAGARA FALLS ON L2J 2K8	NW/139.3	0.88	48
18	PES	SHOPPERS DRUG MART #0781 (TOWN & COUNTRY MALL)	3701 PORTAGE RD UNIT 1 NIAGARA FALLS ON L2J 2K8	NW/139.3	0.88	49
18	PES	DENNIS M MARTIN DRUGS INC O/A SHOPPERS DRUG MART #781	3701 PORTAGE RD NIAGARA FALLS ON L2J 2K8	NW/139.3	0.88	49
18	PES	SHOPPERS DRUG MART #0781 (TOWN & COUNTRY MALL)	3701 PORTAGE RD UNIT 1 NIAGARA FALLS ON L2J2K8	NW/139.3	0.88	49
18	PES	DENNIS M MARTIN DRUGS INC O/A SHOPPERS DRUG MART #781	3701 PORTAGE RD NIAGARA FALLS ON L2J2K8	NW/139.3	0.88	50
18	GEN	Dennis M. Martin Drugs Inc.	3701 PORTAGE RD, UNIT 1 Niagara Falls ON L2J 2K8	NW/139.3	0.88	50
18	GEN	Dennis M. Martin Drugs Inc.	3701 PORTAGE RD, UNIT 1 Niagara Falls ON L2J 2K8	NW/139.3	0.88	51
18	GEN	Dennis M. Martin Drugs Inc.	3701 PORTAGE RD, UNIT 1 Niagara Falls ON L2J 2K8	NW/139.3	0.88	51
18	GEN	Dennis M. Martin Drugs Inc.	3701 PORTAGE RD, UNIT 1 Niagara Falls ON L2J 2K8	NW/139.3	0.88	51
18	GEN	Dennis M. Martin Drugs Inc.	3701 PORTAGE RD, UNIT 1 Niagara Falls ON L2J 2K8	NW/139.3	0.88	52
18	GEN	Dennis M. Martin Drugs Inc.	3701 PORTAGE RD, UNIT 1 Niagara Falls ON L2J 2K8	NW/139.3	0.88	52
19	EHS		3915 Portage Road Niagara Falls ON	SSE/142.3	-0.04	53

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
19	EHS		3915 Portage Road Niagara Falls ON	SSE/142.3	-0.04	53
19	EASR	SKYLINE REAL ESTATE LIMITED PARTNERSHIP	3915 PORTAGE RD NIAGARA FALLS ON L2J 4C8	SSE/142.3	-0.04	53
19	EHS		3915 Portage Road Niagara Falls ON L2J 3W2	SSE/142.3	-0.04	53
20	GEN	NIAGARA, DISTRICT SCHOOL BOARD OF	JOHN MARSHALL ELEMENTARY SCHOOL 3910 JAMES AVENUE NIAGARA FALLS ON L2J 2R3	WSW/149.4	5.05	54
21	HINC		3758 ST. JAMES AVENUE NIAGARA FALLS ON	W/153.6	4.04	54
22	BORE		ON	SW/160.4	5.05	55
23	CA	LITTLE CAESARS OF CANADA INC.	3643 PORTAGE ROAD NIAGARA FALLS CITY ON L2J 2K8	N/166.7	-1.22	56
23	EHS		3643 Portage Road Niagara Falls ON L2J 2K8	N/166.7	-1.22	56
24	GEN	Montrose dental	3936 portage rd Niagara falls ON L2J 2K9	SE/171.8	-1.54	57
24	GEN	Montrose dental	3936 portage rd Niagara falls ON L2J 2K9	SE/171.8	-1.54	57
25	EHS		3900 Portage Rd Niagara Falls ON L2J 4L8	ESE/192.5	-3.92	57
25	EHS		3900 Portage Road Niagara Falls ON	ESE/192.5	-3.92	58
25	EHS		3900 Portage Road Niagara Falls ON L2J 4C9	ESE/192.5	-3.92	58

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
25	EHS		3900 Portage Road Niagara Falls ON L2J 4C9	ESE/192.5	-3.92	58
26	PRT	GERALD FOLEY & BETTY FENERTY	3645 PORTAGE RD N NIAGARA FALLS ON L2J2K8	N/193.8	-1.39	58
26	DTNK	GERALD FOLEY & BETTY FENERTY	3645 PORTAGE RD NIAGARA FALLS ON L2J 2K8	N/193.8	-1.39	58
27	SCT	Fine Kettle "O" Fish	3641 Portage Rd Niagara Falls ON L2J 2K8	NW/198.2	0.40	59
27	EHS		3641 Portage Road Niagara Falls ON L2J 2K8	NW/198.2	0.40	59
28	WWIS		ON ***Well ID:*** 7398011	N/203.0	-2.77	59
29	BORE		ON	WSW/203.9	6.05	60
30	WWIS		ON ***Well ID:*** 7398008	N/208.2	-1.94	62
31	BORE		ON	SW/213.4	6.05	62
32	CA	M&M MEAT SHOPS CONSTR. CO. LTD.	6225 THOROLD STONE ROAD NIAGARA FALLS CITY ON L2J 1A6	SSE/229.9	0.39	64
33	EHS		3976 Portage Rd Niagara Falls ON L2J2K9	SSE/236.0	-1.39	64
34	EHS		6271 Thorold Stone Road Niagara Falls ON L2J 1A6	S/237.9	2.03	64
34	GEN	K. A. CROSSMAN DENTISTRY PROFESSIONAL CORPORATION	6271 THOROLD STONE ROAD NIAGARA FALLS ON	S/237.9	2.03	65

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
34	GEN	Dr. Lowell Tupman Family Dentistry	6271 Thorold Stone Road Niagara Falls ON L2J 1A6	S/237.9	2.03	65
34	GEN	Dr. Lowell Tupman Family Dentistry	6271 Thorold Stone Road Niagara Falls ON L2J 1A6	S/237.9	2.03	65
34	GEN	Dr. Lowell Tupman Family Dentistry	6271 Thorold Stone Road Niagara Falls ON L2J 1A6	S/237.9	2.03	66
34	GEN	Dr. Lowell Tupman Family Dentistry	6271 Thorold Stone Road Niagara Falls ON L2J 1A6	S/237.9	2.03	66
34	GEN	Dr. Lowell Tupman Family Dentistry	6271 Thorold Stone Road Niagara Falls ON L2J 1A6	S/237.9	2.03	67
34	GEN	Dr. Lowell Tupman Family Dentistry	6271 Thorold Stone Road Niagara Falls ON L2J 1A6	S/237.9	2.03	67
35	PES	STAMFORD HARDWARE & HOME CENTRE	3639 PORTAGE ROAD NIAGARA FALLS ON L2J 2K8	NNW/245.2	-0.95	67
35	PES	STAMFORD HARDWARE	3639 PORTAGE RD NIAGARA FALLS ON L2J2K8	NNW/245.2	-0.95	68
35	PES	STAMFORD HARDWARE	3639 PORTAGE RD NIAGARA FALLS ON L2J 2K8	NNW/245.2	-0.95	68
35	PES	STAMFORD HARDWARE	3639 PORTAGE RD NIAGARA FALLS ON L2J 2K8	NNW/245.2	-0.95	69
35	PES	1962958 ONTARIO LIMITED O/A STAMFORD HARDWARE	3639 PORTAGE RD NIAGARA FALLS ON L2J2K8	NNW/245.2	-0.95	69
35	PES	STAMFORD HARDWARE	3639 PORTAGE RD NIAGARA FALLS ON L2J2K8	NNW/245.2	-0.95	69
36	PES	THOROLD STONE FOOD CITY	6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J 1A4	SE/250.5	-2.22	70

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
36	GEN	GLIDDEN (OUT OF BUS) 17-529	ICI PAINTS (CANADA) INC. 6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J 1A4	SE/250.5	-2.22	70
36	GEN	GLIDDEN PAINTS 17-529	ICI PAINTS (CANADA) INC. 6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J 1A4	SE/250.5	-2.22	71
36	GEN	GLIDDEN (OUT OF BUS)	ICI PAINTS (CANADA) INC. 6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J 1A4	SE/250.5	-2.22	71
36	GEN	ParMax Realty Services Ltd.	6161 Thorold Stone Road Niagara Falls ON L2J 1A4	SE/250.5	-2.22	71
36	PES	GIANT TIGER STORE # 137 - TORA NIAGARA FALLS LIMITED	6161 THORLD STONE RD NIAGARA FALLS ON L2J1A4	SE/250.5	-2.22	72
36	PES	GIANT TIGER STORE # 137 - TORA NIAGARA FALLS LIMITED	6161 THORLD STONE RD NIAGARA FALLS ON L2J1A4	SE/250.5	-2.22	72
36	SPL	Hepp Contracting/ Mr. Harold Epp<UNOFFICIAL>	6161 Thorold Stone Rd Niagara Falls ON L2J 1A4	SE/250.5	-2.22	73
36	PES	GIANT TIGER STORE # 137 - TORA NIAGARA FALLS LIMITED	6161 THORLD STONE RD NIAGARA FALLS ON L2J 1A4	SE/250.5	-2.22	73
36	SPL		6161 Thorold Stone road Niagara Falls ON	SE/250.5	-2.22	74
36	PINC	PIPELINE HIT 3"	6161 THOROLD STONE RD,,NIAGARA FALLS,ON,L2J 1A4,CA ON	SE/250.5	-2.22	74
36	GEN	Commisso's Fresh Foods	314 - 6161 Thorold Stone Road Niagara Falls ON L2J 1A4	SE/250.5	-2.22	75
36	GEN	Commisso's Fresh Foods	314 - 6161 Thorold Stone Road Niagara Falls ON L2J 1A4	SE/250.5	-2.22	75
36	PES	GIANT TIGER STORE # 137 - TORA NIAGARA FALLS	6161 THORLD STONE RD NIAGARA FALLS ON L2J1A4	SE/250.5	-2.22	76

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
		LIMITED				
36	PES	THOROLD STONE FOOD CITY	6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J1A4	SE/250.5	-2.22	76
36	EHS		6161 Thorold Stone Road Niagara Falls ON L2J 1A4	SE/250.5	-2.22	76
36	EHS		6161 Thorold Stone Road Niagara Falls ON L2J 1A4	SE/250.5	-2.22	76
37	PRT	GALES GAS BARS LTD	6331 THOROLD STONE RD NIAGARA FALLS ON L2J1A9	SSW/257.0	5.05	77
37	RST	A & D SERVICE CENTRE	6331 THOROLD STONE RD NIAGARA FALLS ON L2J1A9	SSW/257.0	5.05	77
37	RST	GALE'S GAS BARS LTD	6331 THOROLD STONE RD NIAGARA FALLS ON L2J1A9	SSW/257.0	5.05	77
37	RST	GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	SSW/257.0	5.05	77
37	FSTH	GALES GAS BARS LTD	6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	SSW/257.0	5.05	77
37	FSTH	GALES GAS BARS LTD*	6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	SSW/257.0	5.05	78
37	DTNK	GALES GAS BARS LTD*	6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	SSW/257.0	5.05	78
37	DTNK	GALES GAS BARS LTD*	6331 THOROLD STONE RD NIAGARA FALLS ON	SSW/257.0	5.05	79
37	DTNK	GALES GAS BARS LTD*	6331 THOROLD STONE RD NIAGARA FALLS ON	SSW/257.0	5.05	79

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
37	FST	GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	SSW/257.0	5.05	80
37	FST	GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	SSW/257.0	5.05	80
37	FST	GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	SSW/257.0	5.05	81
37	RST	GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS ON L2J1A9	SSW/257.0	5.05	81
37	DTNK	GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	SSW/257.0	5.05	82
37	DTNK	GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	SSW/257.0	5.05	82
37	DTNK	GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	SSW/257.0	5.05	83
37	DTNK	GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	SSW/257.0	5.05	83
37	DTNK		6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	SSW/257.0	5.05	84
37	FST	GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	SSW/257.0	5.05	85
37	FST	GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	SSW/257.0	5.05	85
37	FST	GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	SSW/257.0	5.05	86

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
37	FST	GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	SSW/257.0	5.05	86
38	BORE		ON	NW/273.0	0.05	87
39	PINC	Pipeline Hit	6089 KEITH STREET,,NIAGARA FALLS, ON,L2J 1K1,CA ON	NE/278.9	-5.95	88
40	BORE		ON	WNW/292.8	1.01	89
41	EHS		6225, 6255 Huggins St. Niagara Falls ON	N/292.9	-2.16	90
42	GEN	NIAGARA SAW SALES & SERVICE	4009 ELBERTA AVE. NIAGARA FALLS ON L2E 6G1	S/295.4	2.72	90
42	GEN	NIAGARA SAW SALES & SERVICE	4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	S/295.4	2.72	91
42	GEN	NIAGARA SAW SALES & SERVICE 28-312	4009 ELBERTA AVE. NIAGARA FALLS ON L2E 6G1	S/295.4	2.72	91
42	GEN	NIAGARA SAW	4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	S/295.4	2.72	92
42	GEN	NIAGARA SAW	4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	S/295.4	2.72	92
42	GEN	NIAGARA SAW	4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	S/295.4	2.72	92
42	GEN	NIAGARA SAW	4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	S/295.4	2.72	93
42	GEN	NIAGARA SAW	4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	S/295.4	2.72	93

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
42	GEN	NIAGARA SAW	4009 ELBERTA AVENUE NIAGARA FALLS ON	S/295.4	2.72	93

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 5 BORE site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	ON	160.4	22
	ON	203.9	29
	ON	213.4	31
	ON	273.0	38
	ON	292.8	40

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 3 CA site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
ONTARIO HOUSING CORP.	3874 PORTAGE RD. NIAGARA FALLS ON L2J 4C9	111.8	14
LITTLE CAESARS OF CANADA INC.	3643 PORTAGE ROAD NIAGARA FALLS CITY ON L2J 2K8	166.7	23
M&M MEAT SHOPS CONSTR. CO. LTD.	6225 THOROLD STONE ROAD NIAGARA FALLS CITY ON L2J 1A6	229.9	32

Site	Address	Distance (m)	Map Key

DTNK - Delisted Fuel Tanks

A search of the DTNK database, dated Feb 28, 2022 has found that there are 9 DTNK site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
GERALD FOLEY & BETTY FENERTY	3645 PORTAGE RD NIAGARA FALLS ON L2J 2K8	193.8	26
GALES GAS BARS LTD*	6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	257.0	37
GALES GAS BARS LTD*	6331 THOROLD STONE RD NIAGARA FALLS ON	257.0	37
GALES GAS BARS LTD*	6331 THOROLD STONE RD NIAGARA FALLS ON	257.0	37
GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	257.0	37
GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	257.0	37
GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	257.0	37
	6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	257.0	37
GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	257.0	37

EASR - Environmental Activity and Sector Registry

A search of the EASR database, dated Oct 2011- Jun 30, 2023 has found that there are 1 EASR site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
SKYLINE REAL ESTATE LIMITED PARTNERSHIP	3915 PORTAGE RD NIAGARA FALLS ON L2J 4C8	142.3	19

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011- Jun 30, 2023 has found that there are 1 ECA site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
The Corporation of the City of Niagara Falls	Colborne St Colborne Street and St. Peter Avenue Niagara Falls ON L2E 6N5	64.3	9

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jun 30, 2023 has found that there are 24 EHS site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	3791 & 3815 Portage Road Niagara Falls ON L2J 2L1	0.0	1
	3791 & 3815 Portage Road Niagara Falls ON L2J 2L1	0.0	1
	3791 Portage Road Niagara Falls ON L2J 2K9	0.0	2
	3791 Portage Road Niagara Falls ON L2J 2K9	0.0	2
	3831 Portage Rd Niagara Falls ON L2J2L1	11.8	3

Site	Address	Distance (m)	Map Key
	6260 Colborne Street Niagara Falls ON	19.1	4
	3846 Portage Road Niagara Falls ON	79.0	10
	3714 Portage Road Niagara Falls ON L2J 2K9	86.5	12
	3639-3739 Portage Rd Niagara Falls ON L2J 2K8	124.8	16
	3639-3739 Portage Rd Niagara Falls ON L2J 2K8	124.8	16
	3915 Portage Road Niagara Falls ON	142.3	19
	3915 Portage Road Niagara Falls ON	142.3	19
	3915 Portage Road Niagara Falls ON L2J 3W2	142.3	19
	3643 Portage Road Niagara Falls ON L2J 2K8	166.7	23
	3900 Portage Rd Niagara Falls ON L2J 4L8	192.5	25
	3900 Portage Road Niagara Falls ON	192.5	25
	3900 Portage Road Niagara Falls ON L2J 4C9	192.5	25

Site	Address	Distance (m)	Map Key
	3900 Portage Road Niagara Falls ON L2J 4C9	192.5	25
	3641 Portage Road Niagara Falls ON L2J 2K8	198.2	27
	3976 Portage Rd Niagara Falls ON L2J2K9	236.0	33
	6271 Thorold Stone Road Niagara Falls ON L2J 1A6	237.9	34
	6161 Thorold Stone Road Niagara Falls ON L2J 1A4	250.5	36
	6161 Thorold Stone Road Niagara Falls ON L2J 1A4	250.5	36
	6225, 6255 Huggins St. Niagara Falls ON	292.9	41

FST - Fuel Storage Tank

A search of the FST database, dated Feb 28, 2022 has found that there are 7 FST site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	257.0	37
GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	257.0	37

Site	Address	Distance (m)	Map Key
GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	257.0	37
GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	257.0	37
GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	257.0	37
GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	257.0	37
GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	257.0	37

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 2 FSTH site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
GALES GAS BARS LTD*	6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	257.0	37
GALES GAS BARS LTD	6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	257.0	37

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Oct 31, 2022 has found that there are 35 GEN site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
LCBO	3714 PORTAGE ROAD NIAGARA FALLS ON L2J2K9	86.5	12

Site	Address	Distance (m)	Map Key
Niagara Regional Housing	3874 Portage Road Niagara Falls ON L2J 4C9	111.8	14
GREAT ATLANTIC & PACIFIC CO. OF CDA.LTD.	A & P SUPER FRESH #120 3703 PORTAGE ROAD NORTH NIAGARA FALLS ON L2J 2K8	115.6	15
SHOPPERS DRUG MART	3701 PORTAGE ROAD NIAGARA FALLS ON L2J 2K8	139.3	18
Dennis M. Martin Drugs Inc.	3701 PORTAGE RD, UNIT 1 Niagara Falls ON L2J 2K8	139.3	18
Dennis M. Martin Drugs Inc.	3701 PORTAGE RD, UNIT 1 Niagara Falls ON L2J 2K8	139.3	18
Dennis M. Martin Drugs Inc.	3701 PORTAGE RD, UNIT 1 Niagara Falls ON L2J 2K8	139.3	18
Dennis M. Martin Drugs Inc.	3701 PORTAGE RD, UNIT 1 Niagara Falls ON L2J 2K8	139.3	18
Dennis M. Martin Drugs Inc.	3701 PORTAGE RD, UNIT 1 Niagara Falls ON L2J 2K8	139.3	18
Dennis M. Martin Drugs Inc.	3701 PORTAGE RD, UNIT 1 Niagara Falls ON L2J 2K8	139.3	18
NIAGARA, DISTRICT SCHOOL BOARD OF	JOHN MARSHALL ELEMENTARY SCHOOL 3910 JAMES AVENUE NIAGARA FALLS ON L2J 2R3	149.4	20
Montrose dental	3936 portage rd Niagara falls ON L2J 2K9	171.8	24
Montrose dental	3936 portage rd Niagara falls ON L2J 2K9	171.8	24

Site	Address	Distance (m)	Map Key
K. A. CROSSMAN DENTISTRY PROFESSIONAL CORPORATION	6271 THOROLD STONE ROAD NIAGARA FALLS ON	237.9	34
Dr. Lowell Tupman Family Dentistry	6271 Thorold Stone Road Niagara Falls ON L2J 1A6	237.9	34
Dr. Lowell Tupman Family Dentistry	6271 Thorold Stone Road Niagara Falls ON L2J 1A6	237.9	34
Dr. Lowell Tupman Family Dentistry	6271 Thorold Stone Road Niagara Falls ON L2J 1A6	237.9	34
Dr. Lowell Tupman Family Dentistry	6271 Thorold Stone Road Niagara Falls ON L2J 1A6	237.9	34
Dr. Lowell Tupman Family Dentistry	6271 Thorold Stone Road Niagara Falls ON L2J 1A6	237.9	34
Dr. Lowell Tupman Family Dentistry	6271 Thorold Stone Road Niagara Falls ON L2J 1A6	237.9	34
Commisso's Fresh Foods	314 - 6161 Thorold Stone Road Niagara Falls ON L2J 1A4	250.5	36
ParMax Realty Services Ltd.	6161 Thorold Stone Road Niagara Falls ON L2J 1A4	250.5	36
GLIDDEN (OUT OF BUS) 17-529	ICI PAINTS (CANADA) INC. 6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J 1A4	250.5	36
GLIDDEN PAINTS 17-529	ICI PAINTS (CANADA) INC. 6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J 1A4	250.5	36

Site	Address	Distance (m)	Map Key
GLIDDEN (OUT OF BUS)	ICI PAINTS (CANADA) INC. 6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J 1A4	250.5	36
Commisso's Fresh Foods	314 - 6161 Thorold Stone Road Niagara Falls ON L2J 1A4	250.5	36
NIAGARA SAW SALES & SERVICE	4009 ELBERTA AVE. NIAGARA FALLS ON L2E 6G1	295.4	42
NIAGARA SAW SALES & SERVICE	4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	295.4	42
NIAGARA SAW SALES & SERVICE 28-312	4009 ELBERTA AVE. NIAGARA FALLS ON L2E 6G1	295.4	42
NIAGARA SAW	4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	295.4	42
NIAGARA SAW	4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	295.4	42
NIAGARA SAW	4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	295.4	42
NIAGARA SAW	4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	295.4	42
NIAGARA SAW	4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	295.4	42
NIAGARA SAW	4009 ELBERTA AVENUE NIAGARA FALLS ON	295.4	42

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 1 HINC site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	3758 ST. JAMES AVENUE NIAGARA FALLS ON	153.6	21

PES - Pesticide Register

A search of the PES database, dated Oct 2011- Jun 30, 2023 has found that there are 19 PES site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
COMMISSO'S - NIAGARA FALLS	3741 PORTAGE ROAD NIAGARA FALLS ON L2J2K9	33.1	6
COMMISSO'S - NIAGARA FALLS	3741 PORTAGE ROAD NIAGARA FALLS ON L2J2K9	33.1	6
SHOPPERS DRUG MART #0781 (TOWN & COUNTRY MALL)	3701 PORTAGE RD UNIT 1 NIAGARA FALLS ON L2J 2K8	139.3	18
SHOPPERS DRUG MART #0781 (TOWN & COUNTRY MALL)	3701 PORTAGE RD UNIT 1 NIAGARA FALLS ON L2J 2K8	139.3	18
DENNIS M MARTIN DRUGS INC O/A SHOPPERS DRUG MART #781	3701 PORTAGE RD NIAGARA FALLS ON L2J 2K8	139.3	18
SHOPPERS DRUG MART #0781 (TOWN & COUNTRY MALL)	3701 PORTAGE RD UNIT 1 NIAGARA FALLS ON L2J2K8	139.3	18
DENNIS M MARTIN DRUGS INC O/A SHOPPERS DRUG MART #781	3701 PORTAGE RD NIAGARA FALLS ON L2J2K8	139.3	18
STAMFORD HARDWARE & HOME CENTRE	3639 PORTAGE ROAD NIAGARA FALLS ON L2J 2K8	245.2	35

Site	Address	Distance (m)	Map Key
STAMFORD HARDWARE	3639 PORTAGE RD NIAGARA FALLS ON L2J2K8	245.2	35
STAMFORD HARDWARE	3639 PORTAGE RD NIAGARA FALLS ON L2J 2K8	245.2	35
STAMFORD HARDWARE	3639 PORTAGE RD NIAGARA FALLS ON L2J 2K8	245.2	35
1962958 ONTARIO LIMITED O/A STAMFORD HARDWARE	3639 PORTAGE RD NIAGARA FALLS ON L2J2K8	245.2	35
STAMFORD HARDWARE	3639 PORTAGE RD NIAGARA FALLS ON L2J2K8	245.2	35
GIANT TIGER STORE # 137 - TORA NIAGARA FALLS LIMITED	6161 THORLD STONE RD NIAGARA FALLS ON L2J 1A4	250.5	36
GIANT TIGER STORE # 137 - TORA NIAGARA FALLS LIMITED	6161 THORLD STONE RD NIAGARA FALLS ON L2J1A4	250.5	36
GIANT TIGER STORE # 137 - TORA NIAGARA FALLS LIMITED	6161 THORLD STONE RD NIAGARA FALLS ON L2J1A4	250.5	36
THOROLD STONE FOOD CITY	6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J1A4	250.5	36
THOROLD STONE FOOD CITY	6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J 1A4	250.5	36
GIANT TIGER STORE # 137 - TORA NIAGARA FALLS LIMITED	6161 THORLD STONE RD NIAGARA FALLS ON L2J1A4	250.5	36

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2021 has found that there are 5 PINC site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
PIPELINE HIT - 3/4"	6260 COLBORNE ST,,NIAGARA FALLS,ON, L2J 1E6,CA ON	19.1	4
PILLARTS & CRAFTS COMPANY (CHINA)	3739 PORTAGE RD,,NIAGARA FALLS,ON, L2J 2K8,CA ON	90.5	13
PIPELINE HIT 1 1/4"	6375 ST JOHN ST,,NIAGARA FALLS,ON,L2J 1C7,CA ON	133.3	17
PIPELINE HIT 3"	6161 THOROLD STONE RD,,NIAGARA FALLS,ON,L2J 1A4,CA ON	250.5	36
Pipeline Hit	6089 KEITH STREET,,NIAGARA FALLS,ON, L2J 1K1,CA ON	278.9	39

