



BURNSIDE

**Phase One Environmental Site Assessment
5640 Stanley Avenue
Niagara Falls, Ontario**

9431870 Canada Corporation

**R.J. Burnside & Associates Limited
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Orangeville, ON L9W 3R4 CANADA**

**June 30, 2023
300055846.1000**

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Record of Revisions

Revision	Date	Description
0	June 30, 2023	Phase One ESA report

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Executive Summary

R.J. Burnside & Associates Limited (Burnside) was retained by 9431870 Canada Corporation to conduct a Phase One Environmental Site Assessment (ESA) of a property located at 5640 Stanley Avenue, Niagara Falls, Ontario (the "Site").

The Site is occupied by a 2-storey motel with an outdoor pool (Courtside Inn). The current property use of the Site is Commercial Use.

The purpose of the Phase One ESA is to support a zoning amendment for the proposed development of a 14-storey residential building on the Site.

The Phase One ESA was completed in general compliance with the requirements of Ontario Regulation (O. Reg.) 153/04 and Canadian Standards Association (CSA) Standard Z768-01.

The findings of the Phase One ESA are as follows:

- Historical property use of the Site was Agricultural or Other Use in the 1800s until the Site was developed for Residential Use and Industrial Use in the 1930s and 1940s.
- The Site is currently occupied by the Courtside Inn (Commercial Use).
- A Sheet Metal & Welding Shop (Industrial Use) was on the Site in 1965, which is a Potentially Contaminating Activity (PCA) referred to as PCA 34 (Metal Fabrication).
- The gas station on the west side of Stanley Avenue was identified as a PCA, referred to as PCA 28 (Gasoline and Associated Products Storage in Fixed Tanks).
- A former dry cleaner business (Quality Cleaners) referred to as PCA 37 (Operation of Dry-Cleaning Equipment) was identified on the adjacent property south of the Site.
- Areas of Potential Environmental Concern (APECs) were identified on the Site related to the on-site PCA (PCA 34) and off-site PCAs (PCA 28 and PCA 37).

The Phase One ESA identified historical and current property uses at the Site and the surrounding area. Areas of Potential Environmental Concern (APEC) were identified on the Site associated with the former sheet metal and welding shop (PCA 34) that was formerly on the Site, and potential contamination from the gas station west of the Site and a cleaners business that formerly operated on the property south of the Site.

Contaminants of Potential Concern (COPCs) related to PCAs associated with the APECs are as follows:

- Petroleum Hydrocarbons (PHCs);
- Benzene, Toluene, Ethylbenzenes, and Xylenes (BTEX);
- Volatile Organic Compounds (VOCs);
- Metals.

Recommendations

Based on the findings of the Phase One ESA, a Phase Two is recommended to conduct a sampling program to assess soil and groundwater in the APEC locations for the presence of contaminants of potential concern.

Record of Site Condition

Based on the findings of the Phase One ESA, a Phase Two ESA will be required in order to proceed with the steps for preparing a Record of Site Condition submission.

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1.0 Introduction

R.J. Burnside & Associates Limited (Burnside) was retained by 9431870 Canada Corporation to conduct a Phase One Environmental Site Assessment (ESA) of 5640 Stanley Avenue, Niagara Falls, Ontario.

The purpose of the Phase One ESA is to support a zoning amendment for the proposed development of a 14-storey residential building on the Site.

Figure 1 shows the Site location. Figure 2 shows the Site boundary and Study Area.

1.1 Property Information

The Phase One ESA Site consists of one parcel with a total area of 0.32 ha.

Table 1 lists property information for the parcel.

Table 1: Property Information

PIN	64346-0119 (LT)
Owner	9431870 Canada Corporation
Description	LTS 803, 804, 805, 806, 807 PL 17 STAMFORD EXCEPT PT 14 59R306 & PT 1 59R7442; NIAGARA FALLS
Area	0.32 ha

Title search documents (parcel register and parcel map) are provided in Appendix A.

1.2 Plan of Survey

The boundary of the Site is shown on Plan 59R7442, a Plan of Survey prepared in 1990. Plan 59R306, a Plan of Survey prepared in 1971, is also noted in the legal description of the Site. Plan 59R7442 and Plan R306 are provided in Appendix B.

1.3 Client Contact Information

Contact information for the client (9431870 Canada Corporation) is as follows:

Client Contact: Mr. Daljit Goraya
Email: contactdaljit@gmail.com

2.0 Scope of Investigation

The purpose of the Phase One ESA is to identify actual and potential site contamination, areas of potential environmental concern, and potential contaminant pathways in, on or under the Site. The Phase One ESA was completed in general compliance with the requirements of Ontario Regulation (O. Reg.) 153/04 and Canadian Standards Association (CSA) Standard Z768-01.

The scope of work included:

- Records review;
- Interviews;
- Site visit; and
- Preparation of a Phase One ESA Report.

The following information was used to evaluate past and/or current practices on the Site:

- Aerial photographs and satellite images;
- Geological maps;
- Topographical maps;
- Historical maps;
- Insurance Advisory Mapping (fire insurance maps);
- Municipal records;
- City Directories;
- ERIS database search;
- Technical Standards & Safety Authority (TSSA) record search;
- Ministry of the Environment, Conservation and Parks (MECP) record search;
- Property ownership (Standard Title Search);
- Oak Ridges Moraine mapping;
- Wellhead Protection mapping;
- Watershed mapping; and
- Conservation Authority mapping.

A Site visit was conducted to observe current environmental conditions and to assess:

- Current property uses of the Site;
- Any existing aboveground or underground storage tanks;
- Evidence of previously existing aboveground or underground storage tanks;
- Chemical storage and handling;
- Housekeeping and waste disposal practices;
- Infrastructure, utilities, and servicing;
- Evidence of imported fill material;
- Topography;
- Water bodies;
- Site drainage;
- Vegetation; and
- Surrounding property uses.

3.0 Records Review

3.1 General

3.1.1 Phase One Study Area Determination

The Study Area for the Phase One ESA consists of the Site and the surrounding properties within 250 m of the Site boundary.

3.1.2 First Developed Use Determination

Historical maps of Niagara Falls were reviewed to identify historical uses of the Site. A map of Stamford Township dated 1876 shows the Site was situated outside the village and was owned by Philip Bender. The 1876 Stamford Township map showing the Site location is provided in Appendix C.

The 1932 FIP in Appendix D shows a small dwelling on the northeast corner of the Site.

First developed use of the Site is considered to be Residential Use in 1932.

3.1.3 Fire Insurance Plans

A search for fire insurance documents identified the following:

- Fire Insurance Plans (FIPs) of the area dated 1916, 1932, and 1965.
- Fire Inspection reports for motel inspections conducted in 1978, 1985, and 1998.

The 1932 FIPs show a small dwelling on the northeast corner of the Site, and residential dwellings east and south of the Site. The 1965 FIPs show the Homestead Motel on the east side of the Site, a pool in the central part of the Site, and a Sheet Metal and Welding Shop on the south part of the Site. The 1965 FIPs show Quality Cleaners located south of the Site.

The building inspection reports indicate the motel was constructed in 1963. The reports describe the building construction as concrete floors, concrete block walls, and concrete roof with tar and gravel. The 1978 and 1985 inspection reports indicate the motel was called the Roadway Inn. The 1998 inspection report notes the motel was called the Camelot Inn. The inspection reports confirm electrical units in each motel room provide heat and air conditioning. The FIPs and inspection reports are provided in Appendix D.

3.1.4 City Directory

A City Directory search identified listings from 1961 to 2021 for Stanley Avenue and Buchanan Avenue properties near the Site. Addresses 5593 to 5641 Buchanan Avenue included in the search only identified residential use. City directory search results and a map of the surrounding area are provided in Appendix E.

5590 Stanley Avenue was listed as a Speedy Auto Glass from 1977 to 1998. From 2002 to 2012 the property was listed as both Speedy Auto Glass and Enterprise Rent-a-Car. Since 2012 the property has been listed as Enterprise Rent-a-Car. No listings were found for 5619 Stanley Avenue. 5700 Stanley Avenue has been listed as Motel 6 since 2017. The address is not listed prior to 2017.

The Site (5640 Stanley Avenue) was listed as Homestead Motel Ltd. in 1972, followed by Homestead Motor Inn in 1977. In 1982, it was listed as Roadway Inn, followed by Camelot Inn from 1987 to 2017. In 2021, the Site was listed as Courtside Inn, corresponding to the current site use.

3.1.5 Chain of Title

Table 2 lists chain of title information for the Site.

Table 2: Chain of Title

Year	Owner
1964	Myer Carmen Delduca, Sheet Metal Proprietor
1964 to 1976	Homestead Motel Limited
1976 to 1985	Brothers Two Holdings Limited
1985 to 1998	Aiello Holdings Limited
1998 to 2017	1264297 Ontario Inc.
Present Owner	9431870 Canada Corporation

There were no environmental concerns to the Site identified in the review of owner information.

3.1.6 Environmental Reports

The client did not provide environmental reports for review:

3.2 Environmental Source Information

3.2.1 ERIS Database Search

A record search of the following environmental federal, provincial, and private databases was conducted through Environmental Risk Information Services (ERIS) to identify records in the Study Area.

Federal Government Source Databases:

- Contaminated Sites on Federal Land;
- Dry Cleaning Facilities;
- Environmental Effects Monitoring;
- Environmental Issues Inventory System;
- Federal Convictions;
- Federal Identification Registry for Storage Tank Systems (FIRSTS);
- Fisheries & Oceans Fuel Tanks;
- Greenhouse Gas Emissions from Large Facilities;
- Indian & Northern Affairs Fuel Tanks;
- National Analysis of Trends in Emergencies System (NATES);
- National Defense & Canadian Forces Fuel Tanks;
- National Defense & Canadian Forces Spills;
- National Defense & Canadian Forces Waste Disposal Sites;
- National Energy Board Pipeline Incidents;
- National Energy Board Wells;
- National Environmental Emergencies System (NEES);
- National PCB Inventory;
- National Pollutant Release Inventory;
- Parks Canada Fuel Storage Tanks; and
- Transport Canada Fuel Storage Tanks.

Provincial Government Source Databases:

- Abandoned Aggregate Inventory;
- Aggregate Inventory;
- Abandoned Mine Information System;
- Aboveground Storage Tanks;
- Borehole;
- Certificates of Approval;
- Certificates of Property Use;
- Commercial Fuel Oil Tanks;
- Compliance and Convictions;
- Delisted Fuel Tanks;
- Drill Hole Database;
- Emergency Management Historical Event;
- Environmental Activity and Sector Registry;
- Environmental Compliance Approval;
- Environmental Penalty Annual Report;
- Environmental Registry;
- Fuel Storage Tank;
- Fuel Storage Tank – Historic;
- Inventory of Coal Gasification Plants and Coal Tar Sites;

- Inventory of PCB Storage Sites;
- Landfill Inventory Management Ontario;
- List of Expired Fuels Safety Facilities;
- Mineral Occurrences;
- Ontario Oil and Gas Wells;
- Ontario Regulation 347 Waste Generators Summary;
- Ontario Regulation 347 Waste Receivers Summary;
- Ontario Spills;
- Orders;
- Permit to Take Water;
- Pesticide Register;
- Private and Retail Fuel Storage Tanks;
- Record of Site Condition;
- TSSA Historic Incidents;
- Fuel Oil Spills and Leaks;
- Pipeline Incidents;
- Variances for Abandonment of Underground Storage Tanks;
- Waste Disposal Sites – MOECC 1991 Historical Approval Inventory;
- Waste Disposal Sites – MOE CA Inventory;
- Wastewater Discharger Registration Database; and
- Water Well Information System.

Private Source Databases:

- Anderson's Storage Tanks;
- Anderson's Waste Disposal Sites;
- Automobile Wrecking & Supplies;
- Canadian Mine Locations;
- Canadian Pulp and Paper;
- Chemical Register;
- Compressed Natural Gas Stations;
- ERIS Historical Searches;
- Oil and Gas Wells;
- Retail Fuel Storage Tanks; and
- Scott's Manufacturing Directory.

The ERIS database search identified 82 records in the Study Area. All of the records were identified at off-site locations, with the exception of a Record of Site Condition (RSC) record, which included the Site address.

The RSC record indicates an RSC was filed for the Site 5640 Stanley Avenue and the adjacent properties located at 5700 Stanley Avenue, 5651 Buchanan Avenue, 5653 Buchanan Avenue, and 5659 Buchanan Avenue, Niagara Falls, Ontario.

The ERIS records are summarized in Table 3.

Table 3: Summary of ERIS Records

Type of Record	Records	Comments
Borehole (BORE)	1	No environmental concerns to the Site.
Certificates of Approval (CA)	1	No environmental concerns to the Site.
Delisted Fuel Tanks (DTNK)	15	5641 Stanley Ave, 77 m W of Site. (5 records) 5619 Stanley Ave, 82 m WNW of Site. 5676 Stanley Ave, 79 m SW of Site. (7 records) 5687/5711 Stanley Ave, 136 m SW of Site.
ERIS Historical Searches (EHS)	13	No environmental concerns to the Site.
Fuel Storage Tank (FST)	16	5641 Stanley Ave, 77 m W of Site. (5 records) 5619 Stanley Ave, 82 m WNW of Site. (4 records) 5676 Stanley Ave, 79 m SW of Site. (3 records) 5687/5711 Stanley Ave, 136 m SW of Site. (2 records)
Fuel Storage Tank - Historic (FSTH)	2	5641 Stanley Ave, 77 m W of Site.
O. Reg. 347 Waste Generators Summary (GEN)	11	No environmental concerns to the Site.
National PCB Inventory (NPCB)	3	Cross-gradient, not an environmental concern to the Site.
Pesticide Register (PES)	2	Downgradient, not an environmental concern to the Site.
Pipeline Incidents (PINC)	2	No environmental concerns to the Site.
Private and Retail Fuel Storage Tanks (PRT)	2	5641 Stanley Ave, 77 m W of Site. 5676 Stanley Ave, 79 m SW of Site.
Record of Site Condition (RSC)	1	No environmental concerns to the Site.
Retail Fuel Storage Tanks (RST)	1	5641 Stanley Ave, 77 m W of Site.
Scott's Manufacturing Directory (SCT)	4	Downgradient or cross-gradient, not an environmental concern to the Site.
Ontario Spills (SPL)	2	Downgradient or cross-gradient, not an environmental concern to the Site.
Water Well Information System (WWIS)	6	No environmental concerns to the Site.

The ERIS records did not identify any PCAs on the Site. The ERIS report is provided in Appendix F.

3.2.2 Ministry of the Environment, Conservation and Parks

The record searches conducted for the Phase One ESA included searching Ministry of the Environment, Conservation and Parks (MECP) databases for records related to the Site and Study Area. A Record of Site Condition (RSC) for the Site was submitted to the MECP in 2004. A Freedom of Information (FOI) request has been prepared to request any additional information that may identify sampling locations at the Site.

3.2.3 Technical Standards and Safety Authority

A TSSA record search request was submitted to Technical Standards and Safety Authority (TSSA). The TSSA search identified seven records at the gas station west of the Site at 5619 Stanley Ave, and one record for the gas station southwest of the Site at 5687 Stanley Avenue. Correspondence with the TSSA is provided in Appendix G.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

Historical aerial photographs from 1934 to 2020 were examined to identify historical property use, activities, development, and changes in property use during this 86-year period. Table 4 summarizes interpretations of the aerial photographs and property use.

Table 4: Summary of Historical Aerial Photographs

Figure	Year	Description
4	1934	Site appears to be undeveloped (Agricultural or Other Use).
5	1955	A house (Residential Use) is on the north portion of the Site. A building identified as a sheet metal shop and welding shop (Industrial Use) is on the south portion of the Site.
6	1965	The motel (Commercial Use) and the pool have been constructed on the Site. The shop building is on the south portion of the Site.
7	2000	Motel (Commercial Use) has expanded to include the south building.
8	2010	Motel, pool, and paved parking lot. Property use is Commercial Use.
9	2018	Property use same as previous aerial image (Commercial Use).
10	2020	Property use same as previous aerial image (Commercial Use).

The series of aerial photographs indicate property uses of the Site have been Residential Use, Industrial Use, and Commercial Use. The motel, pool, and parking lot that currently occupy the Site are Commercial Use.

The 1954-1955 aerial photograph that shows the Site (1955) has three buildings on the lot. By the 1965 photograph the property has been developed for commercial use with a motel along the east side of the Site and the outdoor pool installed. By 2000 the motel has expanded to include the building on the south side of the Site and match the current property footprint.

3.3.2 Topography, Hydrology, Geology

The elevation of the Site is approximately 185 m above sea level (asl). Regional topography slopes from 210 m asl SW of the Site to 180 m asl NE of the Site.

The Site is in the Niagara River Watershed, which drains into the Niagara River. There are no water bodies on the Site. The inferred direction of groundwater flow is east toward the Niagara River as shown on Figure 2 and Figure 10.

This area is serviced with a treated municipal drinking water supply. There were no Wellhead Protection Areas identified within the Study Area. Maps showing wellhead protection areas, intake protection zones, watershed and direction of surface water flow are provided in Appendix H.

Ontario Geological Survey mapping was used to characterize surficial and bedrock geology. Surficial geology is described as coarse-textured glaciolacustrine deposits consisting of sand, gravel, minor silt, and clay. Bedrock is sandstone, shale, dolostone and siltstone of the Guelph Formation.

A 1981 map showing bedrock elevation contours indicates bedrock elevation beneath the Site is approximately 168 m asl (550 feet asl). Ground surface elevation of the Site is approximately 185 m asl. Depth to bedrock is approximately 17 m below ground surface (bgs). A map showing bedrock elevation contours is provided in Appendix H.

3.3.3 Fill Materials

The aerial photos show that the Site has been occupied by the same general building footprint since before 1965. Photos prior to the current footprint do not show any significant changes to the ground surface. Therefore, it is inferred that no significant volumed of fill material have been imported to the Site.

3.3.4 Water Bodies, Areas of Natural Significance and Groundwater

Various databases and documents were reviewed to determine if the Site is in an Area of Natural Significance, defined as any of the following:

1. An area reserved or set apart as a provincial park or conservation reserve under the Provincial Parks and Conservation Reserves Act, 2006.
2. An area of natural and scientific interest (life science or earth science) identified by the Ministry of Natural Resources as having provincial significance.
3. A wetland identified by the Ministry of Natural Resources as having provincial significance.
4. An area designated by a municipality in its official plan as environmentally significant, however expressed, including designations of areas as environmentally sensitive, as being of environmental concern and as being ecologically significant.

5. An area designated as an escarpment natural area or an escarpment protection area by the Niagara Escarpment Plan under the Niagara Escarpment Planning and Development Act.
6. An area identified by the Ministry of Natural Resources as significant habitat of a threatened or endangered species.
7. An area which is habitat of a species that is classified under Section 7 of the Endangered Species Act, 2007 as a threatened or endangered species.
8. Property within an area designated as a natural core area or natural linkage area within the area to which the Oak Ridges Moraine Conservation Plan under the Oak Ridges Moraine Conservation Act, 2001 applies.
9. An area set apart as a wilderness area under the Wilderness Areas Act.

There were no Areas of Natural Significance identified on the Site.

The Site is in the Niagara River Watershed which drains into the Niagara River and flows to Lake Ontario. There are no water bodies on the Site. The closest natural water body is Niagara River situated 1.1 km southeast of the Site.

This area is serviced with a treated municipal drinking water supply. There were no Wellhead Protection Areas identified within the Study Area. A Highly Vulnerable Aquifer area is mapped across the entire Study Area and the Site. A map showing the watershed and direction of surface water flow is provided in Appendix H.

3.3.5 Well Records

There were 6 water well records identified in the ERIS report. Well logs describe stratigraphy in the Study Area as primarily silt and sand with some clay near surface. Limestone bedrock was identified 14 m bgs the ERIS report for water well record #7252221, located roughly 250 m south of the Site.

Well Record #7272870 is for a cluster of monitoring wells 200 m north of the Site. The record indicates groundwater was encountered 6 m bgs. Three of the well records corresponded to monitoring wells at 5711 Stanley Ave, roughly 100 m southwest of the Site. The records do not indicate where water was encountered. However, all three wells were completed 5.2 to 5.8 m bgs. Therefore, it can be inferred the shallow groundwater table is less than 6 m bgs at this location.

A 1981 map showing bedrock elevation contours (P.2400) indicates bedrock elevation beneath the Site is approximately 168 m asl (550 feet asl). Ground surface elevation of the Site is roughly 185 m asl. Therefore, based on the nearby well record and bedrock contour mapping the depth to bedrock is inferred to range from approximately 14 to 17 m bgs. A map showing bedrock elevation contours is provided in Appendix H.

3.4 Site Operating Records

There were no site operating records for 5640 Stanley Avenue provided to Burnside.

4.0 Interviews

Conducting an interview with an individual familiar with the Site is a requirement of a Phase One ESA (O. Reg. 153/04) and a Phase I ESA (CSA Standard Z768-01). The property owner, Mr. Daljit Goraya, was consulted regarding the history of the Site. Mr. Goraya has been familiar with the Site for the past six years.

Mr. Goraya indicated that to his knowledge there have not been any fuel storage tanks on the Site. He was not aware of any fuel spills occurring on or near the property. He indicated that to his knowledge, there have not been any bulk volumes of chemicals or cleaning products stored on the Site. There are containers of chemicals stored in the pool shed which are used for adjusting pool water pH (Balance Pak 200) and controlling bacteria and algae growth (domestic Sodium Hypochlorite) in the motel's outdoor pool. Mr. Goraya was not aware of any significant volumes of imported fill material that had been placed on the Site. The interview did not identify any PCAs on the Site.

5.0 Site Visit

5.1 General Requirements

A Site Visit was conducted by Alex Maenza on May 26, 2023, to observe the current environmental conditions of the Site. Alex met with Harjit Goraya, who provided access to storage areas, utilities, and facilities of the motel during the Site visit.

Surrounding properties were viewed from the Site and from publicly accessible areas. Photographs of the Site and surrounding areas are provided in Appendix I.

5.2 Specific Observations at Phase One Property

The Site is a rectangular-shaped property with Stanley Avenue extending along the west boundary and North Street extending along the north boundary. The Site is occupied by the Courtside Inn, which is a 2-storey L-shaped motel and an outdoor pool with a pool shed. The motel building extends along the east and south side of the Site and appears to be original construction, comprised of wood and concrete block walls/ceiling. The motel is connected to a municipal treated water supply and municipal sanitary sewers. An outdoor pool area is on the central part of the Site. A concrete pool deck surrounding the pool is enclosed by a locked chain-link fence. A wooden shed housing the pool pump and supplies is on a concrete pad on the north side of the pool area. The remaining ground surface is covered by the asphalt parking lot, with the exception of the small strip of land between the motel and property boundary which consists of grass to the east, and paving stones to the north and south.

No PCAs were identified on the Site during the Site visit. Photographs of the Site visit are provided in Appendix I. Additional details are provided in the following sections.

5.2.1 Enhanced Investigation Property

An enhanced investigation property is a property that is used, or has ever been used, in whole or in part for an industrial use or any of the following commercial uses:

- A garage;
- A bulk liquid dispensing facility, including a gasoline outlet; or
- For the operation of dry-cleaning equipment.

The Site was formerly occupied by a sheet metal and welding shop (Industrial Use), therefore, the Site is an enhanced investigation property.

5.2.2 Buildings and Structures

The Site is occupied by the Courtside Inn, which is a 2-storey L-shaped motel building with approximately 50 motel units and an office. The motel building extends along the east and south side of the Site and appears to be original construction, comprised of wood and concrete block walls/ceiling. Insurance inspection reports indicate the motel

was constructed in the 1950s/1960s. The motel is connected to a municipal treated water supply and municipal sanitary sewers.

An outdoor pool is on the central part of the Site, surrounded by a concrete pool deck, and enclosed by a locked chain-link fence. A wooden shed housing the pool pump and supplies is on a concrete pad on the north side of the pool area. Chemicals are stored in the pool shed which are used for adjusting pool water pH (Balance Pak 200) and controlling bacteria and algae growth (domestic Sodium Hypochlorite) in the pool.

5.2.3 Water Sources

This area is serviced with a treated municipal drinking water supply with surface water obtained from intake locations in Welland River where it flows into the Niagara River. The Site is not within a Wellhead Protection Area or within an Intake Protection Zone. A map showing the watershed and Intake Protection Zone is provided in Appendix H.

5.2.4 Sewage and Wastewater Systems

The motel is connected to municipal sanitary sewers. Surface drainage flows into storm grates in the parking lot and drains onto the road and into municipal storm sewers.

5.2.5 Chemical Storage and Tanks

There was no bulk chemical storage identified on the Site. There were no fuel storage tanks, bulk chemical storage, or spill records identified at the Site.

During the Site visit, gas stations with underground fuel storage tanks were observed west and southwest of the Site, on the west side of Stanley Avenue. Fuel storage tanks are a Potentially Contaminating Activity (PCA) referred to as "PCA 28. Gasoline and Associated Products Storage in Fixed Tanks." The ERIS report did not identify any spill records at the gas stations.

The inferred direction of groundwater flow is toward the east. Fuel storage tanks at the gas station west of the Site, on the west side of Stanley Avenue, are considered to be a potential environmental concern to the Site.

5.2.6 Designated Substances

Based on the age of the motel buildings (constructed in the 1950s/1960s) it's recommended that a Designated Substances Survey (DSS) be conducted prior to conducting renovations and prior to proceeding with demolition of the buildings and structures.

5.2.7 Vegetation Distress and Staining

There was no evidence of vegetation distress or staining observed on the Site.

5.2.8 Fill Material

There was no evidence of significant amount of fill being imported to the Site.

5.2.9 Housekeeping

An outdoor dumpster was observed on the northwest side of the Site for waste storage. The waste is collected monthly through municipal garbage collection. There were no significant amounts of debris (litter) on the Site. There was no evidence of dumping on the Site.

There were no significant environmental concerns relating to housekeeping at the Site.

5.2.10 Adjacent Property Use

The property north of the Site is used commercially for a car rental agency. There are detached residential dwellings east of the Site. South of the Site, there is a hotel with a parking lot for hotel guests. A gas station/convenience store is west of the Site.

Current adjacent property uses at properties around the Site are summarized in Table 5.

Table 5: Adjacent Property Uses

Direction	Description	Property Use
West	Gas station/convenience store	Commercial Use
East	Residential dwellings	Residential Use
South	Hotel	Commercial Use
North	Car rental agency	Commercial Use

6.0 Review and Evaluation of Information

6.1 Current and Past Uses

Property uses of the Site are summarized in Table 6.

Table 6: Property Uses of the Site

Year	Description	Property Uses
1800s to 1934	Farmland and vacant land	Agricultural or Other Use
1934 to 1955	Residential dwellings Shop building	Residential Use Industrial Use
1955 to 1965	Motel Sheet Metal and Welding Shop	Commercial Use Industrial Use
1965 to Present	Motel	Commercial Use

6.2 Potentially Contaminating Activities

A Potentially Contaminating Activity (PCA) is a property use or activity listed in O. Reg. 153/04, as amended, that is occurring or has occurred in a Phase One ESA Study Area.

6.2.1 On-Site Potentially Contaminating Activities

A sheet metal and welding shop (Industrial Use) was formerly on the Site, which would be in the PCA category of Metal Fabrication (PCA 34). There were no other PCAs identified on the Site in the review of historical and current property uses of the Site.

Table 7 lists the PCA associated with the former sheet metal and welding shop that was formerly on the Site. The location of the former shop is shown in Figure 10.

Table 7: On-Site Potentially Contaminating Activities

PCA	Description	Details
PCA 34	Metal Fabrication	Sheet Metal and Welding Shop was formerly on the Site

6.2.2 Off-Site Potentially Contaminating Activities

Off-site PCAs identified in the Study Area are listed in Table 8 and shown on Figure 10.

Table 8: Off-Site Potentially Contaminating Activities

PCA	Description	Details
PCA 10	Commercial Autobody Shops	Former automotive service/repair shop, 75 m north of Site. Not an environmental concern to the Site based on inferred direction of groundwater flow.
PCA 28	Gasoline and Associated Products Storage in Fixed Tanks	Fuel storage tanks were identified at gas stations west of Site and southwest of Site. Fuel tanks west of Site are a potential environmental concern to Site.
PCA 37	Operation of Dry-Cleaning Equipment	Cleaning business was formerly on the adjacent property south of the Site. Solvent use and storage near the Site boundary is a potential concern to Site.
PCA 51	Solvent Manufacturing, Processing and Bulk Storage	Cleaning business was formerly on the adjacent property south of the Site. Bulk solvent storage near the Site boundary is a potential concern to the Site.

The autobody shop (PCA 10) identified north of the Site was redeveloped into a car rental agency. The former autobody shop that was north of the Site is not considered to be an environmental concern to the Site. Fuel storage tanks (PCA 28) at the gas station west of the Site are a potential environmental concern to the Site. South of the Site the cleaners/cleaning business (PCA 37) was redeveloped into a hotel. Former solvent use and solvent storage at the former cleaners south of the Site is a potential environmental concern to the Site.

An RSC was filed in 2004 for the Site 5640 Stanley Avenue and the adjacent properties located at 5700 Stanley Avenue, 5651 Buchanan Avenue, 5653 Buchanan Avenue, and 5659 Buchanan Avenue, Niagara Falls, Ontario. The RSC is provided in Appendix J.

6.3 Areas of Potential Environmental Concern

An area of potential environmental concern (APEC) is an area on, in or under a Phase One ESA Site, where one or more contaminants are potentially present, as determined by a Phase One ESA.

Four APECs were identified related to the former on-Site PCA (PCA 34), an off-site PCA west of the Site (PCA 28), and two off-site PCAs south of the Site (PCA 37 and PCA 51).

Table 9 lists APECs identified on the Site, as well as the related activity and/or PCA.

Table 9: Areas of Potential Environmental Concern

APEC	Activity and/or PCA
APEC-1	PCA 34. Metal Fabrication
APEC-2	PCA 28. Gasoline and Associated Products Storage in Fixed Tanks
APEC-3	PCA 37. Operation of Dry-Cleaning Equipment
APEC-4	PCA 51. Solvent Manufacturing, Processing and Bulk Storage

6.3.1 Contaminants of Potential Concern

Contaminants of Potential Concern (COPCs) associated with the PCAs are as follows:

- Petroleum Hydrocarbons (PHCs);
- Benzene, Toluene, Ethylbenzenes, and Xylenes (BTEX);
- Volatile Organic Compounds (VOCs); and
- Metals.

The Contaminants of Potential Concern (COPCs) for on-site and/or off-site PCAs associated with each individual APEC are listed in Table 10.

Table 10: Contaminants of Potential Concern

APEC	Activity and/or PCA	Contaminants of Potential Concern
APEC-1	PCA 34. Metal Fabrication	PHCs, VOCs, Metals
APEC-2	PCA 28. Gasoline and Associated Products Storage in Fixed Tanks	PHCs, BTEX, Metals
APEC-3	PCA 37. Operation of Dry-Cleaning Equipment	VOCs
APEC-4	PCA 51. Solvent Manufacturing, Processing and Bulk Storage	VOCs

The APEC locations are shown on Figure 10.

6.4 Phase One Conceptual Site Model

The Conceptual Site Model (Figure 10) identifies the Site boundary, PCAs, APECs, roads, property uses, and the inferred direction of groundwater flow.

The uncertainty or absence of information of each of the Phase One components could affect the validity of the model.

7.0 Conclusions

A Phase One ESA of the Site was conducted in accordance with O. Reg. 153/04, as amended, and CSA Standard Z768-01.

The findings of the Phase One ESA are as follows:

- Historical property use of the Site was Agricultural or Other Use in the 1800s until the Site was developed for Residential Use and Industrial Use in the 1930s and 1940s.
- The Site is currently occupied by the Courtside Inn (Commercial Use).
- A Sheet Metal & Welding Shop (Industrial Use) was on the Site in 1965, which is a Potentially Contaminating Activity (PCA) referred to as PCA 34 (Metal Fabrication).
- The gas station on the west side of Stanley Avenue was identified as a PCA, referred to as PCA 28 (Gasoline and Associated Products Storage in Fixed Tanks).
- A former dry cleaner business (Quality Cleaners) referred to as PCA 37 (Operation of Dry-Cleaning Equipment) was identified on the adjacent property south of the Site.
- Areas of Potential Environmental Concern (APECs) were identified on the Site related to the on-site PCA (PCA 34) and off-site PCAs (PCA 28 and PCA 37).

The Phase One ESA identified Areas of Potential Environmental Concern (APECs) on the Site associated with a former sheet metal and welding shop (PCA 34) that was formerly on the Site, and from off-site PCAs at upgradient and adjacent properties.

Contaminants of Potential Concern (COPCs) for PCAs related to the APECs are:

- Petroleum Hydrocarbons (PHCs);
- Benzene, Toluene, Ethylbenzenes, and Xylenes (BTEX);
- Volatile Organic Compounds (VOCs);
- Metals.

7.1 Record of Site Condition

For the proposed change in property use from Commercial Use to Residential Use, which is a more sensitive use, a Record of Site Condition will be required.

The Phase One ESA identified an Area of Potential Concern on the Site related to a former sheet metal and welding shop (PCA 34. Metal Fabrication) that formerly operated on the Site. The Phase One ESA identified a PCA that occurred on the Site (PCA 34), therefore, a Phase Two ESA will be required in order to proceed with the required steps for preparing a Record of Site Condition (RSC) submission.

8.0 Recommendations

Based on the findings of the Phase One ESA, a Phase Two is recommended in order to proceed with the required steps for preparing a Record of Site Condition submission.

9.0 Qualifications of Assessors

The following staff conducted the work presented herein:

Alex Maenza, B.Sc., P.Geo.

Alex Maenza is a hydrogeologist in the Contaminant Hydrogeology Group with experience in environmental investigations, sample collection and advanced research. Alex has comprehensive understanding of the requirements of O. Reg. 153/04 and CSA Standard Z768-01 for conducting Phase One Environmental Site Assessments. For this project, Alex conducted the environmental research, records review, Site visit and preparation of the report.

Kathleen E. Langstaff, B.Sc., P.Geo., QP_{ESA}

Kathleen Langstaff is a Licensed Professional Geoscientist with over 20 years of experience in environmental investigations. Ms. Langstaff has conducted numerous Phase One and Phase Two Environmental Site Assessments (ESA) at a variety of Sites involving potentially contaminated soil and groundwater in urban and remote areas. Kathleen is a Qualified Person (QP) as per O. Reg. 153/04, for preparing and submitting a Record of Site Condition to the MECP for filing on the Environmental Site Registry. Kathleen's project experience includes soil investigations, groundwater studies, drilling and test pit programs, tank removals, excavation of contaminated material and remediation. For this project, Kathleen reviewed the records, conducted historical research, and reviewed/prepared the Phase One ESA report.

R.J. Burnside & Associates Limited

Burnside was founded in 1970 and currently comprises over 400 professional, technical, and support staff providing a wide range of environmental and engineering services to both the public and private sectors, domestically and internationally. Burnside provides a wide range of specialized ESA services.