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 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
GERALD FOLEY & BETTY FENERTY	3645 PORTAGE RD N NIAGARA FALLS ON L2J2K8	193.8	26
GALES GAS BARS LTD	6331 THOROLD STONE RD NIAGARA FALLS ON L2J1A9	257.0	37

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Jun 2023 has found that there are 1 RSC site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
2717981 ONTARIO INC.	3846 PORTAGE ROAD, NIAGARA FALLS, ON L2J 2K9 Niagara Falls ON	52.4	8

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Feb 28, 2023 has found that there are 4 RST site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS ON L2J1A9	257.0	37
GALE'S GAS BARS LIMITED	6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	257.0	37
A & D SERVICE CENTRE	6331 THOROLD STONE RD NIAGARA FALLS ON L2J1A9	257.0	37
GALE'S GAS BARS LTD	6331 THOROLD STONE RD NIAGARA FALLS ON L2J1A9	257.0	37

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 3 SCT site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
Eckert Machines Inc.	3841 Portage Rd Niagara Falls ON L2J 2L1	23.1	5
Cascade Printing Inc.	3747 Portage Rd Niagara Falls ON L2J 2L1	39.6	7
Fine Kettle "O" Fish	3641 Portage Rd Niagara Falls ON L2J 2K8	198.2	27

SPL - Ontario Spills

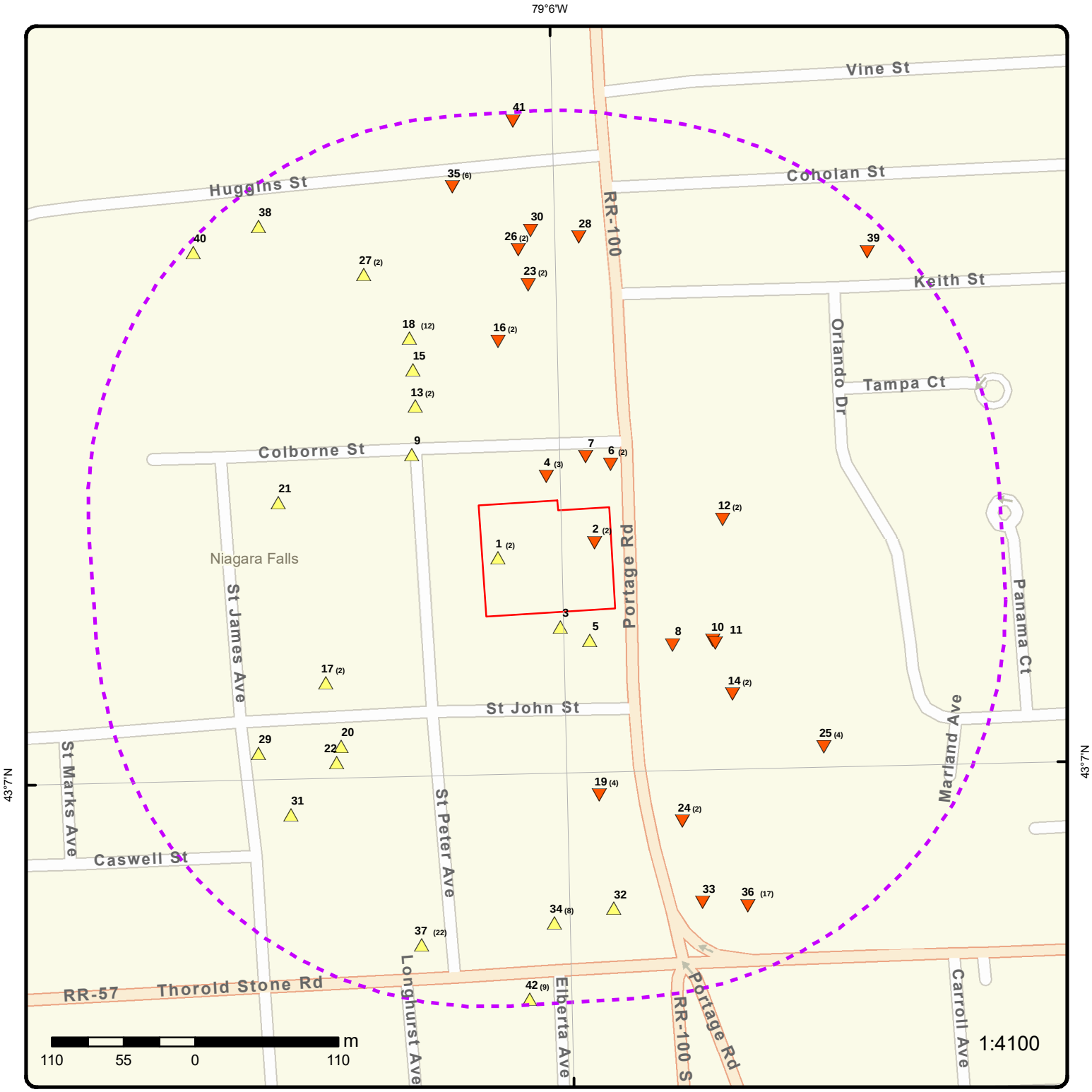
A search of the SPL database, dated 1988-Oct 2021 has found that there are 5 SPL site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
Enbridge Energy Distribution Inc.	6260 Colborne St Niagara Falls ON	19.1	4
	3739 Portage Rd Niagara Falls ON L2J 2K8	90.5	13
Enbridge Gas Distribution Inc.	6375 St John St Niagara Falls ON	133.3	17
Hepp Contracting/ Mr. Harold Epp<UNOFFICIAL>	6161 Thorold Stone Rd Niagara Falls ON L2J 1A4	250.5	36
	6161 Thorold Stone road Niagara Falls ON	250.5	36

WWIS - Water Well Information System

A search of the WWIS database, dated Mar 31 2023 has found that there are 3 WWIS site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	3846 PORTAGE RD lot 73 Niagara Falls ON ***Well ID:*** 7344501	81.8	11
	ON ***Well ID:*** 7398011	203.0	28
	ON ***Well ID:*** 7398008	208.2	30



Map: 0.3 Kilometer Radius

Order Number: 23082200325

Address: 3777, 3787, 3791 & 3815 Portage Road, Niagara Falls, ON

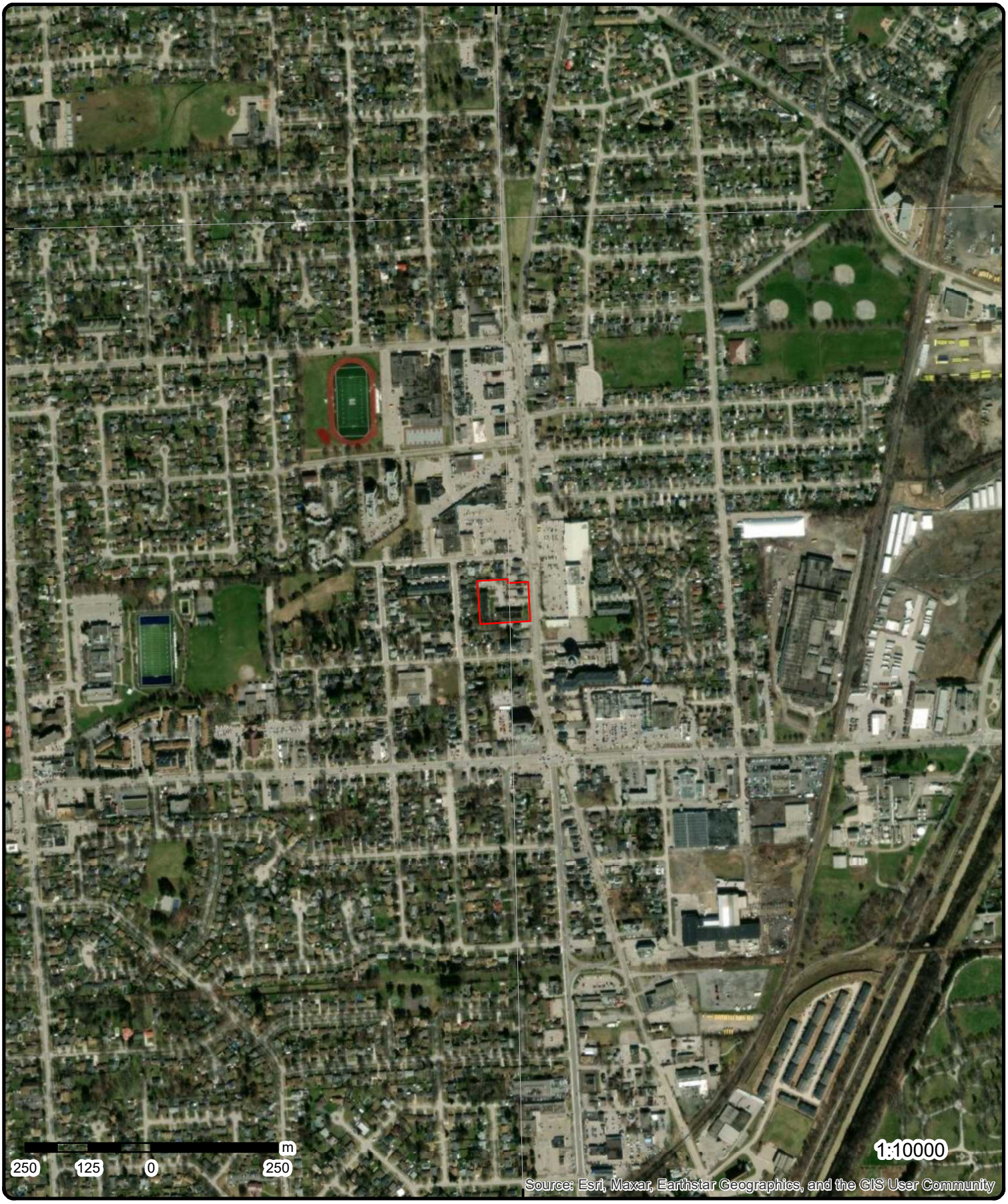
- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major Arterial; Minor Arterial
- Local Road
- Service Road; Traffic Circle; Ramp
- 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.

© ERIS Information Limited Partnership

79°6'W

43°7'30"N



43°7'30"N

Aerial

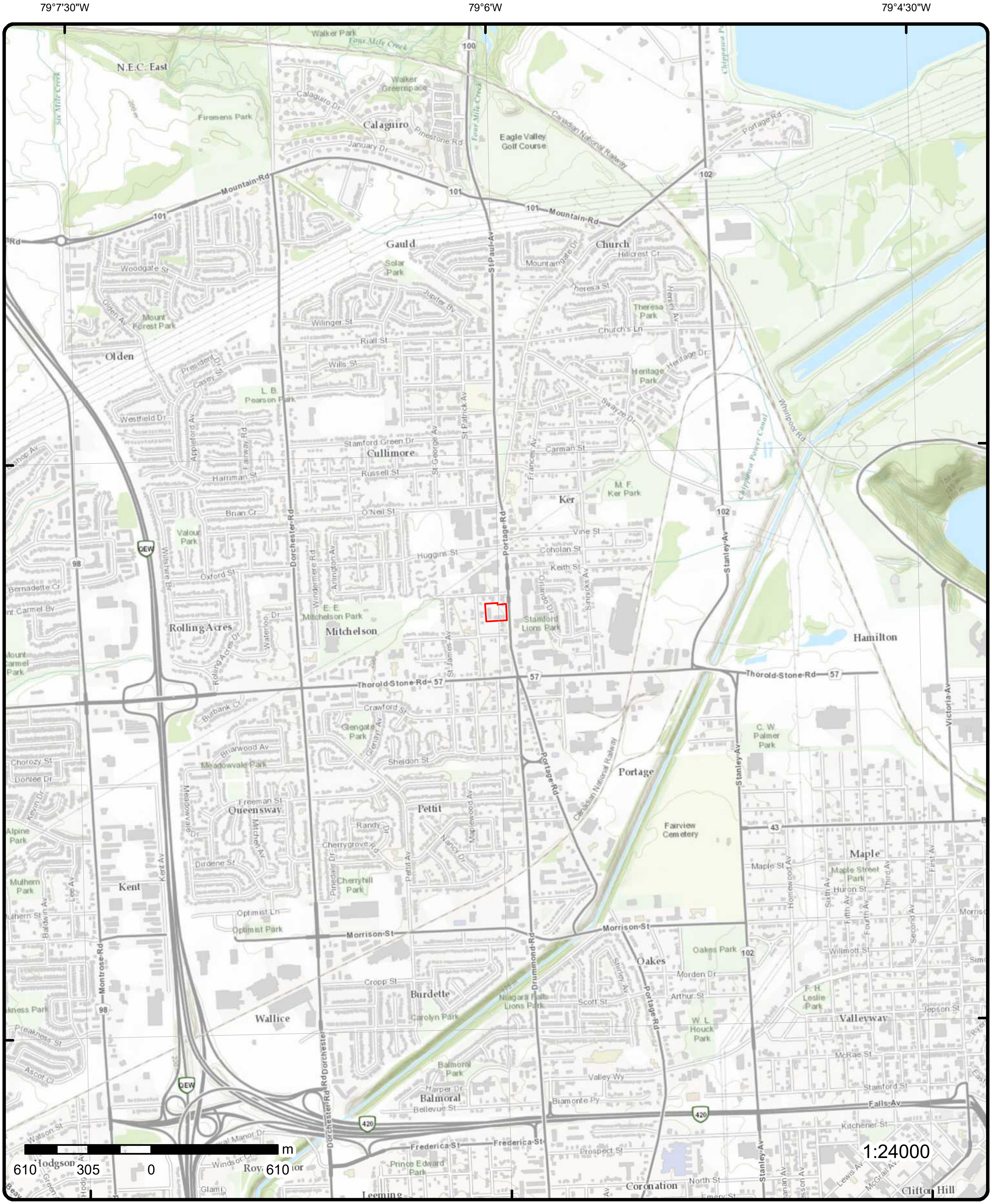
Year: 2021

Order Number: 23082200325

Address: 3777, 3787, 3791 & 3815 Portage Road, Niagara Falls, ON

Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Order Number: 23082200325

Address: 3777, 3787, 3791 & 3815 Portage Road, ON

Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 2	W/0.0	195.7 / 0.95	3791 & 3815 Portage Road Niagara Falls ON L2J 2L1	EHS

Order No:	22063000105	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	06-JUL-22	**Search Radius (km):**	.25
Date Received:	30-JUN-22	**X:**	-79.1006358
Previous Site Name:		**Y:**	43.1181671
Lot/Building Size:			
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans		

1	2 of 2	W/0.0	195.7 / 0.95	3791 & 3815 Portage Road Niagara Falls ON L2J 2L1	EHS

Order No:	22063000105	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	06-JUL-22	**Search Radius (km):**	.25
Date Received:	30-JUN-22	**X:**	-79.1006358
Previous Site Name:		**Y:**	43.1181671
Lot/Building Size:			
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans		

2	1 of 2	ENE/0.0	194.2 / -0.62	3791 Portage Road Niagara Falls ON L2J 2K9	EHS

Order No:	21102600018	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	29-OCT-21	**Search Radius (km):**	.25
Date Received:	26-OCT-21	**X:**	-79.0997202
Previous Site Name:		**Y:**	43.1182514
Lot/Building Size:			
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans		

2	2 of 2	ENE/0.0	194.2 / -0.62	3791 Portage Road Niagara Falls ON L2J 2K9	EHS

Order No:	21102600018	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	29-OCT-21	**Search Radius (km):**	.25
Date Received:	26-OCT-21	**X:**	-79.0997202
Previous Site Name:		**Y:**	43.1182514
Lot/Building Size:			
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	1 of 1	SSE/11.8	194.8 / 0.04	3831 Portage Rd Niagara Falls ON L2J2L1	EHS

Order No:	20180320116	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	26-MAR-18	**Search Radius (km):**	.25
Date Received:	20-MAR-18	**X:**	-79.100062
Previous Site Name:		**Y:**	43.117674
Lot/Building Size:			
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans		

4	1 of 3	N/19.1	194.2 / -0.62	6260 Colborne Street Niagara Falls ON	EHS

Order No:	20141002063	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Custom Report	**Client Prov/State:**	ON
Report Date:	10-OCT-14	**Search Radius (km):**	.25
Date Received:	02-OCT-14	**X:**	-79.100249
Previous Site Name:		**Y:**	43.118893
Lot/Building Size:			
Additional Info Ordered:			

4	2 of 3	N/19.1	194.2 / -0.62	PIPELINE HIT - 3/4" 6260 COLBORNE ST,,NIAGARA FALLS,ON,L2J 1E6,CA ON	PINC

Incident Id:		**Pipe Material:**	
Incident No:	1933628	**Fuel Category:**	
Incident Reported Dt:	9/1/2016	**Health Impact:**	
Type:	FS-Pipeline Incident	**Environment Impact:**	
Status Code:		**Property Damage:**	
Tank Status:	Pipeline Damage Reason Est	**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:	PIPELINE HIT - 3/4"		
Incident Address:	6260 COLBORNE ST,,NIAGARA FALLS,ON,L2J 1E6,CA		
Operation Type:			
Pipeline Type:			
Regulator Type:			
Summary:			
Reported By:			
Affiliation:			
Occurrence Desc:			
Damage Reason:			
Notes:			

4	3 of 3	N/19.1	194.2 / -0.62	Enbridge Energy Distribution Inc. 6260 Colborne St Niagara Falls ON	SPL

Ref No:	6201-ADCU83	**Contaminant Qty:**	0 L
Site No:	NA	**Nature of Damage:**	
Incident Dt:	8/31/2016	**Discharger Report:**	

Year:		**Material Group:**	
Incident Cause:		**Health/Env Conseq:**	
Incident Event:	Leak/Break	**Agency Involved:**	
Environment Impact:		**Site Lot:**	
Nature of Impact:		**Site Conc:**	
MOE Response:		**Site Geo Ref Accu:**	
Dt MOE Arvl on Scn:		**Site Map Datum:**	
MOE Reported Dt:	8/31/2016	**Northing:**	
Dt Document Closed:		**Easting:**	
Municipality No:			
System Facility Address:			
Client Type:			
Call Report Location Geodata:			
Contaminant Code:	35		
Contaminant Name:	NATURAL GAS (METHANE)		
Contaminant Limit 1:			
Contam Limit Freq 1:			
Contaminant UN No 1:			
Receiving Medium:			
Receiving Environment:	Air		
Incident Reason:	Operator/Human Error		
Incident Summary:	TSSA FSB: 3/4" steel line strike, made safe		
Site Region:			
Site Municipality:	Niagara Falls		
Activity Preceding Spill:			
Property 2nd Watershed:			
Property Tertiary Watershed:			
Sector Type:	Unknown / N/A		
SAC Action Class:	TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill		
Source Type:			
Site County/District:			
Site Geo Ref Meth:			
Site District Office:			
Nearest Watercourse:			
Site Name:	Residential<UNOFFICIAL>		
Site Address:	6260 Colborne St		
Client Name:	Enbridge Energy Distribution Inc.		

5	*1 of 1*	*SE/23.1*	*194.9 / 0.08*	***Eckert Machines Inc.*** ***3841 Portage Rd*** ***Niagara Falls ON L2J 2L1***	***SCT***

Established:	01-JAN-59
Plant Size (ft²):	1200
Employment:	

--Details--

Description:	Wholesale Trade Agents and Brokers
SIC/NAICS Code:	419120
Description:	Service Establishment Machinery, Equipment and Supplies Wholesaler-Distributors
SIC/NAICS Code:	417920
Description:	Service Establishment Machinery, Equipment and Supplies Wholesaler-Distributors
SIC/NAICS Code:	417920
Description:	Industrial Machinery, Equipment and Supplies Wholesaler-Distributors
SIC/NAICS Code:	417230

6	*1 of 2*	*NE/33.1*	*193.3 / -1.45*	***COMMISSO'S - NIAGARA FALLS*** ***3741 PORTAGE ROAD***	***PES***

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
				NIAGARA FALLS ON L2J2K9	

Detail Licence No:		**Operator Box:**	
Licence No:		**Operator Class:**	
Status:		**Operator No:**	
Approval Date:		**Operator Type:**	
Report Source:		**Oper Area Code:**	
Licence Type:	Limited Vendor	**Oper Phone No:**	
Licence Type Code:	23	**Operator Ext:**	
Licence Class:		**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	
Longitude:		**Operator District:**	
Lot:		**Operator County:**	
Concession:		**Op Municipality:**	
Region:		**Post Office Box:**	
District:		**MOE District:**	
County:		**SWP Area Name:**	
Trade Name:			
PDF URL:			

6	2 of 2	NE/33.1	193.3 / -1.45	COMMISSO'S - NIAGARA FALLS 3741 PORTAGE ROAD NIAGARA FALLS ON L2J2K9	PES

Detail Licence No:		**Operator Box:**	
Licence No:	13048	**Operator Class:**	
Status:		**Operator No:**	
Approval Date:		**Operator Type:**	
Report Source:	Legacy Licenses (Excluding TS)	**Oper Area Code:**	905
Licence Type:	Limited Vendor	**Oper Phone No:**	3712270
Licence Type Code:	23	**Operator Ext:**	
Licence Class:	01	**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	
Longitude:		**Operator District:**	
Lot:		**Operator County:**	
Concession:		**Op Municipality:**	
Region:		**Post Office Box:**	
District:		**MOE District:**	
County:		**SWP Area Name:**	
Trade Name:			
PDF URL:			

7	1 of 1	NNE/39.6	193.6 / -1.16	Cascade Printing Inc. 3747 Portage Rd Niagara Falls ON L2J 2L1	SCT

Established:	01-JUN-82
Plant Size (ft²):	
Employment:	

--Details--

Description:	Digital Printing
SIC/NAICS Code:	323115
Description:	Other Printing
SIC/NAICS Code:	323119

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
8	1 of 1	ESE/52.4	192.9 / -1.86	2717981 ONTARIO INC. 3846 PORTAGE ROAD, NIAGARA FALLS, ON L2J 2K9 Niagara Falls ON	RSC

RSC ID:	230728	**Cert Date:**	
RA No:		**Cert Prop Use No:**	
RSC Type:	Phase 1 and 2 RSC	**Intended Prop Use:**	Residential
Curr Property Use:	Community	**Qual Person Name:**	STEPHEN SEARS
Ministry District:	Niagara District Office	**Stratified (Y/N):**	
Filing Date:	2022/02/24	**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: 2725040-00508400
Prop ID No (PIN): 64278-0003 (LT),
64278-0199 (LT),
64278-0184 (LT),
64278-0201 (LT),
64278-0182 (LT)
Property Municipal Address: 3846 PORTAGE ROAD, NIAGARA FALLS, ON L2J 2K9
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=158492&fileName=BROWNFIELDS-E.pdf

Document(s) Detail

Document Heading: Supporting Documents
Document Name: AreaofPEConcern.pdf
Document Type: Area(s) of Potential Environmental Concern
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=158491&fileName=AreaofPEConcern.pdf

Document Heading: Supporting Documents
Document Name: PlanofSurvey.pdf
Document Type: A Current plan of Survey
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=158495&fileName=PlanofSurvey.pdf

Document Heading: Supporting Documents
Document Name: TransferDeed.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=158485&fileName=TransferDeed.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=158489&fileName=CertofStatus.pdf

Document Heading: Supporting Documents
Document Name: LawyersLetter.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=158486&fileName=LawyersLetter.pdf

Document Heading: Supporting Documents
Document Name: TableofCandPUses.pdf
Document Type: Table of Current and Past Property Use
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=158488&fileName=TableofCandPUses.pdf

Document Heading: Supporting Documents
Document Name: PhaseTwoCSM.pdf
Document Type: Phase 2 Conceptual Site Model
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=158487&fileName=PhaseTwoCSM.pdf

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9 | **1 of 1** | **WNW/64.3** | **196.2 / 1.46** | **The Corporation of the City of Niagara Falls Colborne St Colborne Street and St. Peter Avenue Niagara Falls ON L2E 6N5** | **ECA**

Approval No: 8219-AC3QWV
Approval Date: 2016-07-22
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Corporation of the City of Niagara Falls
Address: Colborne St Colborne Street and St. Peter Avenue
Full Address:
Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/7029-ABZR3E-14.pdf
PDF Site Location:

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

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10 | **1 of 1** | **ESE/79.0** | **192.0 / -2.78** | **3846 Portage Road Niagara Falls ON** | **EHS**

Order No: 20190926164
Status: C
Report Type: RSC Report (Urban)
Report Date: 01-OCT-19
Date Received: 26-SEP-19
Previous Site Name:
Lot/Building Size:
Additional Info Ordered:

Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): .3
X: -79.098628
Y: 43.117558

---

11 | **1 of 1** | **ESE/81.8** | **191.7 / -3.05** | **3846 PORTAGE RD lot 73 Niagara Falls ON** | **WWIS**

Well ID: 7344501
Construction Date:
Use 1st: Monitoring
Use 2nd:
Final Well Status: Observation Wells
Water Type:
Casing Material:
Audit No: Z312861
Tag: A275645
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:

Flowing (Y/N):
Flow Rate:
Data Entry Status:
Data Src:
Date Received: 10/18/2019
Selected Flag: TRUE
Abandonment Rec:
Contractor: 6946
Form Version: 7
Owner:
County: NIAGARA (WELLAND)
Lot: 073
Concession:
Concession Name:
Easting NAD83:

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

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/734\7344501.pdf

Additional Detail(s) (Map)

Well Completed Date:	10/01/2019
Year Completed:	2019
Depth (m):	7.62
Latitude:	43.1175381988479
Longitude:	-79.0986019135304
Path:	734\7344501.pdf

Bore Hole Information

Bore Hole ID:	1007679619	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	654686.00
Code OB Desc:		***North83:***	4775622.00
Open Hole:		***Org CS:***	UTM83
Cluster Kind:		***UTMRC:***	4
Date Completed:	10/01/2019	***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:	1008085869
Layer:	3
Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	11
Mat2 Desc:	GRAVEL
Mat3:	27
Mat3 Desc:	OTHER
Formation Top Depth:	20.0
Formation End Depth:	25.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1008085867
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:	3.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1008085868
Layer:	2
Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	08
Mat2 Desc:	FINE SAND
Mat3:	85
Mat3 Desc:	SOFT
Formation Top Depth:	3.0
Formation End Depth:	20.0
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1008087355
Layer:	1
Plug From:	1.0
Plug To:	13.0
Plug Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1008087356
Layer:	2
Plug From:	13.0
Plug To:	25.0
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	1008088742
Method Construction Code:	2
Method Construction:	Rotary (Convent.)
Other Method Construction:	

Pipe Information

Pipe ID:	1008084784
Casing No:	0
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	1008089291

Layer:	1
Material:	5
Open Hole or Material:	PLASTIC
Depth From:	0.0
Depth To:	15.0
Casing Diameter:	2.0
Casing Diameter UOM:	Inch
Casing Depth UOM:	ft

Construction Record - Screen

Screen ID:	1008089971
Layer:	1
Slot:	10
Screen Top Depth:	15.0
Screen End Depth:	25.0
Screen Material:	5
Screen Depth UOM:	ft
Screen Diameter UOM:	inch
Screen Diameter:	0.25

Results of Well Yield Testing

Pumping Test Method Desc:	
Pump Test ID:	1008090642
Pump Set At:	
Static Level:	
Final Level After Pumping:	
Recommended Pump Depth:	
Pumping Rate:	
Flowing Rate:	
Recommended Pump Rate:	
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	
Water State After Test:	
Pumping Test Method:	0
Pumping Duration HR:	
Pumping Duration MIN:	
Flowing:	

Hole Diameter

Hole ID:	1008087970
Diameter:	8.0
Depth From:	0.0
Depth To:	25.0
Hole Depth UOM:	ft
Hole Diameter UOM:	Inch

Links

Bore Hole ID:	1007679619	**Tag No:**	A275645
Depth M:	7.62	**Contractor:**	6946
Year Completed:	2019	**Latitude:**	43.1175381988479
Well Completed Dt:	10/01/2019	**Longitude:**	-79.0986019135304
Audit No:	Z312861	**Y:**	43.11753819507399
Path:	734\7344501.pdf	**X:**	-79.09860176486346

12	*1 of 2*	*E/86.5*	*190.8 / -4.00*	***3714 Portage Road*** ***Niagara Falls ON L2J 2K9***	***EHS***

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

Order No:	20090423030	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Site Report	**Client Prov/State:**	IL
Report Date:	4/27/2009	**Search Radius (km):**	0.25
Date Received:	4/23/2009	**X:**	-79.099166
Previous Site Name:		**Y:**	43.119086
Lot/Building Size:			
Additional Info Ordered:			

12	2 of 2	E/86.5	190.8 / -4.00	LCBO 3714 PORTAGE ROAD NIAGARA FALLS ON L2J2K9	GEN

Generator No:	ON6086344
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:	212 I
Waste Class Name:	ALIPHATIC SOLVENTS

13	1 of 2	NW/90.5	195.8 / 1.02	3739 Portage Rd Niagara Falls ON L2J 2K8	SPL

Ref No:	6085-7HKNJ9	**Contaminant Qty:**	45 L
Site No:		**Nature of Damage:**	
Incident Dt:		**Discharger Report:**	
Year:		**Material Group:**	
Incident Cause:	Other Transport Accident	**Health/Env Conseq:**	
Incident Event:		**Agency Involved:**	
Environment Impact:	Not Anticipated	**Site Lot:**	
Nature of Impact:	Soil Contamination	**Site Conc:**	
MOE Response:	No Field Response	**Site Geo Ref Accu:**	
Dt MOE Arvl on Scn:		**Site Map Datum:**	
MOE Reported Dt:	8/16/2008	**Northing:**	
Dt Document Closed:		**Easting:**	
Municipality No:			
System Facility Address:			
Client Type:			
Call Report Location Geodata:			
Contaminant Code:	13		
Contaminant Name:	DIESEL FUEL		
Contaminant Limit 1:			
Contam Limit Freq 1:			
Contaminant UN No 1:			
Receiving Medium:			
Receiving Environment:			
Incident Reason:			
Incident Summary:	The Beer Store: 45 L diesel to ground, FD cleaning		
Site Region:			
Site Municipality:	Niagara Falls		
Activity Preceding Spill:			

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

Property 2nd Watershed:	
Property Tertiary Watershed:	
Sector Type:	Other Motor Vehicle
SAC Action Class:	Land Spills
Source Type:	
Site County/District:	
Site Geo Ref Meth:	
Site District Office:	Niagara
Nearest Watercourse:	
Site Name:	The Beer Store<UNOFFICIAL>
Site Address:	
Client Name:	

13	2 of 2	NW/90.5	195.8 / 1.02	PILLARTS & CRAFTS COMPANY (CHINA) 3739 PORTAGE RD,,NIAGARA FALLS,ON,L2J 2K8,CA ON	PINC

Incident Id:		**Pipe Material:**	
Incident No:	1933852	**Fuel Category:**	
Incident Reported Dt:	9/1/2016	**Health Impact:**	
Type:	FS-Pipeline Incident	**Environment Impact:**	
Status Code:		**Property Damage:**	
Tank Status:	Pipeline Damage Reason Est	**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:	PILLARTS & CRAFTS COMPANY (CHINA)		
Incident Address:	3739 PORTAGE RD,,NIAGARA FALLS,ON,L2J 2K8,CA		
Operation Type:			
Pipeline Type:			
Regulator Type:			
Summary:			
Reported By:			
Affiliation:			
Occurrence Desc:			
Damage Reason:			
Notes:			

14	1 of 2	ESE/111.8	192.0 / -2.81	ONTARIO HOUSING CORP. 3874 PORTAGE RD. NIAGARA FALLS ON L2J 4C9	CA

Certificate #:	8-2087-85-006
Application Year:	85
Issue Date:	9/25/85
Approval Type:	Industrial air
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	Nitrogen Oxides, Sulphur Dioxide
Emission Control:	No Controls

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
14	2 of 2	ESE/111.8	192.0 / -2.81	Niagara Regional Housing 3874 Portage Road Niagara Falls ON L2J 4C9	GEN

Generator No: ON3745483
SIC Code: 531112
SIC Description: Lessors of Social Housing Projects
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: 251
Waste Class Name: OIL SKIMMINGS & SLUDGES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
15	1 of 1	NW/115.6	195.9 / 1.13	GREAT ATLANTIC & PACIFIC CO. OF CDA.LTD. A & P SUPER FRESH #120 3703 PORTAGE ROAD NORTH NIAGARA FALLS ON L2J 2K8	GEN

Generator No: ON0928773
SIC Code: 6571
SIC Description: CAMERA/PHOTO. SUPPLY
Approval Years: 98,99,00,01
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

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
16	1 of 2	NNW/124.8	194.2 / -0.53	3639-3739 Portage Rd Niagara Falls ON L2J 2K8	EHS

Order No: 21032400259
Status: C
Report Type: Standard Report
Report Date: 29-MAR-21
Date Received: 24-MAR-21
Previous Site Name:
Lot/Building Size:
Additional Info Ordered:

Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): .25
X: -79.1005908
Y: 43.1196596

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
16	2 of 2	NNW/124.8	194.2 / -0.53	3639-3739 Portage Rd Niagara Falls ON L2J 2K8	EHS

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

Order No:	21032400259	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	29-MAR-21	**Search Radius (km):**	.25
Date Received:	24-MAR-21	**X:**	-79.1005908
Previous Site Name:		**Y:**	43.1196596
Lot/Building Size:			
Additional Info Ordered:			

17	1 of 2	WSW/133.3	199.7 / 4.87	**Enbridge Gas Distribution Inc.** **6375 St John St** **Niagara Falls ON**	SPL

Ref No:	2164-B3RTK2	**Contaminant Qty:**	0 other - see incident description
Site No:	NA	**Nature of Damage:**	
Incident Dt:	2018/08/18	**Discharger Report:**	
Year:		**Material Group:**	
Incident Cause:		**Health/Env Conseq:**	2 - Minor Environment
Incident Event:	Leak/Break	**Agency Involved:**	
Environment Impact:		**Site Lot:**	
Nature of Impact:		**Site Conc:**	
MOE Response:	No	**Site Geo Ref Accu:**	
Dt MOE Arvl on Scn:		**Site Map Datum:**	
MOE Reported Dt:	2018/08/18	**Northing:**	4775575.22
Dt Document Closed:		**Easting:**	654424.56
Municipality No:			
System Facility Address:			
Client Type:	Corporation		
Call Report Location Geodata:			
Contaminant Code:	35		
Contaminant Name:	NATURAL GAS (METHANE)		
Contaminant Limit 1:			
Contam Limit Freq 1:			
Contaminant UN No 1:	1075		
Receiving Medium:			
Receiving Environment:	Air		
Incident Reason:	Operator/Human Error		
Incident Summary:	TSSA FSB; inch and quarter pl, IP dmgd; made safe		
Site Region:	West Central		
Site Municipality:	Niagara Falls		
Activity Preceding Spill:			
Property 2nd Watershed:			
Property Tertiary Watershed:			
Sector Type:	Miscellaneous Industrial		
SAC Action Class:	TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill		
Source Type:	Valve/Fitting/Piping		
Site County/District:	Regional Municipality of Niagara		
Site Geo Ref Meth:			
Site District Office:	Niagara		
Nearest Watercourse:			
Site Name:	Site of line strike<UNOFFICIAL>		
Site Address:	6375 St John St		
Client Name:	Enbridge Gas Distribution Inc.		

17	2 of 2	WSW/133.3	199.7 / 4.87	**PIPELINE HIT 1 1/4"** **6375 ST JOHN ST,,NIAGARA FALLS,ON,L2J 1C7, CA** **ON**	PINC

Incident Id:		**Pipe Material:**	
Incident No:	2375278	**Fuel Category:**	
Incident Reported Dt:	8/20/2018	**Health Impact:**	

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

Type:	FS-Pipeline Incident	**Environment Impact:**	
Status Code:		**Property Damage:**	
Tank Status:	Non Mandated	**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:	PIPELINE HIT 1 1/4"		
Incident Address:	6375 ST JOHN ST,,NIAGARA FALLS,ON,L2J 1C7,CA		
Operation Type:			
Pipeline Type:			
Regulator Type:			
Summary:			
Reported By:			
Affiliation:			
Occurrence Desc:			
Damage Reason:			
Notes:			

18	1 of 12	NW/139.3	195.7 / 0.88	SHOPPERS DRUG MART 3701 PORTAGE ROAD NIAGARA FALLS ON L2J 2K8	GEN

Generator No:	ON2530729
SIC Code:	6031
SIC Description:	PHARMACIES
Approval Years:	99,00,01
PO Box No:	
Country:	
Status:	
Co Admin:	
Choice of Contact:	
Phone No Admin:	
Contaminated Facility:	
MHSW Facility:	

Detail(s)

Waste Class:	312
Waste Class Name:	PATHOLOGICAL WASTES
Waste Class:	261
Waste Class Name:	PHARMACEUTICALS

18	2 of 12	NW/139.3	195.7 / 0.88	SHOPPERS DRUG MART #0781 (TOWN & COUNTRY MALL) 3701 PORTAGE RD UNIT 1 NIAGARA FALLS ON L2J 2K8	PES

Detail Licence No:		**Operator Box:**	
Licence No:		**Operator Class:**	
Status:		**Operator No:**	
Approval Date:		**Operator Type:**	
Report Source:		**Oper Area Code:**	
Licence Type:	Limited Vendor	**Oper Phone No:**	
Licence Type Code:	23	**Operator Ext:**	
Licence Class:		**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	

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

Longitude:
Lot:
Concession:
Region:
District:
County:
Trade Name:
PDF URL:

Operator District:
Operator County:
Op Municipality:
Post Office Box:
MOE District:
SWP Area Name:

18	3 of 12	NW/139.3	195.7 / 0.88	SHOPPERS DRUG MART #0781 (TOWN & COUNTRY MALL) 3701 PORTAGE RD UNIT 1 NIAGARA FALLS ON L2J 2K8	PES

Detail Licence No:
Licence No:
Status:
Approval Date:
Report Source:
Licence Type: Vendor
Licence Type Code:
Licence Class:
Licence Control:
Latitude:
Longitude:
Lot:
Concession:
Region:
District:
County:
Trade Name:
PDF URL:

Operator Box:
Operator Class:
Operator No:
Operator Type:
Oper Area Code:
Oper Phone No:
Operator Ext:
Operator Lot:
Oper Concession:
Operator Region:
Operator District:
Operator County:
Op Municipality:
Post Office Box:
MOE District:
SWP Area Name:

18	4 of 12	NW/139.3	195.7 / 0.88	DENNIS M MARTIN DRUGS INC O/A SHOPPERS DRUG MART #781 3701 PORTAGE RD NIAGARA FALLS ON L2J 2K8	PES

Detail Licence No:
Licence No:
Status:
Approval Date:
Report Source:
Licence Type: Vendor
Licence Type Code:
Licence Class:
Licence Control:
Latitude:
Longitude:
Lot:
Concession:
Region:
District:
County:
Trade Name:
PDF URL:

Operator Box:
Operator Class:
Operator No:
Operator Type:
Oper Area Code:
Oper Phone No:
Operator Ext:
Operator Lot:
Oper Concession:
Operator Region:
Operator District:
Operator County:
Op Municipality:
Post Office Box:
MOE District:
SWP Area Name:

18	5 of 12	NW/139.3	195.7 / 0.88	SHOPPERS DRUG MART #0781 (TOWN & COUNTRY MALL) 3701 PORTAGE RD UNIT 1	PES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
				NIAGARA FALLS ON L2J2K8	

Detail Licence No:		**Operator Box:**	
Licence No:	12692	**Operator Class:**	
Status:		**Operator No:**	
Approval Date:		**Operator Type:**	
Report Source:	Legacy Licenses (Excluding TS)	**Oper Area Code:**	905
Licence Type:	Limited Vendor	**Oper Phone No:**	3543871
Licence Type Code:	23	**Operator Ext:**	
Licence Class:	01	**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	
Longitude:		**Operator District:**	
Lot:		**Operator County:**	
Concession:		**Op Municipality:**	
Region:		**Post Office Box:**	
District:		**MOE District:**	
County:		**SWP Area Name:**	
Trade Name:			
PDF URL:			

18	6 of 12	NW/139.3	195.7 / 0.88	DENNIS M MARTIN DRUGS INC O/A SHOPPERS DRUG MART #781 3701 PORTAGE RD NIAGARA FALLS ON L2J2K8	PES

Detail Licence No:		**Operator Box:**	
Licence No:	15766	**Operator Class:**	
Status:		**Operator No:**	
Approval Date:		**Operator Type:**	
Report Source:	Legacy Licenses (Excluding TS)	**Oper Area Code:**	905
Licence Type:	Limited Vendor	**Oper Phone No:**	3546511
Licence Type Code:	23	**Operator Ext:**	
Licence Class:	01	**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	
Longitude:		**Operator District:**	
Lot:		**Operator County:**	
Concession:		**Op Municipality:**	
Region:		**Post Office Box:**	
District:		**MOE District:**	
County:		**SWP Area Name:**	
Trade Name:			
PDF URL:			

18	7 of 12	NW/139.3	195.7 / 0.88	Dennis M. Martin Drugs Inc. 3701 PORTAGE RD, UNIT 1 Niagara Falls ON L2J 2K8	GEN

Generator No:	ON3936366
SIC Code:	446110
SIC Description:	446110
Approval Years:	2016
PO Box No:	
Country:	Canada
Status:	
Co Admin:	Nastran Najafi-Fard
Choice of Contact:	CO_ADMIN
Phone No Admin:	416-493-1220 Ext.3218
Contaminated Facility:	No
MHSW Facility:	No

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

Detail(s)

Waste Class: 261
Waste Class Name: PHARMACEUTICALS

Waste Class: 312
Waste Class Name: PATHOLOGICAL WASTES

18	*8 of 12*	*NW/139.3*	*195.7 / 0.88*	***Dennis M. Martin Drugs Inc.*** ***3701 PORTAGE RD, UNIT 1*** ***Niagara Falls ON L2J 2K8***	***GEN***

Generator No: ON3936366
SIC Code: 446110
SIC Description: 446110
Approval Years: 2015
PO Box No:
Country: Canada
Status:
Co Admin: Nastran Najafi-Fard
Choice of Contact: CO_ADMIN
Phone No Admin: 416-493-1220 Ext.3218
Contaminated Facility: No
MHSW Facility: No

Detail(s)

Waste Class: 261
Waste Class Name: PHARMACEUTICALS

Waste Class: 312
Waste Class Name: PATHOLOGICAL WASTES

18	*9 of 12*	*NW/139.3*	*195.7 / 0.88*	***Dennis M. Martin Drugs Inc.*** ***3701 PORTAGE RD, UNIT 1*** ***Niagara Falls ON L2J 2K8***	***GEN***

Generator No: ON3936366
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: 261 A
Waste Class Name: Pharmaceuticals

Waste Class: 312 P
Waste Class Name: Pathological wastes

18	*10 of 12*	*NW/139.3*	*195.7 / 0.88*	***Dennis M. Martin Drugs Inc.*** ***3701 PORTAGE RD, UNIT 1*** ***Niagara Falls ON L2J 2K8***	***GEN***

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

Generator No:	ON3936366
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:	312 P
Waste Class Name:	Pathological wastes
Waste Class:	261 A
Waste Class Name:	Pharmaceuticals

18	***11 of 12***	***NW/139.3***	***195.7 / 0.88***	***Dennis M. Martin Drugs Inc.*** ***3701 PORTAGE RD, UNIT 1*** ***Niagara Falls ON L2J 2K8***	***GEN***

Generator No:	ON3936366
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:	312 P
Waste Class Name:	Pathological wastes
Waste Class:	261 A
Waste Class Name:	Pharmaceuticals

18	***12 of 12***	***NW/139.3***	***195.7 / 0.88***	***Dennis M. Martin Drugs Inc.*** ***3701 PORTAGE RD, UNIT 1*** ***Niagara Falls ON L2J 2K8***	***GEN***

Generator No:	ON3936366
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: 261 A
Waste Class Name: PHARMACEUTICALS

Waste Class: 312 P
Waste Class Name: PATHOLOGICAL WASTES

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19 ***1 of 4*** ***SSE/142.3*** ***194.7 / -0.04*** ***3915 Portage Road Niagara Falls ON*** ***EHS***

Order No: 20110909015
Status: C
Report Type: Custom Report
Report Date: 9/15/2011
Date Received: 9/9/2011 11:14:55 AM
Previous Site Name:
Lot/Building Size:
Additional Info Ordered:

Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): 0.25
X: -79.09948
Y: 43.116561

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19 ***2 of 4*** ***SSE/142.3*** ***194.7 / -0.04*** ***3915 Portage Road Niagara Falls ON*** ***EHS***

Order No: 20111214001
Status: C
Report Type: Custom Report
Report Date: 12/20/2011 7:53:15 AM
Date Received: 12/14/2011 7:53:15 AM
Previous Site Name:
Lot/Building Size:
Additional Info Ordered:

Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): 0.25
X: -79.09948
Y: 43.116561

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19 ***3 of 4*** ***SSE/142.3*** ***194.7 / -0.04*** ***SKYLINE REAL ESTATE LIMITED PARTNERSHIP 3915 PORTAGE RD NIAGARA FALLS ON L2J 4C8*** ***EASR***

Approval No: R-010-1110181219
Status: REGISTERED
Date: 2017-07-13
Record Type: EASR
Link Source: MOFA
Project Type: Air Emissions
Full Address:
Approval Type: EASR-Air Emissions
SWP Area Name: Niagara Peninsula
PDF URL:
PDF Site Location:

MOE District: Niagara
Municipality: NIAGARA FALLS
Latitude: 43.11638889
Longitude: -79.10027778
Geometry X:
Geometry Y:

---

19 ***4 of 4*** ***SSE/142.3*** ***194.7 / -0.04*** ***3915 Portage Road Niagara Falls ON L2J 3W2*** ***EHS***

Order No: 20180808108
Status: C
Report Type: Standard Report
Report Date: 14-AUG-18
Date Received: 08-AUG-18
Previous Site Name:
Lot/Building Size:

Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): .25
X: -79.099733
Y: 43.116508

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Additional Info Ordered:					

20	1 of 1	WSW/149.4	199.8 / 5.05	NIAGARA, DISTRICT SCHOOL BOARD OF JOHN MARSHALL ELEMENTARY SCHOOL 3910 JAMES AVENUE NIAGARA FALLS ON L2J 2R3	GEN

Generator No: ON0001749
SIC Code: 8511
SIC Description: ELEMT./SECON. EDUC.
Approval Years: 98,99,00,01
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

Waste Class: 148
Waste Class Name: INORGANIC LABORATORY CHEMICALS

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

Waste Class: 263
Waste Class Name: ORGANIC LABORATORY CHEMICALS

Waste Class: 331
Waste Class Name: WASTE COMPRESSED GASES

21	1 of 1	W/153.6	198.8 / 4.04	3758 ST. JAMES AVENUE NIAGARA FALLS ON	HINC

External File Num: FS INC 0805-01905
Fuel Occurrence Type: Vapour Release
Date of Occurrence: 4/21/2008
Fuel Type Involved: Natural Gas
Status Desc: Completed - Causal Analysis(End)
Job Type Desc: Incident/Near-Miss Occurrence (FS)
Oper. Type Involved: Private Dwelling
Service Interruptions: No
Property Damage: No
Fuel Life Cycle Stage: Utilization
Root Cause: Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training: Yes Management:No Human Factors:Yes

Reported Details:
Fuel Category: Gaseous Fuel
Occurrence Type: Incident
Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)
County Name: Niagara
Approx. Quant. Rel:
Nearby body of water:
Enter Drainage Syst.:
Approx. Quant. Unit:
Environmental Impact:

22	1 of 1	SW/160.4	199.8 / 5.05	ON	BORE

Borehole ID:	606395	**Inclin FLG:**	No
OGF ID:	215508203	**SP Status:**	Initial Entry
Status:		**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:		**Primary Name:**	
Completion Date:	DEC-1967	**Municipality:**	
Static Water Level:		**Lot:**	
Primary Water Use:		**Township:**	
Sec. Water Use:		**Latitude DD:**	43.116775
Total Depth m:	4	**Longitude DD:**	-79.102203
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	654395
Drill Method:		**Northing:**	4775531
Orig Ground Elev m:	200	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Not Applicable
DEM Ground Elev m:	200		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218373786	**Mat Consistency:**	
Top Depth:	.1	**Material Moisture:**	
Bottom Depth:	.6	**Material Texture:**	
Material Color:	Grey	**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. GREY.		

Geology Stratum ID:	218373787	**Mat Consistency:**	Loose
Top Depth:	.6	**Material Moisture:**	
Bottom Depth:	1.2	**Material Texture:**	
Material Color:	Rust	**Non Geo Mat Type:**	
Material 1:	Clay	**Geologic Formation:**	
Material 2:	Sand	**Geologic Group:**	
Material 3:	Gravel	**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	CLAY,SAND,GRAVEL. RUST,LOOSE.		

Geology Stratum ID:	218373788	**Mat Consistency:**	Hard
Top Depth:	1.2	**Material Moisture:**	
Bottom Depth:	2.9	**Material Texture:**	
Material Color:	Red	**Non Geo Mat Type:**	
Material 1:	Clay	**Geologic Formation:**	
Material 2:	Sand	**Geologic Group:**	
Material 3:	Silt	**Geologic Period:**	
Material 4:	Gravel	**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	CLAY,SAND,SILT, GRAVEL. VARI-COLOURED,HARD,LAYERED.		

Geology Stratum ID:	218373785	**Mat Consistency:**	Compact
Top Depth:	0	**Material Moisture:**	
Bottom Depth:	.1	**Material Texture:**	

Material Color:		**Non Geo Mat Type:**	
Material 1:	Fill	**Geologic Formation:**	
Material 2:	Stones	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	fill
Gsc Material Description:			
Stratum Description:	FILL,STONES. COMPACT.		

Geology Stratum ID:	218373789	**Mat Consistency:**	Compact
Top Depth:	2.9	**Material Moisture:**	
Bottom Depth:	4	**Material Texture:**	Fine to Medium
Material Color:	Brown	**Non Geo Mat Type:**	
Material 1:	Sand	**Geologic Formation:**	
Material 2:	Gravel	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	SAND-FINE TO MEDIUM,GRAVEL. BROWN,COMPACT.		