10.0 Limitations and Use of Report

R.J. Burnside & Associates Limited confirms that it has completed a Phase One ESA for 9431870 Canada Corporation to assess 5640 Stanley Avenue, Niagara Falls, Ontario, and has made the findings and conclusions provided herein.

The conclusions in this report are professional opinions based upon observations of the Site conditions existing at the time of our assessment. This report has been prepared in general compliance with accepted environmental study and/or engineering practices for a Phase One ESA as per O. Reg. 153/04, and CSA Standard Z768-01. It is understood that a Record of Site Condition is not required.

It should be noted that some of the information and resulting conclusions of a Phase One ESA are time sensitive. Burnside does not guarantee the accuracy and reliability of the information provided by other persons or agencies and does not claim responsibility for undisclosed or non-visible environmental concerns that may result in costs for environmental clean-up or remediation.

The results of an investigation of this nature should, in no way, be construed as a warranty that the Site is free from any and all contamination from past or current practices.

This report was prepared for the use of 9431870 Canada Corporation and any municipal organization to which the report is submitted by the addressee. Any use of, reliance on, or decisions based on this report by a third party are the responsibility of such third parties. Burnside accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. Reports or memoranda resulting from this assignment are not to be used, in whole or in part, outside the client's organization without prior written permission.

11.0 References

Canadian Standard Association (CSA) Standard Z768-01 Phase I Environmental Site Assessment (R2016).

Feenstra, B.H., 1981. Bedrock Topography of the Niagara and Niagara-on-the-Lake Area, Southern Ontario; Ontario Geological Survey Preliminary Map P.2400, Bedrock Topography Series. Scale 1:50,000.

Niagara Falls Settlement History | The Philip Bender Family, Niagara Falls Canada & Niagara Falls USA (niagarafallsinfo.com)

Ontario Geological Survey 2010. 1:50,000 scale. Surficial Geology of Southern Ontario; Ontario Geological Survey, Miscellaneous Release – Data 128 – Revised.

Ontario Geological Survey 2011. 1:250,000 scale. Bedrock geology of Ontario; Ontario Geological Survey, Miscellaneous Release – Data 126 – Revision 1.

Ontario Regulation 153/04 (as amended), March 19, 2021. Records of Site Condition – Part XV.1 of the Act. Environmental Protection Act.

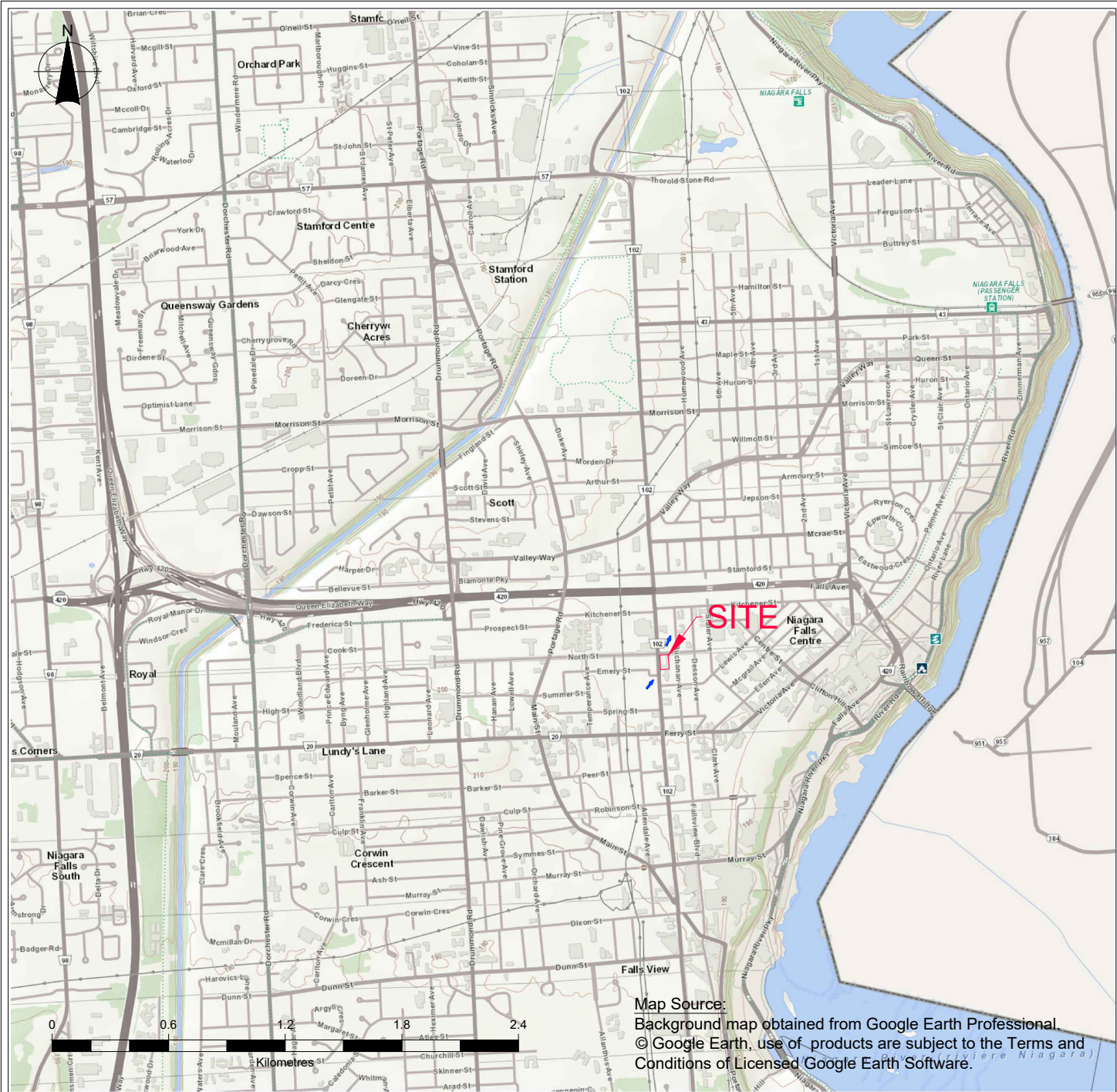


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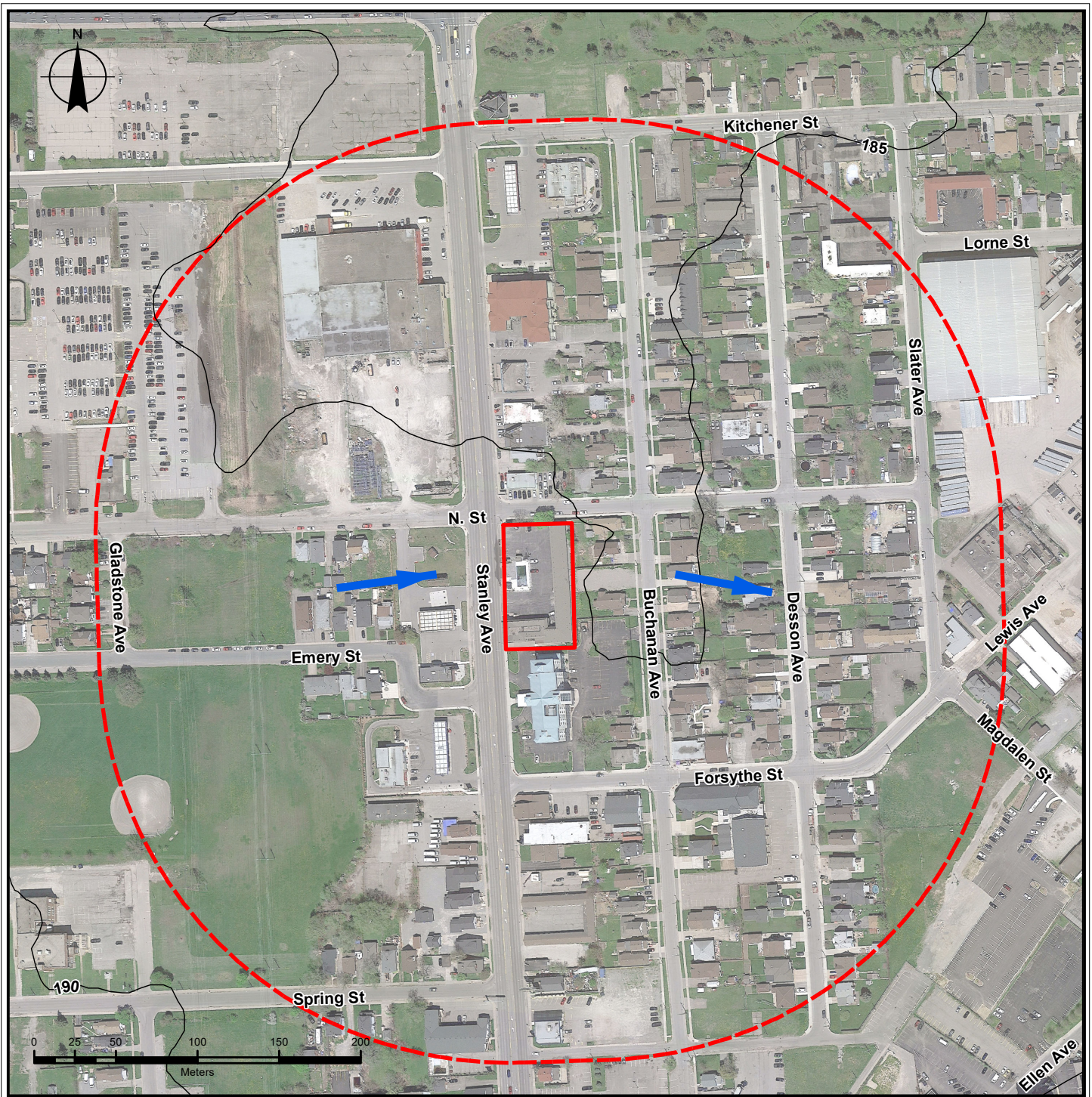
Figures







Map Source:
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Client 9431870 CANADA CORPORATION 5640 STANLEY AVENUE NIAGARA FALLS, ONTARIO			
Figure Title PHASE ONE ENVIRONMENTAL SITE ASSESSMENT SITE LOCATION			
Drawn SK	Checked AM	Date JUNE 2023	Figure No. 1
Scale 1:30,000	Project No. 300055846		



LEGEND

-  APPROXIMATE SITE BOUNDARY
-  250m SITE BUFFER
-  GROUND SURFACE CONTOUR (5m intervals - masl)
-  INFERRED SURFACE AND SHALLOW GROUNDWATER FLOW DIRECTION

Sources:

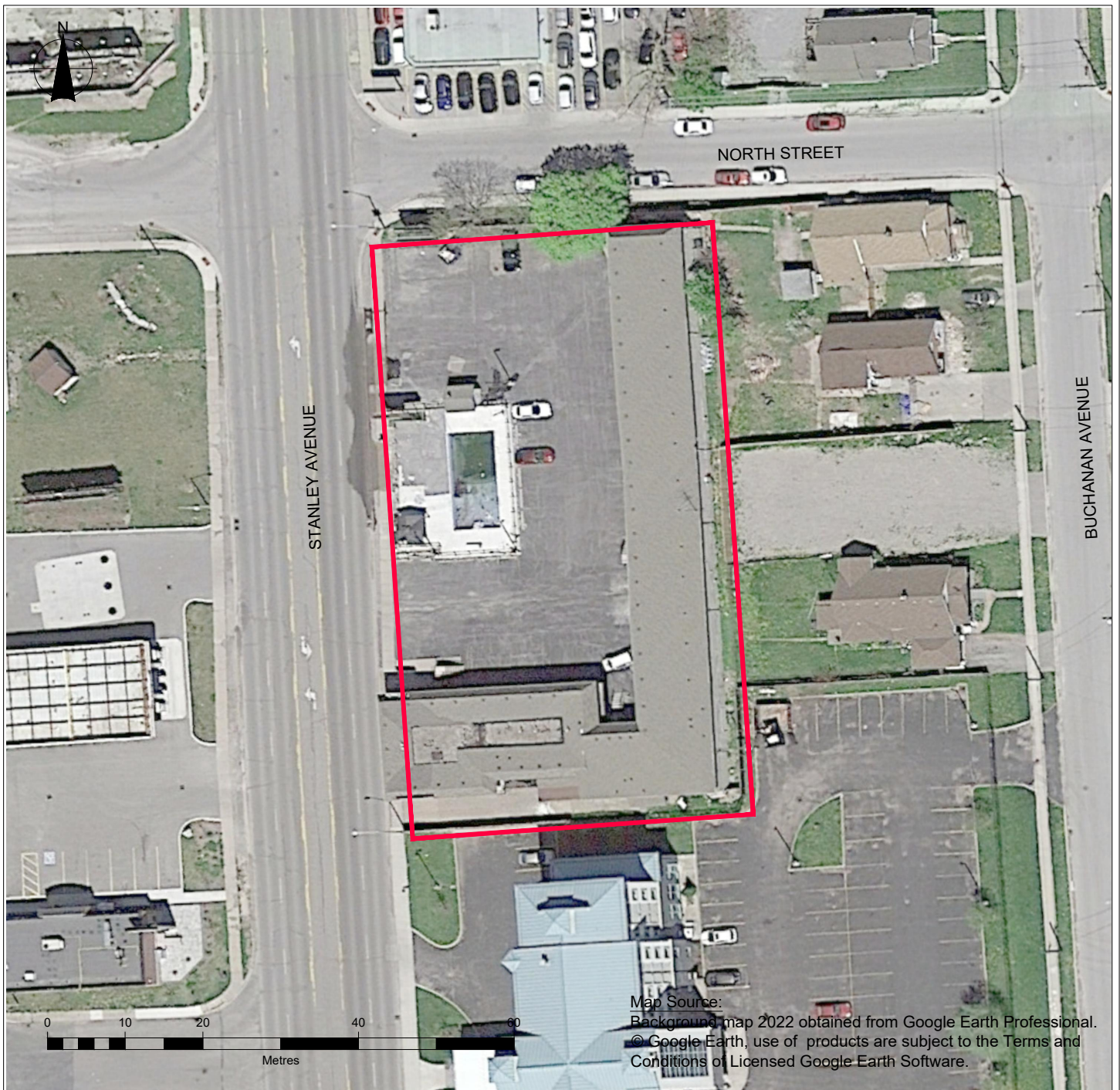
1. Ministry of Natural Resources and Forestry, © Queen's Printer for Ontario
2. Natural Resources Canada © Her Majesty the Queen in Right of Canada.



Client
9431870 CANADA CORPORATION
5640 STANLEY AVENUE
NIAGARA FALLS, ONTARIO

Figure Title:
PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT
 REGIONAL PLAN

Drawn	Checked	Date	Figure No.
SK	AM	JUNE 2023	2
Scale 1:3,500	Project No. 300055846		



LEGEND

 APPROXIMATE SITE BOUNDARY



Client
**9431870 CANADA CORPORATION
5640 STANLEY AVENUE
NIAGARA FALLS, ONTARIO**

Figure Title
**PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT
SITE PLAN**

Drawn SK	Checked AM	Date JUNE 2023	Figure No. 3
Scale 1:750	Project No. 300055846		



NORTH STREET

STANLEY AVENUE

BUCHANAN AVENUE



Map Source:
Background 1934 air photo reproduced from Niagara Region on
line web service.

LEGEND

 APPROXIMATE SITE BOUNDARY



Client
**9431870 CANADA CORPORATION
5640 STANLEY AVENUE
NIAGARA FALLS, ONTARIO**

Figure Title
**PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT**
1934 AERIAL PHOTOGRAPHY

Drawn SK	Checked AM	Date JUNE 2023	Figure No. 4
Scale 1:750	Project No. 300055846		



NORTH STREET

STANLEY AVENUE

BUCHANAN AVENUE



Map Source:
Background 1955 air photo reproduced from Niagara Region on
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LEGEND

 APPROXIMATE SITE BOUNDARY



Client
**9431870 CANADA CORPORATION
5640 STANLEY AVENUE
NIAGARA FALLS, ONTARIO**

Figure Title
**PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT**
1955 AERIAL PHOTOGRAPHY

Drawn SK	Checked AM	Date JUNE 2023	Figure No. 5
Scale 1:750	Project No. 300055846		



LEGEND

 APPROXIMATE SITE BOUNDARY



Client
**9431870 CANADA CORPORATION
5640 STANLEY AVENUE
NIAGARA FALLS, ONTARIO**

Figure Title
**PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT**
1965 AERIAL PHOTOGRAPHY

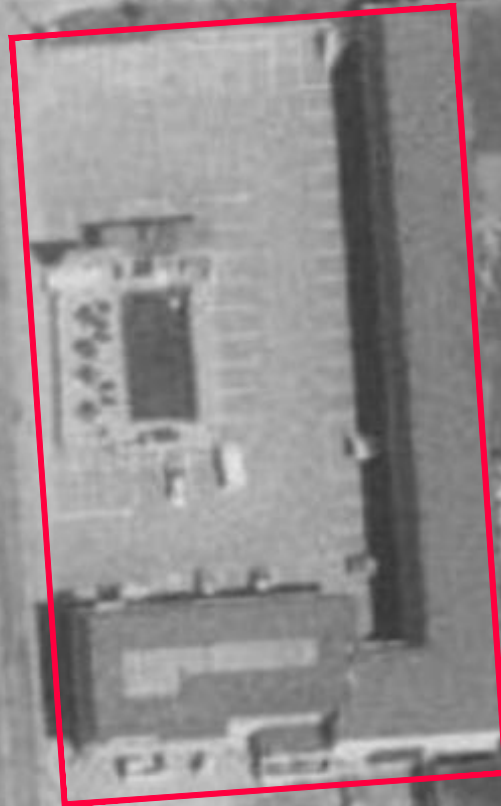
Drawn SK	Checked AM	Date JUNE 2023	Figure No. 6
Scale 1:750	Project No. 300055846		



NORTH STREET

STANLEY AVENUE

BUCHANAN AVENUE



Map Source:
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LEGEND

 APPROXIMATE SITE BOUNDARY



Client
**9431870 CANADA CORPORATION
5640 STANLEY AVENUE
NIAGARA FALLS, ONTARIO**

Figure Title
**PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT**
2000 AERIAL PHOTOGRAPHY

Drawn SK	Checked AM	Date JUNE 2023	Figure No. 7
Scale 1:750	Project No. 300055846		



LEGEND

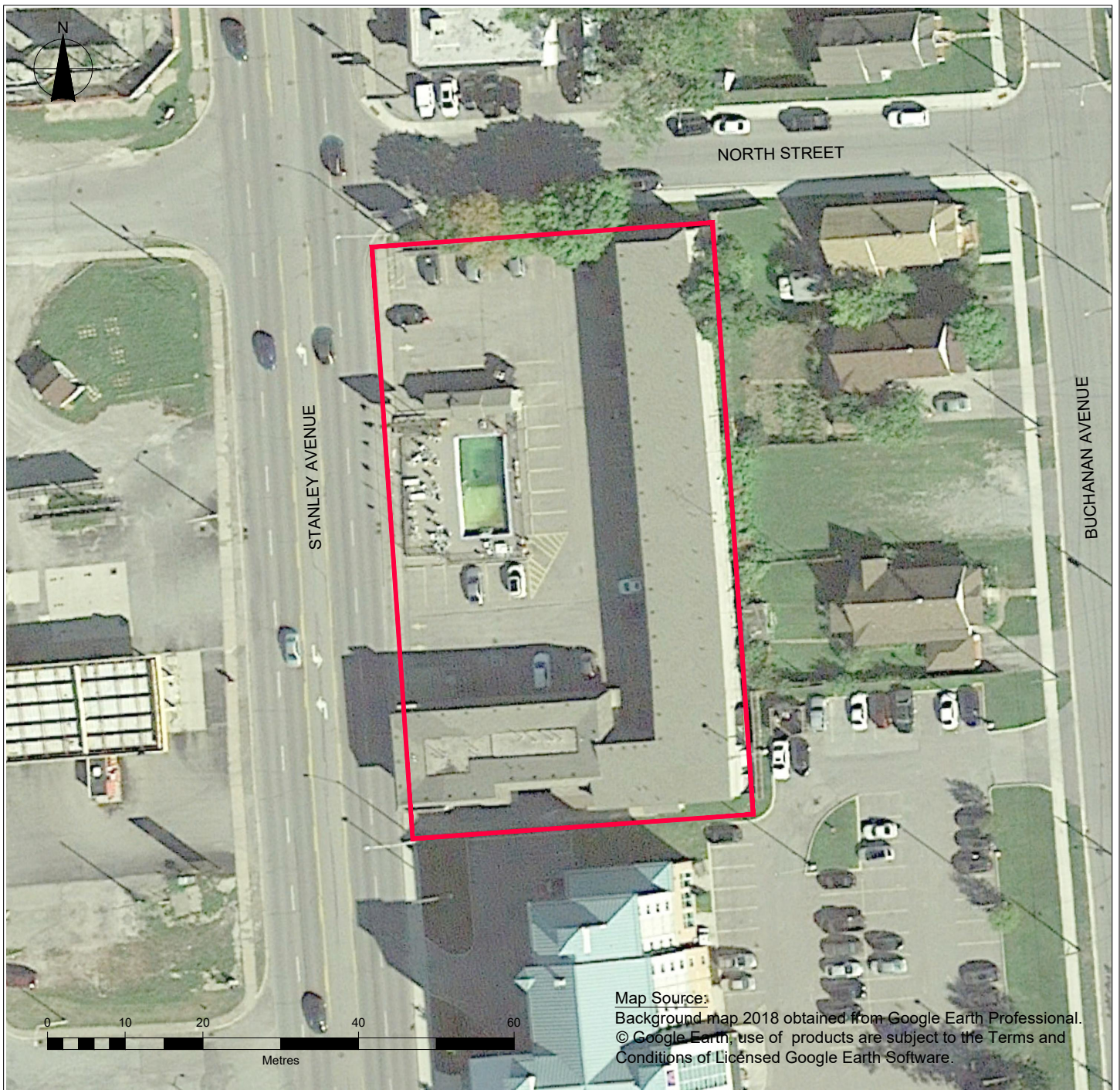
 APPROXIMATE SITE BOUNDARY



Client **9431870 CANADA CORPORATION
5640 STANLEY AVENUE
NIAGARA FALLS, ONTARIO**

Figure Title **PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT
2010 AERIAL PHOTOGRAPHY**

Drawn SK	Checked AM	Date JUNE 2023	Figure No. 8
Scale 1:750	Project No. 300055846		



Map Source:
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LEGEND

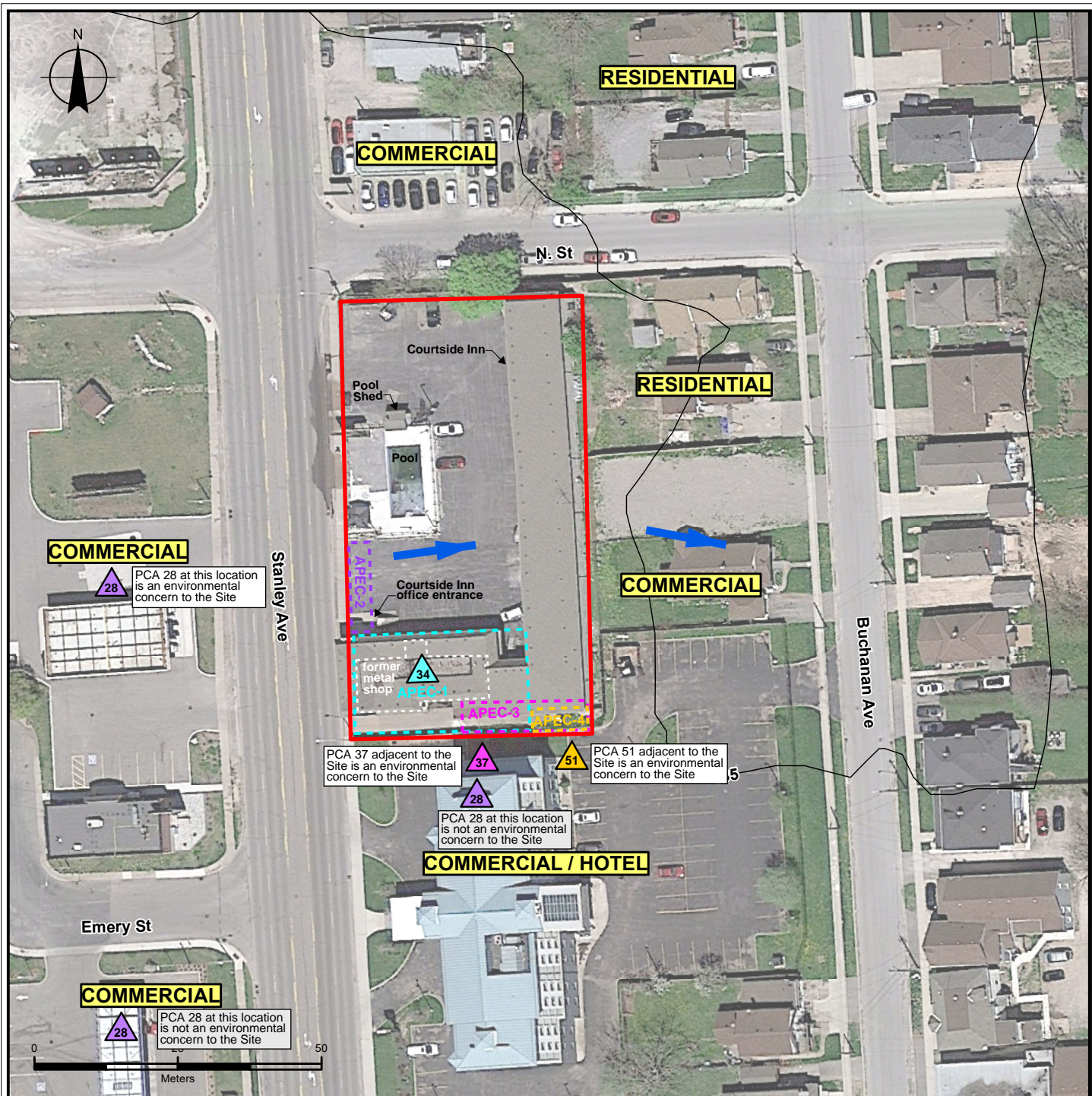
 APPROXIMATE SITE BOUNDARY



Client
**9431870 CANADA CORPORATION
 5640 STANLEY AVENUE
 NIAGARA FALLS, ONTARIO**

Figure Title
**PHASE ONE
 ENVIRONMENTAL SITE ASSESSMENT**
 2018 AERIAL PHOTOGRAPHY

Drawn SK	Checked AM	Date JUNE 2023	Figure No. 9
Scale 1:750	Project No. 300055846		



LEGEND

- APPROXIMATE SITE BOUNDARY
- GROUND SURFACE CONTOUR (5m intervals - masl)
- ➔ INFERRED GROUNDWATER FLOW DIRECTION
- APEC AREA OF POTENTIAL ENVIRONMENTAL CONCERN
- PCA POTENTIALLY CONTAMINATING ACTIVITY
- 34 PCA 34. Metal Fabrication
- 28 PCA 28. Gasoline and Associated Products Storage in Fixed Tanks
- 37 PCA 37. Operation of Dry Cleaning Equipment
- 51 PCA 51. Solvent Manufacturing, Processing and Bulk Storage

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Client
9431870 CANADA CORPORATION
5640 STANLEY AVENUE
NIAGARA FALLS, ONTARIO

Figure Title:
PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT
 CONCEPTUAL SITE MODEL

Drawn	Checked	Date	Figure No.
SK	AM	JUNE 2023	10
Scale	Project No.		
1:1,000	300055846		



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Appendix A

Parcel Map and Land Registry Records

PROPERTY DESCRIPTION: LTS 803, 804, 805, 806, 807 PL 17 STAMFORD EXCEPT PT 14 59R306 & PT 1 59R7442; NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 64346-0009

PIN CREATION DATE:

2006/05/09

OWNERS' NAMES

9431870 CANADA CORPORATION

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/05/09 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/09/20 **</p>						
RO615165	1991/08/27	AGREEMENT			THE CORPORATION OF THE CITY OF NIAGARA FALLS	C
		REMARKS: SITE PLAN. SKETCH ATTACHED.				
RO739750	1998/01/15	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	1264297 ONTARIO INC.	
SN4786	2003/08/22	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 1264297 ONTARIO INC.	FANSOLATO, GERTRUDE FANSOLATO, KENNETH FANSOLATO, GARY FANSOLATO, DAVID GIANCOLA, JOHN PIETRANGELO, ANITA GIANCOLA, RICHARD N.	
SN12633	2003/10/27	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 1264297 ONTARIO INC.	CHARRIOL SERVICES INC.	
SN14138	2003/11/06	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY ***		

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

LAND
REGISTRY
OFFICE #59

64346-0119 (LT)

PREPARED FOR Kathleen
ON 2023/05/08 AT 13:39:33

* 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
				FANSOLATO, GERTRUDE FANSOLATO, KENNETH FANSOLATO, GARY FANSOLATO, DAVID GIANCOLA, JOHN PIETRANGELO, ANITA GIANCOLA, RICHARD N.	CHARRIOL SERVICES INC.	
				REMARKS: SN4786 TO SN12633		
SN118170	2006/04/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 1264297 ONTARIO INC.	MERIDIAN CREDIT UNION LIMITED	
				REMARKS: LTS 803, 804, 805, 806, 807 PL 17 STAMFORD, EXCEPT PT 14 59R306 & PT 1 59R7442		
SN170604	2007/07/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** FANSOLATO, GERTRUDE FANSOLATO, KENNETH FANSOLATO, GARY FANSOLATO, DAVID GIANCOLA, JOHN PIETRANGELO, ANITA GIANCOLA, RICHARD N.		
				REMARKS: RE: SN4786		
SN496579	2017/01/10	TRANSFER	\$2,125,000	1264297 ONTARIO INC.	9431870 CANADA CORPORATION	C
				REMARKS: PLANNING ACT STATEMENTS.		
SN496580	2017/01/10	CHARGE		*** COMPLETELY DELETED *** 9431870 CANADA CORPORATION	1642574 ONTARIO LTD.	
SN496581	2017/01/10	CHARGE		*** COMPLETELY DELETED *** 9431870 CANADA CORPORATION	1264297 ONTARIO INC.	
SN496582	2017/01/10	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 9431870 CANADA CORPORATION	1642574 ONTARIO LTD.	
				REMARKS: SN496580		
SN496642	2017/01/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** CHARRIOL SERVICES INC.		
				REMARKS: SN12633.		
SN498784	2017/01/30	CHARGE		*** COMPLETELY DELETED *** 9431870 CANADA CORPORATION	SHARMA, DINESH	

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ON 2023/05/08 AT 13:39:33

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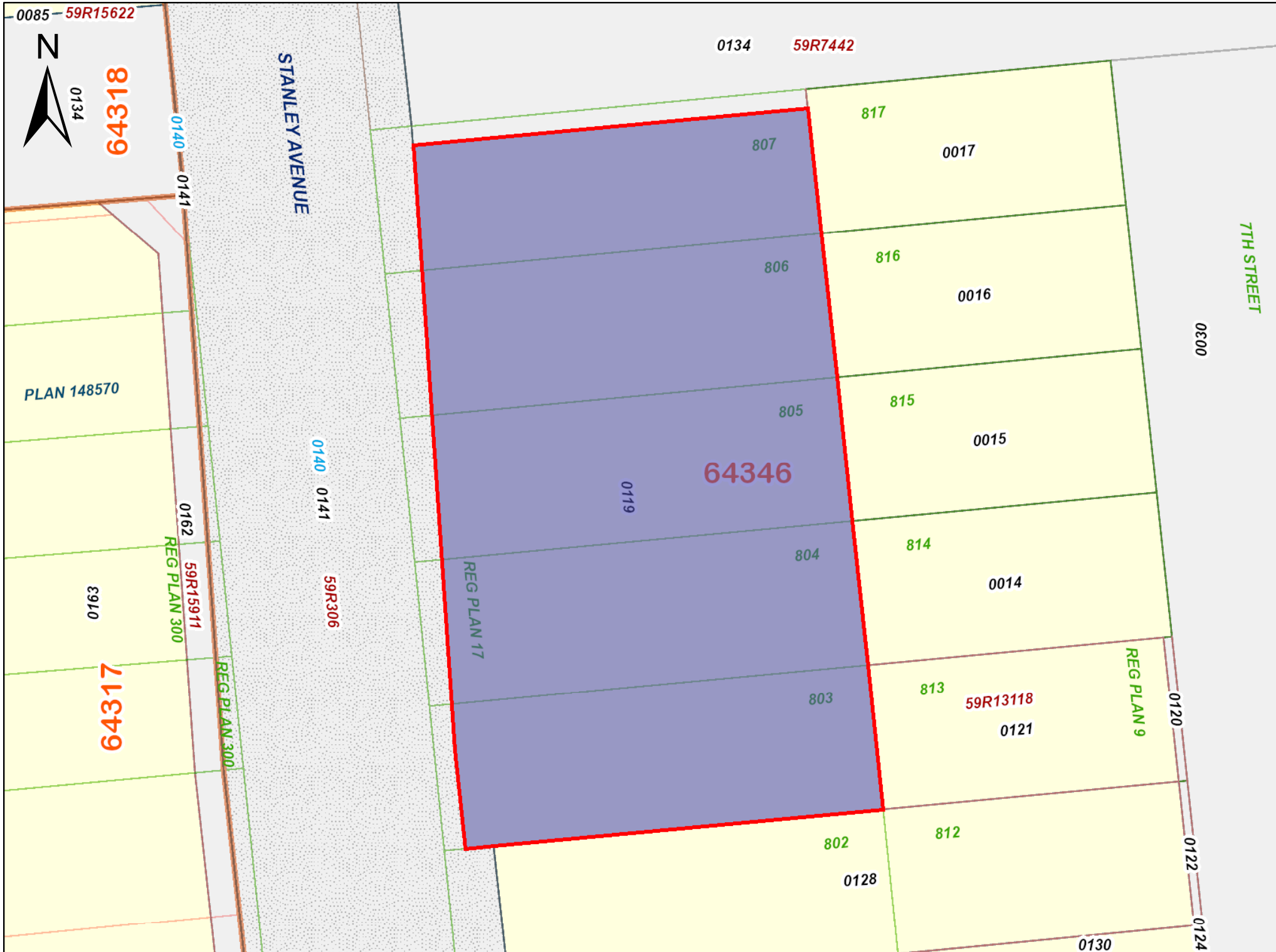
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SN542655	2018/02/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
	<i>REMARKS: SN118170.</i>					
SN560013	2018/07/30	CHARGE		*** COMPLETELY DELETED *** 9431870 CANADA CORPORATION	1642574 ONTARIO LTD.	
SN560014	2018/07/30	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 9431870 CANADA CORPORATION	1642574 ONTARIO LTD.	
	<i>REMARKS: SN560013.</i>					
SN560130	2018/07/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1264297 ONTARIO INC.		
	<i>REMARKS: SN496581.</i>					
SN560212	2018/07/31	POSTPONEMENT		*** COMPLETELY DELETED *** SHARMA, DINESH	1642574 ONTARIO LTD.	
	<i>REMARKS: SN498784 TO SN560013</i>					
SN570741	2018/11/02	NOTICE		*** COMPLETELY DELETED *** 9431870 CANADA CORPORATION	1642574 ONTARIO LTD.	
	<i>REMARKS: SN560013</i>					
SN589126	2019/05/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** SHARMA, DINESH		
	<i>REMARKS: SN498784.</i>					
SN589202	2019/05/22	CHARGE		*** COMPLETELY DELETED *** 9431870 CANADA CORPORATION	1642574 ONTARIO LTD.	
SN589360	2019/05/23	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 1642574 ONTARIO LTD.	1642574 ONTARIO LTD.	
	<i>REMARKS: SN589202.</i>					
SN610636	2019/11/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1642574 ONTARIO LTD.		
	<i>REMARKS: SN560013.</i>					
SN610637	2019/11/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1642574 ONTARIO LTD.		
	<i>REMARKS: SN589202.</i>					
SN610638	2019/11/19	CHARGE	\$540,000	9431870 CANADA CORPORATION	1642574 ONTARIO LTD.	C

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

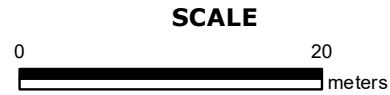
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* 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
SN619589	2020/02/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1642574 ONTARIO LTD.		
	<i>REMARKS: SN496580.</i>					
SN619590	2020/02/11	CHARGE	\$1,350,000	9431870 CANADA CORPORATION	1642574 ONTARIO LTD.	C
SN666158	2021/03/22	NOTICE		9431870 CANADA CORPORATION	1642574 ONTARIO LTD.	C
	<i>REMARKS: SN610638</i>					
SN666159	2021/03/22	NOTICE		9431870 CANADA CORPORATION	1642574 ONTARIO LTD.	C
	<i>REMARKS: SN619590</i>					
SN746687	2022/10/26	CHARGE	\$300,000	9431870 CANADA CORPORATION	2471446 ONTARIO LTD.	C



PRINTED ON 21 FEB, 2023 AT 12:04:22
FOR KATHLEEN



PROPERTY INDEX MAP
NIAGARA SOUTH(No. 59)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



Find address or place

Assessment Parcels: 272503000714000

Roll Number	272503000714000
Full Street Number	5640
Unit	
Qualifier	
Street Name	Stanley
Street Type	Avenue
Street Direction	
Municipality	Niagara Falls
Legal Text	PLAN 11 PT LOTS 803 TO 807;NP17
Property Code	450
Description	Motel

Properties

PIN 64346 - 0119 LT *Interest/Estate* Fee Simple
Description LTS 803, 804, 805, 806, 807 PL 17 STAMFORD EXCEPT PT 14 59R306 & PT 1
 59R7442; NIAGARA FALLS
Address 5640 STANLEY
 NIAGARA FALLS

Consideration

Consideration \$2,125,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name 1264297 ONTARIO INC.
Address for Service 5246 Marcel Crescent
 Niagara Falls, Ontario
 L2E 7K6

I, Carmelo Grisafi and Ralph Biamonte, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Transferee(s)

Transferee(s)	Capacity	Share
<i>Name</i> 9431870 CANADA CORPORATION	Registered Owner	
<i>Address for Service</i> 5640 STANLEY AVENUE, NIAGARA FALLS, ONTARIO		

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

James Rocca 4701 St. Clair Ave, 2nd Floor, P.O. acting for Signed 2017 01 10
 Box 900 Stn. Transferor(s)
 Niagara Falls
 L2E 6V7

Tel 905-354-1611

Fax 905-354-5540

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Murarilal Thapliyal 2565 Steeles Ave East, Unit 18 acting for Signed 2017 01 10
 Brampton Transferee(s)
 L6T 4L6

Tel 905-463-2088

Fax 905-463-2089

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

THAPLIYAL & RAI A PROFESSIONAL LAW
 CORPORATION

2565 Steeles Ave East, Unit 18
 Brampton
 L6T 4L6

2017 01 10

Submitted By

Tel 905-463-2088

Fax 905-463-2089

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$63.35
<i>Provincial Land Transfer Tax</i>	\$38,875.00
<i>Total Paid</i>	\$38,938.35

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64346 - 0119 LTS 803, 804, 805, 806, 807 PL 17 STAMFORD EXCEPT PT 14 59R306 & PT 1 59R7442; NIAGARA FALLS

BY: 1264297 ONTARIO INC.