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: 050650 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 2*	*N/166.7*	*193.6 / -1.22*	***LITTLE CAESARS OF CANADA INC.*** ***3643 PORTAGE ROAD*** ***NIAGARA FALLS CITY ON L2J 2K8***	***CA***

Certificate #:	8-2136-93-
Application Year:	93
Issue Date:	7/5/1993
Approval Type:	Industrial air
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	EXHAUST FAN FOR PIZZA CARRYOUT STORE
Contaminants:	Nitrogen Oxides, Odour/Fumes
Emission Control:	

23	*2 of 2*	*N/166.7*	*193.6 / -1.22*	***3643 Portage Road*** ***Niagara Falls ON L2J 2K8***	***EHS***

Order No:	20051216012	**Nearest Intersection:**	Portage Road and Huggins Street
Status:	C	**Municipality:**	

Report Type:	Custom Report	**Client Prov/State:**	ON
Report Date:	12/29/2005	**Search Radius (km):**	0.25
Date Received:	12/16/2005	**X:**	-79.099577
Previous Site Name:		**Y:**	43.119675
Lot/Building Size:	8.63 acres		
Additional Info Ordered:			

24	1 of 2	SE/171.8	193.2 / -1.54	Montrose dental 3936 portage rd Niagara falls ON L2J 2K9	GEN

Generator No:	ON8373696
SIC Code:	624210
SIC Description:	624210
Approval Years:	2015
PO Box No:	
Country:	Canada
Status:	
Co Admin:	
Choice of Contact:	CO_OFFICIAL
Phone No Admin:	
Contaminated Facility:	No
MHSW Facility:	No

Detail(s)

Waste Class:	312
Waste Class Name:	PATHOLOGICAL WASTES

24	2 of 2	SE/171.8	193.2 / -1.54	Montrose dental 3936 portage rd Niagara falls ON L2J 2K9	GEN

Generator No:	ON8373696
SIC Code:	624210
SIC Description:	624210
Approval Years:	2014
PO Box No:	
Country:	Canada
Status:	
Co Admin:	
Choice of Contact:	CO_OFFICIAL
Phone No Admin:	
Contaminated Facility:	No
MHSW Facility:	No

Detail(s)

Waste Class:	312
Waste Class Name:	PATHOLOGICAL WASTES

25	1 of 4	ESE/192.5	190.9 / -3.92	3900 Portage Rd Niagara Falls ON L2J 4L8	EHS

Order No:	20061212034	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Complete Report	**Client Prov/State:**	MD
Report Date:	12/19/2006	**Search Radius (km):**	0.25
Date Received:	12/8/2006	**X:**	-79.098682
Previous Site Name:		**Y:**	43.116717
Lot/Building Size:			

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

Additional Info Ordered:

25	2 of 4	ESE/192.5	190.9 / -3.92	3900 Portage Road Niagara Falls ON	EHS

Order No:	20120213026	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Select Report	**Client Prov/State:**	ON
Report Date:	2/17/2012	**Search Radius (km):**	0.25
Date Received:	2/13/2012 12:16:48 PM	**X:**	-79.098996
Previous Site Name:		**Y:**	43.116622
Lot/Building Size:			
Additional Info Ordered:			

25	3 of 4	ESE/192.5	190.9 / -3.92	3900 Portage Road Niagara Falls ON L2J 4C9	EHS

Order No:	23012300529	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	26-JAN-23	**Search Radius (km):**	.25
Date Received:	23-JAN-23	**X:**	-79.0976018
Previous Site Name:		**Y:**	43.1168056
Lot/Building Size:			
Additional Info Ordered:			

25	4 of 4	ESE/192.5	190.9 / -3.92	3900 Portage Road Niagara Falls ON L2J 4C9	EHS

Order No:	23012300529	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	26-JAN-23	**Search Radius (km):**	.25
Date Received:	23-JAN-23	**X:**	-79.0976018
Previous Site Name:		**Y:**	43.1168056
Lot/Building Size:			
Additional Info Ordered:			

26	1 of 2	N/193.8	193.4 / -1.39	GERALD FOLEY & BETTY FENERTY 3645 PORTAGE RD N NIAGARA FALLS ON L2J2K8	PRT

Location ID:	9871
Type:	retail
Expiry Date:	1990-09-30
Capacity (L):	0
Licence #:	0026834001

26	2 of 2	N/193.8	193.4 / -1.39	GERALD FOLEY & BETTY FENERTY 3645 PORTAGE RD NIAGARA FALLS ON L2J 2K8	DTNK

Delisted Expired Fuel Safety Facilities

Instance No:	9586952	**Expired Date:**	10/1/1990
Status:	EXPIRED	**Max Hazard Rank:**	
Instance ID:		**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:			
Original Source:	EXP		
Record Date:	Up to May 2013		

27	*1 of 2*	*NW/198.2*	*195.2 / 0.40*	***Fine Kettle "O" Fish*** ***3641 Portage Rd*** ***Niagara Falls ON L2J 2K8***	***SCT***

Established:	01-SEP-84
Plant Size (ft²):	7300
Employment:	

--Details--

Description:	Seafood Product Preparation and Packaging
SIC/NAICS Code:	311710
Description:	Seafood Product Preparation and Packaging
SIC/NAICS Code:	311710

27	*2 of 2*	*NW/198.2*	*195.2 / 0.40*	***3641 Portage Road*** ***Niagara Falls ON L2J 2K8***	***EHS***

Order No:	20181106047	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	12-NOV-18	**Search Radius (km):**	.25
Date Received:	06-NOV-18	**X:**	-79.100987
Previous Site Name:		**Y:**	43.12067
Lot/Building Size:			
Additional Info Ordered:			

28	*1 of 1*	*N/203.0*	*192.0 / -2.77*	***ON***	***WWIS***

Well ID:	7398011	**Flowing (Y/N):**	

Construction Date:		**Flow Rate:**	
Use 1st:		**Data Entry Status:**	Yes
Use 2nd:		**Data Src:**	
Final Well Status:		**Date Received:**	09/21/2021
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	C51248	**Contractor:**	7215
Tag:	A290784	**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:			

Bore Hole Information

Bore Hole ID:	1008789558	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	654581.00
Code OB Desc:		**North83:**	4775934.00
Open Hole:		**Org CS:**	UTM83
Cluster Kind:		**UTMRC:**	4
Date Completed:	04/29/2021	**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:	1008789558	**Tag No:**	A290784
Depth M:		**Contractor:**	7215
Year Completed:	2021	**Latitude:**	43.1203676159486
Well Completed Dt:	04/29/2021	**Longitude:**	-79.0998049552735
Audit No:	C51248	**Y:**	43.12036761226583
Path:		**X:**	-79.09980480603716

29 | ***1 of 1*** | ***WSW/203.9*** | ***200.8 / 6.05*** | ***ON*** | ***BORE***

Borehole ID:	606393	**Inclin FLG:**	No
OGF ID:	215508201	**SP Status:**	Initial Entry
Status:		**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:		**Primary Name:**	
Completion Date:	DEC-1967	**Municipality:**	
Static Water Level:		**Lot:**	
Primary Water Use:		**Township:**	
Sec. Water Use:		**Latitude DD:**	43.11685
Total Depth m:	4	**Longitude DD:**	-79.102938
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	654335

Drill Method:		***Northing:***	4775538
Orig Ground Elev m:	200	***Location Accuracy:***	
Elev Reliabil Note:		***Accuracy:***	Not Applicable
DEM Ground Elev m:	200		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218373777	***Mat Consistency:***	Loose
Top Depth:	0	***Material Moisture:***	
Bottom Depth:	.6	***Material Texture:***	
Material Color:	Red	***Non Geo Mat Type:***	
Material 1:	Fill	***Geologic Formation:***	
Material 2:	Sand	***Geologic Group:***	
Material 3:	Gravel	***Geologic Period:***	
Material 4:	Clay	***Depositional Gen:***	fill
Gsc Material Description:			
Stratum Description:	FILL,SAND,GRAVEL, CLAY. VARI-COLOURED,LOOSE.		

Geology Stratum ID:	218373778	***Mat Consistency:***	Stiff
Top Depth:	.6	***Material Moisture:***	
Bottom Depth:	.9	***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.		

Geology Stratum ID:	218373779	***Mat Consistency:***	Stiff
Top Depth:	.9	***Material Moisture:***	
Bottom Depth:	4	***Material Texture:***	
Material Color:	Brown	***Non Geo Mat Type:***	
Material 1:	Silt	***Geologic Formation:***	
Material 2:	Sand	***Geologic Group:***	
Material 3:	Clay	***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	SILT,SAND,CLAY. BROWN,STIFF,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: 050630 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		

30 | **1 of 1** | **N/208.2** | **192.8 / -1.94** | **ON** | **WWIS**

Well ID:	7398008	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:		**Data Entry Status:**	Yes
Use 2nd:		**Data Src:**	
Final Well Status:		**Date Received:**	09/21/2021
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	C51272	**Contractor:**	7215
Tag:	A317351	**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:			

Bore Hole Information

Bore Hole ID:	1008789537	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	654544.00
Code OB Desc:		**North83:**	4775939.00
Open Hole:		**Org CS:**	UTM83
Cluster Kind:		**UTMRC:**	4
Date Completed:	05/19/2021	**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:	1008789537	**Tag No:**	A317351
Depth M:		**Contractor:**	7215
Year Completed:	2021	**Latitude:**	43.1204201663148
Well Completed Dt:	05/19/2021	**Longitude:**	-79.1002581420851
Audit No:	C51272	**Y:**	43.1204201618277
Path:		**X:**	-79.10025799247472

31 | **1 of 1** | **SW/213.4** | **200.8 / 6.05** | **ON** | **BORE**

Borehole ID:	606394	**Inclin FLG:**	No
OGF ID:	215508202	**SP Status:**	Initial Entry
Status:		**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:		**Primary Name:**	
Completion Date:	DEC-1967	**Municipality:**	
Static Water Level:		**Lot:**	

Primary Water Use:		***Township:***	
Sec. Water Use:		***Latitude DD:***	43.116422
Total Depth m:	4	***Longitude DD:***	-79.102644
Depth Ref:	Ground Surface	***UTM Zone:***	17
Depth Elev:		***Easting:***	654360
Drill Method:		***Northing:***	4775491
Orig Ground Elev m:	200	***Location Accuracy:***	
Elev Reliabil Note:		***Accuracy:***	Not Applicable
DEM Ground Elev m:	200		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218373782	***Mat Consistency:***	Hard
Top Depth:	.9	***Material Moisture:***	
Bottom Depth:	3	***Material Texture:***	
Material Color:	Brown	***Non Geo Mat Type:***	
Material 1:	Clay	***Geologic Formation:***	
Material 2:	Silt	***Geologic Group:***	
Material 3:	Sand	***Geologic Period:***	
Material 4:	Gravel	***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	CLAY,SILT,SAND, GRAVEL. BROWN,HARD,LAYERED.		

Geology Stratum ID:	218373783	***Mat Consistency:***	Hard
Top Depth:	3	***Material Moisture:***	
Bottom Depth:	3.2	***Material Texture:***	
Material Color:		***Non Geo Mat Type:***	
Material 1:	Sand	***Geologic Formation:***	
Material 2:	Stones	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	SAND,STONES. VERY HARD.		

Geology Stratum ID:	218373781	***Mat Consistency:***	Stiff
Top Depth:	.5	***Material Moisture:***	
Bottom Depth:	.9	***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.		

Geology Stratum ID:	218373780	***Mat Consistency:***	
Top Depth:	0	***Material Moisture:***	
Bottom Depth:	.5	***Material Texture:***	
Material Color:	Grey	***Non Geo Mat Type:***	
Material 1:	Fill	***Geologic Formation:***	
Material 2:	Clay	***Geologic Group:***	
Material 3:	Silt	***Geologic Period:***	
Material 4:	Gravel	***Depositional Gen:***	fill
Gsc Material Description:			
Stratum Description:	FILL,CLAY,SILT, GRAVEL. GREY.		

Geology Stratum ID:	218373784	***Mat Consistency:***	Compact
Top Depth:	3.2	***Material Moisture:***	
Bottom Depth:	4	***Material Texture:***	
Material Color:	Rust	***Non Geo Mat Type:***	
Material 1:	Sand	***Geologic Formation:***	

Material 2: Gravel
Material 3:
Material 4:
Gsc Material Description:
Stratum Description: SAND,GRAVEL. RUST,COMPACT.

Geologic Group:
Geologic Period:
Depositional Gen:

Source

Source Type: Data Survey
Source Orig: Geological Survey of Canada
Source Date: 1956-1972
Confidence: H
Observatio:
Source Name: Urban Geology Automated Information System (UGAIS)
Source Details: File: NIAGARA.txt RecordID: 050640 NTS_Sheet: 30M03A
Confiden 1: Logged by professional. Exact and complete description of material and properties.

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

Source List

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

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

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32 | **1 of 1** | **SSE/229.9** | **195.2 / 0.39** | **M&M MEAT SHOPS CONSTR. CO. LTD.**
6225 THOROLD STONE ROAD
NIAGARA FALLS CITY ON L2J 1A6 | **CA**

Certificate #: 8-2181-93-
Application Year: 93
Issue Date: 10/4/1993
Approval Type: Industrial air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: NOISE FROM 5HP BLANCHARD-NESS COMPRESSOR
Contaminants:
Emission Control:

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33 | **1 of 1** | **SSE/236.0** | **193.4 / -1.39** | **3976 Portage Rd**
Niagara Falls ON L2J2K9 | **EHS**

Order No: 20160119044
Status: C
Report Type: Custom Report
Report Date: 22-JAN-16
Date Received: 19-JAN-16
Previous Site Name:
Lot/Building Size:
Additional Info Ordered:

Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): .25
X: -79.098779
Y: 43.115747

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34 | **1 of 8** | **S/237.9** | **196.8 / 2.03** | **6271 Thorold Stone Road**
Niagara Falls ON L2J 1A6 | **EHS**

Order No: 20120703027

Nearest Intersection:

Status:	C	**Municipality:**	Niagara Falls
Report Type:	Site Report	**Client Prov/State:**	ON
Report Date:	04-JUL-12	**Search Radius (km):**	.25
Date Received:	03-JUL-12	**X:**	-79.100229
Previous Site Name:		**Y:**	43.115473
Lot/Building Size:			
Additional Info Ordered:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
34	2 of 8	S/237.9	196.8 / 2.03	K. A. CROSSMAN DENTISTRY PROFESSIONAL CORPORATION 6271 THOROLD STONE ROAD NIAGARA FALLS ON	GEN

Generator No:	ON6687153
SIC Code:	621210
SIC Description:	Offices of Dentists
Approval Years:	2012
PO Box No:	
Country:	
Status:	
Co Admin:	
Choice of Contact:	
Phone No Admin:	
Contaminated Facility:	
MHSW Facility:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
34	3 of 8	S/237.9	196.8 / 2.03	Dr. Lowell Tupman Family Dentistry 6271 Thorold Stone Road Niagara Falls ON L2J 1A6	GEN

Generator No:	ON4471142
SIC Code:	621210
SIC Description:	OFFICES OF DENTISTS
Approval Years:	2015
PO Box No:	
Country:	Canada
Status:	
Co Admin:	Sonia SB Buccilli
Choice of Contact:	CO_OFFICIAL
Phone No Admin:	905-358-7855 Ext.
Contaminated Facility:	No
MHSW Facility:	No

Detail(s)

Waste Class:	312
Waste Class Name:	PATHOLOGICAL WASTES
Waste Class:	264
Waste Class Name:	PHOTOPROCESSING WASTES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
34	4 of 8	S/237.9	196.8 / 2.03	Dr. Lowell Tupman Family Dentistry 6271 Thorold Stone Road Niagara Falls ON L2J 1A6	GEN

Generator No:	ON4471142
SIC Code:	621210
SIC Description:	OFFICES OF DENTISTS
Approval Years:	2016
PO Box No:	
Country:	Canada
Status:	

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

Co Admin:	Sonia SB Buccilli
Choice of Contact:	CO_OFFICIAL
Phone No Admin:	905-358-6684 Ext.
Contaminated Facility:	No
MHSW Facility:	No

Detail(s)

Waste Class:	264
Waste Class Name:	PHOTOPROCESSING WASTES
Waste Class:	312
Waste Class Name:	PATHOLOGICAL WASTES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
34	5 of 8	S/237.9	196.8 / 2.03	Dr. Lowell Tupman Family Dentistry 6271 Thorold Stone Road Niagara Falls ON L2J 1A6	GEN

Generator No:	ON4471142
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:	264 L
Waste Class Name:	Photoprocessing wastes
Waste Class:	312 P
Waste Class Name:	Pathological wastes

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
34	6 of 8	S/237.9	196.8 / 2.03	Dr. Lowell Tupman Family Dentistry 6271 Thorold Stone Road Niagara Falls ON L2J 1A6	GEN

Generator No:	ON4471142
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:	312 P
Waste Class Name:	Pathological wastes
Waste Class:	264 L

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

Waste Class Name: Photoprocessing wastes

34	7 of 8	S/237.9	196.8 / 2.03	Dr. Lowell Tupman Family Dentistry 6271 Thorold Stone Road Niagara Falls ON L2J 1A6	GEN

Generator No: ON4471142
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: 312 P
Waste Class Name: Pathological wastes

34	8 of 8	S/237.9	196.8 / 2.03	Dr. Lowell Tupman Family Dentistry 6271 Thorold Stone Road Niagara Falls ON L2J 1A6	GEN

Generator No: ON4471142
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: 312 P
Waste Class Name: PATHOLOGICAL WASTES

Waste Class: 264 L
Waste Class Name: PHOTOPROCESSING WASTES

35	1 of 6	NNW/245.2	193.8 / -0.95	STAMFORD HARDWARE & HOME CENTRE 3639 PORTAGE ROAD NIAGARA FALLS ON L2J 2K8	PES

Detail Licence No:
Licence No:
Status:
Approval Date:
Report Source:
Licence Type: Vendor

Operator Box:
Operator Class:
Operator No:
Operator Type:
Oper Area Code:
Oper Phone No:

Licence Type Code:		**Operator Ext:**	
Licence Class:		**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	
Longitude:		**Operator District:**	
Lot:		**Operator County:**	
Concession:		**Op Municipality:**	
Region:		**Post Office Box:**	
District:		**MOE District:**	
County:		**SWP Area Name:**	
Trade Name:			
PDF URL:			

35	2 of 6	NNW/245.2	193.8 / -0.95	STAMFORD HARDWARE 3639 PORTAGE RD NIAGARA FALLS ON L2J2K8	PES

Detail Licence No:		**Operator Box:**	
Licence No:	06409	**Operator Class:**	
Status:		**Operator No:**	
Approval Date:		**Operator Type:**	
Report Source:	Legacy Licenses (Excluding TS)	**Oper Area Code:**	905
Licence Type:	Limited Vendor	**Oper Phone No:**	3562921
Licence Type Code:	23	**Operator Ext:**	
Licence Class:	01	**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	
Longitude:		**Operator District:**	
Lot:		**Operator County:**	
Concession:		**Op Municipality:**	
Region:		**Post Office Box:**	
District:		**MOE District:**	
County:		**SWP Area Name:**	
Trade Name:			
PDF URL:			

35	3 of 6	NNW/245.2	193.8 / -0.95	STAMFORD HARDWARE 3639 PORTAGE RD NIAGARA FALLS ON L2J 2K8	PES

Detail Licence No:		**Operator Box:**	
Licence No:		**Operator Class:**	
Status:		**Operator No:**	
Approval Date:		**Operator Type:**	
Report Source:		**Oper Area Code:**	
Licence Type:	Limited Vendor	**Oper Phone No:**	
Licence Type Code:	23	**Operator Ext:**	
Licence Class:		**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	
Longitude:		**Operator District:**	
Lot:		**Operator County:**	
Concession:		**Op Municipality:**	
Region:		**Post Office Box:**	
District:		**MOE District:**	
County:		**SWP Area Name:**	
Trade Name:			
PDF URL:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
35	4 of 6	NNW/245.2	193.8 / -0.95	STAMFORD HARDWARE 3639 PORTAGE RD NIAGARA FALLS ON L2J 2K8	PES

Detail Licence No:		**Operator Box:**	
Licence No:		**Operator Class:**	
Status:		**Operator No:**	
Approval Date:		**Operator Type:**	
Report Source:		**Oper Area Code:**	
Licence Type:	Vendor	**Oper Phone No:**	
Licence Type Code:		**Operator Ext:**	
Licence Class:		**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	
Longitude:		**Operator District:**	
Lot:		**Operator County:**	
Concession:		**Op Municipality:**	
Region:		**Post Office Box:**	
District:		**MOE District:**	
County:		**SWP Area Name:**	
Trade Name:			
PDF URL:			

35	5 of 6	NNW/245.2	193.8 / -0.95	1962958 ONTARIO LIMITED O/A STAMFORD HARDWARE 3639 PORTAGE RD NIAGARA FALLS ON L2J2K8	PES

Detail Licence No:		**Operator Box:**	
Licence No:	18248	**Operator Class:**	
Status:		**Operator No:**	
Approval Date:		**Operator Type:**	
Report Source:	Legacy Licenses (Excluding TS)	**Oper Area Code:**	905
Licence Type:	Limited Vendor	**Oper Phone No:**	3562921
Licence Type Code:	23	**Operator Ext:**	
Licence Class:	01	**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	
Longitude:		**Operator District:**	
Lot:		**Operator County:**	
Concession:		**Op Municipality:**	
Region:		**Post Office Box:**	
District:		**MOE District:**	
County:		**SWP Area Name:**	
Trade Name:			
PDF URL:			

35	6 of 6	NNW/245.2	193.8 / -0.95	STAMFORD HARDWARE 3639 PORTAGE RD NIAGARA FALLS ON L2J2K8	PES

Detail Licence No:		**Operator Box:**	
Licence No:	06409	**Operator Class:**	
Status:		**Operator No:**	
Approval Date:		**Operator Type:**	
Report Source:	Legacy Licenses (Excluding TS)	**Oper Area Code:**	905
Licence Type:	Retail Vendor Class 03	**Oper Phone No:**	3562921
Licence Type Code:	21	**Operator Ext:**	
Licence Class:	03	**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	
Longitude:		**Operator District:**	

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

Lot:
Concession:
Region:
District:
County:
Trade Name:
PDF URL:

Operator County:
Op Municipality:
Post Office Box:
MOE District:
SWP Area Name:

36	1 of 17	SE/250.5	192.6 / -2.22	THOROLD STONE FOOD CITY 6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J 1A4	PES

Detail Licence No:
Licence No:
Status:
Approval Date:
Report Source:
Licence Type: Vendor
Licence Type Code:
Licence Class:
Licence Control:
Latitude:
Longitude:
Lot:
Concession:
Region:
District:
County:
Trade Name:
PDF URL:

Operator Box:
Operator Class:
Operator No:
Operator Type:
Oper Area Code:
Oper Phone No:
Operator Ext:
Operator Lot:
Oper Concession:
Operator Region:
Operator District:
Operator County:
Op Municipality:
Post Office Box:
MOE District:
SWP Area Name:

36	2 of 17	SE/250.5	192.6 / -2.22	GLIDDEN (OUT OF BUS) 17-529 ICI PAINTS (CANADA) INC. 6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J 1A4	GEN

Generator No: ON0003938
SIC Code: 3751
SIC Description: PAINT & VARNISH IND.
Approval Years: 92,93,96,97
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

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Waste Class: 241
Waste Class Name: HALOGENATED SOLVENTS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
36	3 of 17	SE/250.5	192.6 / -2.22	GLIDDEN PAINTS 17-529 ICI PAINTS (CANADA) INC. 6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J 1A4	GEN

Generator No: ON0003938
SIC Code: 3751
SIC Description: PAINT & VARNISH IND.
Approval Years: 94,95
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

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Waste Class: 241
Waste Class Name: HALOGENATED SOLVENTS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
36	4 of 17	SE/250.5	192.6 / -2.22	GLIDDEN (OUT OF BUS) ICI PAINTS (CANADA) INC. 6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J 1A4	GEN

Generator No: ON0003938
SIC Code: 3751
SIC Description: PAINT & VARNISH IND.
Approval Years: 98
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

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Waste Class: 241
Waste Class Name: HALOGENATED SOLVENTS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
36	5 of 17	SE/250.5	192.6 / -2.22	ParMax Realty Services Ltd. 6161 Thorold Stone Road Niagara Falls ON L2J 1A4	GEN

Generator No: ON4824248

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

SIC Code: 447110
SIC Description: Gasoline Stations with Convenience Stores
Approval Years: 04
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

36	6 of 17	SE/250.5	192.6 / -2.22	GIANT TIGER STORE # 137 - TORA NIAGARA FALLS LIMITED 6161 THORLD STONE RD NIAGARA FALLS ON L2J1A4	PES

Detail Licence No:
Licence No:
Status:
Approval Date:
Report Source:
Licence Type: Limited Vendor
Licence Type Code: 23
Licence Class:
Licence Control:
Latitude:
Longitude:
Lot:
Concession:
Region:
District:
County:
Trade Name:
PDF URL:

Operator Box:
Operator Class:
Operator No:
Operator Type:
Oper Area Code:
Oper Phone No:
Operator Ext:
Operator Lot:
Oper Concession:
Operator Region:
Operator District:
Operator County:
Op Municipality:
Post Office Box:
MOE District:
SWP Area Name:

36	7 of 17	SE/250.5	192.6 / -2.22	GIANT TIGER STORE # 137 - TORA NIAGARA FALLS LIMITED 6161 THORLD STONE RD NIAGARA FALLS ON L2J1A4	PES

Detail Licence No:
Licence No:
Status:
Approval Date:
Report Source:
Licence Type: Vendor
Licence Type Code:
Licence Class:
Licence Control:
Latitude:
Longitude:
Lot:
Concession:
Region:
District:
County:
Trade Name:
PDF URL:

Operator Box:
Operator Class:
Operator No:
Operator Type:
Oper Area Code:
Oper Phone No:
Operator Ext:
Operator Lot:
Oper Concession:
Operator Region:
Operator District:
Operator County:
Op Municipality:
Post Office Box:
MOE District:
SWP Area Name:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
36	8 of 17	SE/250.5	192.6 / -2.22	Hepp Contracting/ Mr. Harold Epp<UNOFFICIAL> 6161 Thorold Stone Rd Niagara Falls ON L2J 1A4	SPL

Ref No:	2384-87K9HF	**Contaminant Qty:**	0 other - see incident description
Site No:		**Nature of Damage:**	
Incident Dt:		**Discharger Report:**	
Year:		**Material Group:**	
Incident Cause:	Tank (Above Ground) Leak	**Health/Env Conseq:**	
Incident Event:		**Agency Involved:**	
Environment Impact:	Confirmed	**Site Lot:**	
Nature of Impact:	Soil Contamination	**Site Conc:**	
MOE Response:	Deferred Field Response	**Site Geo Ref Accu:**	
Dt MOE Arvl on Scn:	7/21/2010	**Site Map Datum:**	
MOE Reported Dt:	7/21/2010	**Northing:**	
Dt Document Closed:		**Easting:**	
Municipality No:			
System Facility Address:			
Client Type:			
Call Report Location Geodata:			
Contaminant Code:	13		
Contaminant Name:	DIESEL FUEL		
Contaminant Limit 1:			
Contam Limit Freq 1:			
Contaminant UN No 1:			
Receiving Medium:			
Receiving Environment:			
Incident Reason:	Unknown - Reason not determined		
Incident Summary:	construction site: lk crane truck to gnd. Niagara Falls		
Site Region:			
Site Municipality:			
Activity Preceding Spill:			
Property 2nd Watershed:			
Property Tertiary Watershed:			
Sector Type:	Motor Vehicle		
SAC Action Class:	Land Spills		
Source Type:			
Site County/District:			
Site Geo Ref Meth:			
Site District Office:			
Nearest Watercourse:			
Site Name:	Construction Site<UNOFFICIAL>		
Site Address:			
Client Name:			