TO: 9431870 CANADA CORPORATION

Registered Owner

1. DALJIT GORAYA & BALJIT GORAYA

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 9431870 CANADA CORPORATION described in paragraph(s) (c) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.
-

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$1,970,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$150,000.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2,120,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$5,000.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2,125,000.00

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 59 Registration No. SN496579 Date: 2017/01/10

B. Property(s):

PIN 64346 - 0119 Address 5640 STANLEY NIAGARA FALLS Assessment 2725030 - 00714200 Roll No

C. Address for Service: 5640 STANLEY AVENUE, NIAGARA FALLS, ONTARIO

D. (i) Last Conveyance(s): PIN 64346 - 0119 Registration No. RO739750

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By:

Murarilal Thapliyal
2565 Steeles Ave East, Unit 18
Brampton L6T 4L6



BURNSIDE

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Appendix B

Surveys

NOTE All found monumentation of record in the office of Matthews & Cameron LTD unless otherwise stated.

SCHEDULE					
PART	AREA	LOT	PLAN	INST.	GRANTEE
1	83 m ²	Part of Lot 807	17	444143 (firstly)	AIELLO HOLDINGS LIMITED

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

PLAN 59 R-7442
RECEIVED AND DEPOSITED

DATE: 90-12-21

DATE December 4, 1990

Yvette Polverari
DEP.

LAND REGISTRAR FOR THE REGISTRY DIVISION OF NIAGARA SOUTH

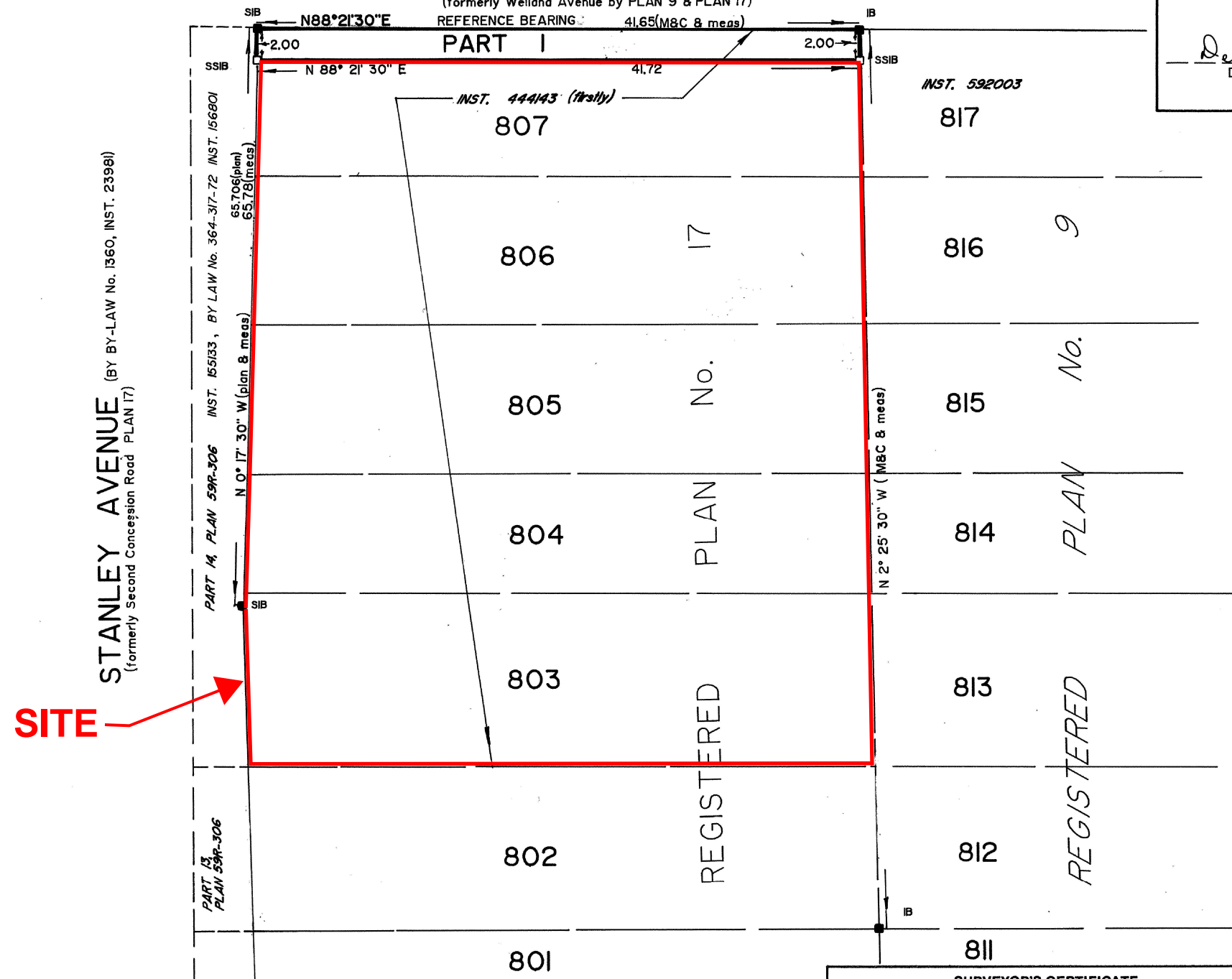
Debbie Crick
DEBBIE CRICK

SHEETS 208-215

NORTH STREET

(formerly Welland Avenue by PLAN 9 & PLAN 17)

REFERENCE BEARING: 41.65 (M&C & meas)



SITE →

STANLEY AVENUE (BY BY-LAW No. 1360, INST. 23981)
(formerly Second Concession Road PLAN 17)

LEGEND

ROUND IRON BARS 3/4" DIA.	SHOWN THUS	
IRON BARS 5/8" x 24"	SHOWN THUS	
STANDARD IRON BARS	SHOWN THUS	
CONCRETE MONUMENTS	SHOWN THUS	
IRON TUBES	SHOWN THUS	
CUT-CROSSES	SHOWN THUS	
SHORT STANDARD IRON BARS	SHOWN THUS	
FOUND SURVEY EVIDENCE	SHOWN THUS	
(WIT) DENOTES WITNESSES		
(O.U.)	ORIGIN UNKNOWN	
(M&C)	MATTHEWS & CAMERON LTD. FILE 84-233	
(plan)	PLAN 59R-306	

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF NORTH STREET, HAVING A BEARING OF N 88° 21' 30" E, AS SHOWN ON PLAN 59R-306.

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND THIS PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THERE-UNDER.
2. THE SURVEY WAS COMPLETED ON THE ... 30th ... DAY OF ... November ... 19 90 ...
DATE: DEC. 4, 1990 ...
Allan J. Heywood
ALLAN J. HEYWOOD
Ontario Land Surveyor

MATTHEWS & CAMERON LTD.

ONTARIO LAND SURVEYORS - PROFESSIONAL ENGINEERS
R.J. MATTHEWS, O.L.S.
ANDREW CAMERON, O.L.S., P.ENG.
6222 MURRAY ST., NIAGARA FALLS, ONT.
PHONE (416) 358-3693 L2G 2K7
T.G. CAHILL, O.L.S. (Manager)
27 WILLIAM ST., ST. CATHARINES, ONT.
PHONE (416) 682-3300 L2R 5H9

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

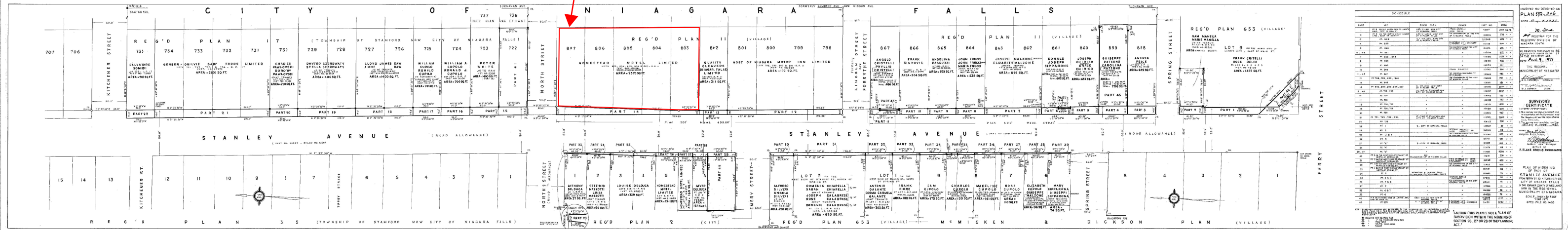
PLAN OF SURVEY OF
**PART OF LOT 807
PLAN 17**
VILLAGE OF NIAGARA FALLS (now in the)
CITY OF NIAGARA FALLS
Regional Municipality of Niagara

5 4 3 2 1 0 10 20 metres

ALLAN J. HEYWOOD

CHECKED	AJH	YEAR	1990	L.L.N.	30423
DRAWN	DEC	SCALE	1:300	FILE	90-775

PLAN 59R-306
Plan of Widening Stanley Avenue
Deposited August 9, 1971



approximate
 boundary of Site

LOT NO.	AREA (SQ. FT.)	OWNER	REG. NO.	AREA
1	1,000	ALFRED SILVER	11	1,000
2	1,000	ALFRED SILVER	11	1,000
3	1,000	ALFRED SILVER	11	1,000
4	1,000	ALFRED SILVER	11	1,000
5	1,000	ALFRED SILVER	11	1,000
6	1,000	ALFRED SILVER	11	1,000
7	1,000	ALFRED SILVER	11	1,000
8	1,000	ALFRED SILVER	11	1,000
9	1,000	ALFRED SILVER	11	1,000
10	1,000	ALFRED SILVER	11	1,000
11	1,000	ALFRED SILVER	11	1,000
12	1,000	ALFRED SILVER	11	1,000
13	1,000	ALFRED SILVER	11	1,000
14	1,000	ALFRED SILVER	11	1,000
15	1,000	ALFRED SILVER	11	1,000



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix C

Historical Maps

TOWNSHIP OF STAMFORD.

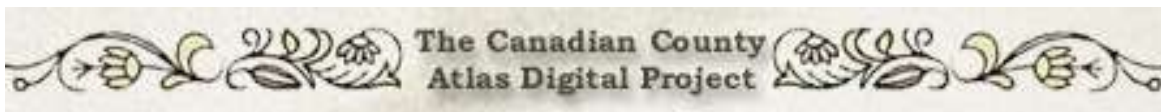
ERNEST. C. BARROW.

W E



BATTLE FIELD

SCALE
Miles 1/2 1 1 1/2
Feet 100 200 300 400 500



Full record for Bender, Philip

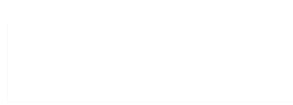
Last Name	Bender
First Name	Philip
Township	Stamford
County	Welland
Atlas Date	1876

Concession and Lot	Lot size
Lot, 127	25
Lot, 129	30

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Philip Bender

in the 1871 Census of Canada



Name	Philip Bender
Gender	Male
Marital Status	Married
Widowed	M
Origin	English
Age	69
Birth Date	1802
Birth Place	Ontario
Residence Place	Clifton, Welland, Ontario
District Number	19
Subdistrict	I
Religion	Weslyan Methodist
Occupation	Farmer
Family Number	257

Household Members (Name)	Age
Philip Bender	69
Elizabeth Bender	66
Hiram Bender	28
James Jones	15

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No 11 Village of Niagara Falls
No 17 Township of Stamford

CERTIFICATE
This plan shows the land herein represented, as laid out according to my instructions.
W. E. Wood
owner

Plan for the Amendment OF A PART OF THE WESLEY PARK PLAN,

NO. 746 U. TOWN OF NIAGARA FALLS,
NO. 195 A. VILLAGE OF NIAGARA FALLS
NO. 2628 M. TOWNSHIP OF STAMFORD.

SITUATED IN THE MUNICIPALITIES,
TOWNSHIP OF STAMFORD & VILLAGE OF NIAGARA FALLS,
AND AFFECTING LOTS, NUMBERS
714 TO 717 INCL. 706 TO 709 INCL. 722 TO 735 INCL.
798 TO 807 INCL. AND 858 TO 867 INCL.
OF THE SAID PLAN.

SCALE 100 FEET = 1 INCH.

I Certify that the within Plan is duly Entered and Filed in the Registry Office for the County of Welland in Plan Indet. number 11 one for the said County at 10⁰⁰ o'clock A.M. of the 20th day of November A.D. 1897 as Plan Number 11 for the Village of Niagara Falls and also as Plan Number 17 for the Township of Stamford

NOW KNOWN AS PLAN **17**
A. C. Jolly
REGISTRAR

AFFIDAVIT OF WITNESS—
COUNTY OF WELLAND
TO WIT:—

I, Fred Campbell McBurney of the Town of Niagara Falls, in the County of Welland, Barrister, make oath and say:—
That I was personally present, and did see the above signature of Frederick N.G. Starr to this plan; that the said plan was signed by the said Frederick N.G. Starr at the city of Toronto; that I know the said Frederick N.G. Starr, and am a subscribing witness to such signature

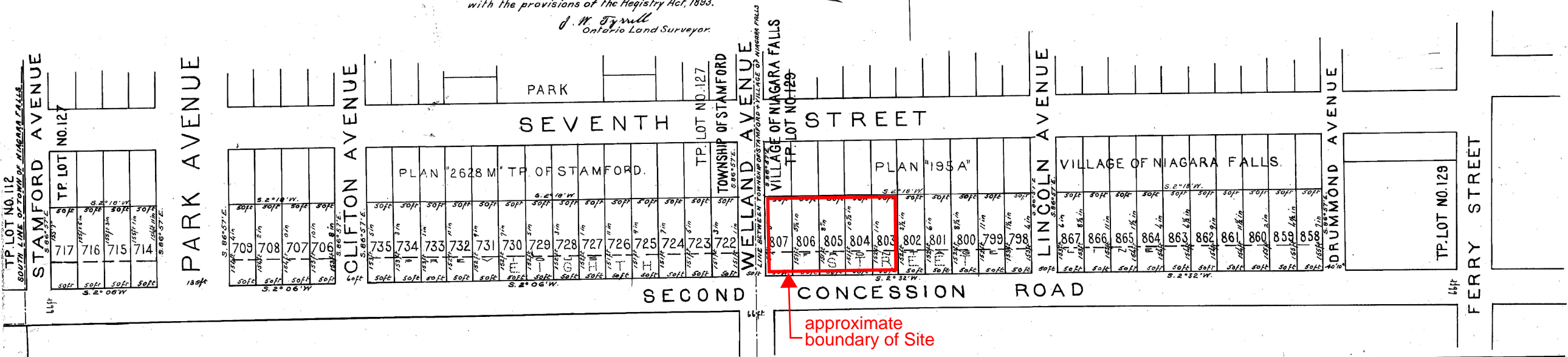
Sworn before me at the Town of Niagara Falls in the County of Welland this 10th day of November 1897
W. E. Wood
A Commissioner, E.E.

NIAGARA FALLS, CANADA.
MARCH 21, 1896.

TYRRELL & MITCHELL
O. L. SURVEYORS.

I hereby certify that this plan accurately shows the manner in which the land included therein has been surveyed and subdivided by me, and that the said plan is prepared in accordance with the provisions of the Registry Act, 1893.

J. W. Tyrrell
Ontario Land Surveyor.



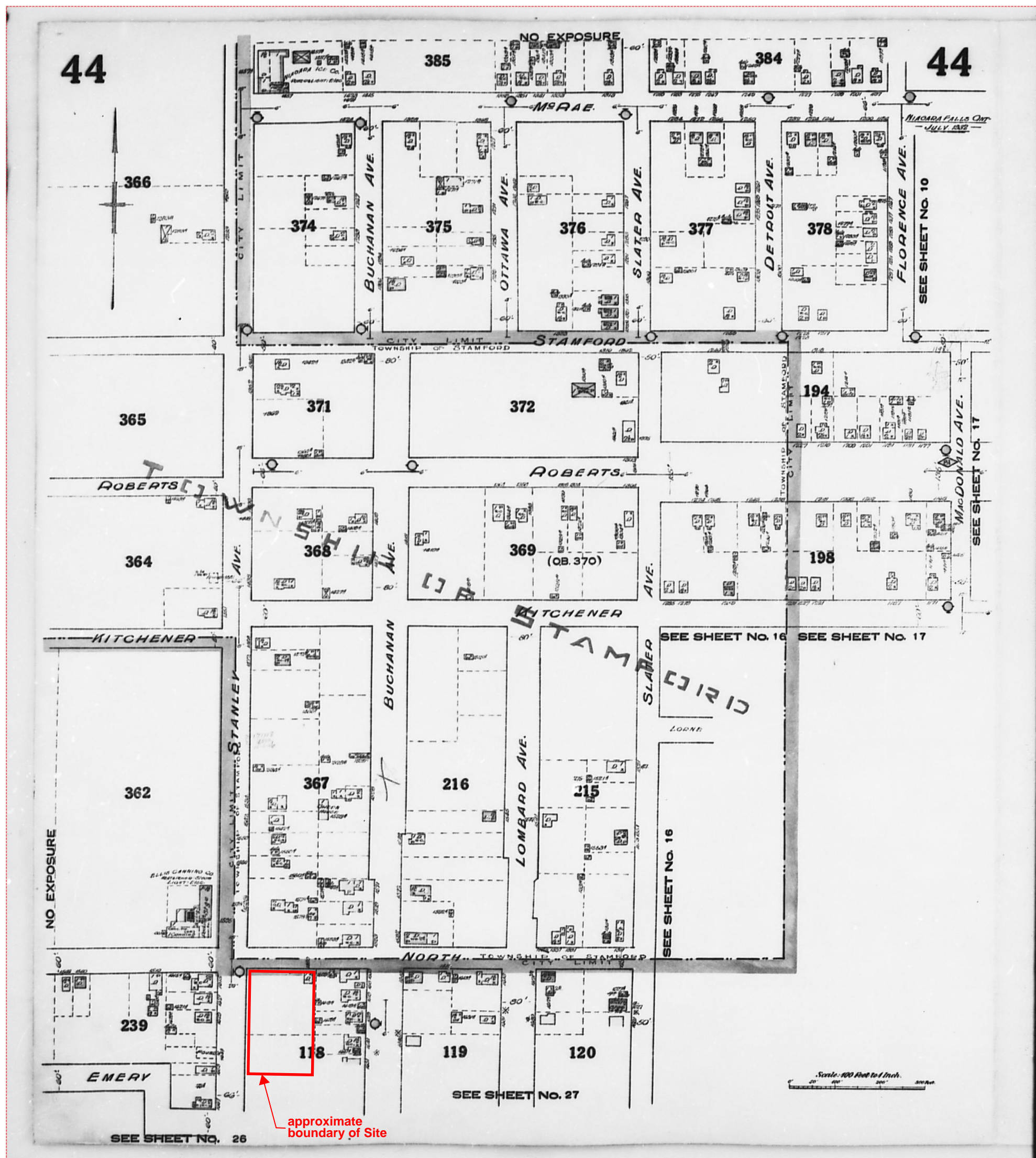


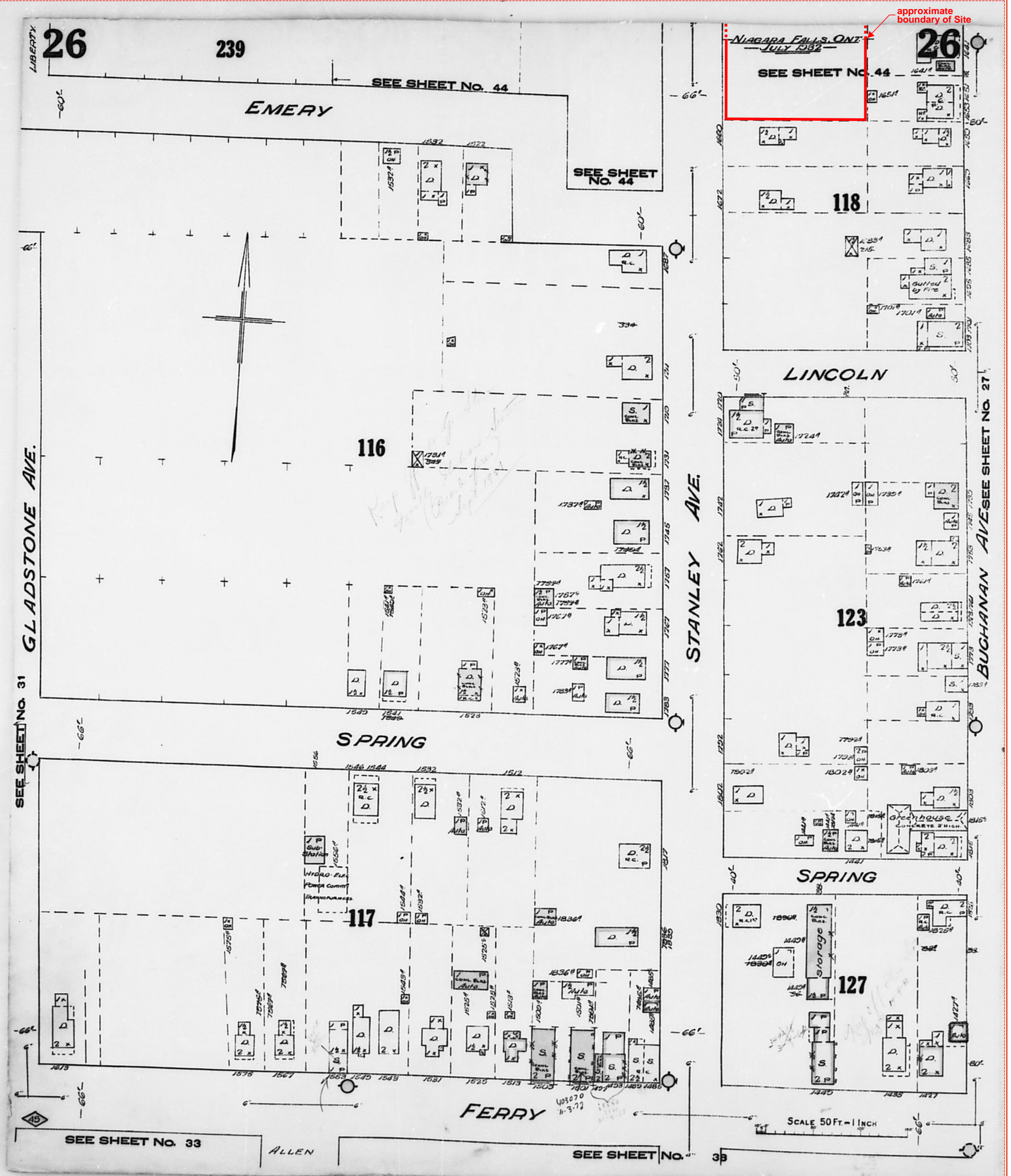
BURNSIDE

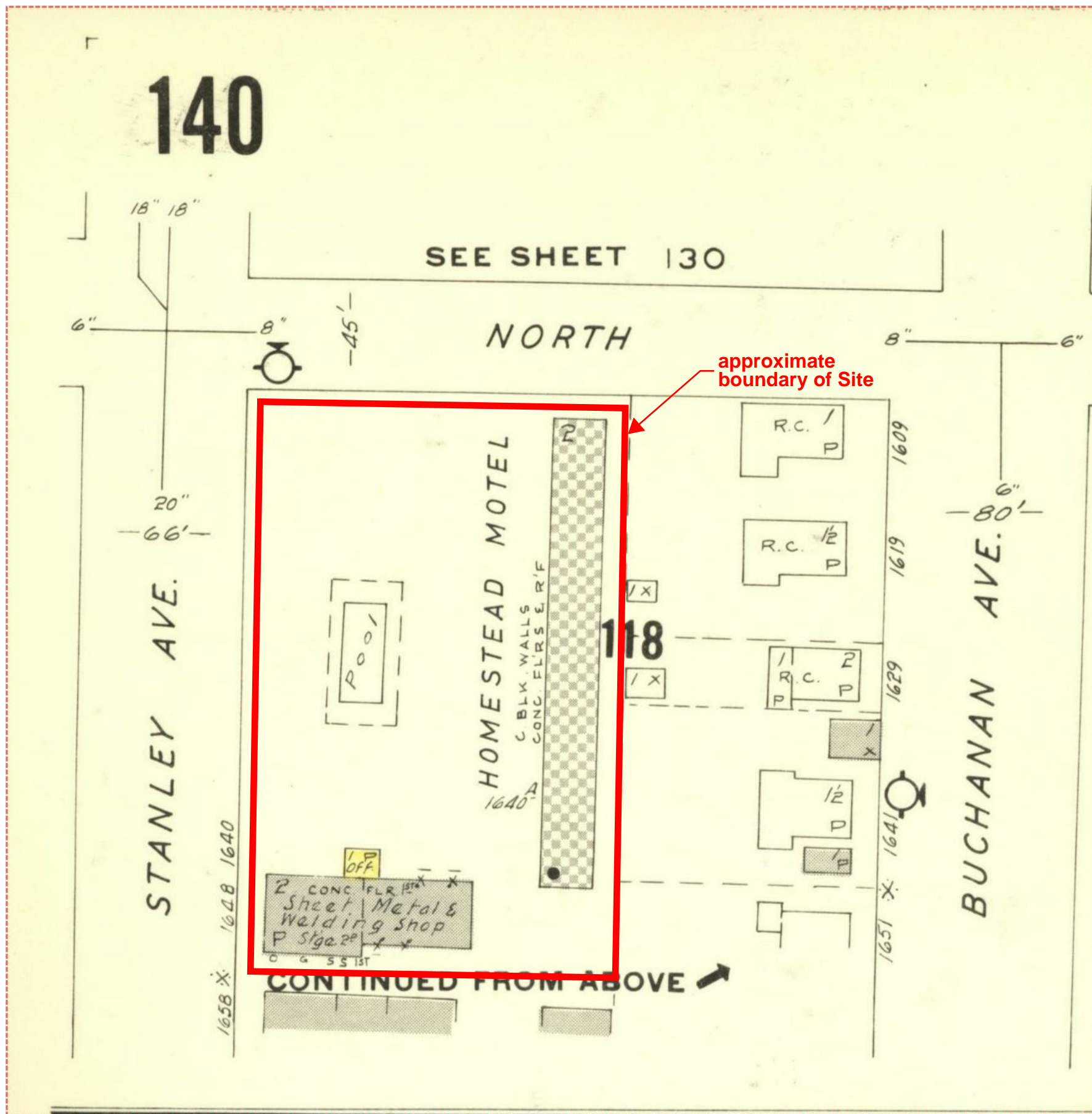
[THE DIFFERENCE IS OUR PEOPLE]

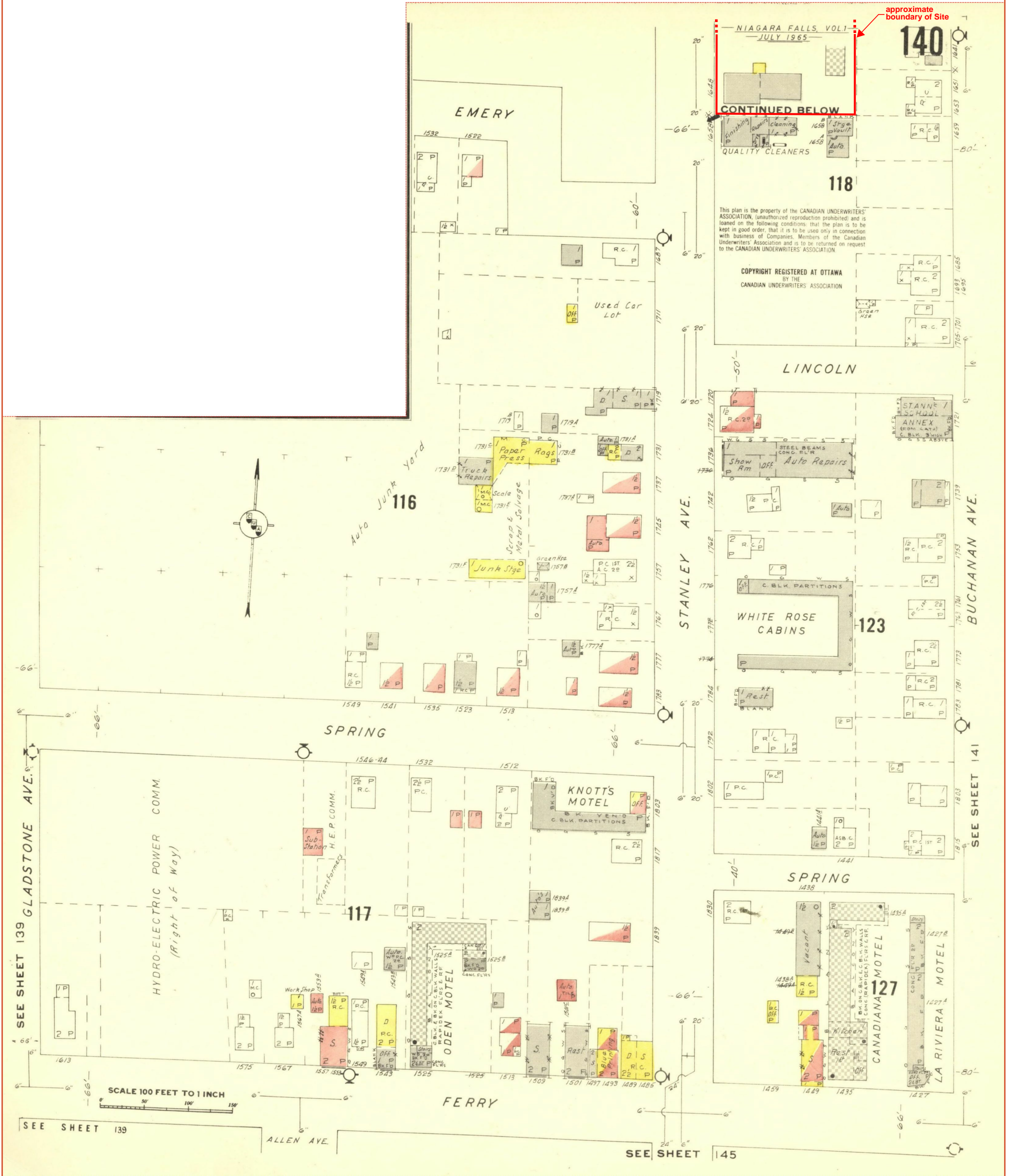
Appendix D

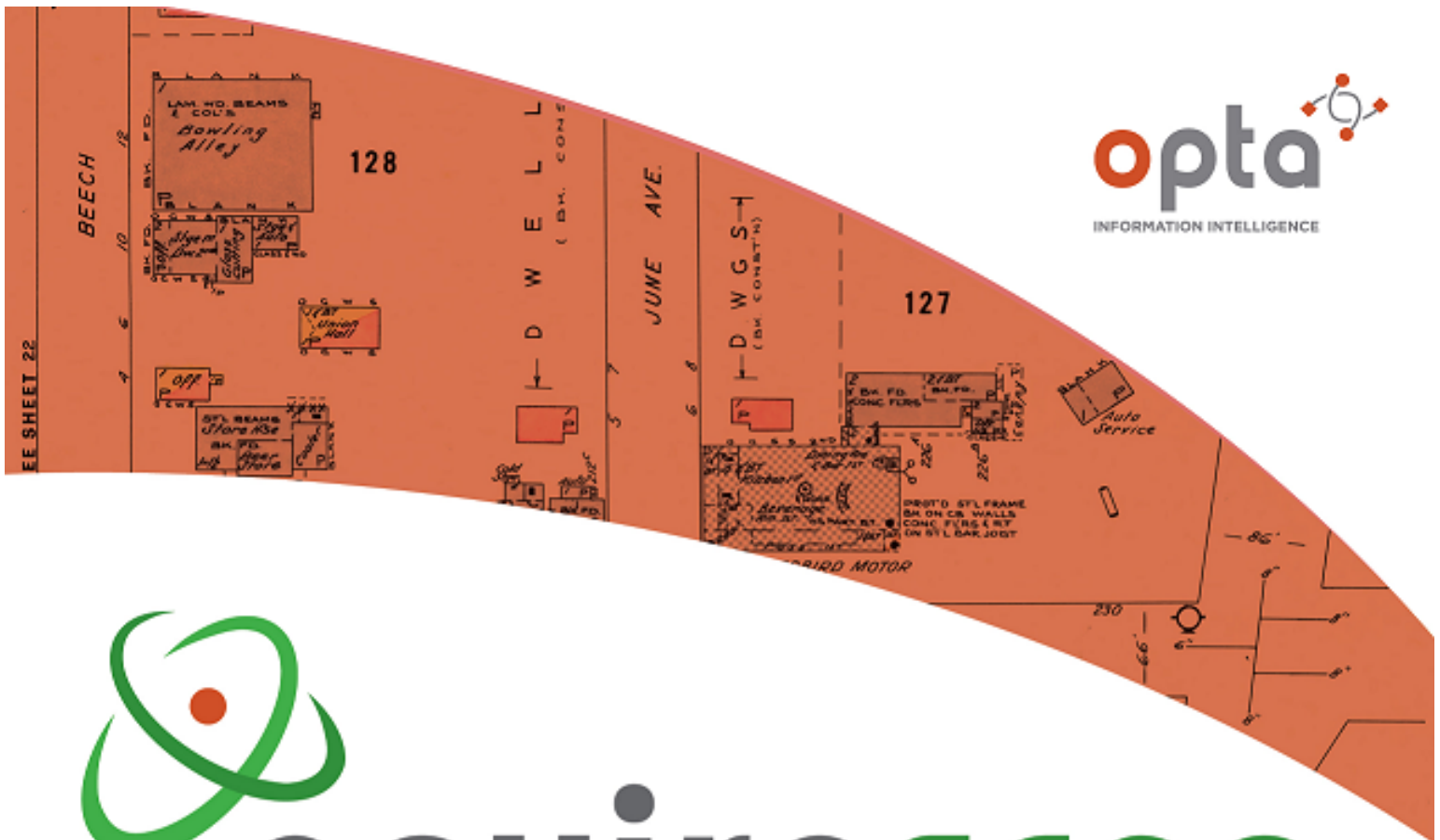
Fire Insurance Documents











enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Midori

Site Address:

5640 Stanley Avenue, Niagara Falls, ON

Project No:

23050900002

Opta Order ID:

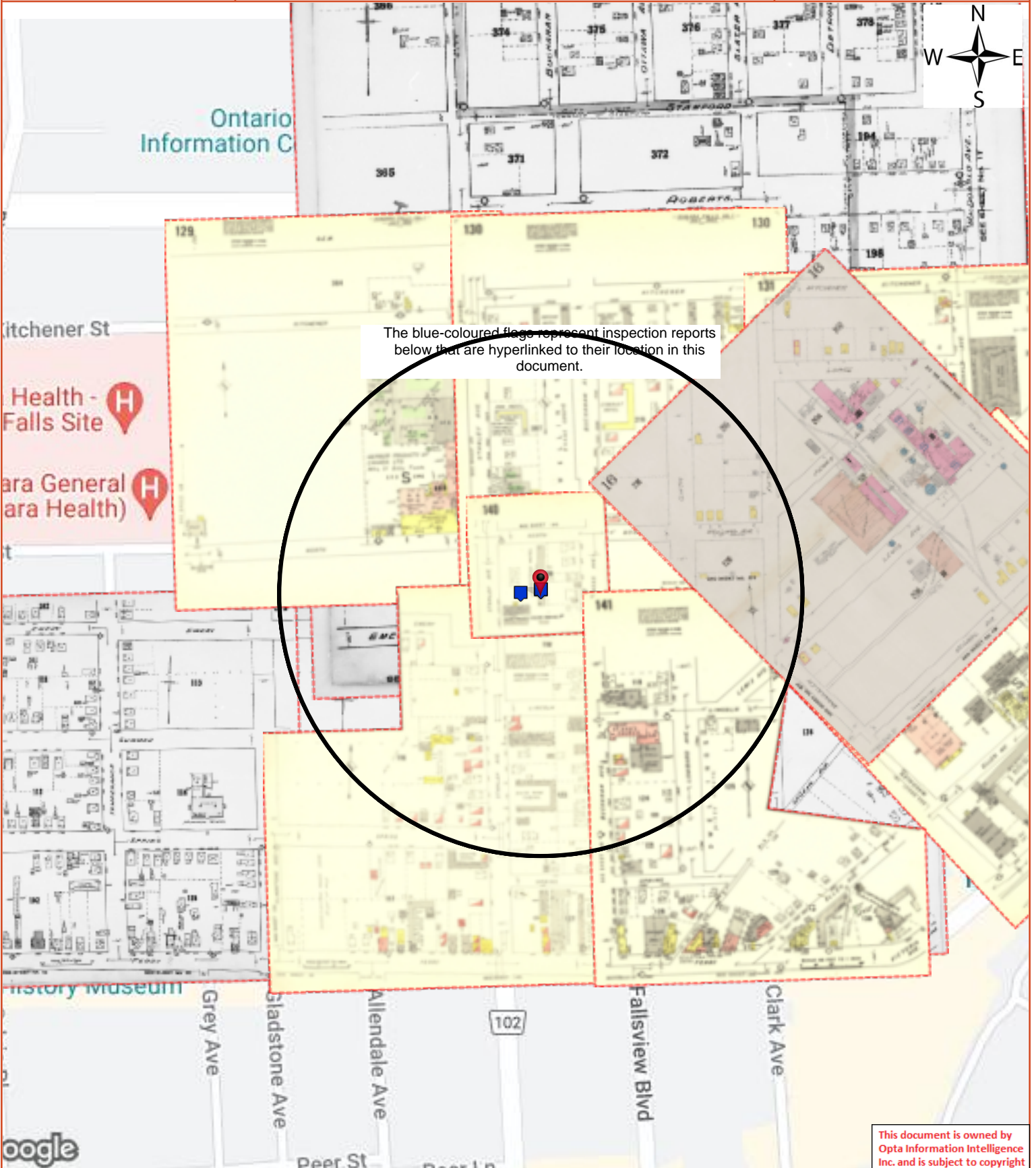
127590

Requested by:

Eleanor Goolab
ERIS

Date Completed:

5/15/2023 7:11:15 AM



The blue-coloured flags represent inspection reports below that are hyperlinked to their location in this document.

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Opta Historical Environmental Services EnviroscanTM Terms and Conditions

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The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

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

Governing Document

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

Law

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



175 Commerce Valley Drive W
Markham, Ontario
L3T 7Z3

T: 905.882.6300
Toll Free: 905.882.6300
F: 905.882.6300

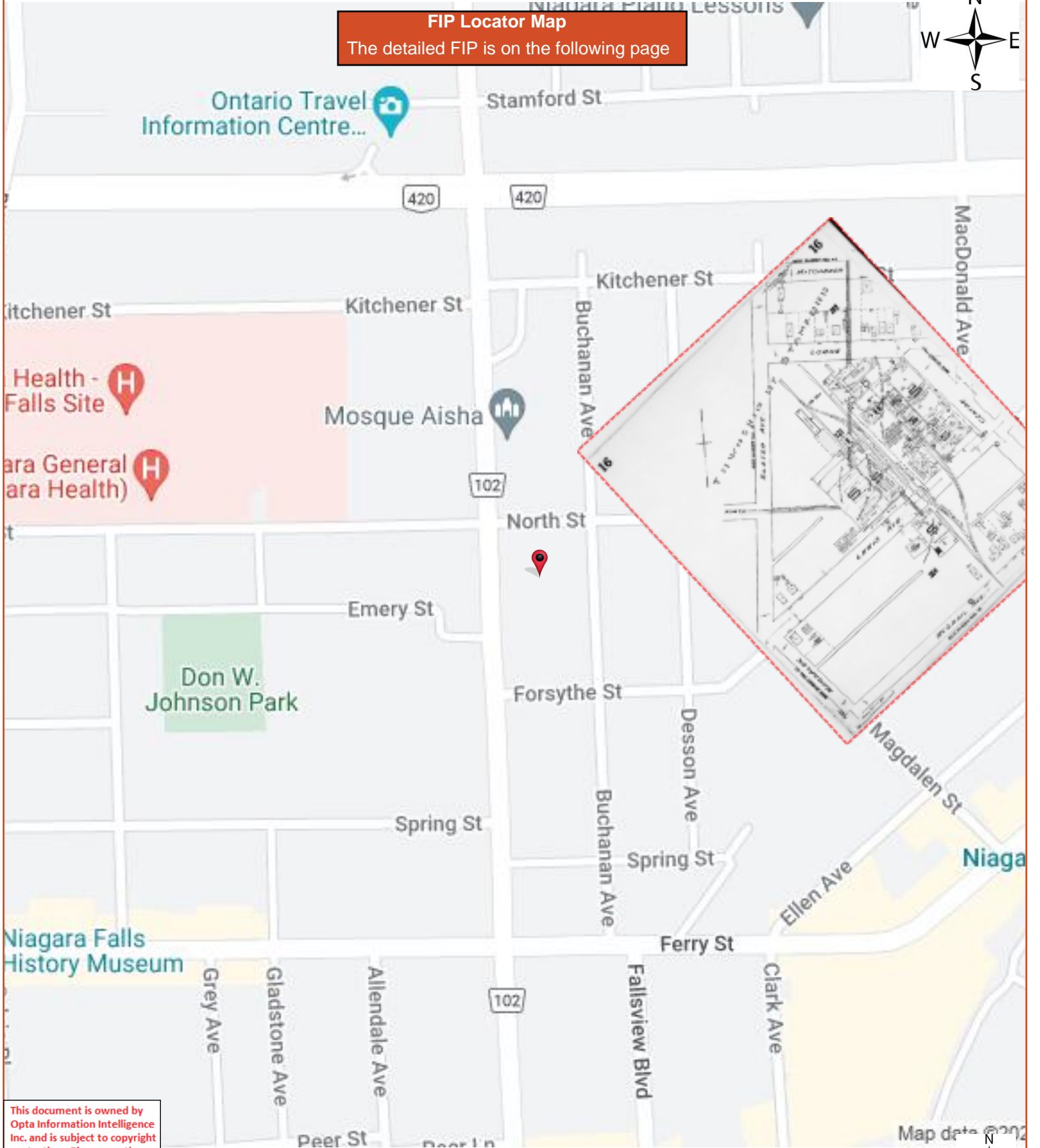
An SCM Company
www.optaintel.ca



Page	Report Title
6	(1932) Volume: Niagara Falls - Chippawa Firemap: 16
8	(1932) Volume: Niagara Falls - Chippawa Firemap: 26
10	(1932) Volume: Niagara Falls - Chippawa Firemap: 27
12	(1932) Volume: Niagara Falls - Chippawa Firemap: 31
14	(1932) Volume: Niagara Falls - Chippawa Firemap: 44
16	(1965) Volume: Niagara Falls Volume 1 Firemap: 129
18	(1965) Volume: Niagara Falls Volume 1 Firemap: 130
20	(1965) Volume: Niagara Falls Volume 1 Firemap: 131
22	(1965) Volume: Niagara Falls Volume 1 Firemap: 132
24	(1965) Volume: Niagara Falls Volume 1 Firemap: 140
26	(1965) Volume: Niagara Falls Volume 1 Firemap: 140
28	(1965) Volume: Niagara Falls Volume 1 Firemap: 141
30	(1916) Volume: Niagara Falls , Ontario, 1916 Firemap: 16
31	(1998) Multirisk Report - 1998 CAMELOT INN 5640 STANLEY AV NIAGARA FALLS ON L2G 3X5 Reference No: 10560951 (distance = 39 metres*)
41	(1978) Fire Inspection and Rate Calculation Form Report - 1978 ROADWAY INN 5640 Stanley Avenue (Front Section) Niagara Falls ON L2G3X5 (distance = 0 metres*)
45	(1978) Survey for Rating Fire-Resistive Risks Report - 1978 ROADWAY INN 5640 Stanley Avenue (Rear Section) Niagara Falls ON L2G3X5 (distance = 0 metres*)
50	(1985) Cope Report - 1985 ROADWAY INN Rear of 5640 Stanley Avenue Niagara Falls ON L2G3X5 (distance = 0 metres*)

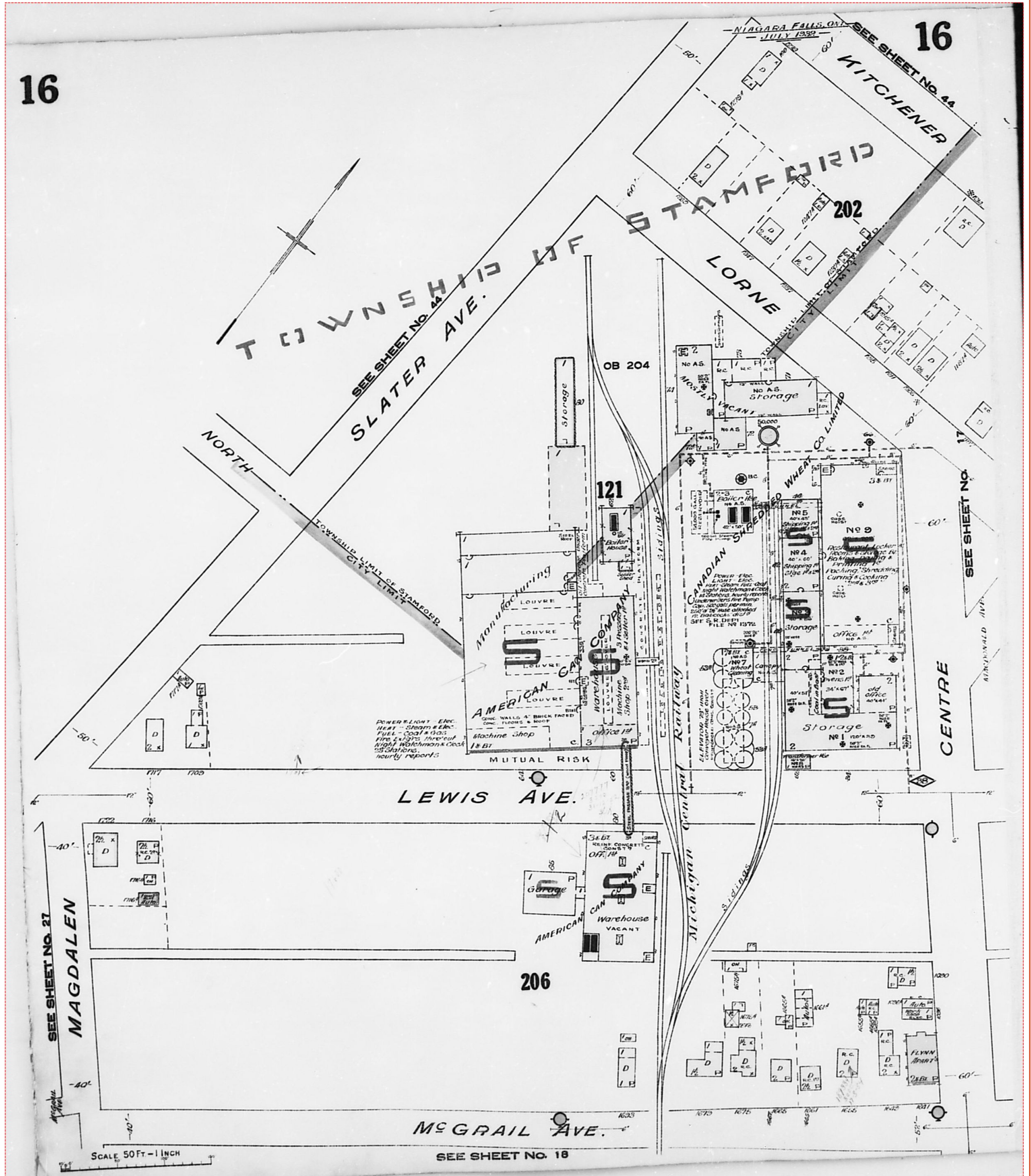


FIP Locator Map
The detailed FIP is on the following page



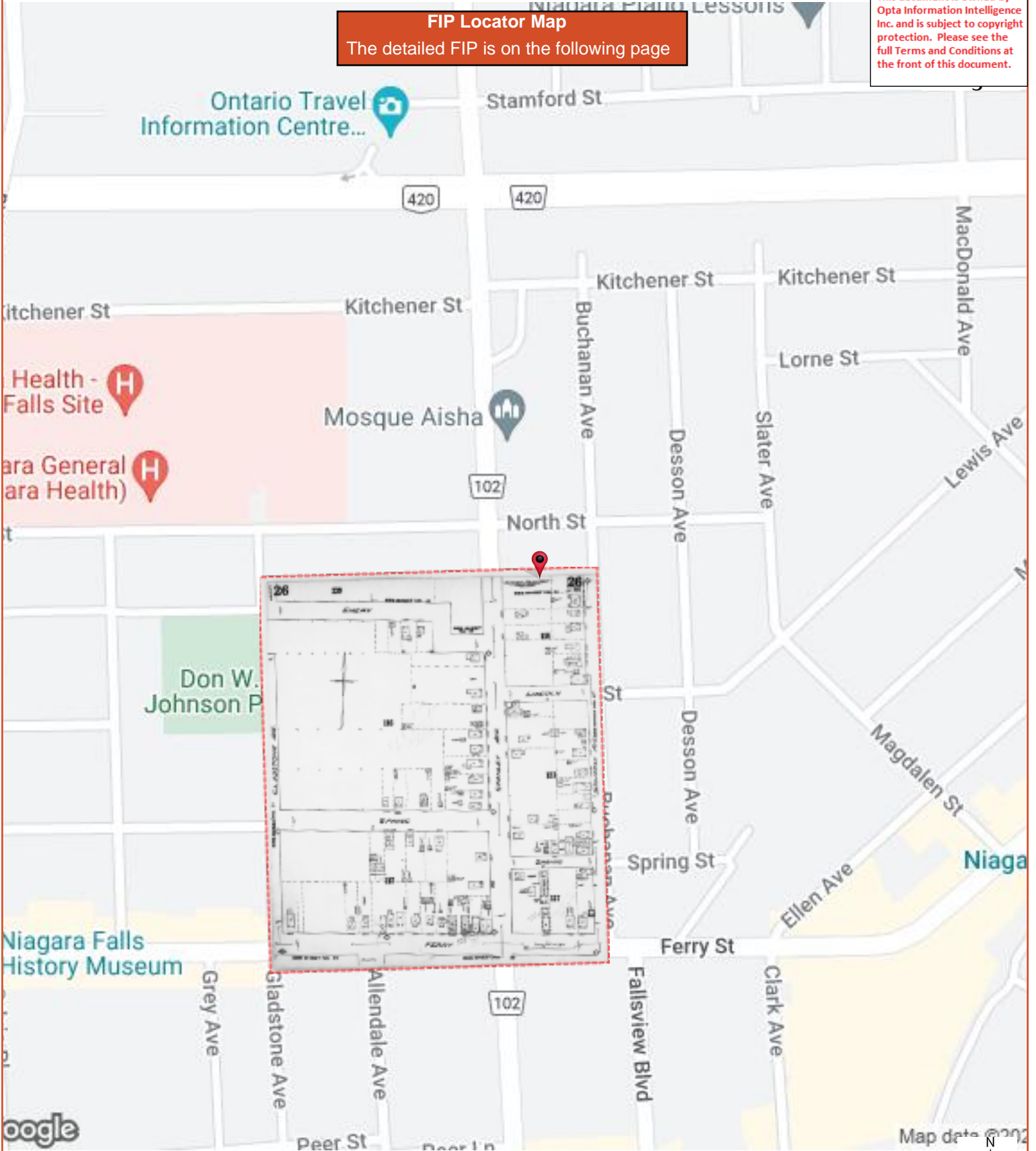
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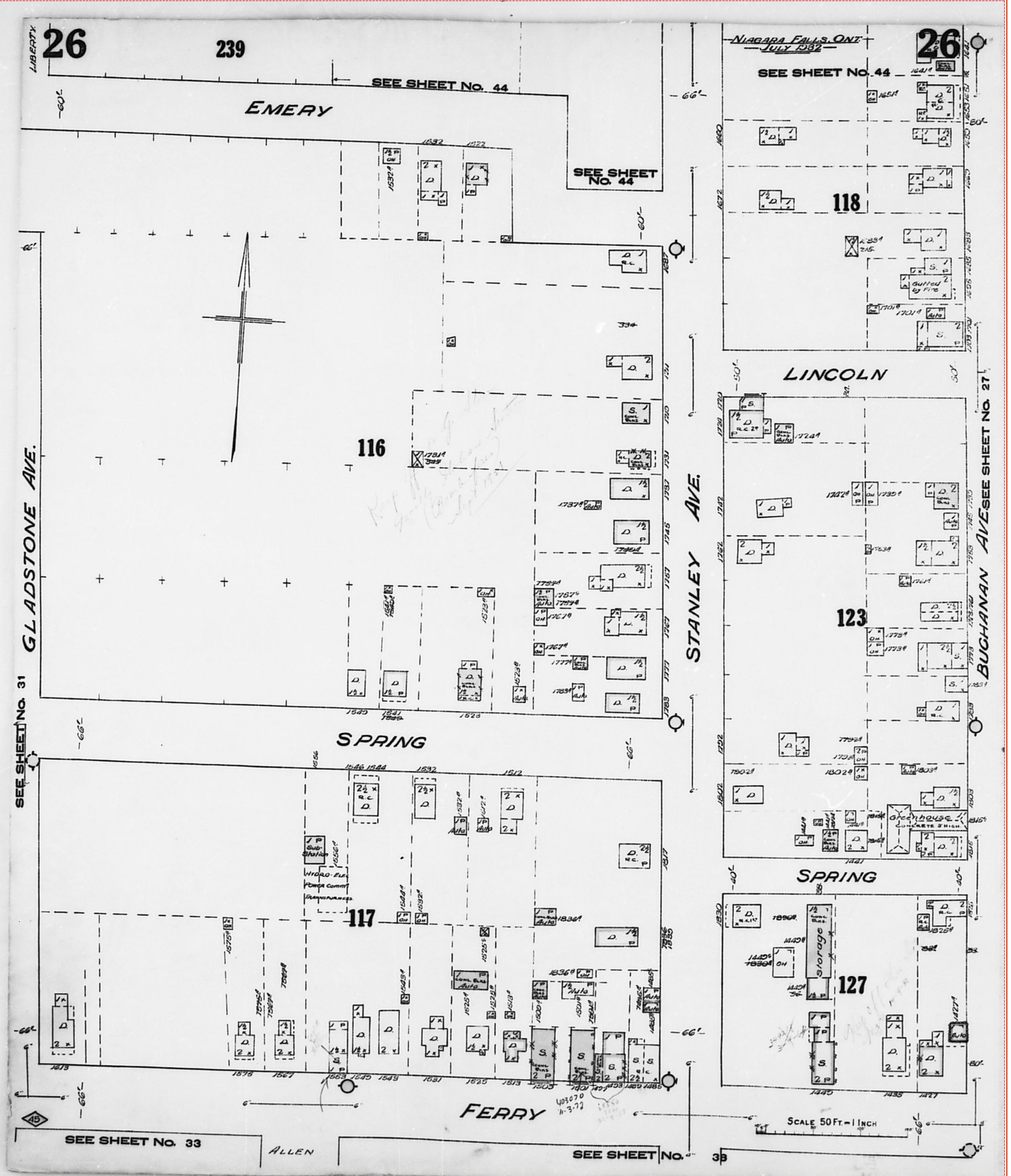


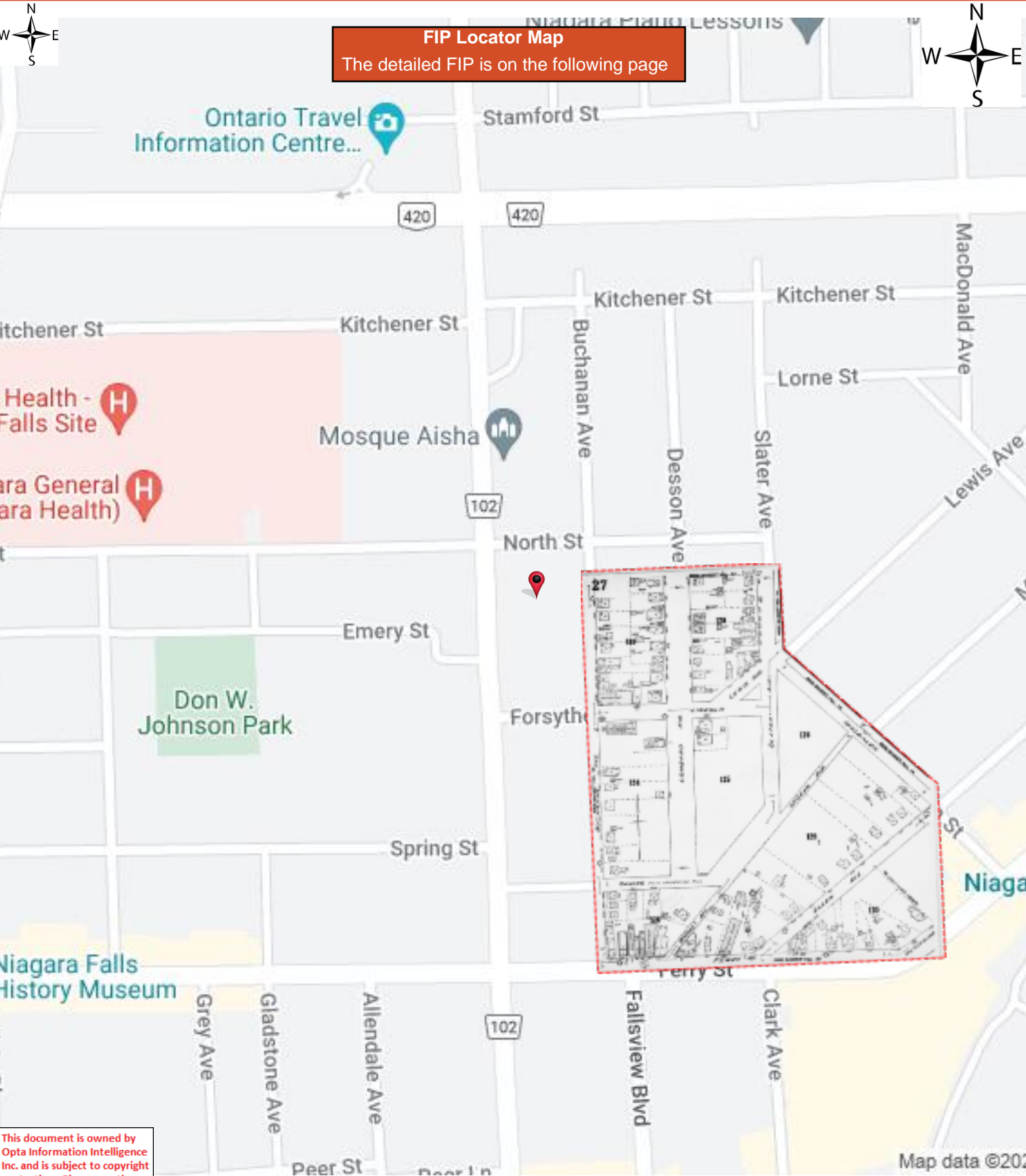


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FIP Locator Map
The detailed FIP is on the following page