36	9 of 17	SE/250.5	192.6 / -2.22	GIANT TIGER STORE # 137 - TORA NIAGARA FALLS LIMITED 6161 THORLD STONE RD NIAGARA FALLS ON L2J 1A4	PES

Detail Licence No:	23-01-13592-0	**Operator Box:**	
Licence No:		**Operator Class:**	
Status:		**Operator No:**	
Approval Date:		**Operator Type:**	
Report Source:		**Oper Area Code:**	
Licence Type:	LIMITED	**Oper Phone No:**	
Licence Type Code:		**Operator Ext:**	
Licence Class:		**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	
Longitude:		**Operator District:**	
Lot:		**Operator County:**	
Concession:		**Op Municipality:**	
Region:		**Post Office Box:**	

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

District:
County:
Trade Name:
PDF URL:
MOE District:
SWP Area Name:

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36 | **10 of 17** | **SE/250.5** | **192.6 / -2.22** | **6161 Thorold Stone road Niagara Falls ON** | **SPL**

Ref No: 1622-AGLN4U
Site No: NA
Incident Dt: 2016/12/13
Year:
Incident Cause:
Incident Event: Leak/Break
Environment Impact:
Nature of Impact:
MOE Response: No
Dt MOE Arvl on Scn:
MOE Reported Dt: 2016/12/13
Dt Document Closed: 2016/12/17
Municipality No:
System Facility Address:
Client Type:
Call Report Location Geodata:
Contaminant Code: 35
Contaminant Name: NATURAL GAS (METHANE)
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium:
Receiving Environment: Air
Incident Reason: Operator/Human Error
Incident Summary: TSSA FSB 3" pl main, made safe
Site Region:
Site Municipality: Niagara Falls
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Unknown / N/A
SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Source Type:
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name: Commercial- Thorold Stone Mall<UNOFFICIAL>
Site Address: 6161 Thorold Stone road
Client Name:

Contaminant Qty: 0 other - see incident description
Nature of Damage:
Discharger Report:
Material Group:
Health/Env Conseq:
Agency Involved:
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:

---

36 | **11 of 17** | **SE/250.5** | **192.6 / -2.22** | **PIPELINE HIT 3" 6161 THOROLD STONE RD,,NIAGARA FALLS, ON,L2J 1A4,CA ON** | **PINC**

Incident Id:
Incident No: 1992674
Incident Reported Dt: 12/14/2016
Type: FS-Pipeline Incident
Status Code:
Tank Status: Pipeline Damage Reason Est
Task No:
Spills Action Centre:

Pipe Material:
Fuel Category:
Health Impact:
Environment Impact:
Property Damage:
Service Interrupt:
Enforce Policy:
Public Relation:

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

Fuel Type:		**Pipeline System:**	
Fuel Occurrence Tp:		**PSIG:**	
Date of Occurrence:		**Attribute Category:**	
Occurrence Start Dt:		**Regulator Location:**	
Depth:		**Method Details:**	
Customer Acct Name:	PIPELINE HIT 3"		
Incident Address:	6161 THOROLD STONE RD,,NIAGARA FALLS,ON,L2J 1A4,CA		
Operation Type:			
Pipeline Type:			
Regulator Type:			
Summary:			
Reported By:			
Affiliation:			
Occurrence Desc:			
Damage Reason:			
Notes:			

36	12 of 17	SE/250.5	192.6 / -2.22	Commisso's Fresh Foods 314 - 6161 Thorold Stone Road Niagara Falls ON L2J 1A4	GEN

Generator No:	ON2672439
SIC Code:	311990
SIC Description:	ALL OTHER FOOD MANUFACTURING
Approval Years:	2015
PO Box No:	
Country:	Canada
Status:	
Co Admin:	Tony Commisso
Choice of Contact:	CO_ADMIN
Phone No Admin:	905-357-6600 Ext.222
Contaminated Facility:	No
MHSW Facility:	No

Detail(s)

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

36	13 of 17	SE/250.5	192.6 / -2.22	Commisso's Fresh Foods 314 - 6161 Thorold Stone Road Niagara Falls ON L2J 1A4	GEN

Generator No:	ON2672439
SIC Code:	311990
SIC Description:	ALL OTHER FOOD MANUFACTURING
Approval Years:	2016
PO Box No:	
Country:	Canada
Status:	
Co Admin:	Tony Commisso
Choice of Contact:	CO_ADMIN
Phone No Admin:	905-357-6600 Ext.222
Contaminated Facility:	No
MHSW Facility:	No

Detail(s)

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

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
36	14 of 17	SE/250.5	192.6 / -2.22	GIANT TIGER STORE # 137 - TORA NIAGARA FALLS LIMITED 6161 THORLD STONE RD NIAGARA FALLS ON L2J1A4	PES

Detail Licence No:		**Operator Box:**	
Licence No:	13592	**Operator Class:**	
Status:		**Operator No:**	
Approval Date:		**Operator Type:**	
Report Source:	Legacy Licenses (Excluding TS)	**Oper Area Code:**	905
Licence Type:	Limited Vendor	**Oper Phone No:**	3719697
Licence Type Code:	23	**Operator Ext:**	
Licence Class:	01	**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	
Longitude:		**Operator District:**	
Lot:		**Operator County:**	
Concession:		**Op Municipality:**	
Region:		**Post Office Box:**	
District:		**MOE District:**	
County:		**SWP Area Name:**	
Trade Name:			
PDF URL:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
36	15 of 17	SE/250.5	192.6 / -2.22	THOROLD STONE FOOD CITY 6161 THOROLD STONE ROAD NIAGARA FALLS ON L2J1A4	PES

Detail Licence No:		**Operator Box:**	
Licence No:	08946	**Operator Class:**	
Status:		**Operator No:**	
Approval Date:		**Operator Type:**	
Report Source:	Legacy Licenses (Excluding TS)	**Oper Area Code:**	
Licence Type:	Retail Vendor Class 03	**Oper Phone No:**	
Licence Type Code:	21	**Operator Ext:**	
Licence Class:	03	**Operator Lot:**	
Licence Control:		**Oper Concession:**	
Latitude:		**Operator Region:**	
Longitude:		**Operator District:**	
Lot:		**Operator County:**	
Concession:		**Op Municipality:**	
Region:		**Post Office Box:**	
District:		**MOE District:**	
County:		**SWP Area Name:**	
Trade Name:			
PDF URL:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
36	16 of 17	SE/250.5	192.6 / -2.22	6161 Thorold Stone Road Niagara Falls ON L2J 1A4	EHS

Order No:	22020800628	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	11-FEB-22	**Search Radius (km):**	.25
Date Received:	08-FEB-22	**X:**	-79.0983519
Previous Site Name:		**Y:**	43.1157167
Lot/Building Size:			
Additional Info Ordered:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
36	17 of 17	SE/250.5	192.6 / -2.22	6161 Thorold Stone Road	EHS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
				Niagara Falls ON L2J 1A4	

Order No:	22020800628	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	11-FEB-22	**Search Radius (km):**	.25
Date Received:	08-FEB-22	**X:**	-79.0983519
Previous Site Name:		**Y:**	43.1157167
Lot/Building Size:			
Additional Info Ordered:			

37	1 of 22	SSW/257.0	199.8 / 5.05	GALES GAS BARS LTD 6331 THOROLD STONE RD NIAGARA FALLS ON L2J1A9	PRT

Location ID:	9885
Type:	retail
Expiry Date:	1996-03-31
Capacity (L):	72600
Licence #:	0014829001

37	2 of 22	SSW/257.0	199.8 / 5.05	A & D SERVICE CENTRE 6331 THOROLD STONE RD NIAGARA FALLS ON L2J1A9	RST

Headcode:	1186800
Headcode Desc:	Service Stations-Gasoline, Oil & Natural Gas
Phone:	9053545575
List Name:	
Description:	

37	3 of 22	SSW/257.0	199.8 / 5.05	GALE'S GAS BARS LTD 6331 THOROLD STONE RD NIAGARA FALLS ON L2J1A9	RST

Headcode:	1186800
Headcode Desc:	Service Stations-Gasoline, Oil & Natural Gas
Phone:	9053566523
List Name:	
Description:	

37	4 of 22	SSW/257.0	199.8 / 5.05	GALE'S GAS BARS LIMITED 6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	RST

Headcode:	01186800
Headcode Desc:	SERVICE STATIONS-GASOLINE, OIL & NATURAL GAS
Phone:	
List Name:	
Description:	

37	5 of 22	SSW/257.0	199.8 / 5.05	GALES GAS BARS LTD 6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	FSTH

License Issue Date:	9/3/2002

Tank Status: Licensed
Tank Status As Of: August 2007
Operation Type: Retail Fuel Outlet
Facility Type: Gasoline Station - Split Serve

--Details--
Status: Active
Year of Installation: 1996
Corrosion Protection:
Capacity: 135000
Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

37	6 of 22	SSW/257.0	199.8 / 5.05	GALES GAS BARS LTD* 6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	FSTH

License Issue Date: 9/3/2002
Tank Status: Licensed
Tank Status As Of: December 2008
Operation Type: Retail Fuel Outlet
Facility Type: Gasoline Station - Split Serve

--Details--
Status: Active
Year of Installation: 1996
Corrosion Protection:
Capacity: 135000
Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

37	7 of 22	SSW/257.0	199.8 / 5.05	GALES GAS BARS LTD* 6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9	DTNK

Delisted Expired Fuel Safety Facilities

Instance No: 9488837
Status: EXPIRED
Instance ID:
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:

Expired Date: 6/11/2009
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:

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

TSSA Recd Tolerance:
TSSA Program Area:
TSSA Program Area 2:
Description:
Original Source: EXP
Record Date: Up to May 2013

37	*8 of 22*	*SSW/257.0*	*199.8 / 5.05*	***GALES GAS BARS LTD**** ***6331 THOROLD STONE RD*** ***NIAGARA FALLS ON***	***DTNK***

Delisted Expired Fuel Safety Facilities

Instance No: 11473610
Status: EXPIRED
Instance ID: 86240
Instance Type: FS Piping
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 Piping
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:

37	*9 of 22*	*SSW/257.0*	*199.8 / 5.05*	***GALES GAS BARS LTD**** ***6331 THOROLD STONE RD*** ***NIAGARA FALLS ON***	***DTNK***

Delisted Expired Fuel Safety Facilities

Instance No: 11312263
Status: EXPIRED
Instance ID: 78341
Instance Type: FS Piping
Instance Creation Dt:
Instance Install Dt:
Item Description:
Manufacturer:
Model:
Serial No:

Expired Date:
Max Hazard Rank:
Facility Location:
Facility Type:
Fuel Type 2:
Fuel Type 3:
Panam Related:
Panam Venue Nm:
External Identifier:
Item:

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 Piping
Original Source: EXP
Record Date: Up to Mar 2012

Piping Steel:
Piping Galvanized:
Tank Single Wall St:
Piping Underground:
Tank Underground:
Source:

37	10 of 22	SSW/257.0	199.8 / 5.05	GALE'S GAS BARS LIMITED 6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	FST

Instance No: 63784162
Status:
Cont Name:
Instance Type: FS Liquid Fuel Tank
Item:
Item Description: FS Liquid Fuel Tank
Tank Type: Double Wall UST
Install Date: 6/10/2009
Install Year: 2001
Years in Service:
Model: NULL
Description:
Capacity: 20000
Tank Material: Fiberglass (FRP)
Corrosion Protect: Fiberglass
Overfill Protect:
Facility Type: FS Liquid Fuel Tank
Parent Facility Type: FS Gasoline Station - Split Serve
Facility Location:
Device Installed Location: 6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA

Manufacturer:
Serial No:
Ulc Standard:
Quantity:
Unit of Measure:
Fuel Type: Gasoline
Fuel Type2: NULL
Fuel Type3: NULL
Piping Steel:
Piping Galvanized:
Tanks Single Wall St:
Piping Underground:
No Underground:
Panam Related:
Panam Venue:

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: GALE'S GAS BARS LIMITED
Item: FS LIQUID FUEL TANK

37	11 of 22	SSW/257.0	199.8 / 5.05	GALE'S GAS BARS LIMITED 6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	FST

Instance No: 63784163
Status:
Cont Name:
Instance Type: FS Liquid Fuel Tank
Item:
Item Description: FS Liquid Fuel Tank

Manufacturer:
Serial No:
Ulc Standard:
Quantity:
Unit of Measure:
Fuel Type: Gasoline

Tank Type:	Double Wall UST	**Fuel Type2:**	NULL
Install Date:	6/10/2009	**Fuel Type3:**	NULL
Install Year:	2001	**Piping Steel:**	
Years in Service:		**Piping Galvanized:**	
Model:	NULL	**Tanks Single Wall St:**	
Description:		**Piping Underground:**	
Capacity:	50000	**No Underground:**	
Tank Material:	Fiberglass (FRP)	**Panam Related:**	
Corrosion Protect:	Fiberglass	**Panam Venue:**	
Overfill Protect:			

Facility Type: FS Liquid Fuel Tank
Parent Facility Type: FS Gasoline Station - Split Serve
Facility Location:
Device Installed Location: 6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: GALE'S GAS BARS LIMITED
Item: FS LIQUID FUEL TANK

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37 | **12 of 22** | **SSW/257.0** | **199.8 / 5.05** | **GALE'S GAS BARS LIMITED**
6331 THOROLD STONE RD NIAGARA FALLS
L2J 1A9 ON CA
ON | **FST**

Instance No:	11369903	**Manufacturer:**	
Status:		**Serial No:**	
Cont Name:		**Ulc Standard:**	
Instance Type:	FS Liquid Fuel Tank	**Quantity:**	
Item:		**Unit of Measure:**	
Item Description:	FS Liquid Fuel Tank	**Fuel Type:**	Gasoline
Tank Type:	Double Wall UST	**Fuel Type2:**	NULL
Install Date:	6/10/2009	**Fuel Type3:**	NULL
Install Year:	1996	**Piping Steel:**	
Years in Service:		**Piping Galvanized:**	
Model:	NULL	**Tanks Single Wall St:**	
Description:		**Piping Underground:**	
Capacity:	65000	**No Underground:**	
Tank Material:	Fiberglass (FRP)	**Panam Related:**	
Corrosion Protect:	Fiberglass	**Panam Venue:**	
Overfill Protect:			

Facility Type: FS Liquid Fuel Tank
Parent Facility Type: FS Gasoline Station - Split Serve
Facility Location:
Device Installed Location: 6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: GALE'S GAS BARS LIMITED
Item: FS LIQUID FUEL TANK

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37 | **13 of 22** | **SSW/257.0** | **199.8 / 5.05** | **GALE'S GAS BARS LIMITED**
6331 THOROLD STONE RD
NIAGARA FALLS ON L2J1A9 | **RST**

Headcode: 01186800
Headcode Desc: SERVICE STATIONS GASOLINE OIL & NATURAL GAS
Phone: 9053566523
List Name: INFO-DIRECT(TM) BUSINESS FILE
Description:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
37	14 of 22	SSW/257.0	199.8 / 5.05	GALE'S GAS BARS LIMITED 6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	DTNK

Delisted Expired Fuel Safety Facilities

Instance No:	11312202	**Expired Date:**	
Status:	EXPIRED	**Max Hazard Rank:**	NULL
Instance ID:		**Facility Location:**	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 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 1:24:36 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
37	15 of 22	SSW/257.0	199.8 / 5.05	GALE'S GAS BARS LIMITED 6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	DTNK

Delisted Expired Fuel Safety Facilities

Instance No:	11312243	**Expired Date:**	
Status:	EXPIRED	**Max Hazard Rank:**	NULL
Instance ID:		**Facility Location:**	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 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 1:24:40 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		

37	*16 of 22*	*SSW/257.0*	*199.8 / 5.05*	***GALE'S GAS BARS LIMITED*** ***6331 THOROLD STONE RD NIAGARA FALLS*** ***L2J 1A9 ON CA*** ***ON***	***DTNK***

Delisted Expired Fuel Safety Facilities

Instance No:	11312224	***Expired Date:***	
Status:	EXPIRED	***Max Hazard Rank:***	NULL
Instance ID:		***Facility Location:***	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 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 1:24:44 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		

37	*17 of 22*	*SSW/257.0*	*199.8 / 5.05*	***GALE'S GAS BARS LIMITED*** ***6331 THOROLD STONE RD NIAGARA FALLS*** ***L2J 1A9 ON CA*** ***ON***	***DTNK***

Delisted Expired Fuel Safety Facilities

Instance No:	10875908	***Expired Date:***	
Status:	EXPIRED	***Max Hazard Rank:***	NULL
Instance ID:		***Facility Location:***	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 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 1:21:48 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		

37	***18 of 22***	***SSW/257.0***	***199.8 / 5.05***	***6331 THOROLD STONE RD NIAGARA FALLS ON L2J 1A9***	***DTNK***

Delisted Fuel Storage Tank

Instance No:	10328097	***Creation Date:***	
Status:	Active	***Overfill Prot Type:***	
Instance Type:		***Facility Location:***	
Fuel Type:		***Piping SW Steel:***	0
Cont Name:		***Piping SW Galvan:***	0
Capacity:		***Tanks SW Steel:***	0
Tank Material:		***Piping Underground:***	3
Corrosion Prot:		***No Underground:***	3
Tank Type:		***Max Hazard Rank:***	
Install Year:		***Max Hazard Rank 1:***	
Facility Type:		***Nxt Period Start Dt:***	
Device Installed Loc:		***Program Area 1:***	
Fuel Type 2:		***Program Area 2:***	
Fuel Type 3:		***Nxt Period Strt Dt 2:***	
Item:	FS GASOLINE STATION - SPLIT SERVE	***Risk Based Periodic:***	
Item Description:		***Vol of Directives:***	
Model:		***Years in Service:***	
Description:		***Created Date:***	
Instance Creation Dt:		***Federal Device:***	
Instance Install Dt:		***Periodic Exempt:***	
Manufacturer:		***Statutory Interval:***	
Serial No:		***Rcomnd Insp Interval:***	

ULC Standard:		***Recommended Toler:***	
Quantity:		***Panam Venue Name:***	
Unit of Measure:		***External Identifier:***	
Parent Fac Type:			
TSSA Base Sched Cycle 1:			
TSSA Base Sched Cycle 2:			
Original Source:	FST		
Record Date:	31-MAY-2021		

37	***19 of 22***	***SSW/257.0***	***199.8 / 5.05***	***GALE'S GAS BARS LIMITED*** ***6331 THOROLD STONE RD NIAGARA FALLS*** ***L2J 1A9 ON CA*** ***ON***	***FST***

Instance No:	11312243	***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:	1982	***Piping Steel:***	
Years in Service:		***Piping Galvanized:***	
Model:	NULL	***Tanks Single Wall St:***	
Description:		***Piping Underground:***	
Capacity:	13600	***No Underground:***	
Tank Material:	Steel	***Panam Related:***	
Corrosion Protect:	Sacrificial anode	***Panam Venue:***	
Overfill Protect:			
Facility Type:	FS Liquid Fuel Tank		
Parent Facility Type:			
Facility Location:			
Device Installed Location:	6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA		

Liquid Fuel Tank Details

Overfill Protection:	
Owner Account Name:	GALE'S GAS BARS LIMITED
Item:	FS LIQUID FUEL TANK

37	***20 of 22***	***SSW/257.0***	***199.8 / 5.05***	***GALE'S GAS BARS LIMITED*** ***6331 THOROLD STONE RD NIAGARA FALLS*** ***L2J 1A9 ON CA*** ***ON***	***FST***

Instance No:	11312202	***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:	1982	***Piping Steel:***	
Years in Service:		***Piping Galvanized:***	
Model:	NULL	***Tanks Single Wall St:***	
Description:		***Piping Underground:***	
Capacity:	22700	***No Underground:***	
Tank Material:	Steel	***Panam Related:***	
Corrosion Protect:	Sacrificial anode	***Panam Venue:***	
Overfill Protect:			
Facility Type:	FS Liquid Fuel Tank		

Parent Facility Type:
Facility Location:
Device Installed Location: 6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: GALE'S GAS BARS LIMITED
Item: FS LIQUID FUEL TANK

37	21 of 22	SSW/257.0	199.8 / 5.05	GALE'S GAS BARS LIMITED 6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	FST

Instance No:	10875908	***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:	1982	***Piping Steel:***	
Years in Service:		***Piping Galvanized:***	
Model:	NULL	***Tanks Single Wall St:***	
Description:		***Piping Underground:***	
Capacity:	22700	***No Underground:***	
Tank Material:	Steel	***Panam Related:***	
Corrosion Protect:	Sacrificial anode	***Panam Venue:***	
Overfill Protect:			

Facility Type: FS Liquid Fuel Tank
Parent Facility Type:
Facility Location:
Device Installed Location: 6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: GALE'S GAS BARS LIMITED
Item: FS LIQUID FUEL TANK

37	22 of 22	SSW/257.0	199.8 / 5.05	GALE'S GAS BARS LIMITED 6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA ON	FST

Instance No:	11312224	***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:	1982	***Piping Steel:***	
Years in Service:		***Piping Galvanized:***	
Model:	NULL	***Tanks Single Wall St:***	
Description:		***Piping Underground:***	
Capacity:	13600	***No Underground:***	
Tank Material:	Steel	***Panam Related:***	
Corrosion Protect:	Sacrificial anode	***Panam Venue:***	
Overfill Protect:			

Facility Type: FS Liquid Fuel Tank
Parent Facility Type:
Facility Location:
Device Installed Location: 6331 THOROLD STONE RD NIAGARA FALLS L2J 1A9 ON CA

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: GALE'S GAS BARS LIMITED
Item: FS LIQUID FUEL TANK

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38 | **1 of 1** | **NW/273.0** | **194.8 / 0.05** | **ON** | **BORE**

Borehole ID:	606407	**Inclin FLG:**	No
OGF ID:	215508215	**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:**	43.120495
Total Depth m:	7.9	**Longitude DD:**	-79.102825
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	654335
Drill Method:	Power auger	**Northing:**	4775943
Orig Ground Elev m:	195	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Not Applicable
DEM Ground Elev m:	195		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218373847	**Mat Consistency:**	Stiff
Top Depth:	1.3	**Material Moisture:**	
Bottom Depth:	4.4	**Material Texture:**	Medium
Material Color:	Brown	**Non Geo Mat Type:**	
Material 1:	Silt	**Geologic Formation:**	
Material 2:	Sand	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	SILT,SAND-MEDIUM. BROWN,STIFF.		

Geology Stratum ID:	218373846	**Mat Consistency:**	
Top Depth:	0	**Material Moisture:**	
Bottom Depth:	1.3	**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:	Soil	**Depositional Gen:**	fill
Gsc Material Description:			
Stratum Description:	FILL,SAND,CLAY,SOIL.BROWN.		

Geology Stratum ID:	218373850	**Mat Consistency:**	Hard
Top Depth:	7.2	**Material Moisture:**	
Bottom Depth:	7.9	**Material Texture:**	Medium
Material Color:	Brown	**Non Geo Mat Type:**	

Material 1:	Silt	***Geologic Formation:***	
Material 2:	Sand	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	SILT,SAND-MEDIUM. BROWN,HARD. 00000003000420130014503300195037002350 34 **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	218373848	***Mat Consistency:***	Dense
Top Depth:	4.4	***Material Moisture:***	
Bottom Depth:	5.9	***Material Texture:***	Medium
Material Color:	Brown	***Non Geo Mat Type:***	
Material 1:	Sand	***Geologic Formation:***	
Material 2:	Silt	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	SAND-MEDIUM,SILT. BROWN,DENSE.		

Geology Stratum ID:	218373849	***Mat Consistency:***	Dense
Top Depth:	5.9	***Material Moisture:***	
Bottom Depth:	7.2	***Material Texture:***	Fine to Medium
Material Color:	Brown	***Non Geo Mat Type:***	
Material 1:	Sand	***Geologic Formation:***	
Material 2:	Gravel	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	SAND-FINE TO MEDIUM,GRAVEL. BROWN,DENSE.		

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:	M	***Horizontal:***	NAD27
Observatio:		***Verticalda:***	Mean Average Sea Level
Source Name:	Urban Geology Automated Information System (UGAIS)		
Source Details:	File: NIAGARA.txt RecordID: 050770 NTS_Sheet: 30M03A		
Confiden 1:	Reliable information but incomplete.		