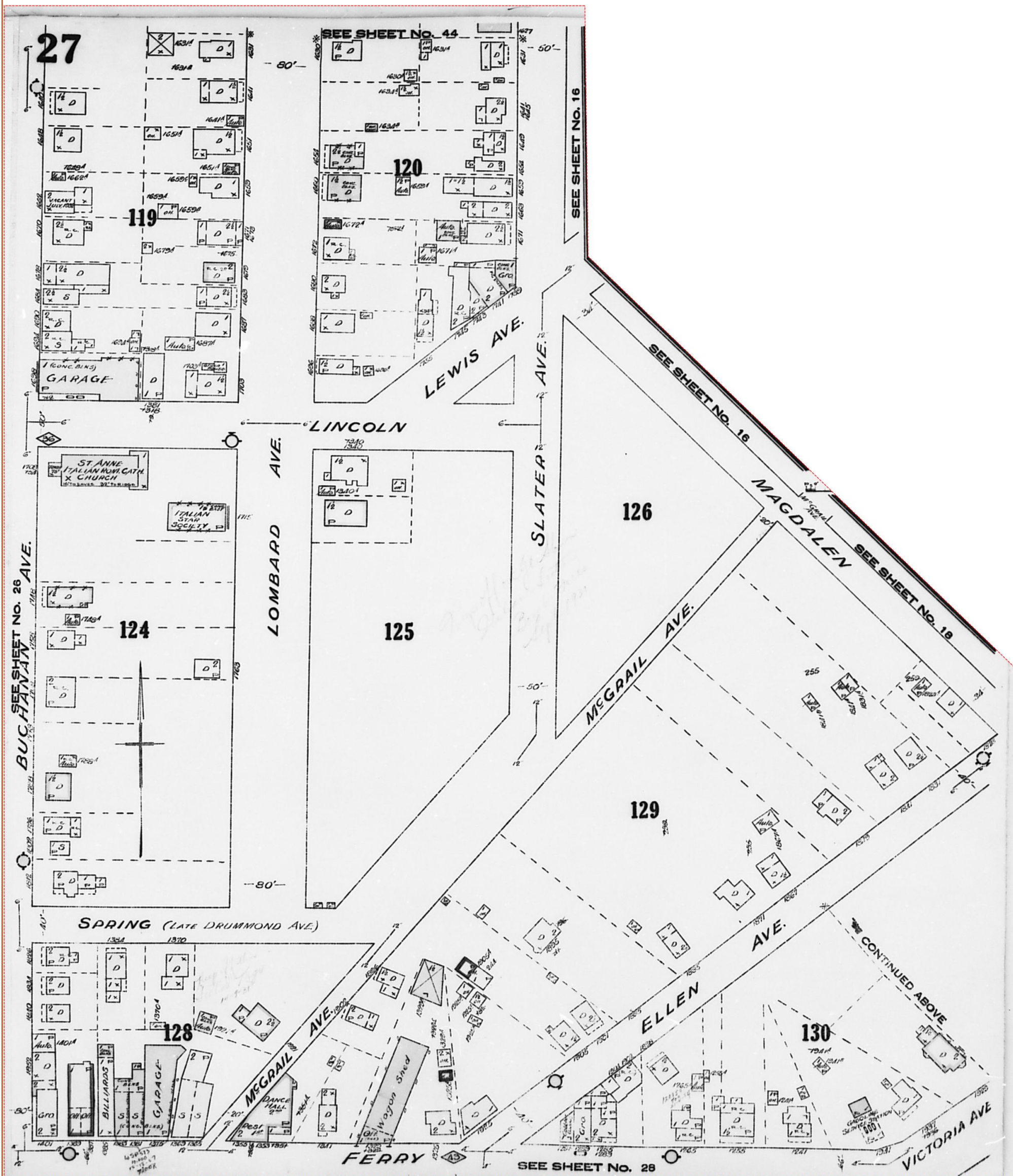






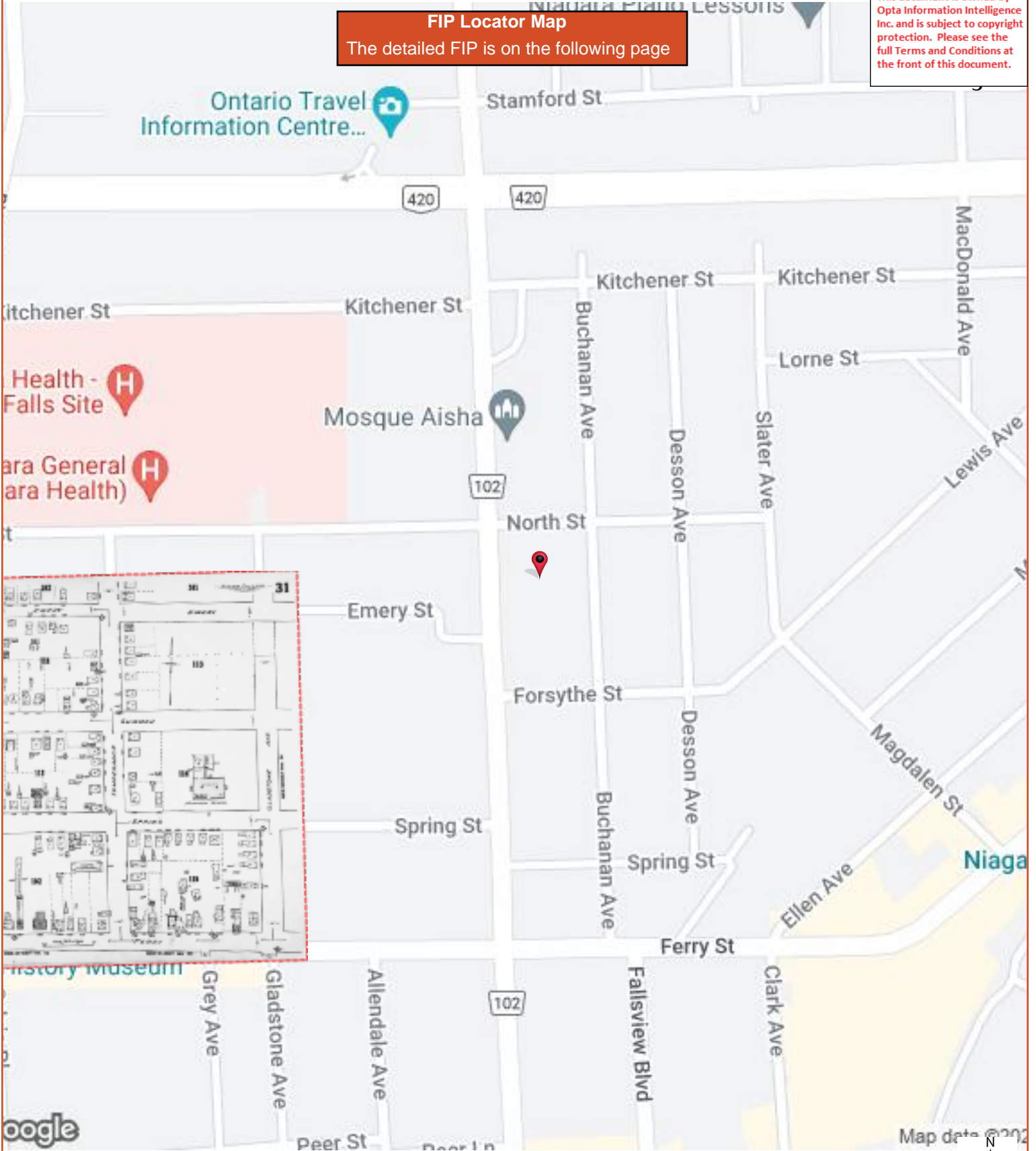
FIP Locator Map
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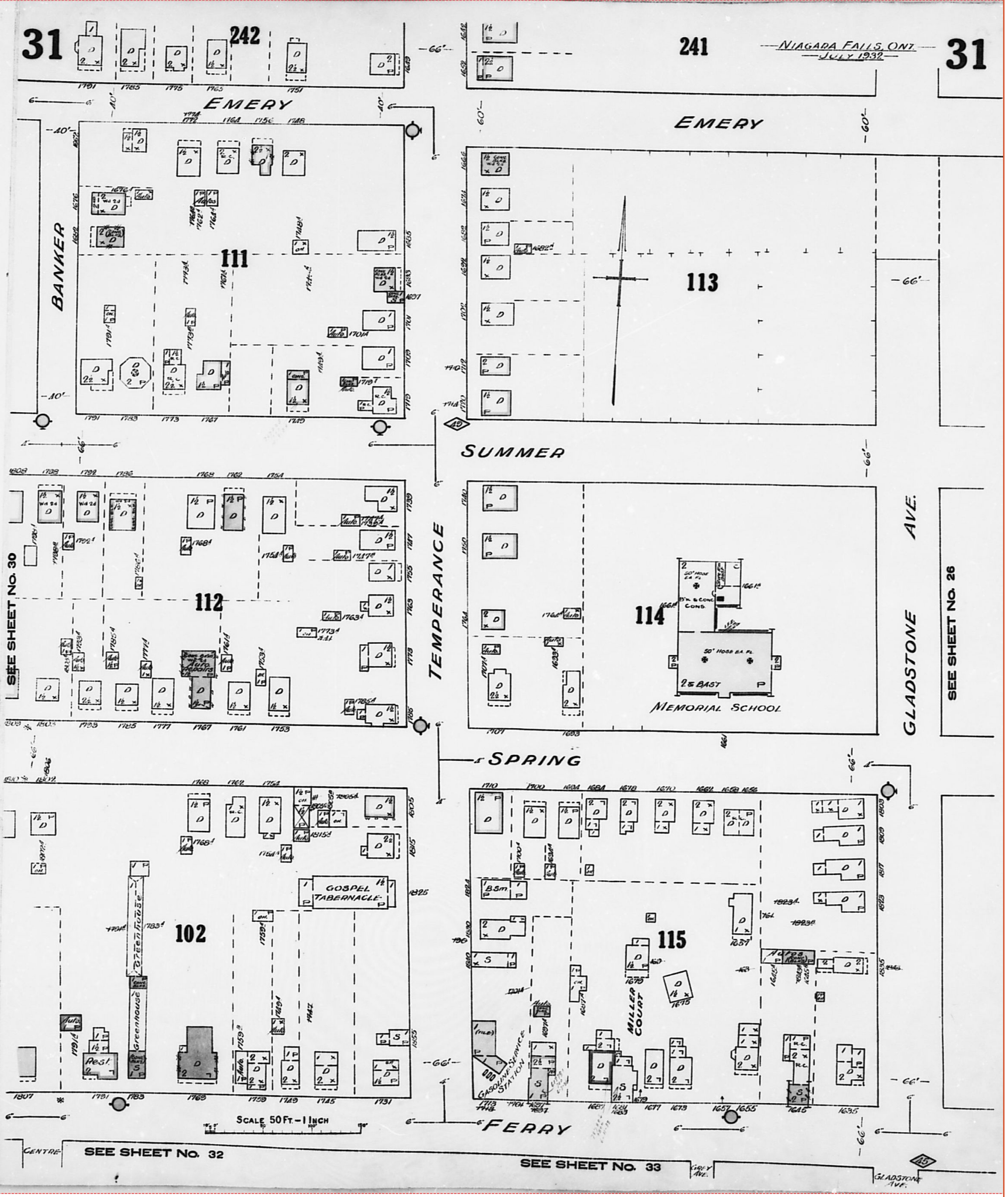
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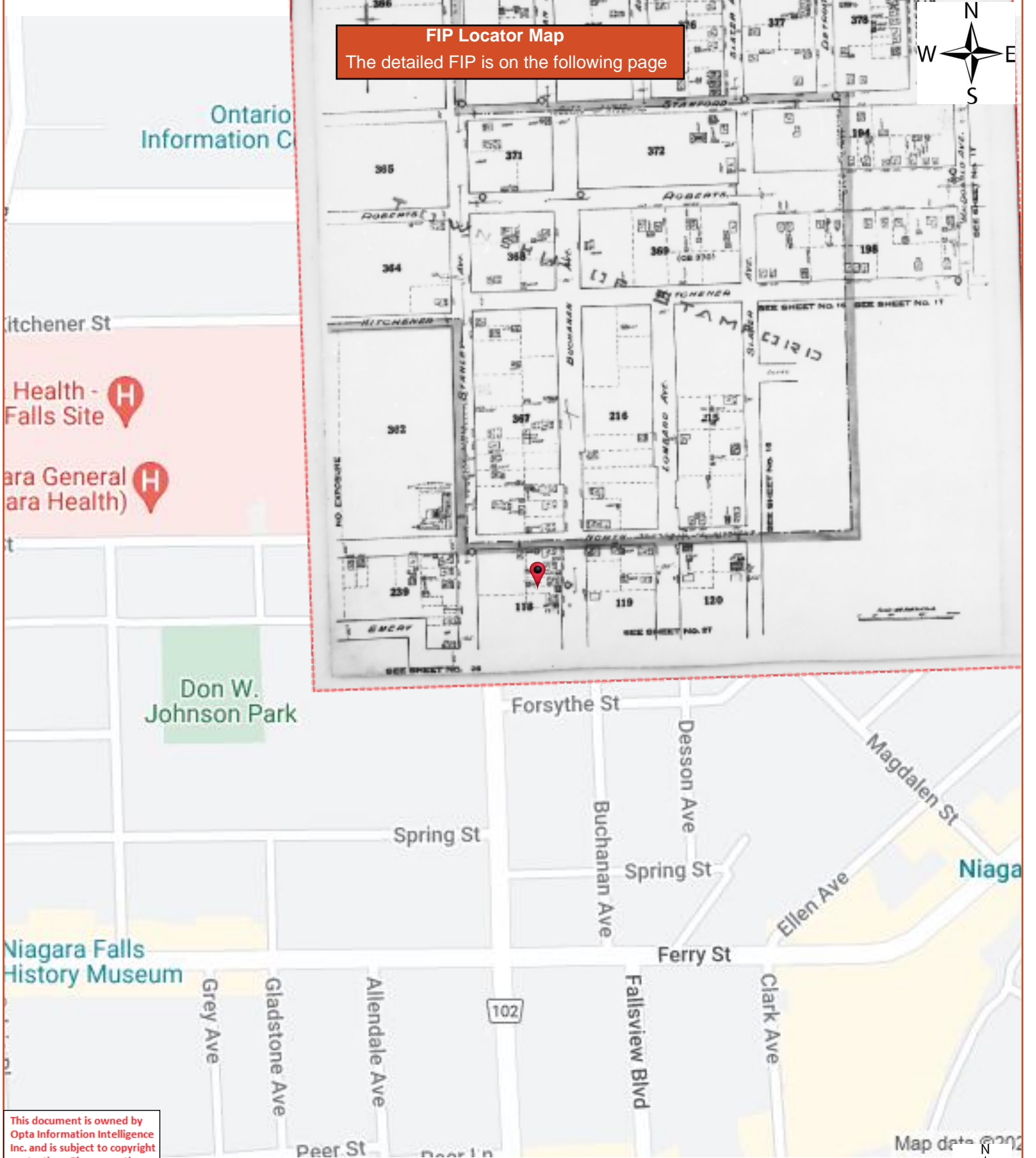
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FIP Locator Map
The detailed FIP is on the following page



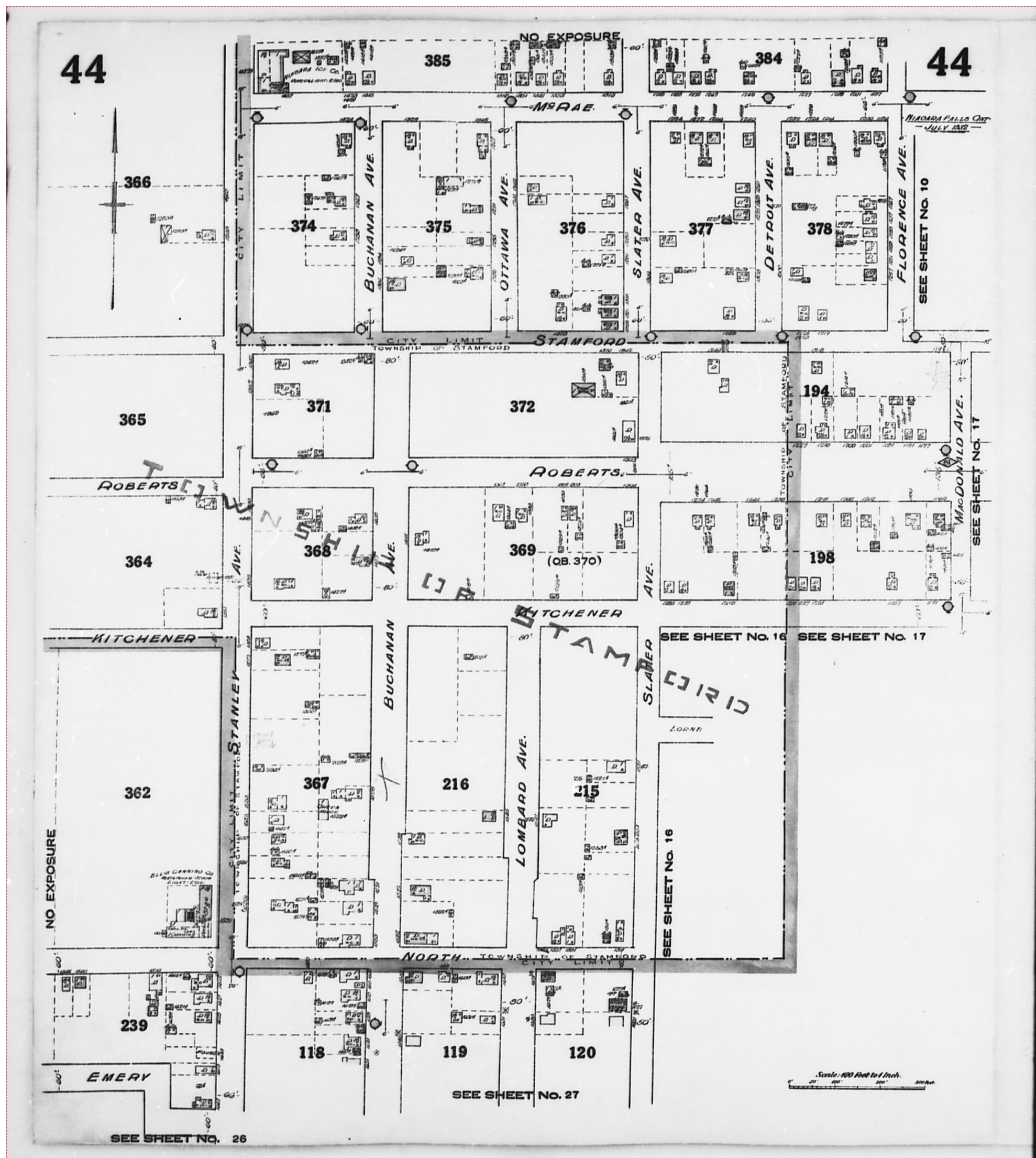


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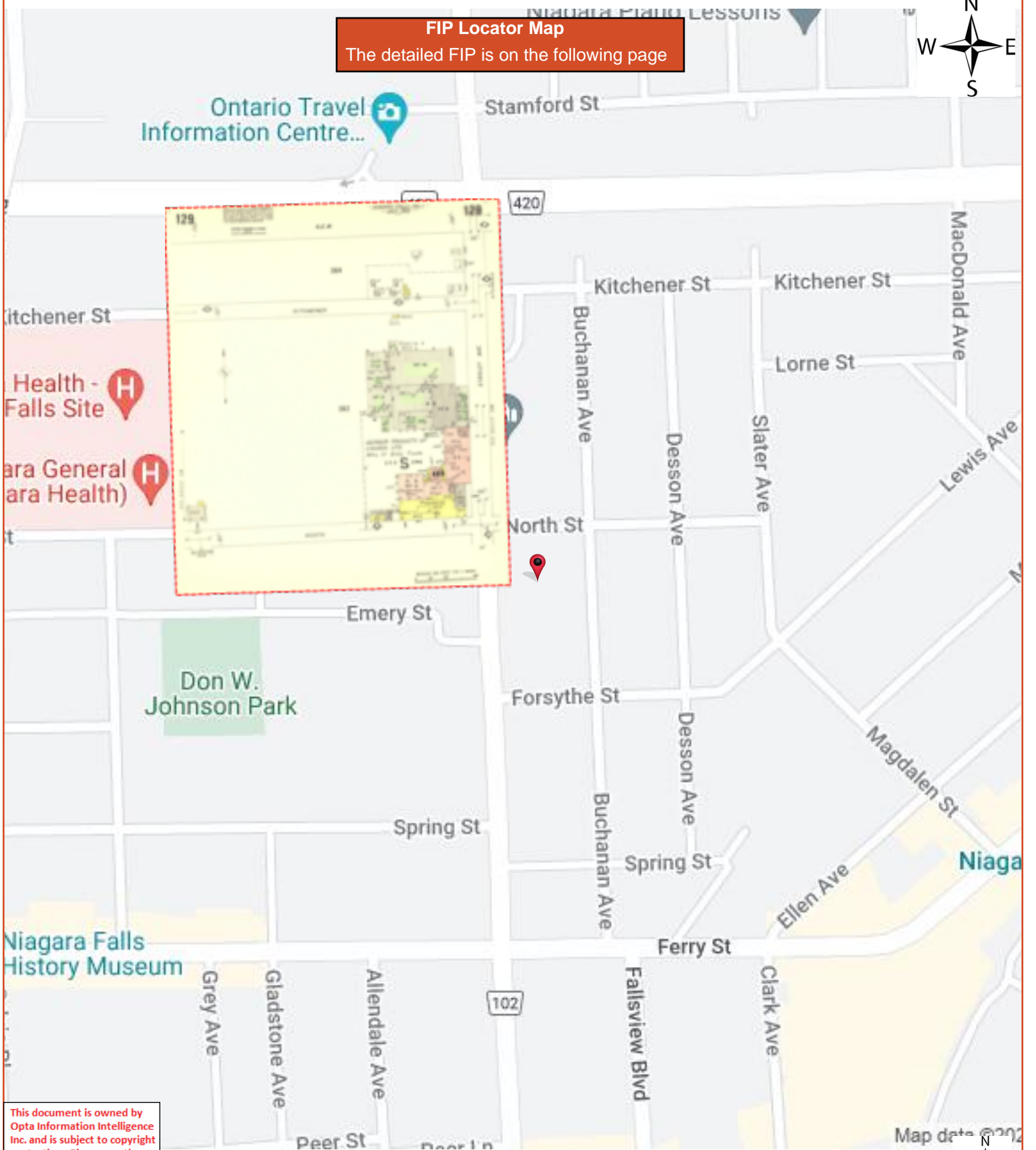


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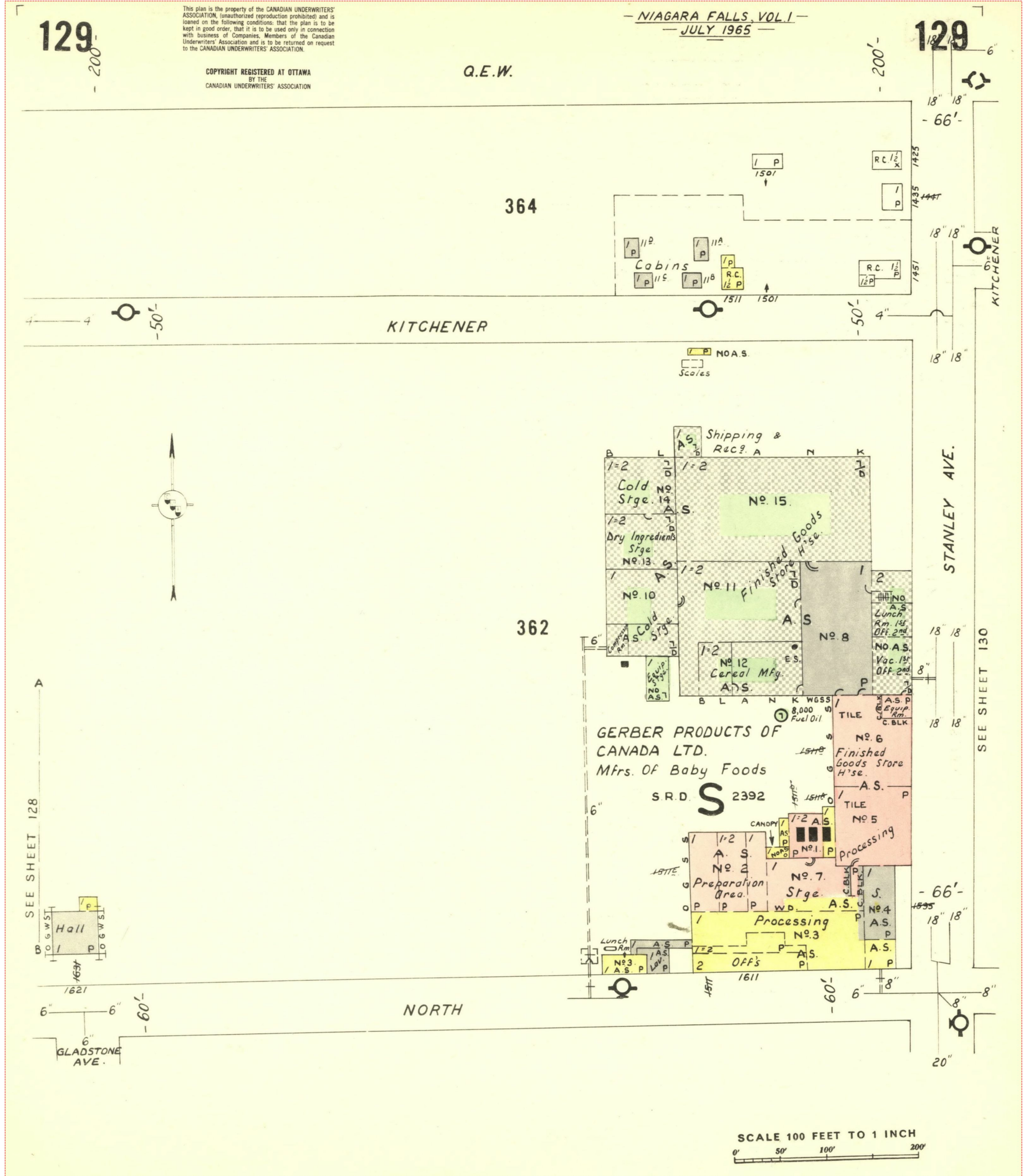




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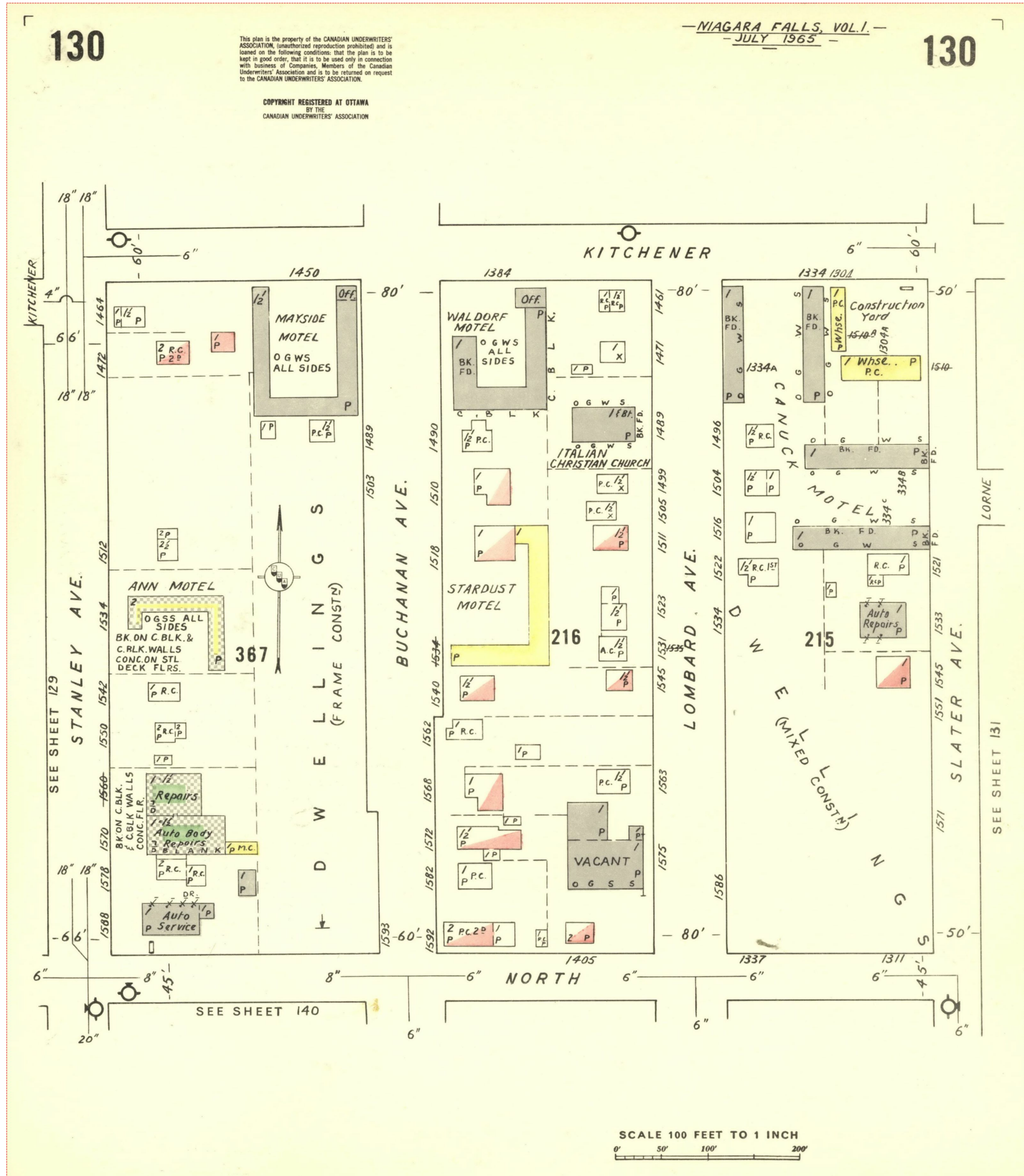


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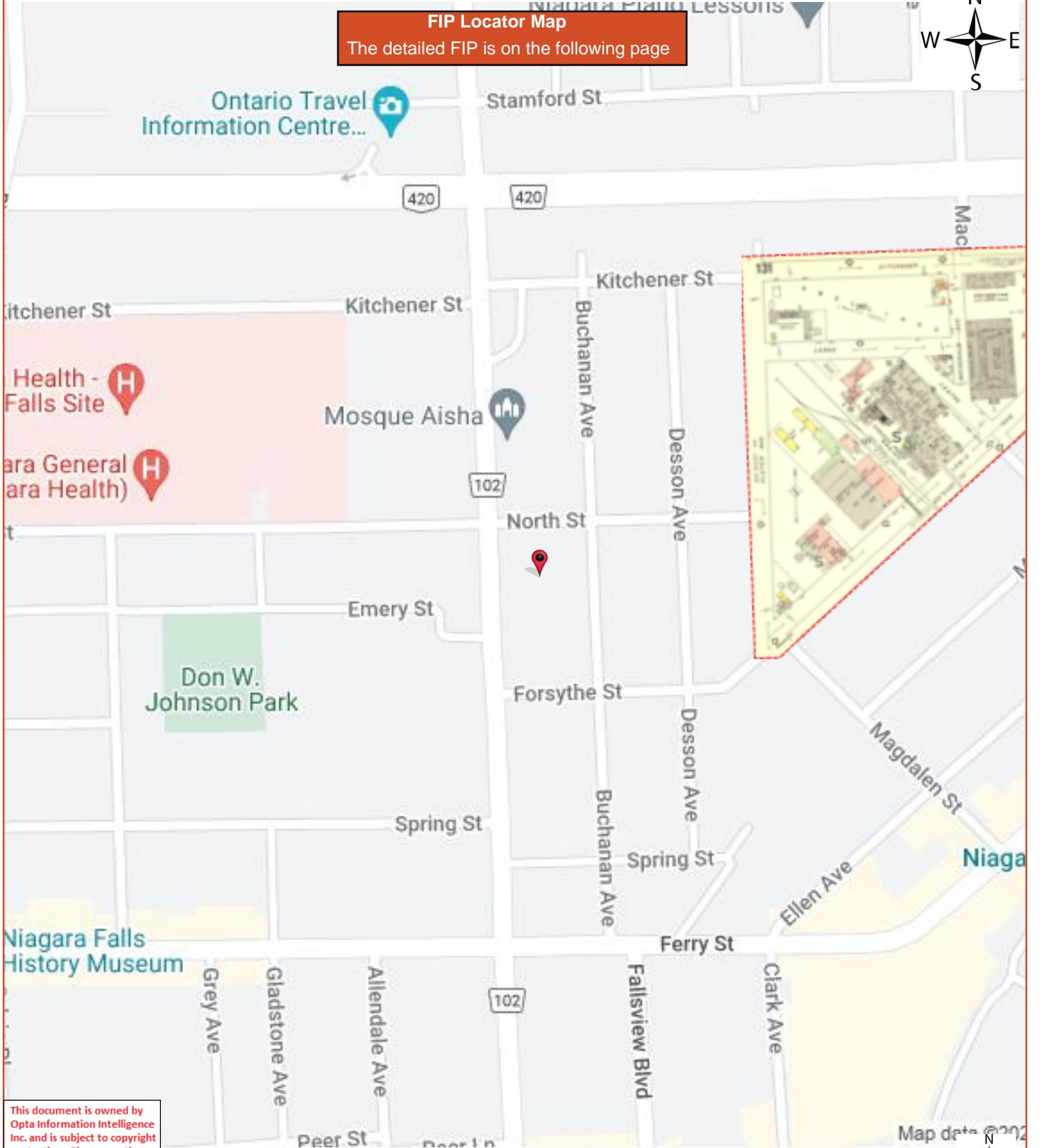


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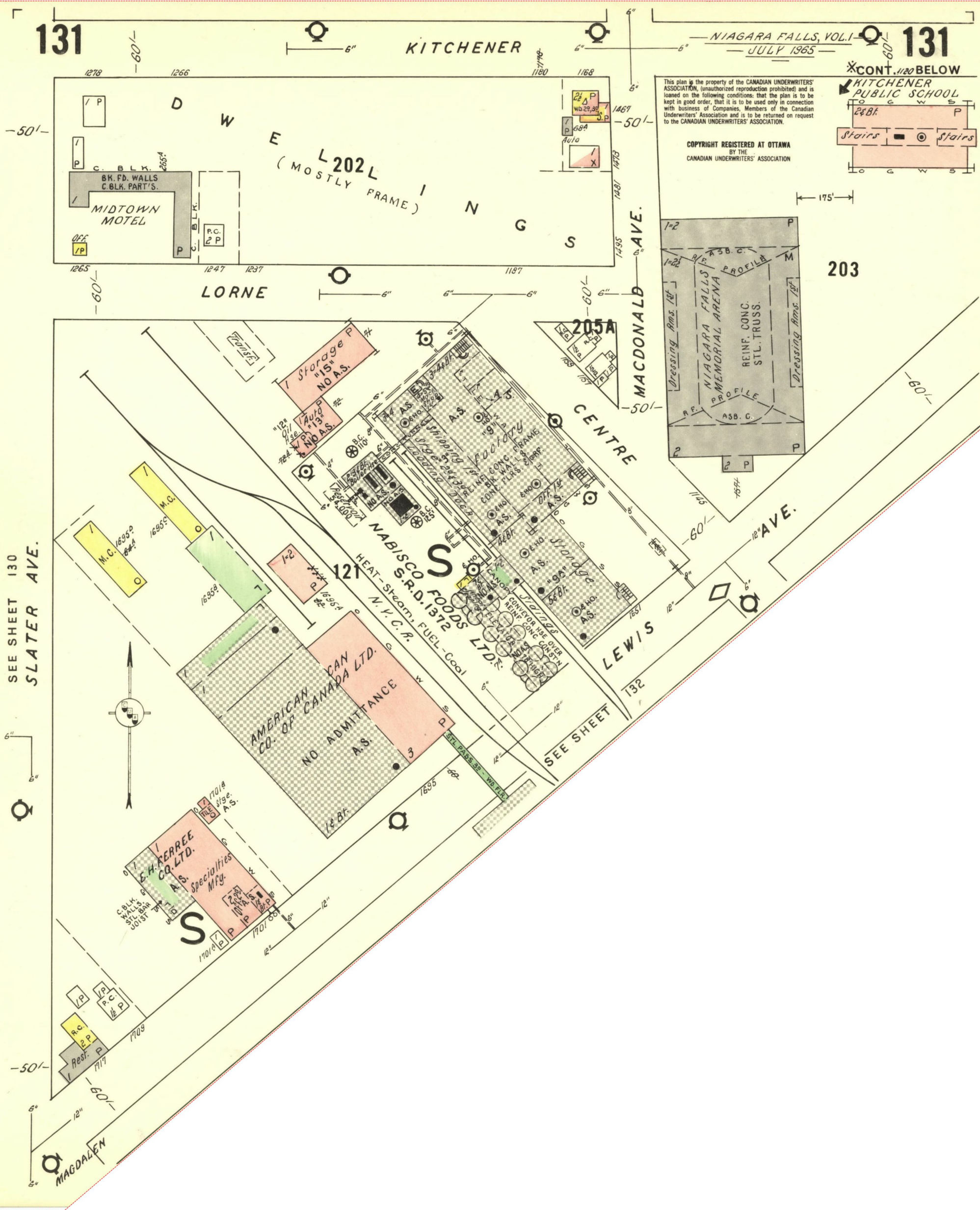


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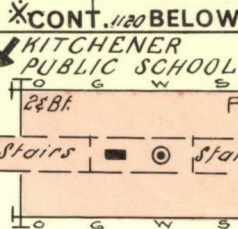
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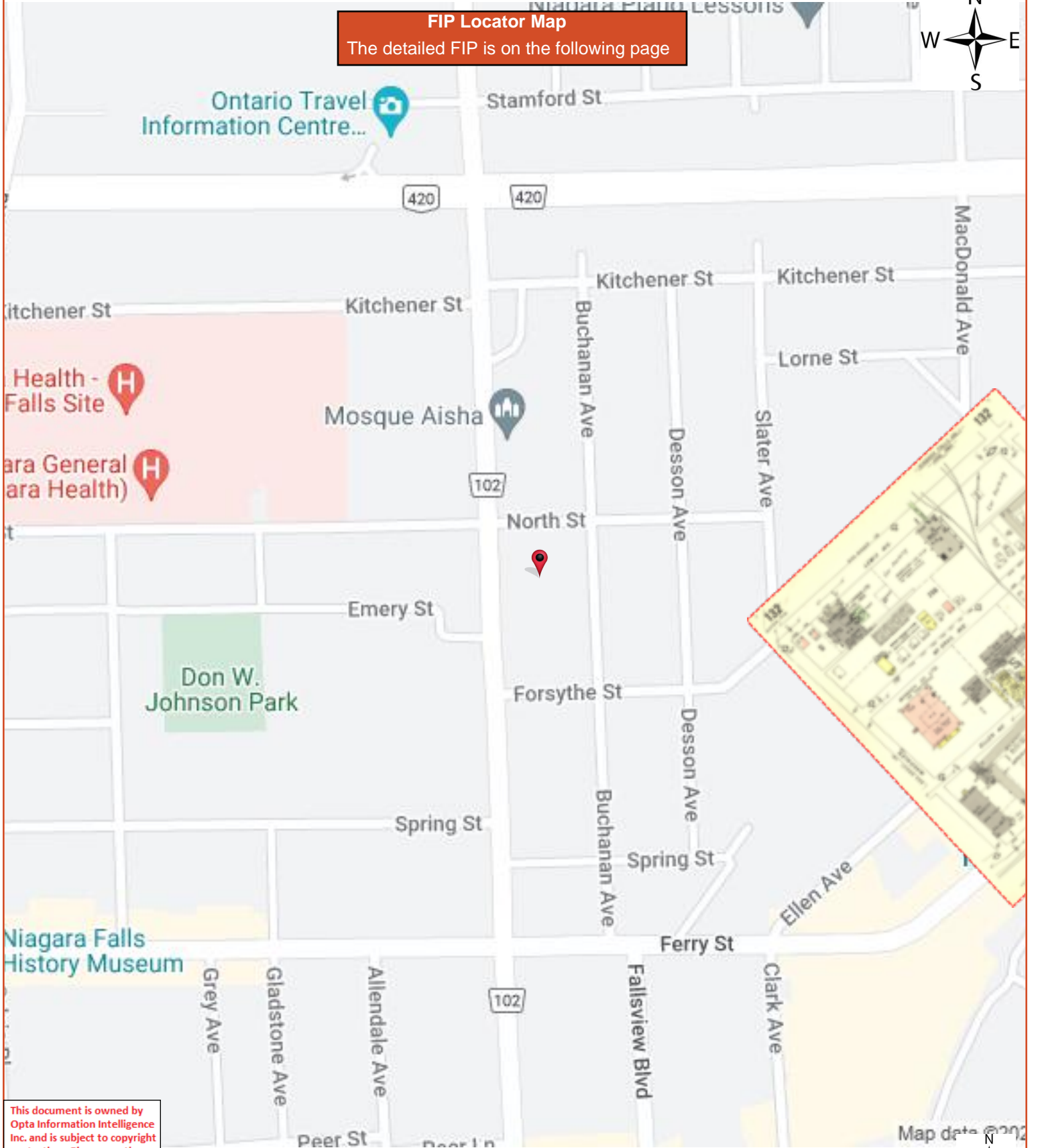


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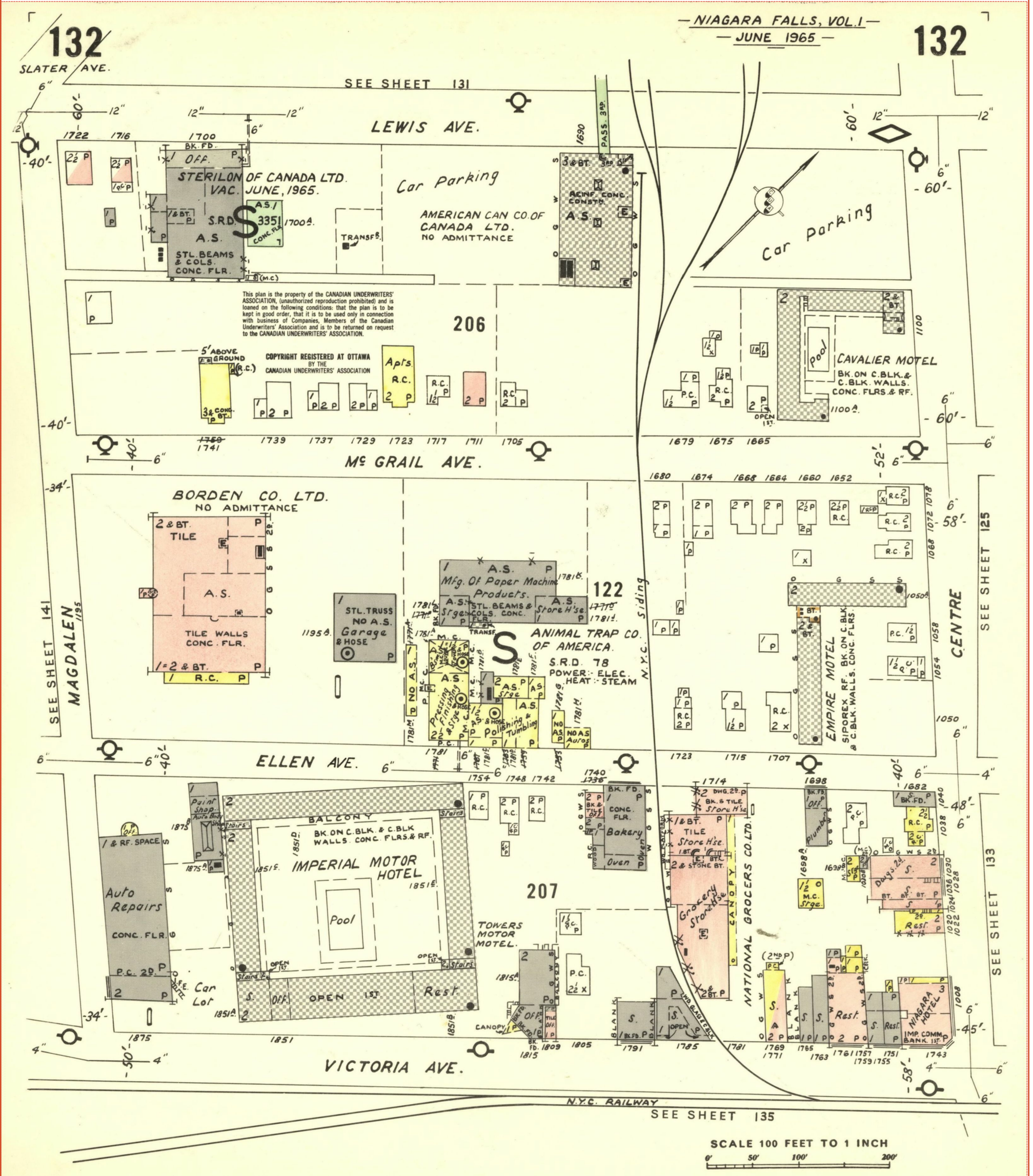


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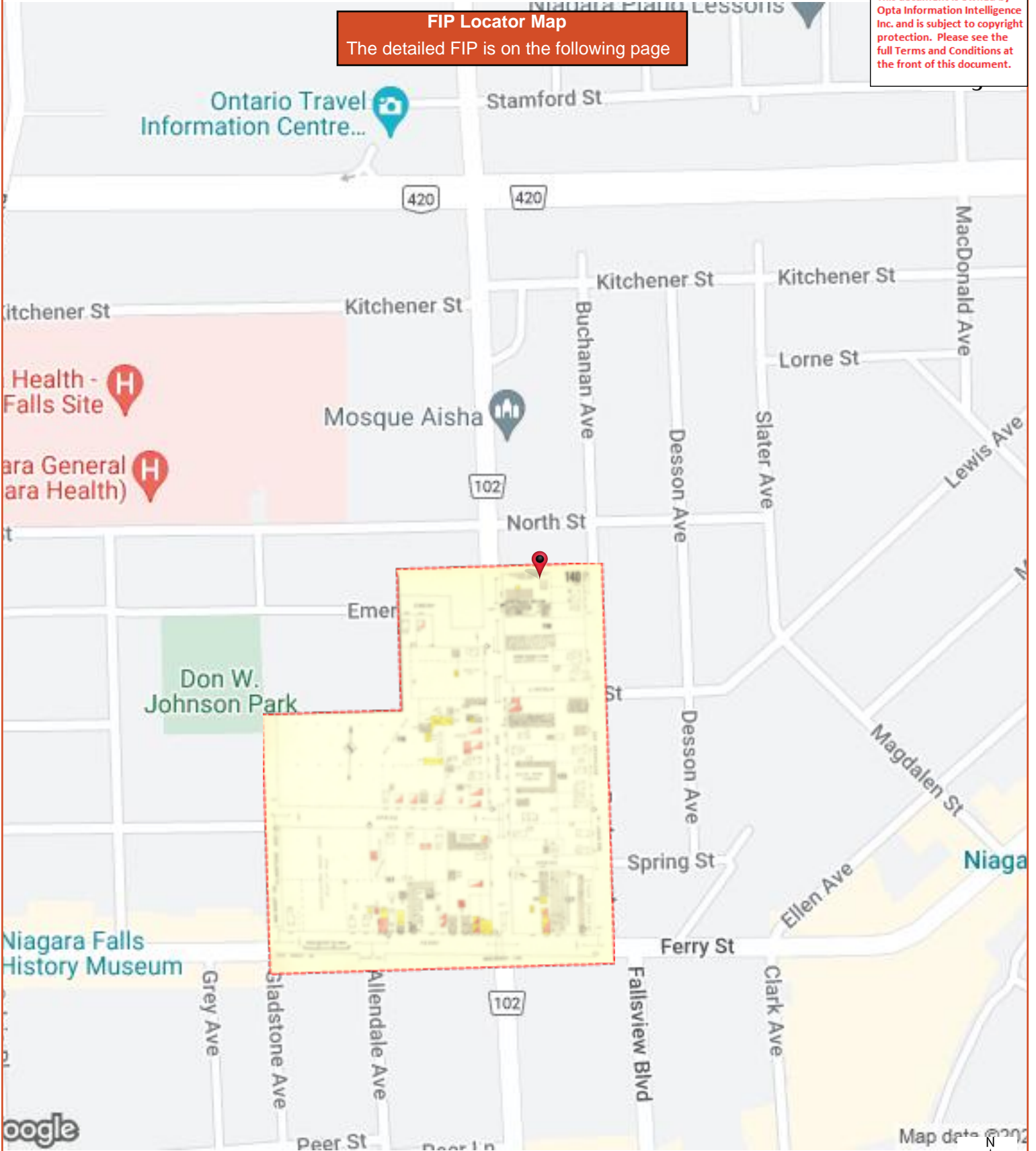
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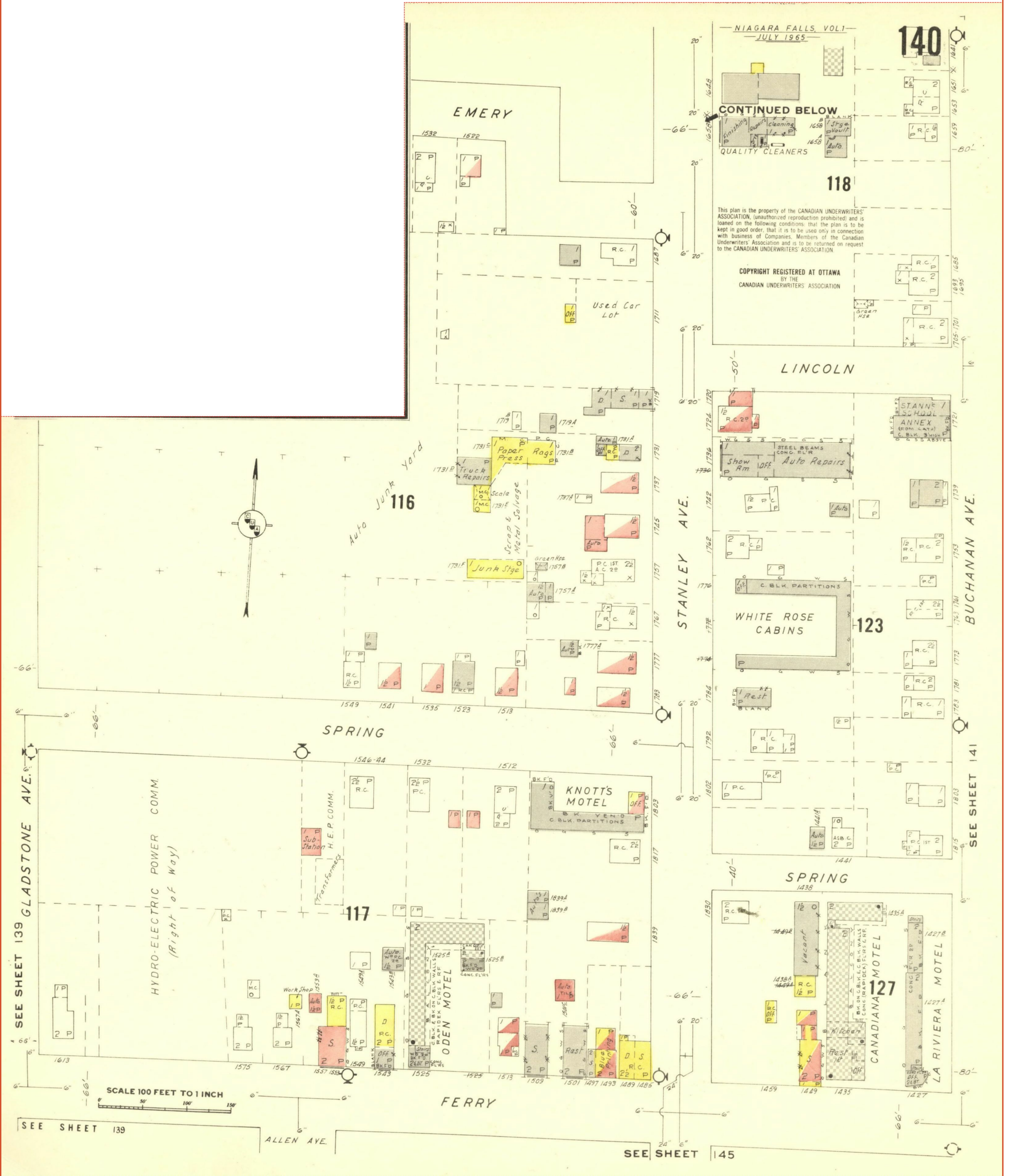
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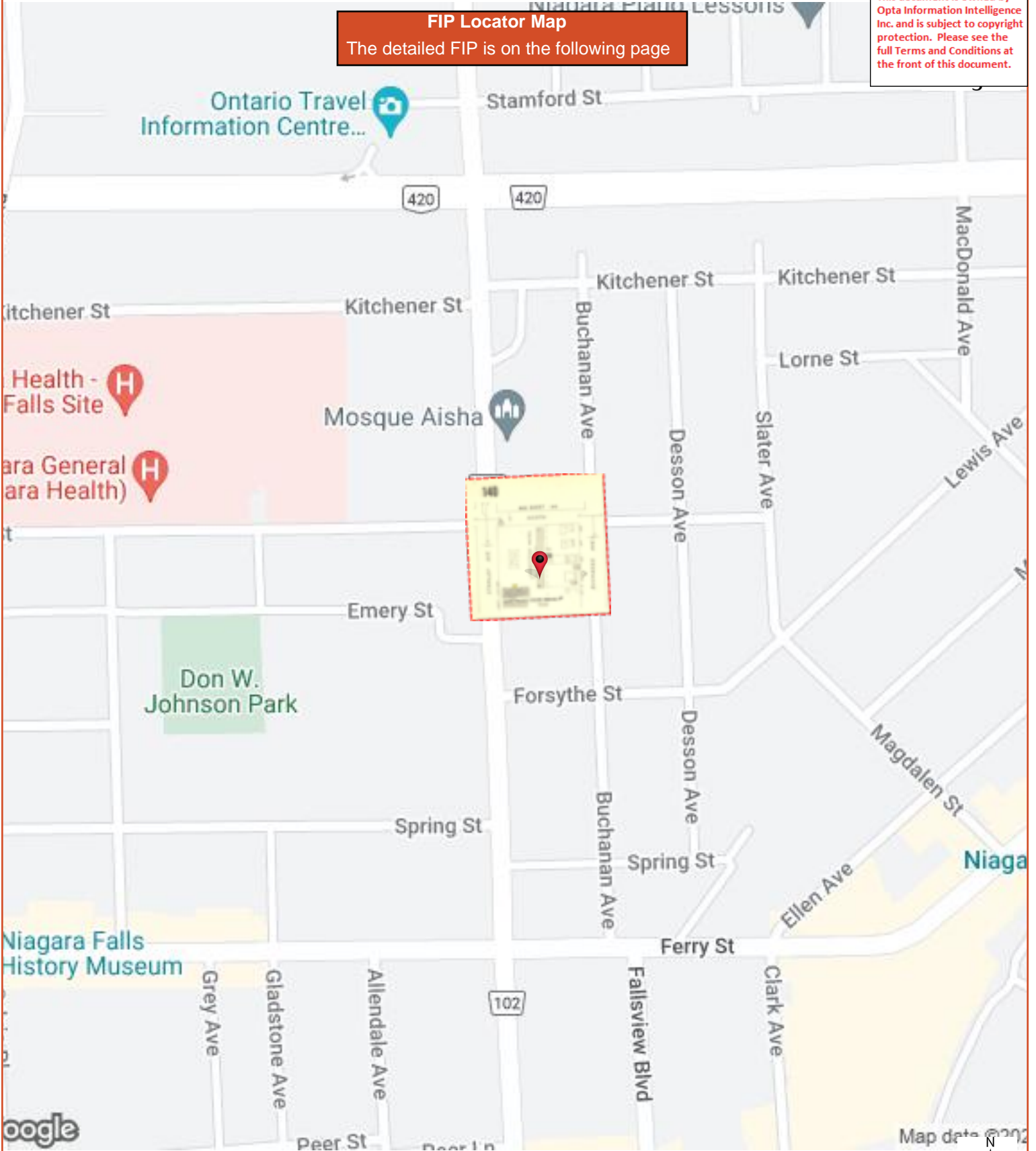
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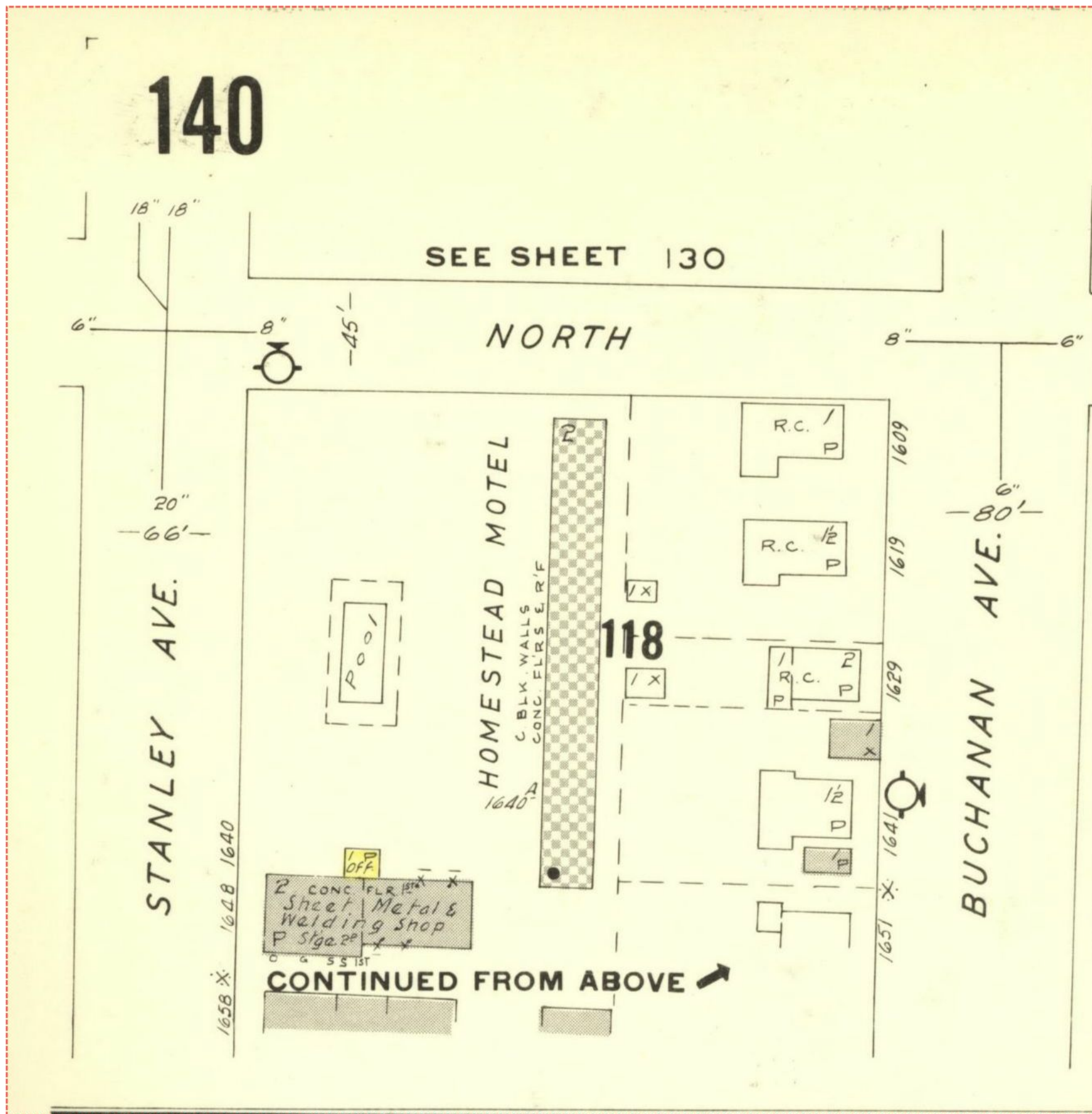




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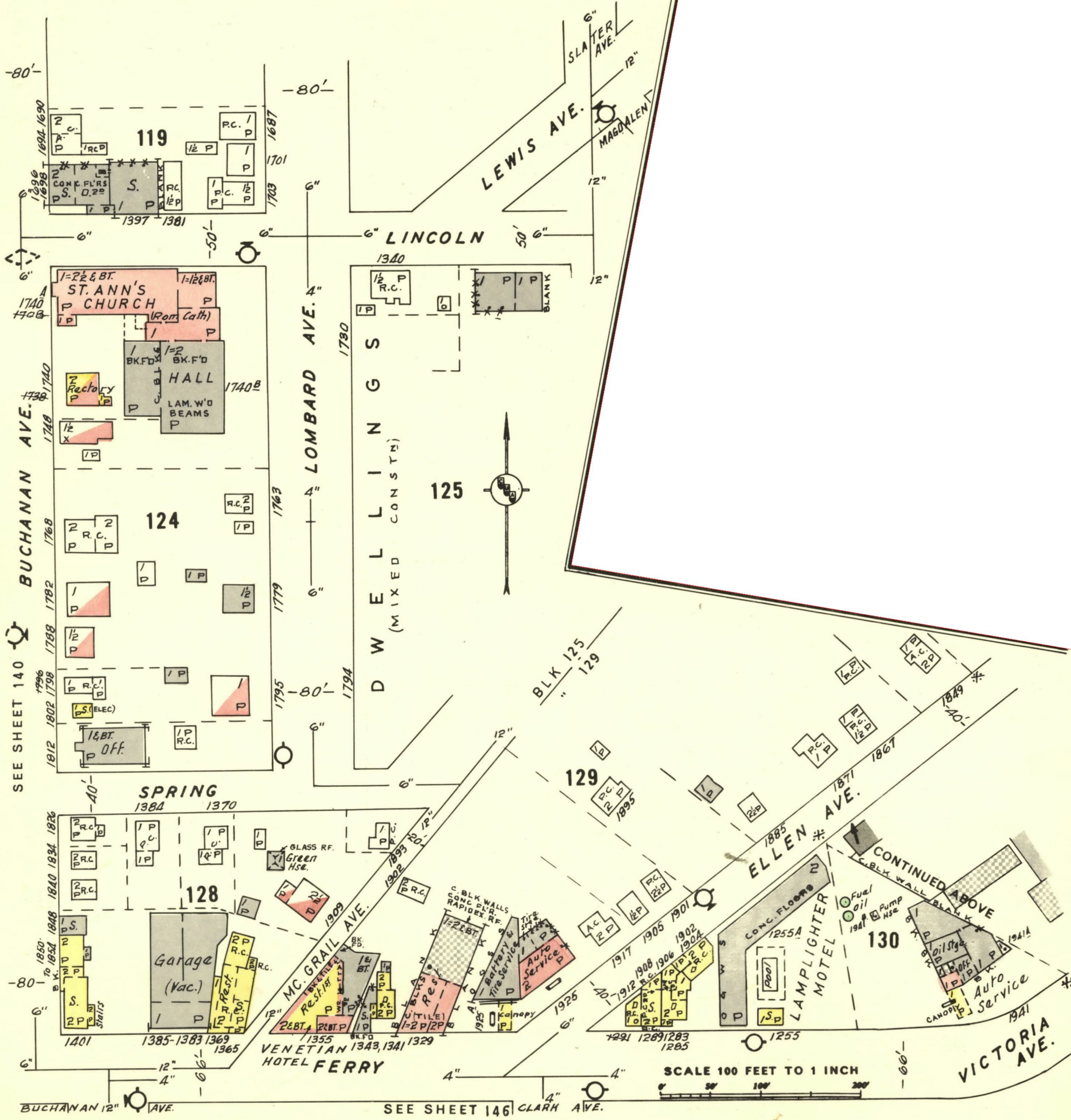
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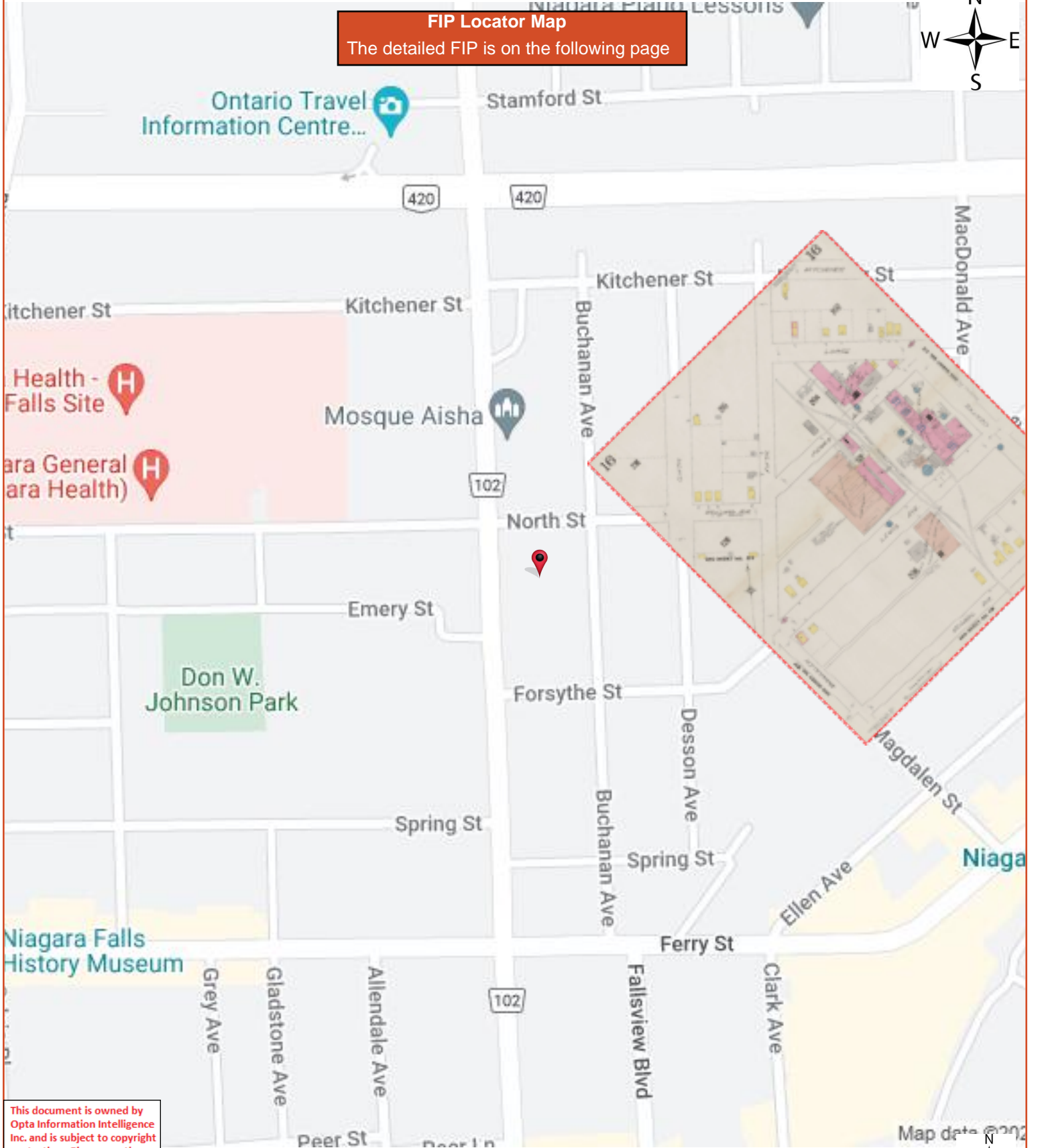
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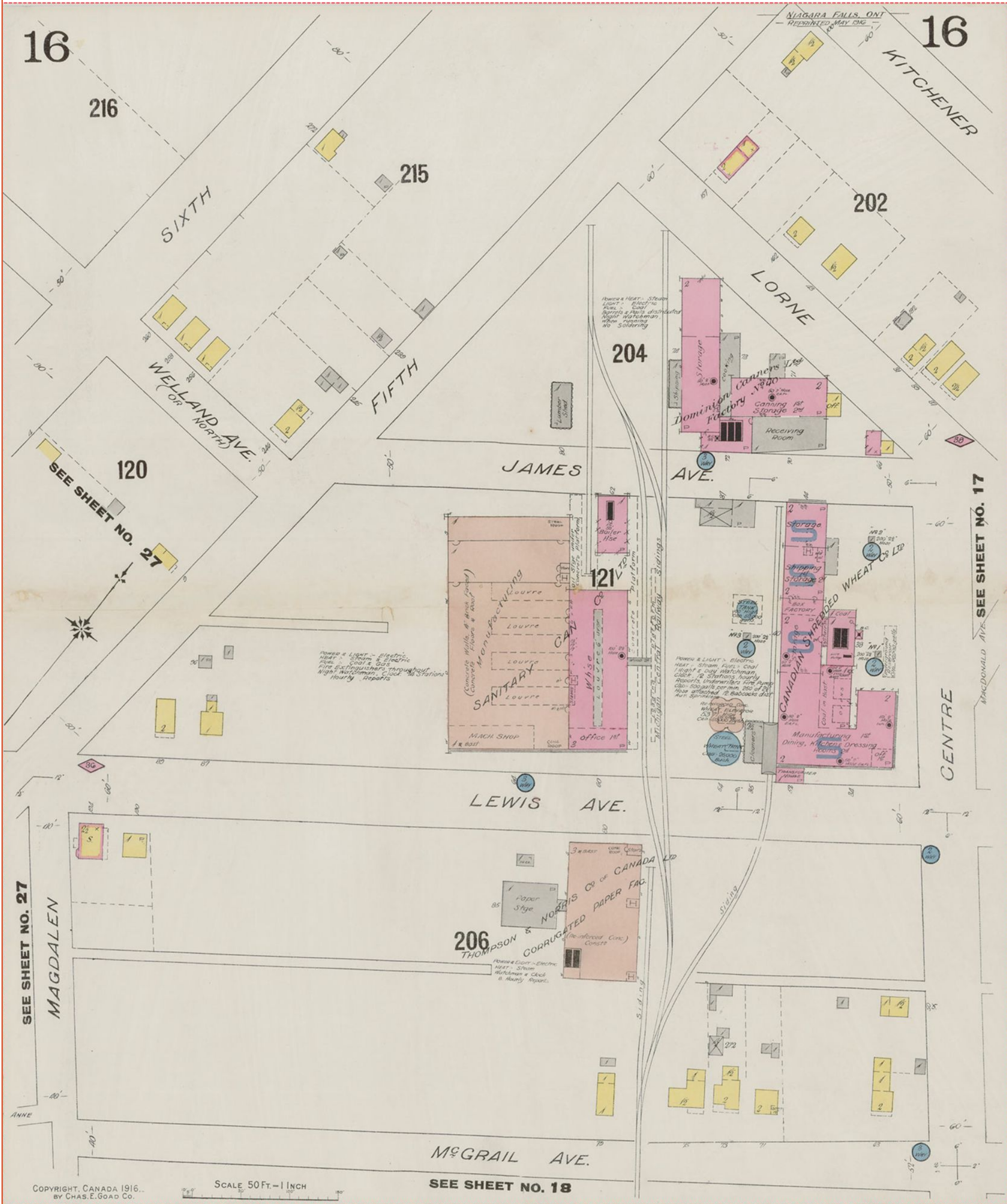
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1998

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Ontario Branch
Confidential Report

MULTIRISK SURVEY

Insured: CAMELOT INN

Location Surveyed: 5640 STANLEY AV
NIAGARA FALLS H P A, ONTARIO
L2E 3X5

Person Contacted: J. Giancola
Telephone Number: (905) 354-3754

Policy Number: 5102998
AIS Reference: 10560951

Surveyed by: P.C. Tomlinson
Date of Survey: 1998.01.28

Committed to Service Excellence

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NOTE: The sole purpose of this report is to provide insurance pricing and underwriting information about the particular insured and location named. Only the person requesting this survey will receive a copy of the report, and IAO asks that it be kept strictly confidential. This report does not guarantee compliance with any standards or with any federal, provincial or municipal codes, ordinances or regulations. Tests of fire and other protection equipment have not been conducted or witnessed during this survey.

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

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Page: 1

CAMELOT INN
5640 AV STANLEY; NIAGARA FALLS H P A, ONTARIO

M U L T I R I S K - F I R E , L I A B I L I T Y A N D
B A S I C C R I M E

OCCUPANCY:

The insured is an owner/occupant at this location. They have been in operation since 1986 and at this location for 2 year(s). They occupy 1778 sq. m and are the major occupant, having 4 employees. The premises are in good condition. The insured is not interested in loss prevention, however there have not been any losses during the last 3 years.

* Occupancy Description (Insured / major tenant if insured is non-occupant)

The insured operates a 53 room motel, with no food service or alcoholic beverages served. There are two wings to this complex with offices located at the front.

* Other Classes of Occupants

None

* Undersirable Features

Non-standard portable fire extinguisher protection.

It is recommended that this location be resurveyed in 1 year(s).

BUILDING:

- * Built - 1963 (est.) Height: Storey(s) (excluding basement) - 2
- * There are no additions.
- * There are no renovations.
- * Building condition - Good

* Area: Ground Floor - 889 sq. m Total (including basement) - 1778 sq. m

BASIC CONSTRUCTION:

- * Walls - 100% Masonry - Concrete blocks
- * Floors - (excluding basement) 100% Concrete
- * Roof - 100% - Concrete
 - Surface material(s) - Tar and gravel
 - Resurfaced in 1994.

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Page: 2

CAMELOT INN
5640 AV STANLEY; NIAGARA FALLS H P A, ONTARIO

INTERIOR FINISH:

- * Walls - 50% non-combustible
- 50% open
- * Ceilings - 100% non-combustible

BASEMENTS:

- * Number of basements - 2
- * Total Area - 46 sq. m
- * Finished - 0% Unfinished - 100%

VERTICAL OPENINGS:

- * Stairs - Protection open

MEZZANINE: None

OUTBUILDINGS: None

HEATING:

- * electric heat and air individually controlled in each room - 100% -
Electric
- Original installation.
- Installation appears safe

ELECTRICAL:

- * Condition - Good and appeared safe at the time of the survey.
- * Wiring - Conduit, BX
- * Overcurrent protection - Circuit Breakers, Ordinary Fuses.
- * Electrical system - Original installation.

PLUMBING:

- * Condition - Good at the time of the survey.
- * Piping is Copper
- * Plumbing - Original installation.

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CAMELOT INN
5640 AV STANLEY; NIAGARA FALLS H P A, ONTARIO

EXPOSURES: (within 15m of the risk):

- * FRONT: OPEN
- * REAR: OPEN
- * LEFT: OPEN
- * RIGHT: TO BUILDING
 - Construction - Masonry / Non-combustible.
 - Occupancy - furniture storage.
 - Distance - 1 m Height - 1 storeys
 - Protection - Non-Sprinklered Grading - Moderate

MUNICIPAL PROTECTION:

- * The FUS Public Fire Protection Classification is 3
- * Responding (career) fire department Niagara Falls
- * Distance from risk Less than 2.5 km
- * Access via Paved roads. Year-round.
- * The building itself is easily accesible to the fire department.
- * Two hydrants within 155m (standard)

PRIVATE PROTECTION at this location includes the following:

- * Non-standard extinguishers
- * Fire detection/alarm system - Local - Partial Heat & Smoke
- * An automatic sprinkler system is not present.