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		

39	***1 of 1***	***NE/278.9***	***188.8 / -5.95***	***Pipeline Hit*** ***6089 KEITH STREET,,NIAGARA FALLS,ON,L2J 1K1,CA*** ***ON***	***PINC***

Incident Id:		***Pipe Material:***	
Incident No:	932436	***Fuel Category:***	
Incident Reported Dt:	11/1/2012	***Health Impact:***	
Type:	FS-Pipeline Incident	***Environment Impact:***	
Status Code:		***Property Damage:***	
Tank Status:	Pipeline Damage Reason Est	***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:	Pipeline Hit		
Incident Address:	6089 KEITH STREET,,NIAGARA FALLS,ON,L2J 1K1,CA		
Operation Type:			
Pipeline Type:			
Regulator Type:			
Summary:			
Reported By:			
Affiliation:			
Occurrence Desc:			
Damage Reason:			
Notes:			

40 **1 of 1** **WNW/292.8** **195.8 / 1.01** **ON** **BORE**

Borehole ID:	606406	**Inclin FLG:**	No
OGF ID:	215508214	**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:**	43.120325
Total Depth m:	7.8	**Longitude DD:**	-79.103445
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	654285
Drill Method:	Power auger	**Northing:**	4775923
Orig Ground Elev m:	195	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Not Applicable
DEM Ground Elev m:	196		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218373845	**Mat Consistency:**	Dense
Top Depth:	6.4	**Material Moisture:**	
Bottom Depth:	7.8	**Material Texture:**	Fine to Medium
Material Color:	Brown	**Non Geo Mat Type:**	
Material 1:	Sand	**Geologic Formation:**	
Material 2:	Gravel	**Geologic Group:**	
Material 3:	Stones	**Geologic Period:**	
Material 4:		**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	SAND-FINE TO MEDIUM,GRAVEL,STONES. BROWN,DENSE. 0002501800211055 **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	218373842	**Mat Consistency:**	
Top Depth:	0	**Material Moisture:**	
Bottom Depth:	.3	**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:	218373843	**Mat Consistency:**	
Top Depth:	.3	**Material Moisture:**	
Bottom Depth:	.8	**Material Texture:**	Medium
Material Color:	Brown	**Non Geo Mat Type:**	
Material 1:	Sand	**Geologic Formation:**	
Material 2:		**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	

Gsc Material Description:
Stratum Description: SAND-MEDIUM. BROWN.

Geology Stratum ID:	218373844	**Mat Consistency:**	Soft
Top Depth:	.8	**Material Moisture:**	
Bottom Depth:	6.4	**Material Texture:**	Medium
Material Color:	Brown	**Non Geo Mat Type:**	
Material 1:	Silt	**Geologic Formation:**	
Material 2:	Sand	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	

Gsc Material Description:
Stratum Description: SILT,SAND-MEDIUM. BROWN,VERY SOFT.

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:	M	**Horizontal:**	NAD27
Observatio:		**Verticalda:**	Mean Average Sea Level

Source Name: Urban Geology Automated Information System (UGAIS)
Source Details: File: NIAGARA.txt RecordID: 050760 NTS_Sheet: 30M03A
Confiden 1: Reliable information but incomplete.

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

41	1 of 1	N/292.9	192.6 / -2.16	6225, 6255 Huggins St. Niagara Falls ON	EHS

Order No:	20110118004	**Nearest Intersection:**	Portage Rd.
Status:	C	**Municipality:**	Niagara
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	1/26/2011	**Search Radius (km):**	0.25
Date Received:	1/18/2011 9:31:55 AM	**X:**	-79.100403
Previous Site Name:		**Y:**	43.121179
Lot/Building Size:	~1.05 acres		

Additional Info Ordered: Fire Insur. Maps and/or Site Plans

42	1 of 9	S/295.4	197.5 / 2.72	NIAGARA SAW SALES & SERVICE 4009 ELBERTA AVE. NIAGARA FALLS ON L2E 6G1	GEN

Generator No: ON0719300

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

SIC Code: 3063
SIC Description: HAND TOOL/IMPLEMENT
Approval Years: 86,87,88,89,90
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

42	2 of 9	S/295.4	197.5 / 2.72	NIAGARA SAW SALES & SERVICE 4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	GEN

Generator No: ON0719300
SIC Code: 3063
SIC Description: HAND TOOL/IMPLEMENT
Approval Years: 92,93,97,98,99,00,01
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

42	3 of 9	S/295.4	197.5 / 2.72	NIAGARA SAW SALES & SERVICE 28-312 4009 ELBERTA AVE. NIAGARA FALLS ON L2E 6G1	GEN

Generator No: ON0719300
SIC Code: 3063
SIC Description: HAND TOOL/IMPLEMENT
Approval Years: 94,95,96
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
42	4 of 9	S/295.4	197.5 / 2.72	NIAGARA SAW 4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	GEN

Generator No: ON0719300
SIC Code:
SIC Description:
Approval Years: 02,03,04,05,06,07,08
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
42	5 of 9	S/295.4	197.5 / 2.72	NIAGARA SAW 4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	GEN

Generator No: ON0719300
SIC Code: 444210
SIC Description: Outdoor Power Equipment Stores
Approval Years: 2009
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
42	6 of 9	S/295.4	197.5 / 2.72	NIAGARA SAW 4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	GEN

Generator No: ON0719300
SIC Code: 444210
SIC Description: Outdoor Power Equipment Stores
Approval Years: 2010
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: 213
Waste Class Name: PETROLEUM DISTILLATES

42	7 of 9	S/295.4	197.5 / 2.72	NIAGARA SAW 4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	GEN

Generator No: ON0719300
SIC Code: 444210
SIC Description: Outdoor Power Equipment Stores
Approval Years: 2011
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

42	8 of 9	S/295.4	197.5 / 2.72	NIAGARA SAW 4009 ELBERTA AVENUE NIAGARA FALLS ON L2E 6G1	GEN

Generator No: ON0719300
SIC Code: 444210
SIC Description: Outdoor Power Equipment Stores
Approval Years: 2012
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

42	9 of 9	S/295.4	197.5 / 2.72	NIAGARA SAW 4009 ELBERTA AVENUE NIAGARA FALLS ON	GEN

Generator No: ON0719300
SIC Code: 444210
SIC Description:
Approval Years: 2013
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:

Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Unplottable Summary

Total: 18 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
AAGR		Lot 73	Niagara Falls - Stamford ON	
CA	R.M. OF NIAGARA	DRUMMOND RD. SEWAGE P.S.	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	PORTAGE RD.	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY SCOTT STREET	PORTAGE RD.	NIAGARA FALLS CITY ON	
CA	SHRINERS CREEK CO-OPERATIVE - LOT 70	THOROLD STONE ROAD	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY - F. 04.00.410.86.203	ELBERTA AVENUE	NIAGARA FALLS CITY ON	
CA	SHRINERS CREEK CO-OPERATIVE - LOT 70	THOROLD STONE ROAD	NIAGARA FALLS CITY ON	
CA		Regional Road 57 (Thorold Stone Road)	Niagara Falls ON	
CA	COMMISSO'S FOOD MARKETS LTD.	PORTAGE ROAD	NIAGARA FALLS CITY ON	
EBR	Commisso's Food Markets Ltd.	PORTAGE ROAD CITY OF NIAGARA FALLS	ON	
EBR	Treibacher Scheifmittel Corp.	Township Lot #73, Parts of TWP Lots 60 and 73 CITY OF NIAGARA FALLS	ON	
EBR	Commisso's Food Markets Ltd.	PORTAGE ROAD CITY OF NIAGARA FALLS	ON	
ECA	The Regional Municipality of Niagara	Regional Road 57 (Thorold Stone Road)	Niagara Falls ON	
ECA	The Corporation of the City of Niagara Falls	St. Peter Avenue from Colborne Street to St. John Avenue	Niagara Falls ON	L2E 6X5
ECA	The Corporation of the City of Niagara Falls	St. James Ave	Niagara Falls ON	L2E 6X5
GEN	NIAGARA FALLS HYDRO (PCB) 00-000	A&P (STATION 15) COLBORNE ST. P.O. BOX 120	NIAGARA FALLS ON	L2E 6S9

SPL	TRANSPORT TRUCK	PORTAGE RD. MOTOR VEHICLE (OPERATING FLUID)	NIAGARA FALLS CITY ON
SPL	886881 Ontario Inc.	Portage Road	Niagara Falls ON

Unplottable Report

Site: ***Lot 73 Niagara Falls - Stamford ON***

Database: ***AAGR***

Type:	Quarry
Region/County:	Niagara
Township:	Niagara Falls - Stamford
Concession:	
Lot:	73
Size (ha):	1
Landuse:	
Comments:	

Site: ***R.M. OF NIAGARA DRUMMOND RD. SEWAGE P.S. NIAGARA FALLS CITY ON***

Database: ***CA***

Certificate #:	8-2290-95-
Application Year:	95
Issue Date:	9/21/1995
Approval Type:	Industrial air
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	EMERGENCY GENERATOR FOR SEWAGE PUMP STA.
Contaminants:	Nitrogen Oxides
Emission Control:	No Controls

Site: ***NIAGARA FALLS CITY PORTAGE RD. NIAGARA FALLS CITY ON***

Database: ***CA***

Certificate #:	3-0365-88-
Application Year:	88
Issue Date:	3/17/1988
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***NIAGARA FALLS CITY SCOTT STREET PORTAGE RD. NIAGARA FALLS CITY ON***

Database: ***CA***

Certificate #:	3-1952-88-
Application Year:	88
Issue Date:	10/14/1988
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	

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

Site: ***SHRINERS CREEK CO-OPERATIVE - LOT 70***
THOROLD STONE ROAD NIAGARA FALLS CITY ON

Database: ***CA***

Certificate #: 3-2248-90-
Application Year: 90
Issue Date: 1/4/1991
Approval Type: Municipal sewage
Status: Approved in 1991
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***NIAGARA FALLS CITY - F.04.00.410.86.203***
ELBERTA AVENUE NIAGARA FALLS CITY ON

Database: ***CA***

Certificate #: 7-0761-86-
Application Year: 86
Issue Date: 7/8/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***SHRINERS CREEK CO-OPERATIVE - LOT 70***
THOROLD STONE ROAD NIAGARA FALLS CITY ON

Database: ***CA***

Certificate #: 7-1825-90-
Application Year: 90
Issue Date: 1/4/1991
Approval Type: Municipal water
Status: Approved in 1991
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site:
Regional Road 57 (Thorold Stone Road) Niagara Falls ON

Database: ***CA***

Certificate #:	6596-54HJK4
Application Year:	01
Issue Date:	11/15/01
Approval Type:	Municipal & Private sewage
Status:	Approved
Application Type:	New Certificate of Approval
Client Name:	The Corporation of the Regional Municipality of Niagara
Client Address:	2201 St. David's Road, P.O. Box 1042
Client City:	Thorold
Client Postal Code:	L2V 4T7
Project Description:	Installation of Storm Sewers on Regional Road 57 (Thorold Road) in the City of Niagara Falls and City of Thorold
Contaminants:	
Emission Control:	

Site: ***COMMISSO'S FOOD MARKETS LTD.***
PORTAGE ROAD NIAGARA FALLS CITY ON

Database: ***CA***

Certificate #:	8-2204-96-
Application Year:	96
Issue Date:	11/18/1996
Approval Type:	Industrial air
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	AIR HANDLING UNITS,A/C UNITS,GARAGE EXH.
Contaminants:	
Emission Control:	

Site: ***Commisso's Food Markets Ltd.***
PORTAGE ROAD CITY OF NIAGARA FALLS ON

Database: ***EBR***

EBR Registry No:	IA6E1444	***Decision Posted:***	
Ministry Ref No:	8220496 19960916	***Exception Posted:***	
Notice Type:	Instrument Decision	***Section:***	
Notice Stage:		***Act 1:***	
Notice Date:	November 26, 1996	***Act 2:***	
Proposal Date:	October 01, 1996	***Site Location Map:***	
Year:	1996		

Instrument Type:	(EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)
Off Instrument Name:	
Posted By:	
Company Name:	Commisso's Food Markets Ltd.
Site Address:	
Location Other:	
Proponent Name:	
Proponent Address:	4961 King Street East, Beamsville Ontario, L0R 1B0
Comment Period:	
URL:	

Site Location Details:

PORTAGE ROAD CITY OF NIAGARA FALLS

Site: ***Treibacher Scheifmittel Corp.***
Township Lot #73, Parts of TWP Lots 60 and 73 CITY OF NIAGARA FALLS ON

Database: ***EBR***

EBR Registry No:	IA5E1263	***Decision Posted:***	
Ministry Ref No:	A650053	***Exception Posted:***	
Notice Type:	Instrument Decision	***Section:***	
Notice Stage:		***Act 1:***	

Notice Date:	August 30, 2001	***Act 2:***	
Proposal Date:	July 04, 1995	***Site Location Map:***	
Year:	1995		
Instrument Type:	(EPA s. 27) - Approval for a waste disposal site.		
Off Instrument Name:			
Posted By:			
Company Name:	Treibacher Scheifmittel Corp.		
Site Address:			
Location Other:			
Proponent Name:			
Proponent Address:	3807 Stanley Ave., Niagara Falls Ontario, L2E 6T8		
Comment Period:			
URL:			

Site Location Details:

Township Lot #73, Parts of TWP Lots 60 and 73 CITY OF NIAGARA FALLS

Site: ***Commisso's Food Markets Ltd.***
PORTAGE ROAD CITY OF NIAGARA FALLS ON

Database: ***EBR***

EBR Registry No:	IA6E1674	***Decision Posted:***	
Ministry Ref No:	8220496 19961114	***Exception Posted:***	
Notice Type:	Instrument Decision	***Section:***	
Notice Stage:		***Act 1:***	
Notice Date:	November 28, 1996	***Act 2:***	
Proposal Date:	November 20, 1996	***Site Location Map:***	
Year:	1996		
Instrument Type:	(EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)		
Off Instrument Name:			
Posted By:			
Company Name:	Commisso's Food Markets Ltd.		
Site Address:			
Location Other:			
Proponent Name:			
Proponent Address:	4961 King Street East, Beamsville Ontario, L0R 1B0		
Comment Period:			
URL:			

Site Location Details:

PORTAGE ROAD CITY OF NIAGARA FALLS

Site: ***The Regional Municipality of Niagara***
Regional Road 57 (Thorold Stone Road) Niagara Falls ON

Database: ***ECA***

Approval No:	6596-54HJK4	***MOE District:***	
Approval Date:	2001-11-15	***City:***	
Status:	Approved	***Longitude:***	
Record Type:	ECA	***Latitude:***	
Link Source:	IDS	***Geometry X:***	
SWP Area Name:		***Geometry Y:***	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS		
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS		
Business Name:	The Regional Municipality of Niagara		
Address:	Regional Road 57 (Thorold Stone Road)		
Full Address:			
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/0639-547SRP-14.pdf		
PDF Site Location:			

Site: ***The Corporation of the City of Niagara Falls***
St. Peter Avenue from Colborne Street to St. John Avenue Niagara Falls ON L2E 6X5

Database: ***ECA***

Approval No:	0730-C2BQ8F	***MOE District:***	
Approval Date:	2021-04-28	***City:***	
Status:	Approved	***Longitude:***	
Record Type:	ECA	***Latitude:***	
Link Source:	IDS	***Geometry X:***	-8801792.8001
SWP Area Name:		***Geometry Y:***	5328145.075999997

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: St. Peter Avenue from Colborne Street to St. John Avenue
Full Address:
Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/4531-BZVQME-14.pdf
PDF Site Location:

Site: ***The Corporation of the City of Niagara Falls***
St. James Ave Niagara Falls ON L2E 6X5

Database: ***ECA***

Approval No:	9821-BL8KAC	***MOE District:***	
Approval Date:	2020-01-30	***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: St. James Ave
Full Address:
Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/1351-BKMNAU-14.pdf
PDF Site Location:

Site: ***NIAGARA FALLS HYDRO (PCB) 00-000***
A&P (STATION 15) COLBORNE ST. P.O. BOX 120 NIAGARA FALLS ON L2E 6S9

Database: ***GEN***

Generator No: ON0393812
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: ***TRANSPORT TRUCK***
PORTAGE RD. MOTOR VEHICLE (OPERATING FLUID) NIAGARA FALLS CITY ON

Database: ***SPL***

Ref No:	54263	***Contaminant Qty:***	
Site No:		***Nature of Damage:***	
Incident Dt:	7/18/1991	***Discharger Report:***	
Year:		***Material Group:***	
Incident Cause:	PIPE/HOSE LEAK	***Health/Env Conseq:***	
Incident Event:		***Agency Involved:***	
Environment Impact:	POSSIBLE	***Site Lot:***	
Nature of Impact:	Soil contamination	***Site Conc:***	
MOE Response:		***Site Geo Ref Accu:***	
Dt MOE Arvl on Scn:		***Site Map Datum:***	
MOE Reported Dt:	7/18/1991	***Northing:***	
Dt Document Closed:		***Easting:***	
Municipality No:	18101		
System Facility Address:			

Client Type:
Call Report Location Geodata:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: LAND
Receiving Environment:
Incident Reason: CORROSION
Incident Summary: TRANSPORT TRUCK: LEAK OF 10L DIESEL FUEL TO ROAD
Site Region:
Site Municipality: NIAGARA FALLS CITY
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class:
Source Type:
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name:
Site Address:
Client Name:

Site: ***886881 Ontario Inc.***
Portage Road Niagara Falls ON

Database: ***SPL***

Ref No: 1277-5MRMCK
Site No:
Incident Dt: 5/21/2003
Year:
Incident Cause:
Incident Event:
Environment Impact: Not Anticipated
Nature of Impact:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 5/21/2003
Dt Document Closed:
Municipality No:
System Facility Address:
Client Type:
Call Report Location Geodata:
Contaminant Code: 15
Contaminant Name: DORMANT OIL
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: Land
Receiving Environment:
Incident Reason:
Incident Summary: MVA: Portage Road- 2L of pesticide to road
Site Region: West Central
Site Municipality: Niagara Falls
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class: Spill to Land
Source Type:
Site County/District:
Site Geo Ref Meth:
Site District Office: Niagara
Nearest Watercourse:

Contaminant Qty: 2 L
Nature of Damage:
Discharger Report:
Material Group: Oil
Health/Env Conseq:
Agency Involved:
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:

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 Northern Development, Mines, Natural Resources and Forestry (ONDMNRF) maintains this database of 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 Oct 2022

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-Feb 28, 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 2021

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-Feb 28, 2023

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 -May 2023

Inventory of Coal Gasification Plants and Coal Tar Sites: Provincial COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions: Provincial CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Apr 2023

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 - Jun 30, 2023

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- Jun 30, 2023

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 - Jun 30, 2023

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- Jun 30, 2023

Environmental Effects Monitoring: Federal EEM

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private EHS

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Jun 30, 2023

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, 2022

List of Expired Fuels Safety Facilities: Provincial EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.
Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: 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-Jun 2023

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 2023

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, 2021

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-Oct 2022

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents: Federal NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells: Federal NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory 1993-2020: Federal NPR2

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

Government Publication Date: Sep 2020

National Pollutant Release Inventory - Historic: Federal NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances. This data holds historic records; current records are found in NPR2.

Government Publication Date: 1993-May 2017

Oil and Gas Wells: Private OGWE

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-May 31, 2023

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 - Jun 30, 2023

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- Jun 30, 2023

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 - Jun 30, 2023

Ontario Regulation 347 Waste Receivers Summary: Provincial REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-1990, 1992-2021

Record of Site Condition: Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.
RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Jun 2023

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-Feb 28, 2023

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-Oct 2021

Wastewater Discharger Registration Database: Provincial SRDS

Facilities that report either municipal treated wastewater effluent or industrial wastewater discharges under the Effluent Monitoring and Effluent Limits (EMEL) and Municipal/Industrial Strategy for Abatement Regulations. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment keeps record of direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation, Mining, Petroleum Refining, Organic Chemicals, Inorganic Chemicals, Pulp & Paper, Metal Casting, Iron & Steel, and Quarries.

Government Publication Date: 1990-Dec 31, 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 - Apr 2023

Variances for Abandonment of Underground Storage Tanks: Provincial VAR

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

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011- Jun 30, 2023

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: Mar 31 2023

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

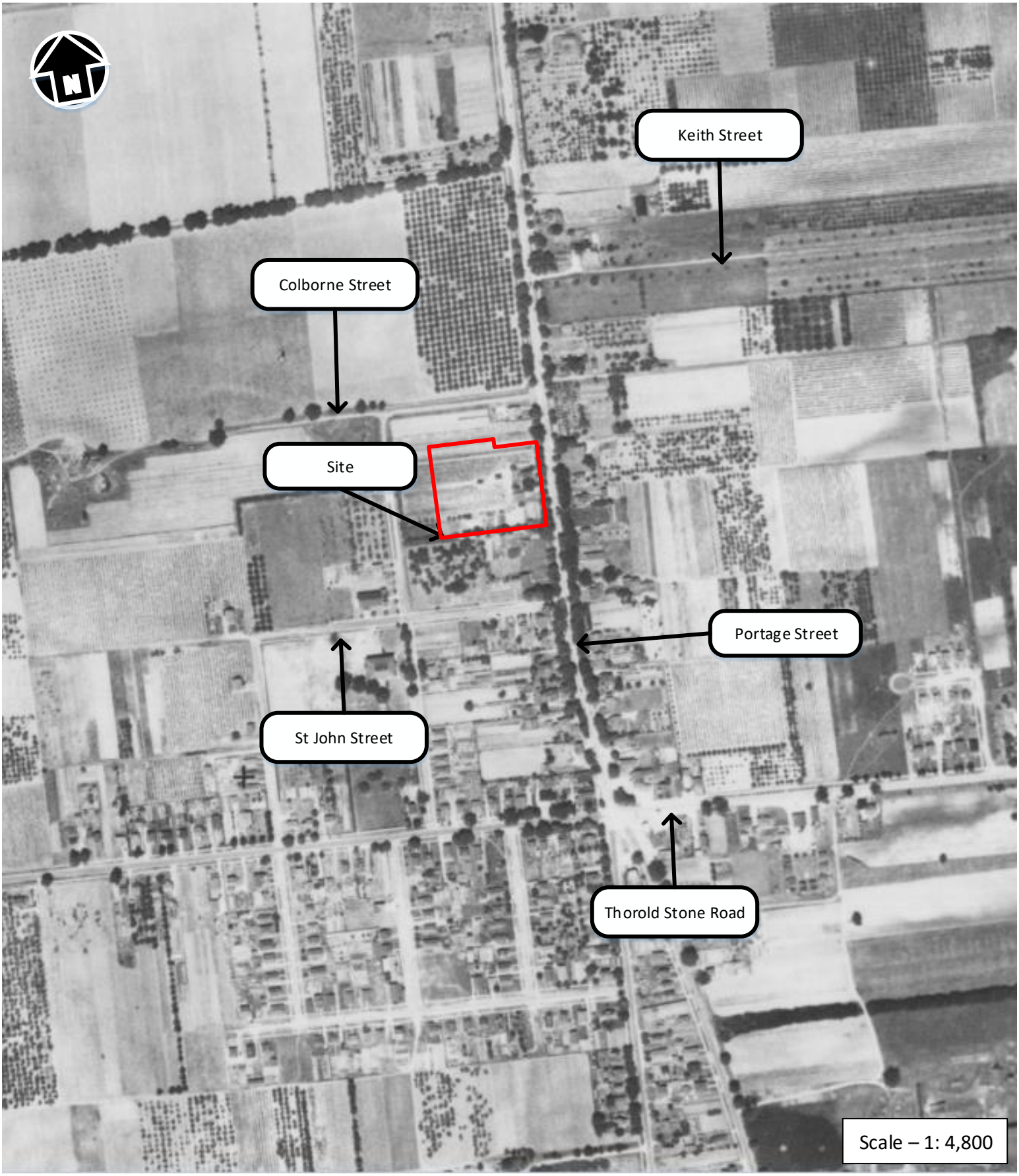
The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

Appendix 'G'

1. 1934 Aerial Photograph;
2. 1954 Aerial Photograph;
3. 1960 Aerial Photograph;
4. 1966 Aerial Photograph;
5. 1968 Aerial Photograph;
6. 1971 Aerial Photograph;
7. 1978 Aerial Photograph;
8. 1983 Aerial Photograph;
9. 1989 Aerial Photograph;
10. 1994 Aerial Photograph;
11. 2002 Aerial Photograph;
12. 2004 Aerial Photograph;
13. 2010 Aerial Photograph;
14. 2015 Aerial Photograph, and;
15. 2023 Aerial Photograph.

Aerial Photo – 1934

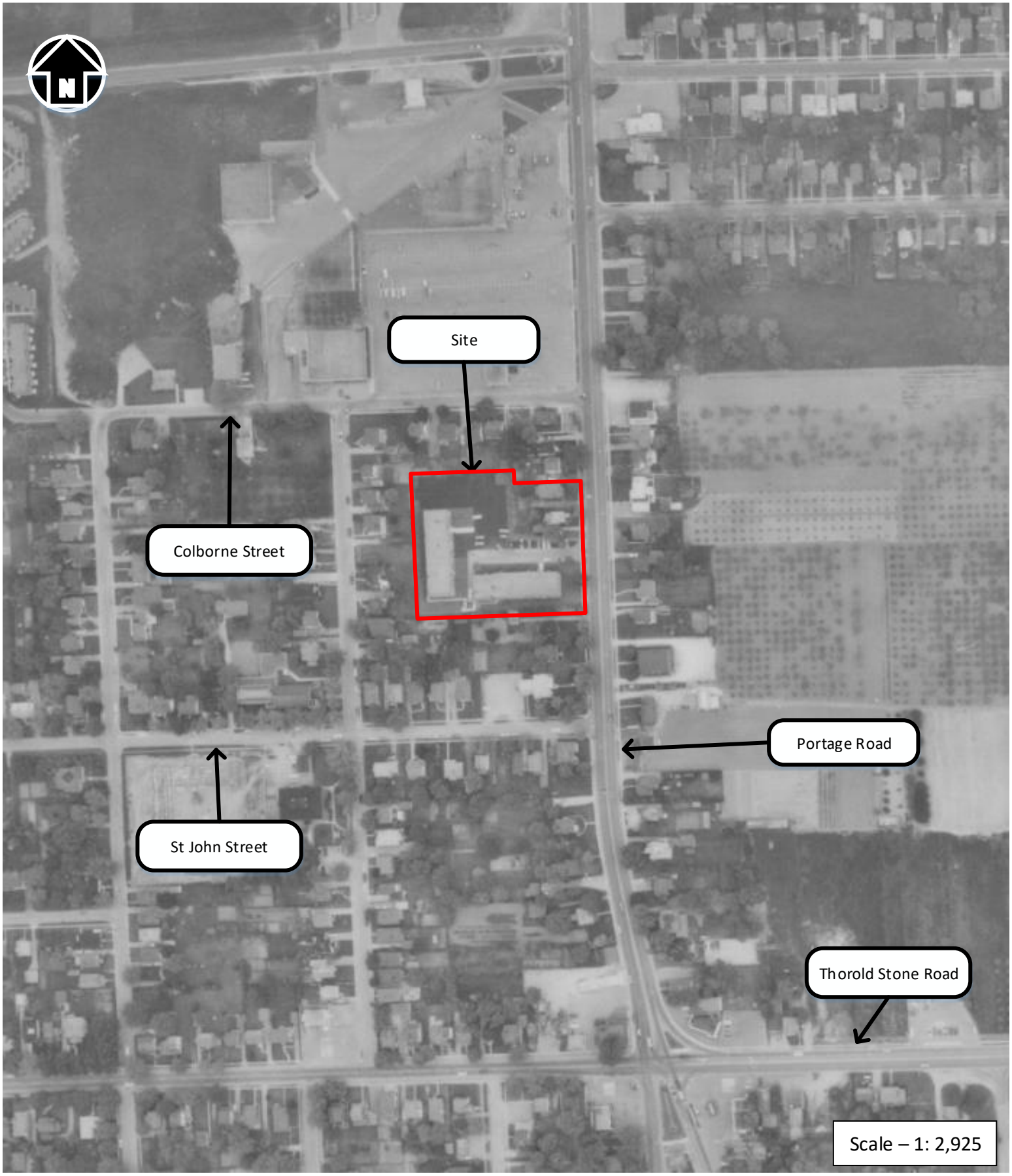


Aerial Photo – 1954

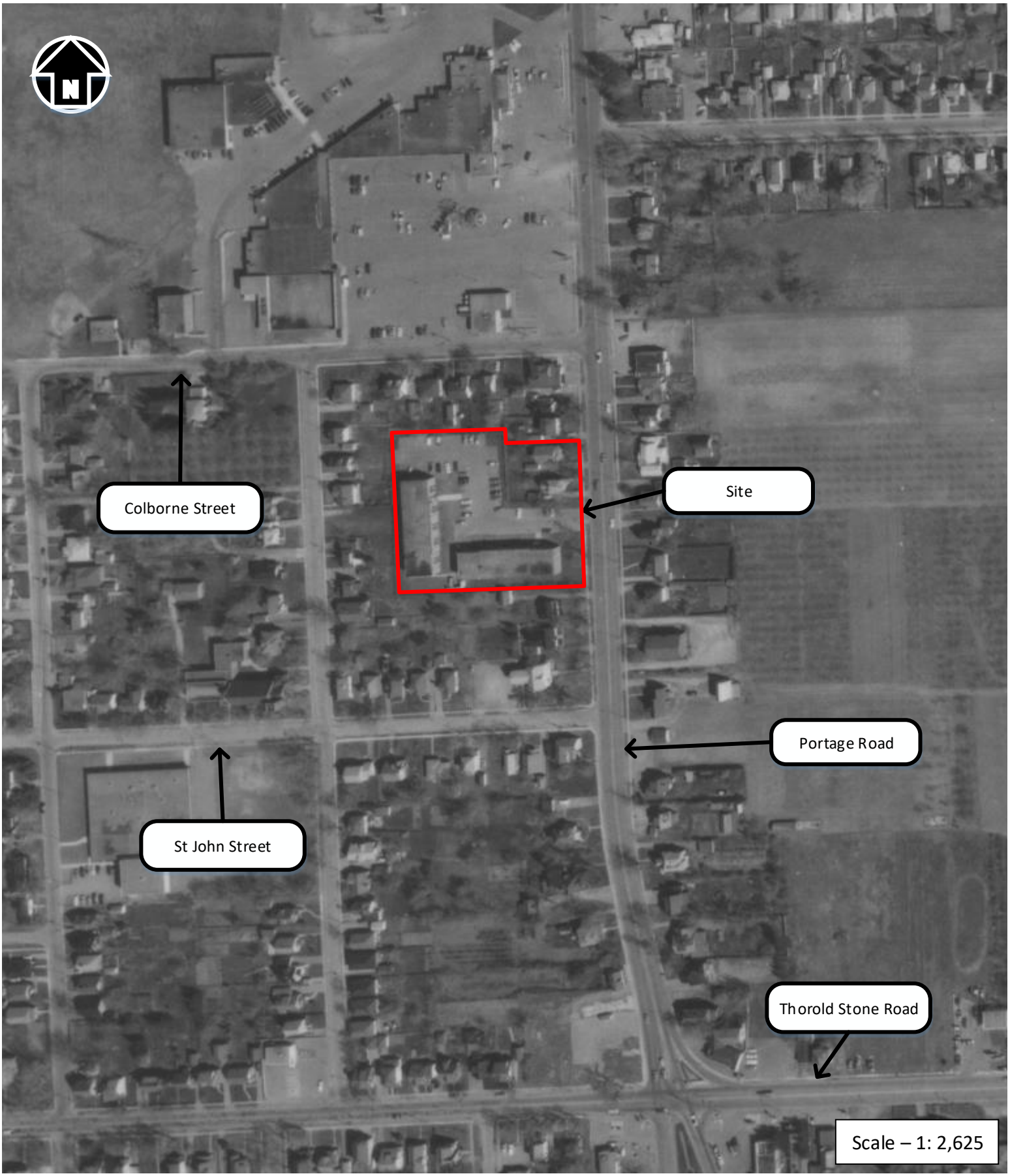
Aerial Photo – 1960

Aerial Photo – 1966

Aerial Photo – 1968



Aerial Photo – 1971



Aerial Photo – 1978

Aerial Photo – 1983

Aerial Photo – 1989

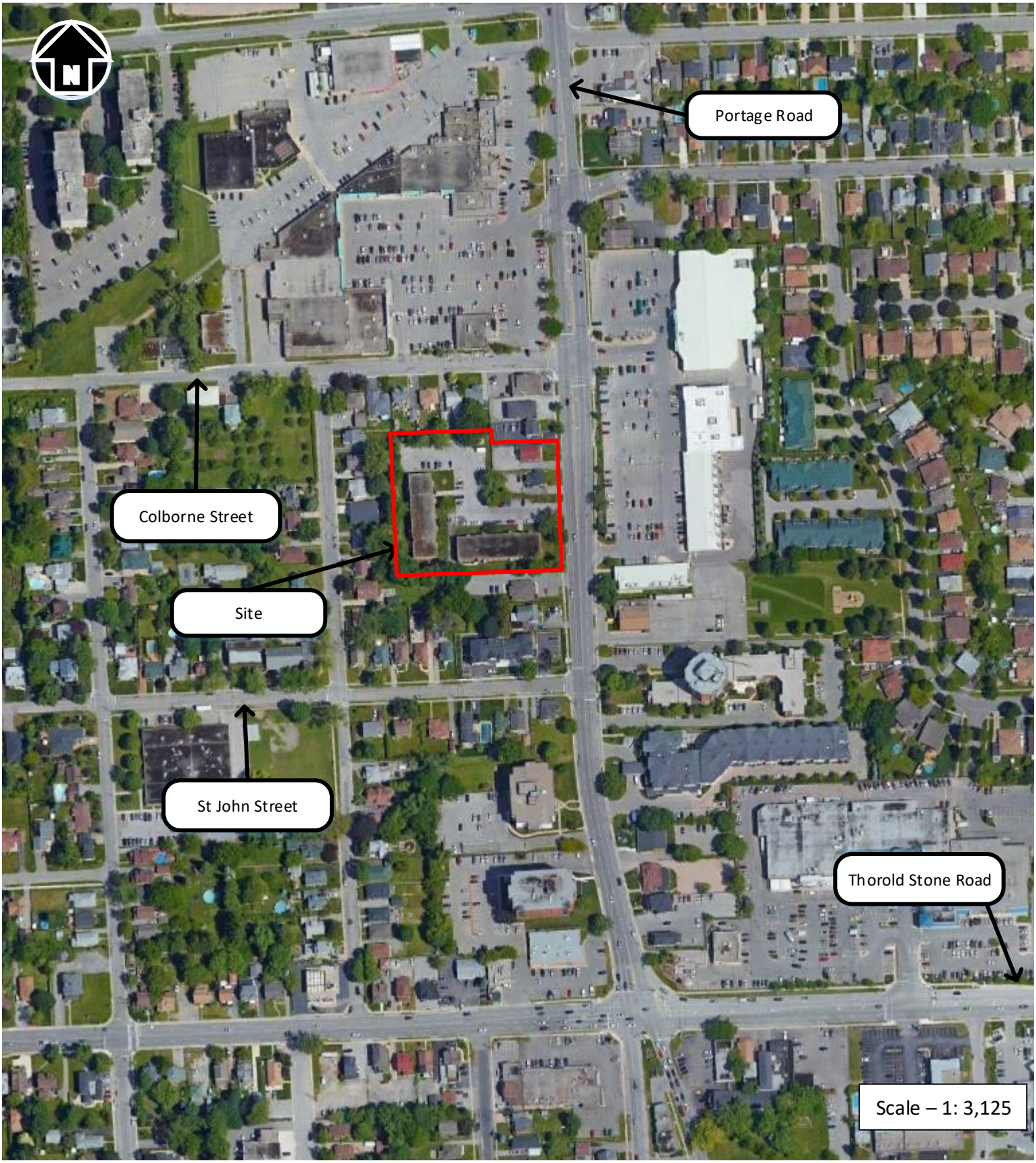
Aerial Photo – 1994

Aerial Photo – 2002

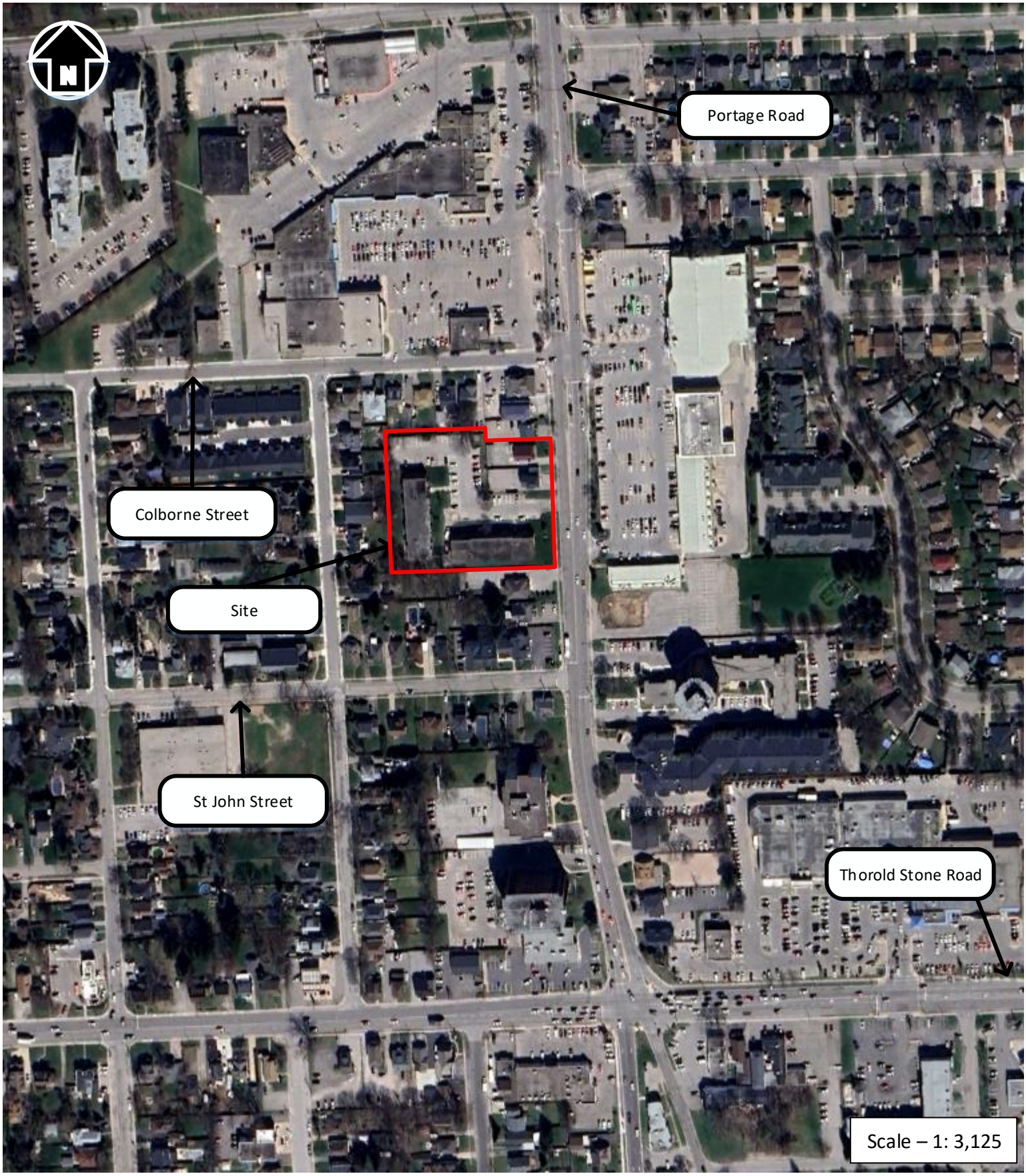
Aerial Photo – 2004

Aerial Photo – 2010

Aerial Photo – 2015



Aerial Photo – 2023



Appendix 'H'

1. 1906 Topographic Map;
2. 1938 Topographic Map;
3. 1979 Topographic Map, and;
4. 1996 Topographic Map.

LEGEND

★ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

2. Topographic Map of Ontario, Niagara Sheet 30M/3.

3. Base map provided by: "Department of Militia and Defence, 1906".

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase One Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Topographic Map 1906

PROJECT No.	SM 230481-E
SCALE	1: 63,360
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481 Topo 1906.vsd

DRAWING No. 4a

LEGEND

★ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

2. Topographic Map of Ontario, Niagara Sheet 30M/3, Edition 10.

3. Base map provided by: "Geographical Section, General Staff; Department of National Defence, 1938".

Soil-Mat
Engineers & Consultants Ltd.

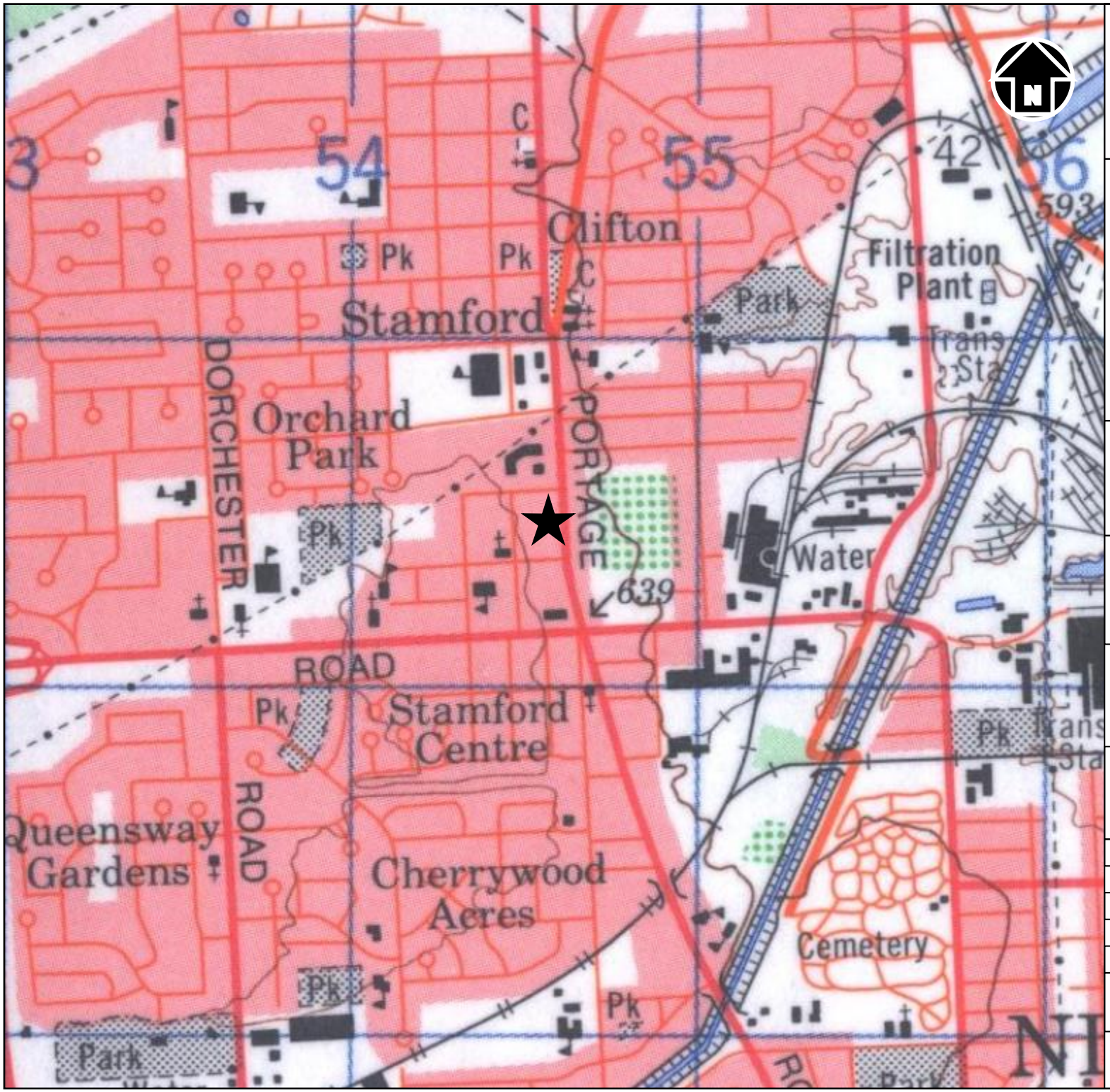
CLIENT
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase One Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Topographic Map 1938

PROJECT No.	SM 230481-E
SCALE	1: 63,360
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481 Topo 1938.vsd

DRAWING No. 4b



LEGEND

★ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

2. Topographic Map of Ontario, Niagara Sheet Sheet 30M/3 and 30M/6..

3. Base map provided by: "Surveys and Mapping Branch, Department of Energy, Mines and Resources, 1979".

Soil-Mat
Engineers & Consultants Ltd.

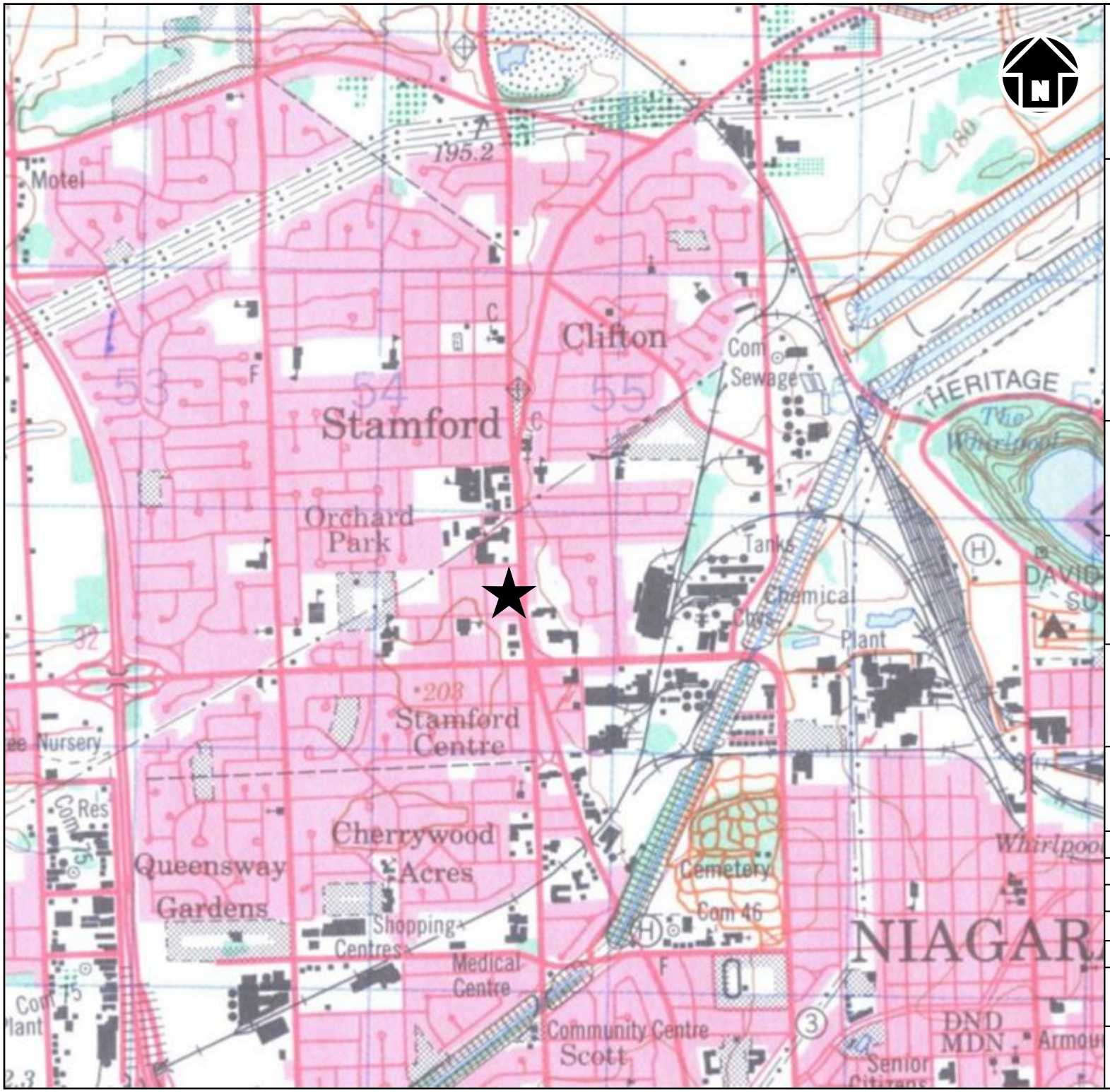
CLIENT
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase One Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Topographic Map 1979

PROJECT No.	SM 230481-E
SCALE	1: 50,000
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481 Topo 1979.vsd

DRAWING No. 4c



LEGEND

★ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

2. Topographic Map of Ontario, Niagara Sheet 30M/3 and 30M/6, Edition 7.

3. Base map provided by: "©1996, Her Majesty The Queen in Right of Canada".

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase One Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Topographic Map 1996

PROJECT No.	SM 230481-E
SCALE	1: 50,000
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481 Topo 1996.vsd

DRAWING No. 4d

Appendix 'I'

1. Table of Current and Past Uses

3777 Portage Road [PIN 64279-0337]:

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
February 17, 2023 to Present	5259 Dorchester Road (Niagara) Limited	This portion of the Phase One Property was occupied by a mixed commercial [currently vacant] and residential use building.	Residential and Commercial	• An aerial photograph from 2023 illustrates this portion of the Site as observed during our site reconnaissance.
July 26, 2019 to February 17, 2023	Carey Elizabeth Baglieri	This portion of the Phase One Property was occupied by a mixed commercial [Bistro Stasha, vacant] and residential use building.	Residential and Commercial	• There were no readily available visual aids for the Phase One Property for this time period.
February 24, 2012 to July 26, 2019	Dubravaka Perincic, Oleg Perincic	This portion of the Phase One Property was partially converted from residential lands to include a commercial use component [Bistro Stasha] circa 2012.	Residential and Commercial	• An aerial photograph from 2015 illustrates this portion of the Site as observed during our site reconnaissance.
June 29, 1982 to February 24, 2012	Rita Bertha Collins	This portion of the Phase One Property was occupied by a dwelling.	Residential	• Aerial photographs from 1983, 1989, 1994, 2002, 2004 and 2010 illustrate a dwelling with a garage and a grass-covered yard. • A topographic map from 1996 illustrate this portion of the Site as a developed area.
May 19, 1972 to June 29, 1982	James A Gracie	This portion of the Phase One Property was occupied by a dwelling.	Residential	• An aerial photograph from 1978 illustrates a dwelling with a garage and a grass-covered yard. • A topographic map from 1979 illustrate this portion of the Site as a developed area.
February 9, 1972 to May 19, 1972	Alma Amendt	This portion of the Phase One Property was occupied by a dwelling.	Residential	• There were no readily available visual aids for the Phase One Property for this time period.
July 7, 1949 to February 9, 1972	Nettie M Bearman	This portion of the Phase One Property was converted from agricultural lands to residential lands circa 1934 to 1954.	Residential or Agricultural	• Aerial photographs from 1954, 1960, 1966, 1968 and 1971 illustrate a dwelling with a garage and a grass-covered yard. • An aerial photograph from 1954 illustrates a dwelling with a grass-covered yard.
November 29, 1922 to July 7, 1949	Allan J Emmett	This portion of the Phase One Property was converted from agricultural lands to residential lands circa 1934 to 1954.	Residential or Agricultural	• An aerial photograph from 1934 illustrates agricultural land on this portion of the Phase One Property. • A Fire Insurance Plan from 1932 illustrates no buildings on this portion of the Site. • A topographic map from 1938 does not illustrate any buildings on this portion of the Site.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
January 26, 1922 to November 29, 1922	Arthur J Rose, Maurine F Rose	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.
July 29, 1910 to January 26, 1922	Frank A Rose	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.
November 15, 1881 to July 29, 1910	George Coggins	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• A topographic map from 1906 does not illustrate any buildings on this portion of the Site.
January 22, 1836 to November 15, 1881	Chippawa Family Church	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.
Up to January 22, 1836	Crown	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.