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Page: 4

CAMELOT INN
5640 AV STANLEY; NIAGARA FALLS H P A, ONTARIO

M U L T I R I S K - L I A B I L I T Y

OCCUPANCY - GENERAL INFORMATION

- * Neighbourhood is predominantly commercial
- * Insured - owner/occupant Area occupied - 1778 sq. m
- * 90% accessible to public. Public access is considered heavy
- * Gross revenue - could not be determined at the time of the survey

PREMISES information at the time of this survey

- * The following appeared to be SATISFACTORY:

Stairs, ramps, handrails; Floor surfaces & coverings; Wall & ceilings;
Interior Lighting; Exterior Lighting; Emergency Lighting; Interior
Housekeeping; Exterior Housekeeping; Washrooms; Sidewalks, Yards &
Parking Lots; Snow & ice removal; Signs & Awnings; Fire exits

- * Elevating devices in operation - none

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CAMELOT INN
5640 AV STANLEY; NIAGARA FALLS H P A, ONTARIO

M U L T I R I S K - B A S I C C R I M E

NEIGHBOURHOOD:

- * Predominantly commercial
- * Stable
- * Best described as having a low crime rate

BUSINESS:

- * Description - Motel (excluding seasonal)
- * Hours of Operation - 24 hrs 7days
- * Typical Stock - Furniture and fixtures
- * Smash and Grab exposure is low
- * There is no safe on the premises

GENERAL PROTECTION at the time of this survey:

- * The following appeared to be SATISFACTORY:
Exterior Lighting, Interior Lighting, Roof Accessibility, Police Patrols
- * Security Alarm System - None

PHYSICAL PROTECTION (TENANT or OWNER/OCCUPANT):

- * The exterior locks at this location are deadbolt
- * The windows are not barred

This report section is designed to provide basic crime information only. More detailed crime information can be obtained by ordering an Expanded Crime Supplement.

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CAMELOT INN 5640 AV STANLEY; NIAGARA FALLS H P A, ONTARIO

M U L T I R I S K - S W I M M I N G P O O L

GENERAL DESCRIPTION:

- * Ownership - Private Heated - Yes
- * Location - Outdoor, Below grade, Heated
- * Construction - Concrete
- * Built - 1975
- * Dimensions - Length - 9 metres, Width - 5 metres
- * Depth - Minimum - 1.5 metres, Maximum - 3 metres
- * Maximum capacity: 35 people Condition: Good
- * Hours of use: 9.00am-10.00pm 7 days
- * At time of survey, the following appeared to be SATISFACTORY:
Clearance around pool, Condition of floor cover material, Fence enclosure height and gate security

POOL SAFETY noted at the time of this survey:

- * The following appear to be satisfactory:
Pool supervision; First aid equipment accessibility and condition; Emergency telephone; Proper marking of water depth changes; Posting of basic rules and regulations; Enforcement of basic rules and regulations; Safety and security of pool chemical storage; Documented frequency of water quality testing
- * The following items were found needing attention, (refer to the Remarks and Recommendations for further details):
Electical equipment provided with ground fault circuit (or GFCI) interruptors; Documented frequency of GFCI testing
- * Frequency of GFCI testing -
- * Frequency of testing water quality - Daily





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CAMELOT INN
5640 AV STANLEY; NIAGARA FALLS H P A, ONTARIO

M U L T I R I S K
R E M A R K S / R E C O M M E N D A T I O N S

REMARKS:

* Fire, Liability & Basic Crime - This building is located in a busy commercial area of Niagara Falls. The building is in good condition and appears has been well maintained over the years. This is a 53 unit motel 6 of which have jacuzzi's. The insured is the new owner and has been at this location for only 2 weeks. Indication was given that the swimming pool will be maintained by the insured without a independant company involved. The insured currently has not maintained the pool due to new ownership. Information regarding some of the pool features were verbally obtained and could not be confirmed due to snow and the pool covering. The insured states that all safely regulations will be met when the pool opens in the summer. Overall housekeeping is good and the grounds are in satisfactory repair with no unusual conditions or liability concerns. There is no food or liquor service on the premises. Customers purchase snacks through vending machines. The supply of portable fire extinguishers is considered non-standard as some extinguishers are missing from the second floor cabinets. (Rec Made) The insured is co-operative, responsible, and interested in loss control.

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RECOMMENDATIONS:

- * 98-1 Fire, Liability & Basic Crime - The missing fire extinguishers from the cabinets on the second floor should be replaced. Each extinguisher should have a minimum listing of "2A" and should be labelled by the "Underwriters Laboratories of Canada." All portable fire extinguishers should be serviced and tagged annually so as to ensure their reliability and proper working order.

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Fire Inspection and Rate Calculation Form Report - 1978 ROADWAY INN 5640 Stanley Avenue (Front Section) Niagara Falls ON L2G3X5



FOR YOUR FILE



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ONTARIO REGION MERCANTILE RISKS

FIRE INSPECTION AND RATE CALCULATION FORM

1. (Use this form for risks of all construction (excluding fire resistive) rated from the Mercantile Masonry Schedule or the Mercantile Brick Veneer - Frame Schedule.)

LOCATION: Niagara Falls
ADDRESS: 5640 Stanley Avenue (Front Section)
Formerly: 1648 Stanley Ave
IAO PLAN - Sheet No.: 190; Block No.: 18V; Plan No.: 1648; NOP []; See Attached Diagram [X]

WALLS: IND. [X] PARTY []; L.R.F.B. B.B/HCB, S.CONC, HCB, H.T., B.V., R.C., M.C., A.S.C., P.C., FR...
EXPOSED WALL (NOT PARAPETTED) - L, R, F, B.
GLASS/METAL PANELS - L...% R...% F...% B...%
STEEL (or ASBESTOS) on STEEL FRAMEWORK, etc.
MIXED CONSTRUCTION: Masonry...%; brick Veneer...%; Metal or Rigid Asbestos clad...%; Other...%
HEIGHT: 1 1/2 Storey(s); Basement: YES [] NO [X]
AREA: BT. See plan sq.ft.
1st. 3500 (3135) sq.ft.
2nd. 3250 (3012) sq.ft.
3rd. sq.ft.
4th. sq.ft.
Total (All Floors) 6750 (6277) sq.ft.
FLOOR AREA CHARGE \$ 1 = (Curtain Walls) %
KEY RATE: \$ (Total Principal Charges - (deductions) = \$ for determining Key Rate)
Hydrant Deficiency
FOUNDATION: MASONRY ENCLOSED [] CONCRETE PAD [X] POSTS []
ATTACHMENTS: (Describe) Mil
ACCESSIBILITY: Fire fighting restricted by: Nil
ROOF: Blind Space ft. Used for -; Joist [X]; Other [] (Specify)
Mansard: Le: [], Right [], Front [], Back [];
Covering: Wood Shingles []; Tarpaper []; Patent [X]; Other [] (Specify)
ELECTRIC WIRING: Used Exclusively - Type "S" Fuses []; Type "C" Fuses & Rejector System [];
Circuit Breakers [X]; Ordinary Fuses [];
Aluminum Wiring []; Rigid Conduit []; Open []
FLOORS: Grade floor CONCRETE [X], Basement: YES [], NO [X]; Steel Supports: YES [], NO []
Supporting Steel adequately protected: YES [], NO [];
Heavy Wood floor(s), with floor opening(s) protected - each floor YES [] NO []
EXPOSED STEEL: COLUMNS & BEAMS - BT.Nbr. #1; 1st.Nbr. #1; 2nd.Nbr. #1; 3rd.Nbr. #1; 4th.Nbr. #1
HEATING: No heat []; Stoves []; Nbr. O.G.C.W.; Quebec Heaters []; Nbr. O.G.C.W.;
Furnace (Convection) []; Nbr. O.G.C.W.; Furnace (Forced Air) []; Nbr. O.G.C.W.;
Hot Water, Steam []; Nbr. O.G.C.W.; Fire Resistive Room YES [] NO [];
Suspended Ceiling Units []; Nbr. O.G.;
Electric Heating: Portable []; Permanently installed [X];
Salamanders, Oil Drums, etc. (Describe)
Oil Burners - Listed YES [] NO []; Fuel Oil Tanks - Listed YES [] NO []
CHIMNEYS: SOLID BRICK FROM GROUND []; Nbr.; LISTED FACTORY BUILT []; Nbr.;
BRACKET []; Nbr.; Outside Bldg. []; Inside Bldg. Supported by floor or roof joists [];
METAL STACKS []; Nbr.; GAUGE STEEL Ins, FOUNDATION;
SMOKEPIPE DEFICIENCIES (Describe);
STOVEPIPE CHIMNEYS []; Nbr.; CLAY, CEMENT & ASBESTOS PIPES []; Nbr.;
DEFICIENCIES (Describe);

Table with 2 columns: Charges, Ded. (Empty rows for calculation)

SUB-TOTAL (Carried forward)

(Total brought fwd.)

POWER: AIR CONDITIONING, COMPRESSORS, REFRIGERATION, H.P. Sup'vd. Unsup'vd.
 OTHER ELEC. MOTORS H.P. MANUALLY CONTROLLED YES NO
 PROCESS BOILERS Nbr. O.G.C.W., CLEARANCE
 In Fire Resistive Room YES NO
 STACK CLEARANCE

INTERIOR FINISH:

	BT.	1st.	2nd.	3rd.	4th.
WALLS		HC B/N	HC B/N		
CEILING		P B	P B		
PARTITIONS		HC B/PB	PB & HC B		

VERTICAL OPENINGS: Masonry shafts with Class "B" self-closing doors - Nbr. From To
 Self-closing trap doors inches thick - Nbr. From To
 Sub-standard shaft or doors with self-closing doors - Nbr. From To
 Other than above or open stairs - Nbr. From To

INTERNAL PROTECTION: EXTINGUISHERS Standard ; Non-Standard (For details see page 3)
 STANDPIPE & HOSE Standard ; Non-Standard ; "Occupancy by Floor"
 WATCHMAN & CLOCK: Standard Non-standard
 SPRINKLERED BASEMENT: YES NO Approved installation YES NO
 AUTOMATIC FIRE DETECTION SYSTEM: Local or otherwise - state
 Partial Sprinkler System (in Hazardous areas): YES NO

OCCUPANCY & PROCESS: Item # Motel

TENANTS & PROCESS: Item #

FAULTS OF MANAGEMENT:

Less Deductions

Sub-Total

Less Special Occupancy Reduction% (Where applicable)

EXPOSURE:

Co-Insurance Credit: Bldg.%; Contents%. No. Co. Bldg. Rate

IBC IND. Code(s)	IAO Rate Code(s) Occ'y. C/P	IBC Codes: Terr <u>93</u> - Ind <u>705</u> - Cons <u>4</u> - Prot <u>2</u>	Contents Extra	No. Co.	80% Co.	No. Co.	80% Co.
	Building 1	<u>1E2 - HC B - P</u>	1	<u>Motel</u>			
				<u>Tariff</u>			
				<u>Applies</u>			
-		Office Contents					
-		Machinery Furniture & Fixtures (Equipment)					
-		Dwelling Contents					
Requested by:	<u>Acton</u>	Report No.		Initial:	<u>RKB</u>		
		Date:	<u>June 30/76</u>	Date:	<u>July 13/76</u>		

OCCUPANCY & PROCESS

NAME OF RISK: (Name of building and/or owner) Roadway Inn Sheet No. 140
 LOCATION: (i.e. Municipal address) No. 5640 Denby Ave. Block No. 118
Niagara Falls Plan No. 1648
 NQP See Diagram

OCCUPANCY BY FLOOR: Indicate by "Business" name and also report briefly on:
 (indicate any vacant sections) (i) Heating and location; (ii) Special hazards and processes if any; (iii) Location, number and type of extinguishers;
 (iv) Any other exceptional feature of the risk, including heavy exposures, and faults of management.

Basement: Nil.

1st. Floor: 5640 Roadway Inn IBC 705 Area 100% - motel rooms, laundry room & storage room, no snack bar or restaurant adjacent to egg building

2nd. Floor: motel rooms with balconies - is outside entrances does not communicate with fire resistive section. However the two buildings are not separated by a parapet.

3rd. Floor: _____

Other Floors: _____

3.

GENERAL UNDERWRITING COMMENTS

(a) HOUSEKEEPING & MAINTENANCE: Excellent ; Good ; Average ; Poor . (If so, describe): (see charges under Faults of Management);

(b) NEIGHBOURHOOD: Residential ; Commercial ; Industrial ; Congested Area . (If so, describe):

(c) OPINION OF RISK: Excellent ; Good ; Average ; Poor . (If so, describe): Number of Fire Divisions 1;
 (show on Plan and indicate opening)

(d) APPROXIMATE AGE OF BUILDING: 25 years. Year Built _____ Additions: 3-4

Survey for Rating Fire-Resistive Risks Report - 1978 ROADWAY INN 5640 Stanley Avenue (Rear Section) Niagara Falls ON L2G3X5



New



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ONTARIO REGION

SURVEY FOR RATING FIRE-RESISTIVE RISKS (excluding Sprinklered Bldgs.) OF ALL OCCUPANCY CLASSES

LOCATION: Niagara Falls
ADDRESS: 5640 Stanley Avenue (Rear Section)
IAD PLAN - Sheet No.: 140 Block No.: 118 Plan No.: 1640 A
Owned by Brothers Two Holdings Ltd Occupied by Roadway Inn
For a motel No. of hands
Is building completely finished and out of workmen's hands? Yes [X] No [] IBC CODE: Terr. 93 Ind. 705 Cons. 1 Prot. 2

OCCUPANCY

Give occupancy, kind of work, processes, machinery and number of hands on each floor

Basement Nil
1st 5640 Roadway Inn IBC 705 Area 100% - motel rooms with outside entrances
2nd motel rooms (total front & rear section 56 units)
3rd
4th
5th
6th

CONSTRUCTION OF BUILDING

1. TYPE OF CONSTRUCTION - Floors & Roof Carried on:

- (a) Skeleton Steel Framework [] (d) Bearing Walls & Steel Columns []
(b) Reinforced Concrete, Framework [] (e) Steel on Steel Walls & Roof []
(c) Bearing Walls & Partitions [X] (f) Other Construction []
(Describe fully)

2. WALLS - State construction of external walls.

If bearing walls give thickness of walls in inches at each floor HCB 12" (30.48cm)

3. ROOF AND FLOOR - (a) Materials

- Roof [] Floors [] (i) Concrete, reinforced - Poured in place inches thick.
Roof [] Floors [] (ii) Concrete, on metal pan - Poured in place inches thick.
Roof [X] Floors [X] (iii) Concrete, Precast Units 5 inches thick Rapalex (Name of Manufacturer)

- (iv) Steel Deck, Construction #1 [] Otherwise []
*If Construction #1 State method of attaching insulation to steel deck and type of insulation.
Mechanical Fasteners [] *Adhesive [] Otherwise []
*If adhesive state trade name
Type of insulation on steel deck

Roof [] Floors [] (v) Other Materials - Describe and show thickness

- (b) Are all skylights of wired glass in metal frames?
(c) Is there any wood in roof, louvers, ventilators or skylights? if so, give details
(d) Is there a wood roof laid over an incombustible one? No
(e) If so, what is the maximum and minimum height of this above the incombustible roof?

3. ROOF AND FLOOR (Cont'd.) - (f) Method of support

- Roof Floors (i) Unprotected Steel Beams.
 Roof Floors (ii) Steel Beams Protected by _____ inches of _____
 Roof Floors (iii) Reinforced Concrete Beam - Poured in place.
 Roof Floors (iv) Precast Concrete Structural Units _____ inches thick _____
 Roof Floors (v) Bearing Walls Only. No Supporting Steel. (Name of Manufacturer)

If building is composed of more than one type of construction, identify sections of floor involving each type and indicate on plan.

- (g) Is there any roof space exceeding 3 feet in height? No If so, for what purpose is it used? _____
 How is access obtained thereto? _____
 (h) Is the incombustible roof broken by Texas, louvers, ventilator, trapdoor, skylight, stair, elevator, other shafts? No
 If so, what is the construction of the sides through roof space? _____
 Is there any access or opening from these shafts to the roof space? Describe each separately. _____
 (i) Is there a superstructure, water cooling tower, or Penthouse of any kind on the roof? No If so, given dimensions, construction and occupancy
 How is access obtained? _____

4. STEEL COLUMNS AND BEAMS - Are they adequately protected? NA If "Yes" state nature and thickness of such protection.

- (a) Columns _____
 (b) Beams _____

FLOOR OPENINGS

5. STAIRWAYS - How many, and state from which floor to which? one outside from ground to 2nd

Is there an enclosure around them? No If so, describe construction of enclosure, and the doors, and whether doors are self-closing _____

6. ELEVATORS - How many, and state from which floor to which? Nil

Is there an enclosure around them? _____ If so, describe construction of enclosure, and the doors, and whether doors are self-closing _____

7. CHUTES, VENTS, DUMB WAITERS & BELT HOLES & OTHER FLOOR OPENINGS - Give size, construction of enclosure (if any) type of door (if any), and whether self-closing, stating which floors are cut by each. Nil

8. HEATING AND VENTILATING DUCTS - Are there any? Nil

- (i) Are ducts, which cut through floor, in masonry shafts _____
 (ii) Give construction of shaft _____ (iii) State whether separate duct to each floor without communication to other floors _____
 (iv) Do ducts open into roof space? _____
 (v) Would Heating & Ventilation System automatically shut down under emergent fire conditions? Yes No

9. HEIGHT - State number of floors and whether there is a basement 2 no basement

**10. AREA - Give ground floor dimensions and area 22' x 170' = 4180 ft²
(67m) x (57.95m) = (388.74m²)**

11. INTERIOR FINISH - State separately for each floor, finish and method of attachment to walls and ceiling (if more than one type of finish is present on any one floor, state percentage of each type).

	Bast.	1st.	2nd.	3rd.	4th.	5th.	6th.
(a) Walls	/	HCBIN	HCBIN	/			
(b) Ceilings	/	PB	PB	/			
(c) Partitions	/	HCBIN	HCBIN	/			

State extent of any wood partitions, or partitions having wood parts in square feet separately for each floor: -

- (d) Is there any other inside or outside combustible finish or trim other than above? Describe fully Nil.
flse mansard across front (3' x 170') Decorative wood

12. HEATING - What is the system of heating the building? hot air Where is heating plant located? individual units in each room
 Is it in fire-resistive room with standard fire door? Are there any stoves? If so, how many and where located
 Do any heating devices vent otherwise than to brick or concrete chimney? If so, give details What fuel is used? electric
combination air cond./heating units

13. ELECTRIC WIRING - All wiring is in Rigid Conduit Otherwise
 Are all circuits protected by type "C" tamper resisting fuses or non-interchangeable circuit breakers? yes

14. POWER - Is any used? No If so, what kind? Total Horse Power?
 What used for?
 If gasoline engine, state method of ignition, location and capacity of supply, tank, whether feed is pressure or gravity, quantity of gasoline in engine.....

15. FLAMMABLE LIQUIDS - Are any kept? No If so, what quantity of each?
 What used for?

16. COMMUNICATIONS - Does the building communicate with any other building? only by outside balcony (a) If so, give dimensions, height, construction and occupancy and indicate clearly on diagram
 (b) If so, are buildings separated by solid wall? yes (c) If so, are all openings in this wall protected by self-closing U.L. labelled Class A fire doors? No openings (d) If not, describe type of doors on each opening

PUBLIC PROTECTION

17. FIRE DEPARTMENT - State distance to the nearest fire station 1/2 mile (0.536 Km)

18. HYDRANTS - What is the distance to the nearest two hydrants? 100 & 300' Give size of main 6" & 8"
(30.5m) (91.5m) (15.24cm) (20.32cm)

INTERNAL PROTECTION

19. Show number units for each floor:

	Basement	1st.	2nd.	3rd.	4th.	5th.	6th.	7th.	8th.
Extgrs. 2 1/2 Gal. Class A	/	-	-	/					
Extgrs. Class B & C	/	-	-	/					
Stand Pipe & Hose	/	-	-	/					

20. WATCHMAN - Is there a Watchman making rounds of the whole premises, nights, Sundays, holidays, and at all times when plant is not in operation, rounds being made not less than once an hour during the night, i.e. from 6 p.m. to 6 a.m., and every two hours during the day?

(a) Does he use a portable clock, electric detector, or report to central station?
 (b) Give name of manufacturer of clock (c) Does it bear approval label of Underwriters' Laboratories?
 (d) Are the stations sufficient and so located that the Watchman must traverse each flat and every portion be visible to him?

21. AUTOMATIC FIRE DETECTION SYSTEM - Yes No ; Local or Otherwise ; If such system is present provide details on questionnaire obtainable from IAO. To fire hall

22. PARTIAL AUTOMATIC SPRINKLER SYSTEM - Yes No

GENERAL UNDERWRITING COMMENTS

23. (a) HOUSEKEEPING & MAINTENANCE - Excellent ; Good ; Average ; Poor
 If so, describe

(b) NEIGHBOURHOOD - Residential ; Commercial ; Industrial ; Congested Area
 If so, describe

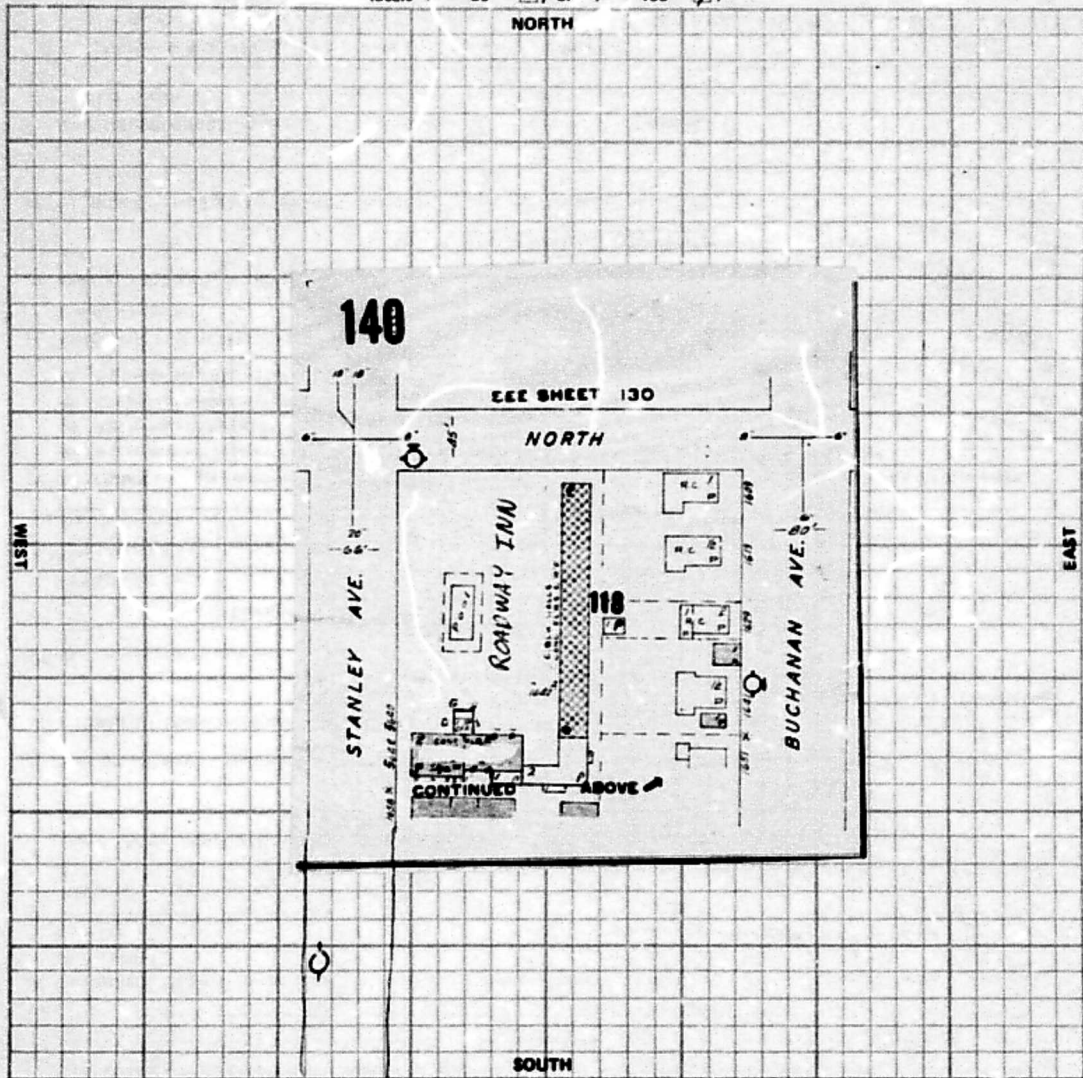
(c) OPINION OF RISK - Excellent ; Good ; Average ; Poor
 If so, describe Note front section rates under Motel Tariff

(d) APPROXIMATE AGE OF BUILDING - 15 years. Additions 3-5

DIAGRAM

(Scale 1" = 50' □, or 1" = 100' [X])

NORTH



EXPOSURE: Note - These questions must be answered fully.

NORTH	<u>open</u>	ft. to building built of		stories high, occupied as	<u>North St. Motel</u>
SOUTH	<u>adj.</u>	" "	<u>H.C.B.</u>	<u>2</u>	" "
EAST	<u>open</u>	" "		" "	<u>Durango</u>
WEST	<u>open</u>	" "		" "	<u>Stanley Ave</u>

Requested by: Aetna
June 30/78

Signature of Inspector: R. Bousfield

Date: July 17, 1978

Cope Report - 1985 ROADWAY INN Rear of 5640 Stanley Avenue Niagara Falls ON L2G3X5



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2008-Nov-04
12:11 [Tue]

COPE (Construction, Occupancy, Protection, Exposure) REPORT

Risk: ROADWAY INN
REAR OF 5640 STANLEY AV
NIAGARA FALLS, ONTARIO
?

Reference No. 10560951 / Building No. 01

(Surveyed By R. BOUSFIELD on 29 MAR 85)

Please note that the information contained in this report was gathered during a physical inspection of the risk by an IAO Loss Control Representative.

If you wish to obtain building or contents rates for this risk, please refer to the Rate Card in the list of products available for this risk. Please call the IAO Help Desk or your local IAO Representative for help in obtaining a rate for this risk, or do it yourself by going to www.iao.ca and using the New X-rate to generate a new rate yourself.

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

----- CODING -----

Industry Code: 705 - Motels, Tourist Courts - excl. Seasonal
Construction Code: 1 - Fire Resistive
Risk Classification: NS - Non-Sprinklered
Protection Code: 2 - Non-Sprinklered, Fully Protected, Gr 3
Combustibility L2

----- CONSTRUCTION -----

WALLS - MASONRY:
100% CB WALLS 300mm Thick C-2 Type: W-1

MASONRY and FIRE RESISTIVE FLOOR and ROOFS:
100% CONC FLOORS & ROOF Hours: 3.00 Listed? U Type: D-1

----- SECONDARY CONSTRUCTION -----

HEIGHT:

Number of Storeys: 2
Basements: N

Combustible Storeys Without Grade Access: 0

VERTICAL OPENINGS:

OUTSIDE STAIRWAYS Comb.: L2 Const.: 1
Type: Open (V-4) 0 Hrs-Walls/ 0 Hrs-Doors

AREA:

Grade: 501 m2 Total: 1002 m2 Effective: 501 m2

L1, L2 Area 100%

ROOF SURFACE:

100 % APPROVED

COMBUSTIBLE EXTERIOR FINISH:

WD FRAME PC FALSE MANSRD C-1
Prot.: U Flame: *** Unknown Smoke: *** Unknown 7%

BUILDING CONDITION:

GOOD Type C-.

Year Built: 1963/7 Air Conditioning: 100% WINDOW UNITS

Basement: NIL

Elevators: NIL

COMMON HAZARDS: 7211B - PERM ELEC HEAT

----- PROTECTION -----

MUNICIPAL PROTECTION:

Distance from Hydrants: STANDARD Congested Area: NO
Distance to Fire Hall: STANDARD Accessibility: GOOD
FUS Protection Class: 03
Revised Class: 03
IAO Protection Class: 03

INTERNAL PROTECTION:

MANUAL FIRE FIGHTING EQUIPMENT: Portable Fire Extinguishers
Standpipe and Hose

----- EXPOSURE -----

NONE NOTED:

----- OCCUPANCY - ROADWAY INN -----

Industry Code: 705 - Motels, Tourist Courts - excl. Seasonal

Occupancy: 5242B - MOTEL(42 ROOMS)

Location: 1ST-2 Area: 1002 m2 100.0% of Total

Combustibility Code: L2 - Limited Combustibility

Susceptibility Code: S3 - Moderate Damage



BURNSIDE

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Appendix E

City Directory Search



CITY
DIRECTORY

Project Property: *055846 Phase One ESA
5640 Stanley Avenue
Niagara Falls, ON L2G 3X5*

Project No: *300055846.1000*

Requested By: *R.J. Burnside & Associates Limited*

Order No: *23050900002*

Date Completed: *May 30, 2023*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

May 30, 2023
RE: CITY DIRECTORY RESEARCH
5640 Stanley Avenue
Niagara Falls, ON L2G 3X5

Thank you for contacting ERIS regarding our City Directory Search services. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. When searching a range of addresses, all civic addresses within that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on highly developed areas, while newly developed areas may be covered in the more recent years, older directories tend to cover only "central" parts of the city. To complete the search, we have either utilized the Toronto Reference Library, Library & Archives Canada and multiple digitized directories. While these do not claim to be a complete collection of all reverse listing city directories produced, ERIS has made every effort to provide accurate and complete information. ERIS shall not be held liable for missing, incomplete, or inaccurate information. If you believe there are additional addresses or streets that require searching, please contact us.

Search Criteria:

5609 of Buchanan Avenue
5629 of Buchanan Avenue
5620 of Buchanan Avenue
5619 of Buchanan Avenue
5593 of Buchanan Avenue
5641 of Buchanan Avenue
5610 of Buchanan Avenue
5700 of Stanley Avenue
5619 of Stanley Avenue
5590 of Stanley Avenue
5640 of Stanley Avenue

Search Notes:

Search Results Summary

Date	Source	Comment
2021	DIGITAL BUSINESS DIRECTORY	
2017	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2007-08	VERNONS	
2002-03	VERNONS	
1997-98	VERNONS	
1992-93	VERNONS	
1987	VERNONS	
1982	VERNONS	
1977	VERNONS	
1972	VERNONS	
1967	VERNONS	
1961	VERNONS	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

NO LISTING FOUND

5590 **ENTERPRISE RENT-A-CAR...**AUTOMOBILE RENTING
5640 **COURTSIDE INN...**HOTELS & MOTELS
5700 **MOTEL 6 NIAGARA FALLS...**HOTELS & MOTELS

NO LISTING FOUND

5590
5640
5700

ENTERPRISE RENT-A-CAR...*PASSENGER CARS RENTAL*
CAMELOT INN...*HOTELS & MOTELS, EXCEPT CASINO HOTELS*
MOTEL 6...*HOTELS & MOTELS, EXCEPT CASINO HOTELS*

NO LISTING FOUND

5590
5590
5640

ENTERPRISE RENT-A-CAR...PASSENGER CARS RENTAL
SPEEDY AUTO & WINDOW GLASS...OTHER BUILDING MATERIAL DEALERS
CAMELOT INN...HOTELS & MOTELS, EXCEPT CASINO HOTELS

2007-08 BUCHANAN AVENUE

SOURCE: VERNONS

5593 RES (1 TENANT)
5609 RES (1 TENANT)
5610 NO RETURN
5619 RES (1 TENANT)
5620 RES (1 TENANT)
5629 RES (1 TENANT)
5641 RES (1 TENANT)

2007-08 STANLEY AVENUE

SOURCE: VERNONS

5590 ENTERPRISE RENT-A-CAR
5590 SPEEDY AUTO & WINDOW GLASS LTD
5619 ADDRESS NOT LISTED
5640 CAMELOT INN
5700 ADDRESS NOT LISTED

2002-03 BUCHANAN AVENUE

SOURCE: VERNONS

5593 NO RETURN
5609 RES (1 TENANT)
5610 RES (1 TENANT)
5619 RES (1 TENANT)
5620 RES (1 TENANT)
5629 RES (1 TENANT)
5641 RES (1 TENANT)

2002-03 STANLEY AVENUE

SOURCE: VERNONS

5590 ENTERPRISE RENT-A-CAR
5590 SPEEDY AUTO & WINDOW GLASS LTD
5619 ADDRESS NOT LISTED
5640 CAMELOT INN
5700 ADDRESS NOT LISTED

1997-98 BUCHANAN AVENUE

SOURCE: VERNONS

5593 RES (1 TENANT)
5609 NO RETURN
5610 RES (2 TENANTS)
5619 RES (1 TENANT)
5620 RES (1 TENANT)
5629 RES (1 TENANT)
5641 RES (1 TENANT)

1997-98 STANLEY AVENUE

SOURCE: VERNONS

5590 SPEEDY AUTO GLASS & RAD
5619 ADDRESS NOT LISTED
5640 CAMELOT INN
5700 ADDRESS NOT LISTED

1992-93 BUCHANAN AVENUE

SOURCE: VERNONS

5593 NO RETURN
5609 RES (1 TENANT)
5610 RES (1 TENANT)
5619 RES (1 TENANT)
5620 RES (1 TENANT)
5629 RES (2 TENANTS)
5641 RES (1 TENANT)

1992-93 STANLEY AVENUE

SOURCE: VERNONS

5590 SPEEDY AUTO GLASS
5619 ADDRESS NOT LISTED
5640 CAMELOT INN
5700 ADDRESS NOT LISTED

5593 RES (1 TENANT)
5609 RES (2 TENANTS)
5610 RES (2 TENANTS)
5619 RES (1 TENANT)
5620 RES (1 TENANT)
5629 RES (1 TENANT)
5641 RES (1 TENANT)

5590 SPEEDY AUTO GLASS
5619 ADDRESS NOT LISTED
5640 CAMELOT INN
5700 ADDRESS NOT LISTED

5593 RES (1 TENANT)
5609 RES (1 TENANT)
5610 RES (2 TENANTS)
5619 RES (1 TENANT)
5620 RES (1 TENANT)
5629 APARTMENTS
5629 RES (1 TENANT)
5641 RES (1 TENANT)

5590 SPEEDY AUTO GLASS
5619 ADDRESS NOT LISTED
5640 ROADWAY INN NIAGARA
5700 ADDRESS NOT LISTED

5593 RES (1 TENANT)
5609 RES (1 TENANT)
5610 RES (2 TENANTS)
5619 RES (1 TENANT)
5620 RES (1 TENANT)
5629 RES (2 TENANTS)
5641 RES (1 TENANT)

5590 SPEEDY AUTO GLASS
5619 ADDRESS NOT LISTED
5640 HOMESTEAD MOTOR INN
5700 ADDRESS NOT LISTED

1972

BUCHANAN AVENUE

SOURCE: VERNONS

5593 NO LISTING
5609 RES (1 TENANT)
5610 RES (2 TENANTS)
5619 RES (1 TENANT)
5620 RES (1 TENANT)
5629 RES (2 TENANTS)
5641 RES (1 TENANT)