3787 Portage Road [PIN 64279-0338]:

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
January 17, 2023 to Present	5259 Dorchester Road (Niagara) Limited	This portion of the Phase One Property was occupied by a mixed commercial [Circle of Health, an unnamed sandwich shop, currently vacant] and residential use building.	Residential and Commercial	• An aerial photograph from 2023 illustrates this portion of the Site as observed during our site reconnaissance.
August 2, 2016 to January 17, 2023	Joanne Beryl Garrison	This portion of the Phase One Property was occupied by a mixed commercial [Circle of Health] and residential use building.	Residential and Commercial	• There were no readily available visual aids for the Phase One Property for this time period.
June 1, 2015 to August 2, 2016	2463346 Ontario Inc.	This portion of the Phase One Property was occupied by a mixed commercial [Circle of Health] and residential use building.	Residential and Commercial	• An aerial photograph from 2015 illustrates this portion of the Site as observed during our site reconnaissance.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
November 28, 2008 to June 1, 2015	Rose Alfano	This portion of the Phase One Property was occupied by a building with a residential unit and a commercial use unit [Italian Vice Consulate, and Tremar Jewellers].	Residential and Commercial	• An aerial photograph from 2010 illustrates this portion of the Site as observed during our site reconnaissance.
October 18, 1996 to November 28, 2008	Calogero Puma, Lina Puma	This portion of the Phase One Property was occupied by a building with a residential unit and a commercial use unit [Niagara's Bridal Classics, and Italian Vice Consulate].	Residential and Commercial	• Aerial photographs from 2002 and 2003 illustrate this portion of the Site as observed during our site reconnaissance. • A topographic map from 1996 illustrate this portion of the Site as a developed area.
November 1, 1992 to October 18, 1996	Business Development Bank of Canada	This portion of the Phase One Property was occupied by a mixed commercial [Niagara's Bridal Classics] and residential use building.	Residential and Commercial	• An aerial photograph from 1994 illustrates this portion of the Site as observed during our site reconnaissance.
August 23, 1991 to November 1, 1992	Terrance Edward Whitehead	This portion of the Phase One Property was occupied by a mixed commercial [Niagara's Bridal Classics] and residential use building.	Residential and Commercial	• There were no readily available visual aids for the Phase One Property for this time period.
November 21, 1988 to August 23, 1991	775596 Ontario Ltd.	This portion of the Phase One Property was partially converted from residential lands to include a commercial component [Niagara's Bridal Classics] circa 1990.	Residential and Commercial	• An aerial photograph from 1989 illustrates a dwelling with a grass-covered backyard.
August 19, 1968 to November 21, 1988	Albert Saracino, Beatrice Saracino	This portion of the Phase One Property was occupied by a dwelling.	Residential	• Aerial photographs from 1978 and 1983 illustrate a dwelling with a garage and large shed in the backyard on this portion of the Phase One Property. • Aerial photographs from 1968 and 1971 illustrate a dwelling with a garage and a grass-covered backyard on this portion of the Site. • A topographic map from 1979 illustrate this portion of the Site as a developed area.
November 29, 1922 to August 19, 1968	Allan J Emmett	This portion of the Phase One Property was occupied by a dwelling.	Residential	• Aerial photographs from 1960 and 1966 illustrate a dwelling with a garage and a grass-covered backyard on this portion of the Site. • Aerial photographs from 1934 and 1954 illustrate a dwelling with a grass-covered backyard on this portion of the Site. • A Fire Insurance Plan from 1932 illustrates a dwelling on this portion of the Site. • A topographic map from 1938 illustrates one building on this

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
				portion of the Site.
January 26, 1922 to November 29, 1922	Arthur J Rose, Maurine F Rose	This portion of the Phase One Property was occupied by a dwelling.	Residential	• There were no readily available visual aids for the Phase One Property for this time period.
July 29, 1910 to January 26, 1922	Frank A Rose	This portion of the Phase One Property was occupied by a dwelling	Residential	• There were no readily available visual aids for the Phase One Property for this time period.
November 15, 1881 to July 29, 1910	George Coggins	This portion of the Phase One Property was occupied by a dwelling	Residential	• A topographic map from 1906 illustrates one building on this portion of the Site.
January 22, 1836 to November 15, 1881	Chippawa Family Church	As there were no readily available visual aids prior to 1906, it is unclear when this property was first developed as residential use lands.	Residential and Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.
Up to January 22, 1836	Crown	As there were no readily available visual aids prior to 1906, it is unclear when this property was first developed as residential use lands.	Residential and Agricultural or Other	• There were no readily available visual aids for the Phase One Property for this time period.

3791 and 3815 Portage Road [PIN 64279-0323]:

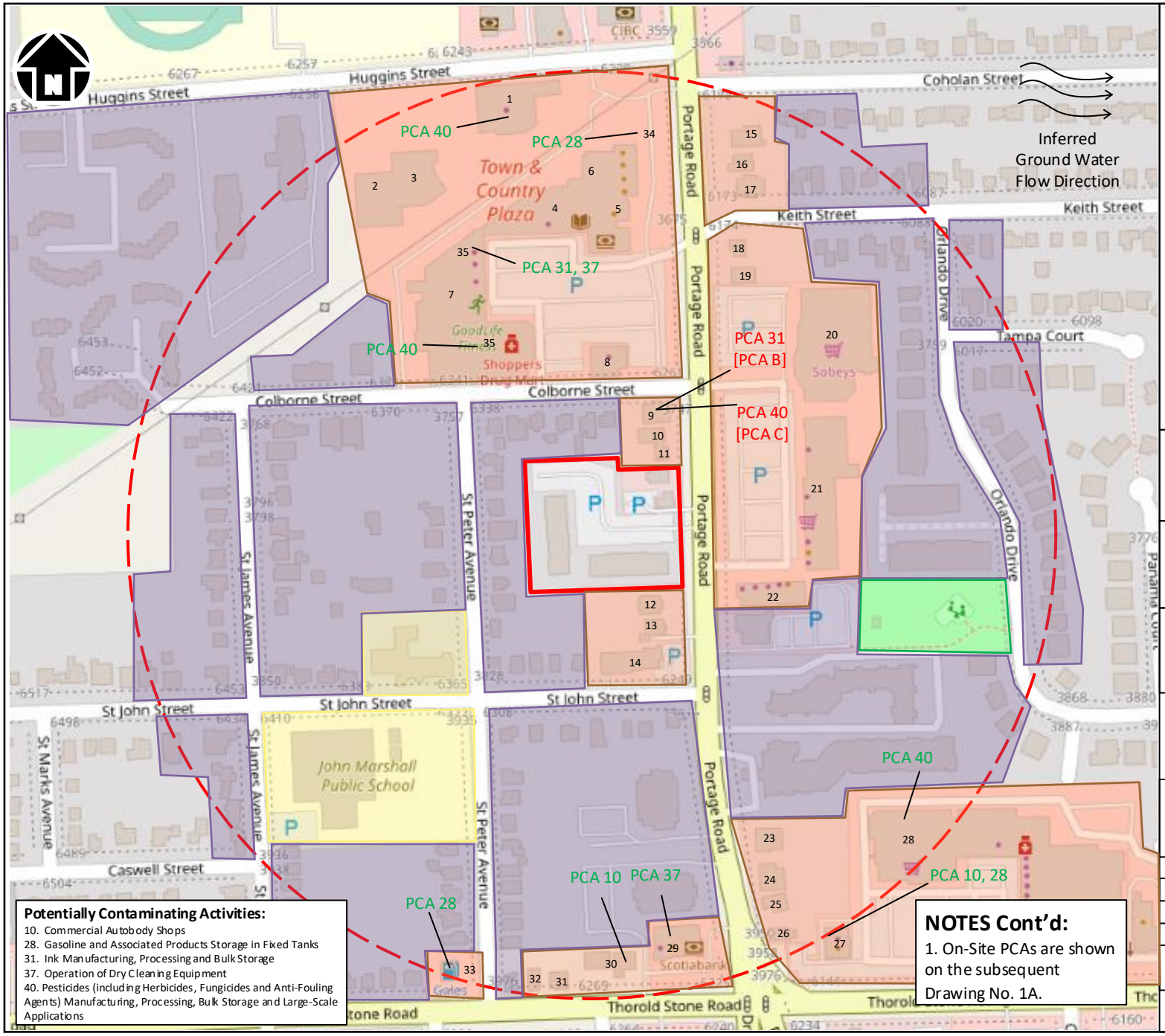
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
October 29, 2020 to Present	5259 Dorchester Road (Niagara) Limited	This portion of the Phase One Property was occupied by two [2] apartment buildings.	Residential	• An aerial photograph from 2023 illustrates this portion of the Site as observed during our site reconnaissance.
March 30, 1984 to October 29, 2020	581844 Ontario Inc.	This portion of the Phase One Property was occupied by two [2] apartment buildings.	Residential	• Aerial photographs from 1989, 1994, 2002, 2004, 2010 and 2015 illustrate this portion of the Site as observed during our site reconnaissance. • A topographic map from 1996 illustrates this portion of the Site as a developed area.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
February 21, 1974 to March 30, 1984	Remex Trading and Investments Ltd.	This portion of the Phase One Property was occupied by two [2] apartment buildings.	Residential	• Aerial photographs from 1978 and 1983 illustrate this portion of the Site as observed during our site reconnaissance. • A topographic map from 1979 illustrates this portion of the Site as a developed area.
December 18, 1968 to February 21, 1974	Joseph Pawlaczyk, Stanley Gugala, Stanley Kozlowski, Stanley Haidasz, Frank Spivak	This portion of the Phase One Property was converted from agricultural lands to residential use lands circa 1966 to 1968.	Residential or Agricultural	• Aerial photographs from 1968 and 1971 illustrate this portion of the Site as observed during our site reconnaissance.
December 29, 1967 to December 18, 1968	Karl Lindentrom, Hilga Lindentrom	This portion of the Phase One Property was converted from agricultural lands to residential use lands circa 1966 to 1968.	Residential or Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.
October 25, 1966 to December 29, 1967	Jacob Lepp, Tina Lepp	This portion of the Phase One Property was converted from agricultural lands to residential use lands circa 1966 to 1968.	Residential or Agricultural	• An aerial photograph from 1966 illustrates an apartment building on this portion of the Site.
February 21, 1958 to October 25, 1966	Reier Realty Developments Inc.	This portion of the Phase One Property was converted from agricultural lands to residential use lands circa 1966 to 1968.	Residential or Agricultural	• An aerial photograph from 1960 illustrates two [2] greenhouses and two [2] sheds on this portion of the Site.
November 29, 1922 to February 21, 1958	Allan J Emmett	This portion of the Phase One Property was occupied by greenhouses, sheds and outhouses on agricultural lands.	Agricultural	• An aerial photograph from 1954 illustrates two [2] greenhouses, two [2] sheds, and an outhouse on this portion of the Site. • An aerial photograph from 1934 illustrates three [3] sheds and four [4] outhouses on this portion of the Site. • A Fire Insurance Plan from 1932 illustrates three [3] sheds and four [4] outhouses on this portion of the Site. • A topographic map from 1938 illustrates two [2] buildings on this portion of the Site.
July 29, 1910 to January 26, 1922	Arthur J Rose, Maurine F Rose	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
November 15, 1881 to July 29, 1910	Frank A Rose	This portion of the Phase One Property was comprised of agricultural lands.	Agricultural	• A topographic map from 1906 illustrates a small outbuilding on this portion of the Site.
January 22, 1836 to November 15, 1881	George Coggins	As there were no readily available visual aids prior to 1906, it is unclear when this property was first developed on agricultural land.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.
Up to January 22, 1836	Chippawa Family Church	As there were no readily available visual aids prior to 1906, it is unclear when this property was first developed on agricultural land.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.
January 26, 1922 to November 29, 1922	Crown	As there were no readily available visual aids prior to 1906, it is unclear when this property was first developed on agricultural land.	Agricultural	• There were no readily available visual aids for the Phase One Property for this time period.

Appendix 'J'

1. Phase One Conceptual Site Model



Potentially Contaminating Activities:

10. Commercial Autobody Shops
28. Gasoline and Associated Products Storage in Fixed Tanks
31. Ink Manufacturing, Processing and Bulk Storage
37. Operation of Dry Cleaning Equipment
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications

NOTES Cont'd:

1. On-Site PCAs are shown on the subsequent Drawing No. 1A.

LEGEND

- = Site Boundary
- = Phase One ESA Study Area
- = Residential Properties
- = Commercial Properties
- = Institutional Properties
- = Park Properties

PCA # = Off-Site PCA not causing an APEC on the RSC Property

PCA # = Off-Site PCA causing an APEC on the RSC Property

NOTES:

1. Base map retrieved from Niagara Navigator.

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase One Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Phase One Conceptual Site Model

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481 Phase One CSM.vsd

DRAWING No. 1

Conceptual Site Model Notes

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
1	Stamford Home Hardware	Yes	OCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed six [6] records of the 'pesticide register', which are considered PCAs. Given the distance between this property and the Site [210 metres north] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
2	All Niagara Insurance	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
3	Pho Queen	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
4	Capri Family Hairstyling	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Spoiled Homemaker	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Danny's Sushi	None	Not Applicable	Operations are limited to community services that are not considered potential contaminating activities.
	Eye Wellness	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Sunglasses Cove	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Big B Comics	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Vacant	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Jul Sel Spa Lounge	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Bazaar Istanbul	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Niagara Brazilian Jiu Jitsu	None	Not Applicable	Operations are limited to institutional services that are not considered potential contaminating activities.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
5	TD Canada Trust Branch and ATM	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	British Pride Bakery	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Pizza Pizza	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	We the Finest Burger	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Quesada	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Subway	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
6	Towne Coin Laundromat	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Stamford Public Library	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Meltwich Food Co.	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Electronics Depot	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Ray James Appliance	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Fit 4 Less	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Shopper's Drug Mart	Yes	OCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed five [5] records of the 'pesticide register', which are considered PCAs. Given the distance between this property and the Site [50 metres north] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
8	The Beer Store	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
9	Current: Chloe Lindsay Aesthetics Former: Commisso's	Yes	OCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed two [2] records of the 'pesticide register', which are considered PCAs. Given the distance between this property and the Site [25 metres north] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is considered a PCA likely to cause an APEC on the Site.
	Current: Dena's Home Cookin' Former: Cascade Printing Inc.	Yes	Metals, PHCs, BTEX, and VOCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former printing business on the property which is considered a PCA. Given the distance between this property and the Site [25 metres north], and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is considered a PCA likely to cause an APEC on the Site.
10	Vacant	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
11	Rudan Holding Ltd.	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
12	Lifetime Financial Planning Group	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
13	Eckert Machines Inc.	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
14	Kristina's Kolours Facial Spa	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
15	Stamford Green Dental	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
16	Biamonte Chiropractic	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
17	Letourneau Hindo Professional Corporation CPAs	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
18	Country Gardens Floral Expressions	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
19	Della Marina Joe	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
20	Sobeys	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
21	LCBO	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Pet Valu	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Groomingdale's Pet Grooming	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Bulk Barn	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	World Wide Travel One	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Your Neighbourhood Pizza Company	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	GL Nails Spa	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
22	Lucky Dragon Restaurant	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Value Buds	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Eyewear Studio	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Vita Health Foods	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	First Choice Haircutters	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
23	Trinity Medical Centre Pharmacy	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
24	Village Orthodontics - Niagara Falls	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
25	Professional Hockey Players Association	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
26	Kemp Financial Group Inc.	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
27	Current: Tim Horton's Former: Fairlie Service Station	Yes	Metals, PHCs, VOCs, PCBs and PAHs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former garage repair shop with two [2] underground storage tanks in this property which is considered a PCA. Given the distance between this property and the Site [235 metres south-southeast] and the location of the property to the Site with respect to the inferred ground water flow direction [down-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
28	Current: Commisso's Fresh Foods Former: Giant Tiger, Thorold Stone Food City	Yes	OCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed six [6] records of the 'pesticide register', which are considered a PCA. Given the distance between this property and the Site [195 metres southeast] and the location of the property to the Site with respect to the inferred ground water flow direction [down-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
29	Current: Scotiabank Former: Andres Cleaners	Yes	VOC	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former dry-cleaning facility in this property which is considered a PCA. Given the distance between this property and the Site [220 metres south] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
	Current: M&M Food Market Former: Andres Cleaners	Yes	VOC	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former dry-cleaning facility in this property which is considered a PCA. Given the distance between this property and the Site [220 metres south] and the location of the property to the Site with respect to the inferred ground water flow

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
				direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
	Current: Sahara Shawarmas Former: Andres Cleaners	Yes	VOC	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former dry-cleaning facility in this property which is considered a PCA. Given the distance between this property and the Site [220 metres south] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
30	Current: Dr Tupman Family Dentistry Former: Generous Motors Ltd.	Yes	Metals, PHCs, VOCs, PCBs and PAHs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former auto service shop in this property which is considered a PCA. Given the distance between this property and the Site [235 metres south] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
31	Dave DeStefano Mortgage Broker Niagara, TMG The Mortgage Group	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
32	Lachau	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
33	Gales Gas Bar	Yes	Metals, PHCs and PAHs	The research undertaken during the Phase One ESA revealed a gas station on the property which is considered a PCA. Given the distance between this property and the Site [235 metres south-southwest] and the location of the property to the Site with respect to the inferred ground water flow direction [down-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
34	Current: Parking Lot Former: Sicard Shell Ltd.	Yes	Metals, PHCs and PAHs	This location is currently a parking lot. The research undertaken during the Phase One ESA revealed a former service station with an underground storage tank on the property which is considered a PCA. Given the distance

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
				between this property and the Site [210 metres north] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
35	Current: Spice Flames Indian Takeout Former: T & T Dry Cleaners, The Photo Shop	Yes	Metals, PHCs, BTEX, and VOCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former printing business and a dry-cleaning facility on the property which are considered PCAs. Given the distance between this property and the Site [140 metres north-northwest], and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
	Current: Global Pet Foods Former: T & T Dry Cleaners, The Photo Shop	Yes	Metals, PHCs, BTEX, and VOCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former printing business and a dry-cleaning facility on the property which are considered PCAs. Given the distance between this property and the Site [140 metres north-northwest], and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.

Notes: APEC = area of potential environmental concern, PCA = potentially contaminating activity, COPCs = Contaminants of Potential Concern, PHCs = Petroleum Hydrocarbons, PAHs = polycyclic aromatic hydrocarbons, VOCs = volatile organic compounds, PCBs = Polychlorinated Biphenyls, BTEX = Benzene, Toluene, Ethylbenzene, and Xylene Mixture, OCs = Organochlorine Pesticides

SUPPORTING INFORMATION TO SATISFY TABLE 1, SCHEDULE D, PART VI OF THE RSC REGULATION

1. Based on the findings of the Phase One ESA, one potentially contaminating activity [PCA] was identified on the Phase One Property and two [2] PCAs were identified in the Phase One Study Area that resulted in an area of potential environmental concern [APEC] on the Phase One Property. The remaining properties identified in the Phase One Study Area were not considered significant environmental liabilities to the Phase One Property. The APECs are listed below in Table format. The Phase One Property is illustrated on the attached Drawing No.: 1. The APECs associated with the PCA on the Phase One Property is illustrated on the attached Drawing No.: 1A.

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Locations of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC #1	Throughout the grass-covered areas of the Phase One Property	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA A]	On-Site	OCs	Soil
APEC #2	The northeastern limit of the Phase One Property.	31. Ink Manufacturing, Processing and Bulk Storage [PCA B]	Off-Site	Metals, PHCs, BTEX, and VOCs	Soil and Groundwater
APEC #3	The northeastern limit of the Phase One Property.	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA C]	Off-Site	OCs, metals [including hydrides]	Soil and Groundwater
Notes: PHCs = Petroleum Hydrocarbons, VOCs = Volatile Organic Compounds, BTEX = Benzene, Toluene, Ethylbenzene, and Xylenes, OCs = Organochlorine Pesticides					

2. Surface water was not encountered on the Phase One Property or within the Phase One Study Area. [250 metre radius from the limits of the RSC property]. Regional groundwater flow is expected to the east towards the Niagara River, and ultimately, Lake Ontario.

3. There are no areas of natural significance located in whole or in part on the Phase One Property or in the Phase One Study Area.

4. The reconnaissance of the Site did not reveal any obvious visual evidence of a suspected groundwater well or cistern. A review of the MOE's water well records did not reveal any potable ground water wells or monitoring wells on the Phase One Property.

   In addition, a review of the MOE's water well records did not reveal any potable groundwater wells within the Phase One Study Area. However, one groundwater monitoring well is reportedly located within the Phase One Study Area. The monitoring well is reportedly located 80 metres from the Site and terminates at a depth of 7.62 metres below the ground surface.

5. The proposed development on the Phase One Property will be serviced with buried utilities, including storm and sanitary sewers, a municipal water supply, hydro and other soft

services. The depth and location of these service trenches are not anticipated to affect, direct or alter the migration of any potential off-site contaminants.

6. SOIL-MAT ENGINEERS & CONSULTANTS LTD. have been retained to undertake a geotechnical report on the Property however, was not complete at the time of this report. A review of the Ministry of Northern Development and Mine's "Quaternary Geology of the Niagara Area, Southern Ontario Sheet Map M2496" and the "Paleozoic Geology of the Niagara Area, Southern Ontario Sheet Map M2344", revealed the Site to be underlain by glaciolacustrine deposits of nearshore and deltaic sand and silt, in turn, underlain by Lower Silurian Lockport Formation Dolostone bedrock. The depth to the groundwater table is anticipated to be approximately 6.3 metres below the ground surface elevation based on information obtained from a previous work in the area.

7. The validity of the CSM may be affected if the future use of the Phase One Property diverts from the current understanding of the proposed development to include the installation of multi-level basements or deep groundwater wells that may artificially alter or redirect local groundwater toward the RSC Property. The Phase One Study did reveal PCAs within the Phase One Study Area that would result in an APEC on the Site it is recommended that intrusive soil and/or groundwater sampling and monitoring would be required in this scenario.

8. Based on the results of the Phase One ESA, it is the opinion of SOIL-MAT ENGINEERS & CONSULTANTS LTD. that a Phase Two ESA is required for the property.

Appendix 'K'

1. Site Reconnaissance Photographs

Photo of the front [east side] of the apartment building at 3791 Portage Road and southern parking lot. Taken from the southeastern portion of the Site, facing west.

Photo of the front [north side] of the apartment building at 3815 Portage Road and western parking lot. Taken from the northern portion of the Site, facing south.

Photo of the Site's northern parking lot. Taken from the northwestern portion of the Site, facing east.

Photo of the back [west side] of the apartment building at 3791 Portage Road. Taken from the western portion of the Site, facing south.

Photo of the back [south side] of the apartment building at 3815 Portage Road. Taken from the southern portion of the Site, facing east.

Photo of the front [east side] of the mixed commercial and residential building at 3787 Portage Road. Taken from the eastern portion of the Site, facing west.

Photo of the eastern parking lot west of the mixed commercial and residential building at 3787 Portage Road. Taken from the eastern portion of the Site, facing west.

Photo of the front [east side] of the mixed commercial and residential building at 3777 Portage Road. Taken from the northeastern portion of the Site, facing west.

Photo of the northeastern parking lot west of the mixed commercial and residential building at 3777 Portage Road. Taken from the northeastern portion of the Site, facing south.

Appendix 'L'

1. Qualifications of Assessors

COMPANY BACKGROUND

SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] is a Canadian Consulting Engineering firm owned by its senior staff. Over the past thirty years the principals of SOIL-MAT ENGINEERS have undertaken geotechnical investigations in all areas of Hamilton and surrounding area and are familiar with the distinct geology of the area and therefore well-versed with the various soil, bedrock and groundwater conditions. SOIL-MAT ENGINEERS has a staff of over twenty-five engineers and technical staff who specialize in geotechnical assignments, environmental assessments, hydrogeological investigations and construction quality control/assurance projects. The company commenced operation on June 15, 1992 and has undertaken over 5,000 projects since its inception. The firm and all professional staff are in good standing with Professional Engineers Ontario. The company has maintained a current Certificate of Authorisation since it was granted on April 28, 1992. The firm's office and laboratory facilities are located at 401 Grays Road in Hamilton, Ontario.

REPORT AUTHORS

Alex Lajkosz, B.Sc.
Environmental Technician

Mr. Lajkosz has over three years of experience in conducting Phase I ESA research and Phase II ESA fieldwork, including soil and groundwater sampling. Mr. Lajkosz has also been a key project member on a number of Phase I Environmental Site Assessment projects, including species at risk assessments for numerous construction projects throughout the Greater Toronto Area.

Keith Gleadall, B.A., EA Dipl.
Vice-President [Senior Professional]

Mr. Gleadall has over fourteen years of experience in conducting Phase I, II and III Environmental Site Assessments and has successfully completed the requirements of the Associated Environmental Site Assessors of Canada and a Post Graduate Diploma in Environmental Site Assessment from Niagara College. Mr. Gleadall is responsible for undertaking numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects, together with Phase I, II and III Environmental Site Assessments. Projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programmes, the decommissioning of a former dry cleaning facility and numerous 'dig and dump' remediation projects.

Stephen R. Sears, B. Eng. Mgmt., P. Eng.
Director [Senior Professional]

Mr. Sears has over twenty-two years of experience in the geotechnical and geo-environmental fields. Mr. Sears holds current Consulting Engineer designations with the Professional Engineers Ontario and the Association of Professional Engineers and Geoscientists of Saskatchewan and has supervised the geotechnical investigations for numerous industrial, commercial and residential development projects in Southern Ontario, slope stability assignments associated with Hamilton Conservation Authority, Conservation Halton and Niagara Peninsula Conservation Authority requirements, and several high rise developments throughout Ontario. Mr. Sears has also been involved in geotechnical and hydrogeological investigations for industrial park developments in the Greater Toronto Area and Niagara Peninsula. Some of Mr. Sears' projects have included the decommissioning and reconstruction of underground and above ground fuel oil storage tanks in Ontario and Saskatchewan, the study of the containment structures at a number of Petroleum Storage Facilities in Ontario and numerous 'dig and dump' remediation projects.