1972

STANLEY AVENUE

SOURCE: VERNONS

5590 VACANT
5619 ADDRESS NOT LISTED
5640 HOMESTEAD MOTEL LTD
5700 ADDRESS NOT LISTED

5593 ADDRESS NOT LISTED
5609 ADDRESS NOT LISTED
5610 ADDRESS NOT LISTED
5619 ADDRESS NOT LISTED
5620 ADDRESS NOT LISTED
5629 ADDRESS NOT LISTED
5641 ADDRESS NOT LISTED

5590 ADDRESS NOT LISTED
5619 ADDRESS NOT LISTED
5640 ADDRESS NOT LISTED
5700 ADDRESS NOT LISTED

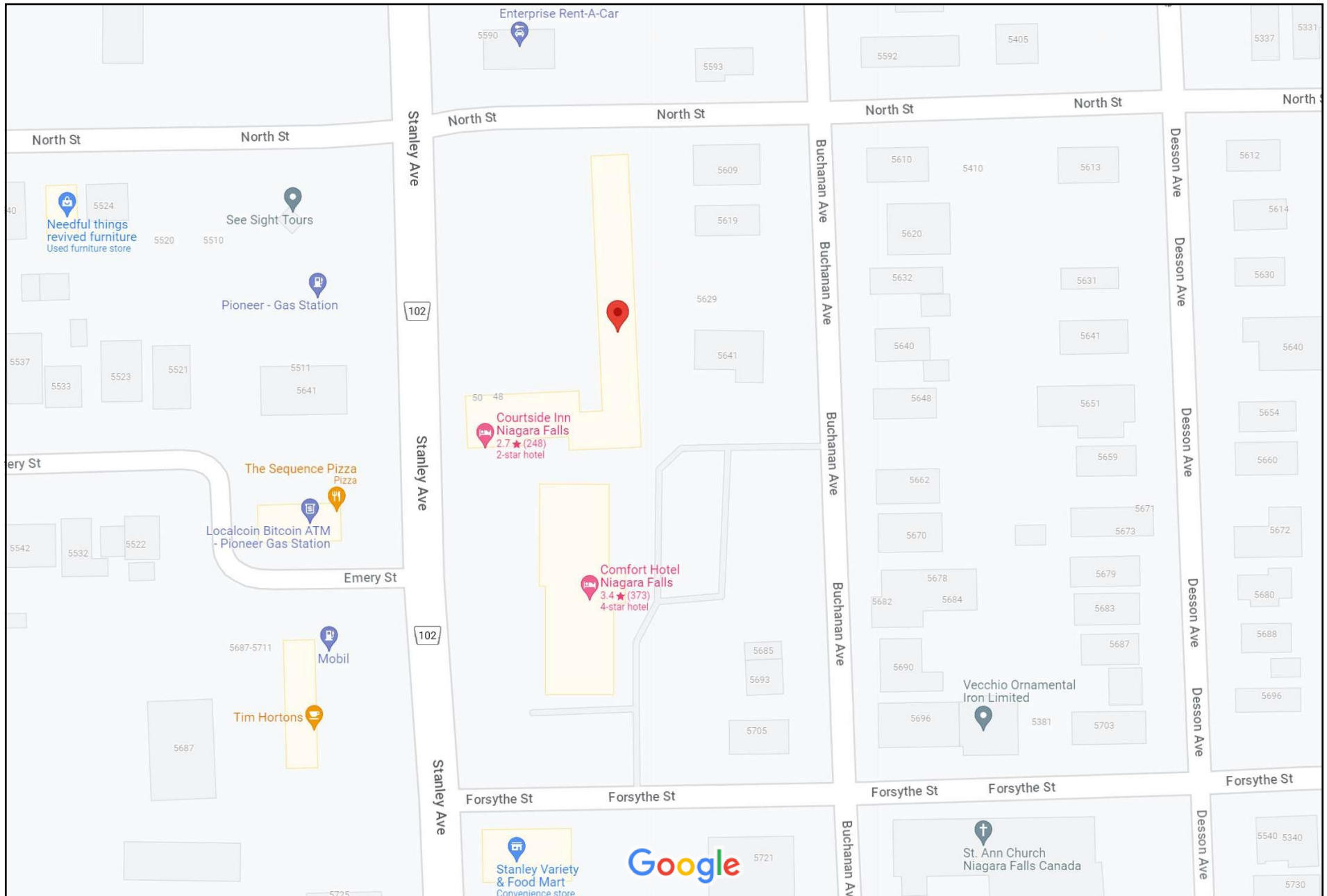
5593 ADDRESS NOT LISTED
5609 ADDRESS NOT LISTED
5610 ADDRESS NOT LISTED
5619 ADDRESS NOT LISTED
5620 ADDRESS NOT LISTED
5629 ADDRESS NOT LISTED
5641 ADDRESS NOT LISTED

5590 ADDRESS NOT LISTED
5619 ADDRESS NOT LISTED
5640 ADDRESS NOT LISTED
5700 ADDRESS NOT LISTED



5640 Stanley Ave

Courtside Inn, Niagara Falls, ON



NIAGARA FALLS

nice places to stay



Niagara Falls Courtside Inn

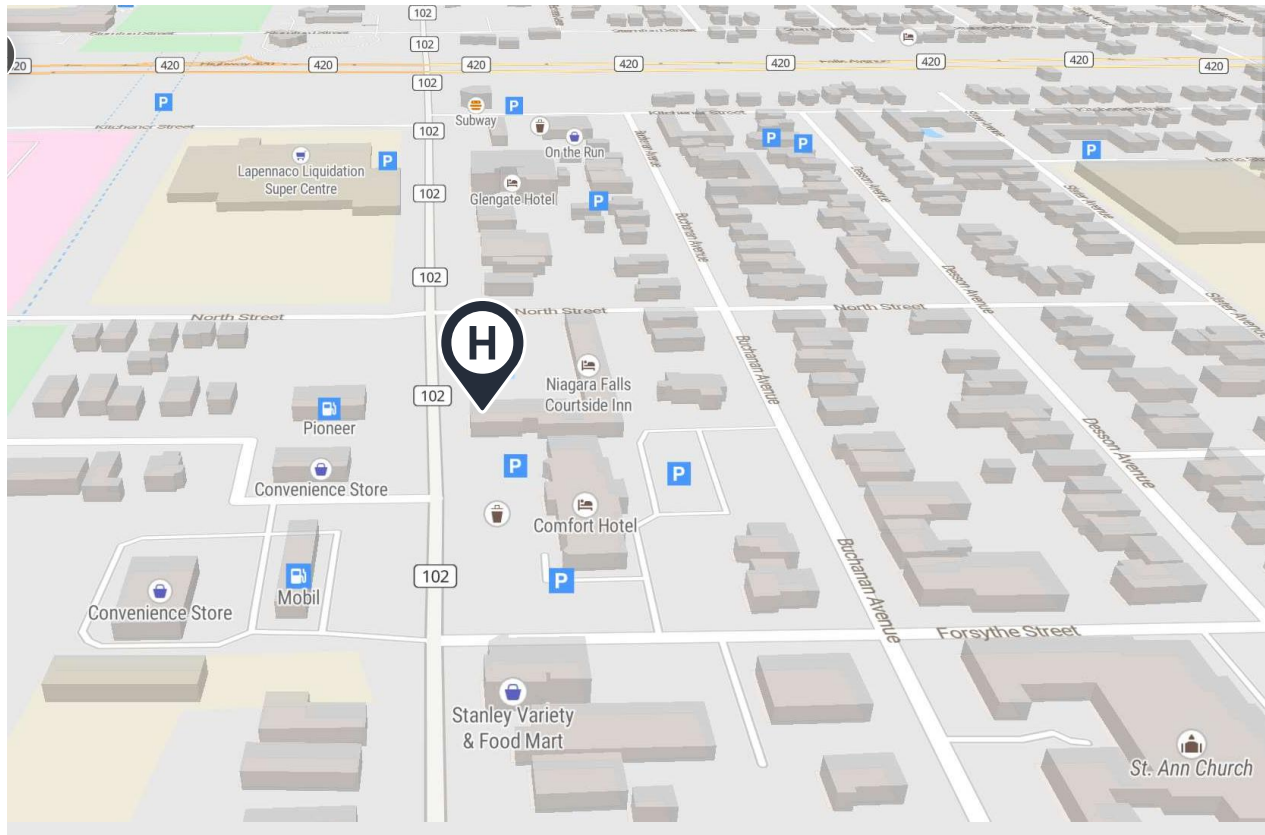
5640 STANLEY AVENUE, NIAGARA FALLS, CANADA

Offering a luggage storage and a restaurant, Niagara Falls Courtside Inn lies in Lundy's Lane district, at 2.1 km distance from Fallsview Tourist Area and a 19-minute walk of the bustling street "Clifton Hill". At the inn you'll find 24-hour front desk assistance, shuttle service and tour/ticket assistance.

The property has a central location approximately 25 minutes' stroll of Old Falls Street. A 5-minute walk from this 2-star hotel will get you to the heart of Niagara Falls.

There are 50 spacious rooms at the accommodation, some of them have soundproof windows, and modern facilities like complimentary WiFi and a flat-screen TV with satellite channels. They are furnished with queen size beds along with a work desk. The open bathrooms are appointed with a separate toilet and a bath, and comforts like bath sheets.

Guests can try American and Canadian meals at the diner Continental Pancake House located about a 5-minute walk away.





BURNSIDE

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Appendix F

ERIS Report

Appendix F



DATABASE REPORT

Project Property: *055846 Phase One ESA
5640 Stanley Avenue
Niagara Falls ON L2G 3X5*

Project No: *300055846.1000*

Report Type: *Standard Report*

Order No: *23050900002*

Requested by: *R.J. Burnside & Associates Limited*

Date Completed: *May 12, 2023*

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Executive Summary

Property Information:

Project Property: 055846 Phase One ESA
5640 Stanley Avenue Niagara Falls ON L2G 3X5

Project No: 300055846.1000

Coordinates:

Latitude: 43.0928155
Longitude: -79.0845001
UTM Northing: 4,772,902.56
UTM Easting: 655,896.01
UTM Zone: 17T

Elevation: 606 FT
184.83 M

Order Information:

Order No: 23050900002
Date Requested: May 9, 2023
Requested by: R.J. Burnside & Associates Limited
Report Type: Standard Report

Historical/Products:

City Directory Search CD - Subject Site plus 10 Adjacent Properties
ERIS Xplorer [ERIS Xplorer](#)
Insurance Products Fire Insurance Maps/Inspection Reports/Site Plans

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	1	1
CA	<i>Certificates of Approval</i>	Y	0	1	1
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
DTNK	<i>Delisted Fuel Tanks</i>	Y	0	15	15
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	13	13
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	16	16
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	2	2
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	11	11
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	3	3
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	2	2
PINC	<i>Pipeline Incidents</i>	Y	0	2	2
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	2	2
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	1	1
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	1	1
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	4	4
SPL	<i>Ontario Spills</i>	Y	0	2	2
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	6	6
Total:			0	82	82

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
1	EHS		5700 Stanley Avenue Niagara Falls ON L2G 3X5	S/66.8	0.00	27
2	EHS		5700 Stanley Avenue Niagara Falls ON L2G 3X5	S/69.2	0.00	27
3	RSC	1346649 Ontario Inc.	5640 and 5700 Stanley Avenue, 5651, 5653 and 5659 Buchanan Ave, Niagara Falls, O ON	S/72.7	0.00	27
4	EHS		5590 STANLEY AVE. NIAGARA FALLS ON L2G 3X2	NNW/74.8	0.00	28
4	GEN	Enterprise Rent A Car Canada Company	5590 Stanley Avenue Niagara Falls ON	NNW/74.8	0.00	28
4	GEN	Enterprise Rent A Car Canada Company	5590 Stanley Avenue Niagara Falls ON L2G3X2	NNW/74.8	0.00	28
4	GEN	Enterprise Rent A Car Canada Company	5590 Stanley Avenue Niagara Falls ON L2G3X2	NNW/74.8	0.00	28
4	GEN	Enterprise Rent A Car Canada Company	5590 Stanley Avenue Niagara Falls ON L2G3X2	NNW/74.8	0.00	29
5	GEN	ONTARIO HYDRO	CORNER OF EMERY AND STANLEY STREETS NIAGARA FALLS ON	SW/75.6	0.12	29
6	PRT	GALES GAS BARS LTD	5641 STANLEY AV NIAGARA FALLS ON L2G3X3	W/76.6	0.00	30
6	RST	GALE'S GAS BARS LTD	5641 STANLEY AVE NIAGARA FALLS ON L2G3X3	W/76.6	0.00	30
6	FSTH	GALES GAS BARS LTD	5641 STANLEY AVE NIAGARA FALLS ON L2G 3X3	W/76.6	0.00	30

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
6	FSTH	GALES GAS BARS LTD*	5641 STANLEY AVE NIAGARA FALLS ON L2G 3X3	W/76.6	0.00	31
6	DTNK	GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W/76.6	0.00	32
6	DTNK	GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W/76.6	0.00	32
6	DTNK	GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W/76.6	0.00	33
6	DTNK	GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W/76.6	0.00	33
6	DTNK	GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W/76.6	0.00	34
6	FST	GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W/76.6	0.00	35
6	FST	GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W/76.6	0.00	35
6	FST	GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W/76.6	0.00	36
6	FST	GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W/76.6	0.00	36
6	FST	GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W/76.6	0.00	37
6	GEN	1771069 Ontario Inc.	5641 Stanley Avenue Niagara Falls ON L2G 3X3	W/76.6	0.00	37

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<u>7</u>	PRT	WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS ON L2G3X5	SW/79.3	0.13	<u>38</u>
<u>7</u>	DTNK	WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS ON L2G 3X5	SW/79.3	0.13	<u>38</u>
<u>7</u>	DTNK	WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS ON	SW/79.3	0.13	<u>38</u>
<u>7</u>	DTNK	WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS ON	SW/79.3	0.13	<u>39</u>
<u>7</u>	DTNK	WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS ON	SW/79.3	0.13	<u>40</u>
<u>7</u>	DTNK	WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS L2G 3X5 ON CA ON	SW/79.3	0.13	<u>40</u>
<u>7</u>	DTNK	WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS L2G 3X5 ON CA ON	SW/79.3	0.13	<u>41</u>
<u>7</u>	DTNK	WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS L2G 3X5 ON CA ON	SW/79.3	0.13	<u>42</u>
<u>7</u>	FST	WENDYS GAS BAR	5676 STANLEY AVE NIAGARA FALLS L2G 3X5 ON CA ON	SW/79.3	0.13	<u>42</u>
<u>7</u>	FST	WENDYS GAS BAR	5676 STANLEY AVE NIAGARA FALLS L2G 3X5 ON CA ON	SW/79.3	0.13	<u>43</u>
<u>7</u>	FST	WENDYS GAS BAR	5676 STANLEY AVE NIAGARA FALLS L2G 3X5 ON CA ON	SW/79.3	0.13	<u>43</u>
<u>8</u>	FST	1771069 ONTARIO INC.	5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	WNW/81.9	0.00	<u>44</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
8	FST	1771069 ONTARIO INC.	5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	WNW/81.9	0.00	44
8	FST	1771069 ONTARIO INC.	5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	WNW/81.9	0.00	45
8	FST	1771069 ONTARIO INC.	5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	WNW/81.9	0.00	45
8	DTNK		5619 STANLEY AVE NIAGARA FALLS ON L2G 3X3	WNW/81.9	0.00	46
9	WWIS		5711 STANLEY AVE Niagara Falls ON Well ID: 7252221	SSW/93.0	0.45	46
10	PINC	WADE KEITH POOLEY	5703 BUCHANAN AVE., NIAGARA FALLS, ON, L2G 3T9, CA ON	SE/100.5	0.00	50
11	EHS		5570 Stanley Ave Niagara Falls ON L2G 3X2	NNW/107.0	0.00	50
12	WWIS		5711 STANLEY AVE Niagara Falls ON Well ID: 7252220	WSW/112.9	1.00	50
13	EHS		5520 North Street Niagara Falls ON L2G 1J3	W/114.0	0.00	54
13	EHS		5520 North Street Niagara Falls ON L2G 1J3	W/114.0	0.00	54
13	EHS		5520 North Street Niagara Falls ON L2G 1J3	W/114.0	0.00	54
14	CA	VECCHIO ORNAMENTAL IRON LTD.	5397 FORSYTHE AVE. NIAGARA FALLS CITY ON L2G 1M1	SE/122.1	0.10	55
14	SCT	Vecchio Ornamental Iron Ltd	5397 Forsythe St Niagara Falls ON L2G 1M1	SE/122.1	0.10	55

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
14	SCT	Vecchio Ornamental Iron Ltd.	5397 Forsythe St Niagara Falls ON L2G 1M1	SE/122.1	0.10	55
15	FST	2688368 ONTARIO INC.	5687/5711 STANLEY AVE NIAGARA FALLS L2G 3X6 ON CA ON	SW/135.7	1.00	55
15	FST	2688368 ONTARIO INC.	5687/5711 STANLEY AVE NIAGARA FALLS L2G 3X6 ON CA ON	SW/135.7	1.00	56
15	DTNK		5687/5711 STANLEY AVE NIAGARA FALLS ON L2G 3X6	SW/135.7	1.00	56
16	EHS		5711 Stanley Ave Niagara Falls ON L2G3X6	SW/137.3	1.00	57
17	GEN	FALLSWAY AUTOMOTIVE & INDUSTRIAL	SUPPLIES LTD. 5583 DESSON AVE BOX 284 NIAGARA FALLS ON L2G 3S9	ENE/150.7	1.00	57
17	GEN	FALLSWAY AUTOMOTIVE & INDUSTRIAL 15-429	SUPPLIES LTD. 5583 DESSON AVE BOX 284 NIAGARA FALLS ON L2E 6T3	ENE/150.7	1.00	58
17	SCT	Fallsway Automotive & Ind	5583 Desson Ave Niagara Falls ON L2G 3S9	ENE/150.7	1.00	58
18	PINC	LIPTONS	5740 BUCHANAN AVENUE,,NIAGARA FALLS,ON,L2G 3V3,CA ON	SE/153.6	1.00	58
18	SPL	Enbridge Gas Distribution Inc.	5740 Buchanan Avenue Niagara Falls ON	SE/153.6	1.00	59
19	WWIS		5711 STANLEY AVE Niagara Falls ON Well ID: 7252219	SW/168.7	1.21	59
20	PES	NIAGARA EXTERMINATORS	5555 DESSON AVE NIAGARA FALLS ON L2G3S9	NE/172.3	0.21	63

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
20	PES	NIAGARA EXTERMINATORS	5555 DESSON AVE NIAGARA FALLS ON L2G3S9	NE/172.3	0.21	63
21	NPCB	GERBER (CANADA) INC.	5515 STANLEY AVENUE NIAGARA FALLS ON L2G 3X4	NNW/172.6	-1.00	63
21	GEN	GERBER (CDA) INC	5515 STANLEY AVENUE NIAGARA FALLS ON L2G 3X4	NNW/172.6	-1.00	64
21	GEN	GERBER (CDA) INC 16-047	5515 STANLEY AVENUE NIAGARA FALLS ON L2G 3X4	NNW/172.6	-1.00	64
21	NPCB	GERBER (CANADA) INC.	5515 STANLEY AVENUE Niagara Falls ON L2G 3X4	NNW/172.6	-1.00	64
21	SCT	Niagara Falls Tourism	5515 Stanley Ave Niagara Falls ON L2G 3X4	NNW/172.6	-1.00	65
21	NPCB	GERBER (CANADA) INC.	5515 STANLEY AVENUE NIAGARA FALLS ON L2G 3X4	NNW/172.6	-1.00	65
21	GEN	CANADIAN NIAGARA HOTELS	5515 STANLEY AVE NIAGARA FALLS ON L2G 3X4	NNW/172.6	-1.00	65
22	EHS		5534 Stanley Avenue Niagara Falls ON L2G 3X2	N/174.6	-1.00	66
23	EHS		5528 Buchanan Avenue Niagara Falls ON L2G 3T8	NNE/197.4	0.00	66
24	WWIS		ON Well ID: 7272870	NNW/200.5	-1.00	66
25	EHS		5731 Stanley Ave Niagara Falls ON L2G3X6	SW/201.9	2.11	69
26	WWIS		ON Well ID: 7358025	NNW/208.1	-1.00	69

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
27	EHS		5629 Slater Ave. Niagara Falls ON L2G 3S8	E/208.4	2.00	70
28	EHS		5464 Stanley Ave Niagara Falls ON L2G3W9	N/228.2	-1.00	71
29	BORE		ON	W/233.2	0.16	71
30	DTNK		5486 STANLEY AVE NIAGARA FALLS ON L2G 3X2	N/238.9	-1.00	72
30	FST	2728380 ONTARIO INC.	5486 STANLEY AVE NIAGARA FALLS L2G 3X2 ON CA ON	N/238.9	-1.00	72
30	FST	2728380 ONTARIO INC.	5486 STANLEY AVE NIAGARA FALLS L2G 3X2 ON CA ON	N/238.9	-1.00	73
31	WWIS		5700 STANLEY AVE lot 798 NIAGARA FALLS ON Well ID: 7043858	S/247.6	2.07	73
32	SPL	PRIVATE RESIDENCE	5523 SPRING ST. 416-354-3776 FURNACE OIL TANK NIAGARA FALLS CITY ON L2G 1P6	SW/247.6	2.26	81

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 1 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	W	233.21	<u>29</u>

CA - Certificates of Approval

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
VECCHIO ORNAMENTAL IRON LTD.	5397 FORSYTHE AVE. NIAGARA FALLS CITY ON L2G 1M1	SE	122.14	<u>14</u>

DTNK - Delisted Fuel Tanks

A search of the DTNK database, dated Feb 28, 2022 has found that there are 15 DTNK site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W	76.60	<u>6</u>
GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W	76.60	<u>6</u>
GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W	76.60	<u>6</u>
GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W	76.60	<u>6</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W	76.60	<u>6</u>
WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS L2G 3X5 ON CA ON	SW	79.32	<u>7</u>
WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS L2G 3X5 ON CA ON	SW	79.32	<u>7</u>
WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS L2G 3X5 ON CA ON	SW	79.32	<u>7</u>
WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS ON	SW	79.32	<u>7</u>
WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS ON	SW	79.32	<u>7</u>
WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS ON	SW	79.32	<u>7</u>
WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS ON L2G 3X5	SW	79.32	<u>7</u>
	5619 STANLEY AVE NIAGARA FALLS ON L2G 3X3	WNW	81.88	<u>8</u>
	5687/5711 STANLEY AVE NIAGARA FALLS ON L2G 3X6	SW	135.74	<u>15</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	5486 STANLEY AVE NIAGARA FALLS ON L2G 3X2	N	238.95	<u>30</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Dec 31, 2022 has found that there are 13 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	5700 Stanley Avenue Niagara Falls ON L2G 3X5	S	66.80	<u>1</u>
	5700 Stanley Avenue Niagara Falls ON L2G 3X5	S	69.20	<u>2</u>
	5590 STANLEY AVE. NIAGARA FALLS ON L2G 3X2	NNW	74.77	<u>4</u>
	5570 Stanley Ave Niagara Falls ON L2G 3X2	NNW	107.02	<u>11</u>
	5520 North Street Niagara Falls ON L2G 1J3	W	113.96	<u>13</u>
	5520 North Street Niagara Falls ON L2G 1J3	W	113.96	<u>13</u>
	5520 North Street Niagara Falls ON L2G 1J3	W	113.96	<u>13</u>
	5711 Stanley Ave Niagara Falls ON L2G3X6	SW	137.34	<u>16</u>
	5528 Buchanan Avenue Niagara Falls ON L2G 3T8	NNE	197.40	<u>23</u>
	5731 Stanley Ave Niagara Falls ON L2G3X6	SW	201.94	<u>25</u>
	5629 Slater Ave. Niagara Falls ON L2G 3S8	E	208.36	<u>27</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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5534 Stanley Avenue Niagara Falls ON L2G 3X2	N	174.56	22
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5464 Stanley Ave Niagara Falls ON L2G3W9	N	228.23	28
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FST - Fuel Storage Tank

A search of the FST database, dated Feb 28, 2022 has found that there are 16 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W	76.60	6
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GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W	76.60	6
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GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W	76.60	6
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GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W	76.60	6
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GALE'S GAS BARS LIMITED	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	W	76.60	6
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WENDYS GAS BAR	5676 STANLEY AVE NIAGARA FALLS L2G 3X5 ON CA ON	SW	79.32	7
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WENDYS GAS BAR	5676 STANLEY AVE NIAGARA FALLS L2G 3X5 ON CA ON	SW	79.32	7
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<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
WENDYS GAS BAR	5676 STANLEY AVE NIAGARA FALLS L2G 3X5 ON CA ON	SW	79.32	<u>7</u>
1771069 ONTARIO INC.	5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	WNW	81.88	<u>8</u>
1771069 ONTARIO INC.	5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	WNW	81.88	<u>8</u>
1771069 ONTARIO INC.	5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	WNW	81.88	<u>8</u>
1771069 ONTARIO INC.	5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	WNW	81.88	<u>8</u>
2688368 ONTARIO INC.	5687/5711 STANLEY AVE NIAGARA FALLS L2G 3X6 ON CA ON	SW	135.74	<u>15</u>
2688368 ONTARIO INC.	5687/5711 STANLEY AVE NIAGARA FALLS L2G 3X6 ON CA ON	SW	135.74	<u>15</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
2728380 ONTARIO INC.	5486 STANLEY AVE NIAGARA FALLS L2G 3X2 ON CA ON	N	238.95	<u>30</u>
2728380 ONTARIO INC.	5486 STANLEY AVE NIAGARA FALLS L2G 3X2 ON CA ON	N	238.95	<u>30</u>

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 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GALES GAS BARS LTD*	5641 STANLEY AVE NIAGARA FALLS ON L2G 3X3	W	76.60	6
GALES GAS BARS LTD	5641 STANLEY AVE NIAGARA FALLS ON L2G 3X3	W	76.60	6

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Oct 31, 2022 has found that there are 11 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enterprise Rent A Car Canada Company	5590 Stanley Avenue Niagara Falls ON	NNW	74.77	4
Enterprise Rent A Car Canada Company	5590 Stanley Avenue Niagara Falls ON L2G3X2	NNW	74.77	4
Enterprise Rent A Car Canada Company	5590 Stanley Avenue Niagara Falls ON L2G3X2	NNW	74.77	4
Enterprise Rent A Car Canada Company	5590 Stanley Avenue Niagara Falls ON L2G3X2	NNW	74.77	4
ONTARIO HYDRO	CORNER OF EMERY AND STANLEY STREETS NIAGARA FALLS ON	SW	75.59	5
1771069 Ontario Inc.	5641 Stanley Avenue Niagara Falls ON L2G 3X3	W	76.60	6
FALLSWAY AUTOMOTIVE & INDUSTRIAL 15-429	SUPPLIES LTD. 5583 DESSON AVE BOX 284 NIAGARA FALLS ON L2E 6T3	ENE	150.72	17
FALLSWAY AUTOMOTIVE & INDUSTRIAL	SUPPLIES LTD. 5583 DESSON AVE BOX 284 NIAGARA FALLS ON L2G 3S9	ENE	150.72	17

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CANADIAN NIAGARA HOTELS	5515 STANLEY AVE NIAGARA FALLS ON L2G 3X4	NNW	172.64	21
GERBER (CDA) INC	5515 STANLEY AVENUE NIAGARA FALLS ON L2G 3X4	NNW	172.64	21
GERBER (CDA) INC 16-047	5515 STANLEY AVENUE NIAGARA FALLS ON L2G 3X4	NNW	172.64	21

NPCB - National PCB Inventory

A search of the NPCB database, dated 1988-2008* has found that there are 3 NPCB site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GERBER (CANADA) INC.	5515 STANLEY AVENUE NIAGARA FALLS ON L2G 3X4	NNW	172.64	21
GERBER (CANADA) INC.	5515 STANLEY AVENUE Niagara Falls ON L2G 3X4	NNW	172.64	21
GERBER (CANADA) INC.	5515 STANLEY AVENUE NIAGARA FALLS ON L2G 3X4	NNW	172.64	21

PES - Pesticide Register

A search of the PES database, dated Oct 2011- Mar 31, 2023 has found that there are 2 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
NIAGARA EXTERMINATORS	5555 DESSON AVE NIAGARA FALLS ON L2G3S9	NE	172.30	20
NIAGARA EXTERMINATORS	5555 DESSON AVE NIAGARA FALLS ON L2G3S9	NE	172.30	20

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2021 has found that there are 2 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
WADE KEITH POOLEY	5703 BUCHANAN AVE., NIAGARA FALLS, ON, L2G 3T9, CA ON	SE	100.54	<u>10</u>
LIPTONS	5740 BUCHANAN AVENUE,, NIAGARA FALLS, ON, L2G 3V3, CA ON	SE	153.62	<u>18</u>

PRT - Private and Retail Fuel Storage Tanks

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GALES GAS BARS LTD	5641 STANLEY AV NIAGARA FALLS ON L2G3X3	W	76.60	<u>6</u>
WENDYS GAS BAR	5676 STANLEY ST NIAGARA FALLS ON L2G3X5	SW	79.32	<u>7</u>

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Mar 2023 has found that there are 1 RSC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
1346649 Ontario Inc.	5640 and 5700 Stanley Avenue, 5651, 5653 and 5659 Buchanan Ave, Niagara Falls, O ON	S	72.67	<u>3</u>

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Feb 28, 2023 has found that there are 1 RST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GALE'S GAS BARS LTD	5641 STANLEY AVE NIAGARA FALLS ON L2G3X3	W	76.60	<u>6</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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SCT - Scott's Manufacturing Directory

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Vecchio Ornamental Iron Ltd.	5397 Forsythe St Niagara Falls ON L2G 1M1	SE	122.14	14
Vecchio Ornamental Iron Ltd	5397 Forsythe St Niagara Falls ON L2G 1M1	SE	122.14	14
Fallsway Automotive & Ind	5583 Desson Ave Niagara Falls ON L2G 3S9	ENE	150.72	17

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Niagara Falls Tourism	5515 Stanley Ave Niagara Falls ON L2G 3X4	NNW	172.64	21

SPL - Ontario Spills

A search of the SPL database, dated 1988-Mar 2021; May 2021-Oct 2021 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

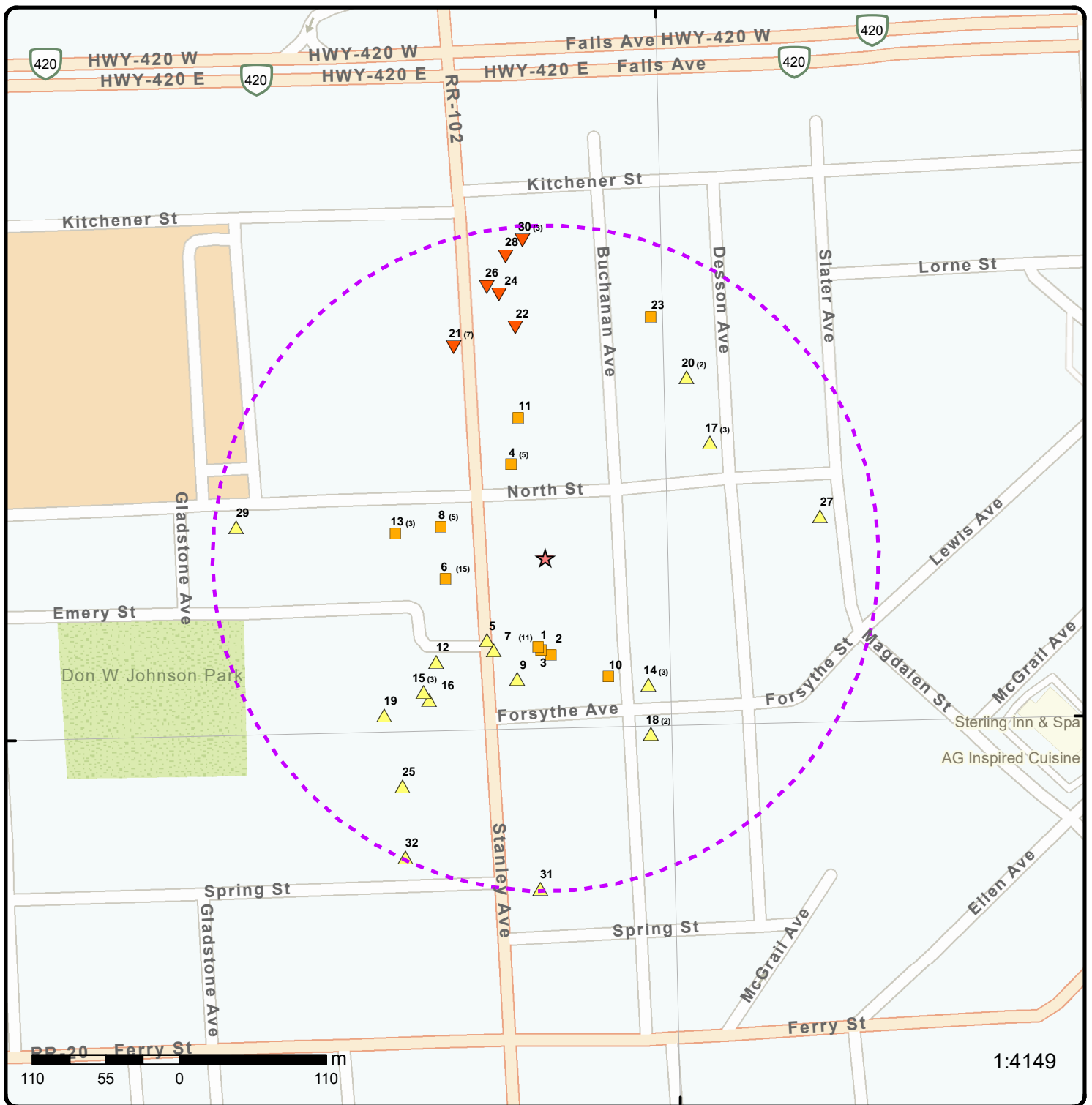
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enbridge Gas Distribution Inc.	5740 Buchanan Avenue Niagara Falls ON	SE	153.62	18
PRIVATE RESIDENCE	5523 SPRING ST. 416-354-3776 FURNACE OIL TANK NIAGARA FALLS CITY ON L2G 1P6	SW	247.63	32

WWIS - Water Well Information System

A search of the WWIS database, dated Jun 30 2022 has found that there are 6 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	5711 STANLEY AVE Niagara Falls ON <i>Well ID: 7252221</i>	SSW	92.97	<u>9</u>
	5711 STANLEY AVE Niagara Falls ON <i>Well ID: 7252220</i>	WSW	112.88	<u>12</u>
	5711 STANLEY AVE Niagara Falls ON <i>Well ID: 7252219</i>	SW	168.71	<u>19</u>
	5700 STANLEY AVE lot 798 NIAGARA FALLS ON <i>Well ID: 7043858</i>	S	247.59	<u>31</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON <i>Well ID: 7272870</i>	NNW	200.52	<u>24</u>
	ON <i>Well ID: 7358025</i>	NNW	208.15	<u>26</u>



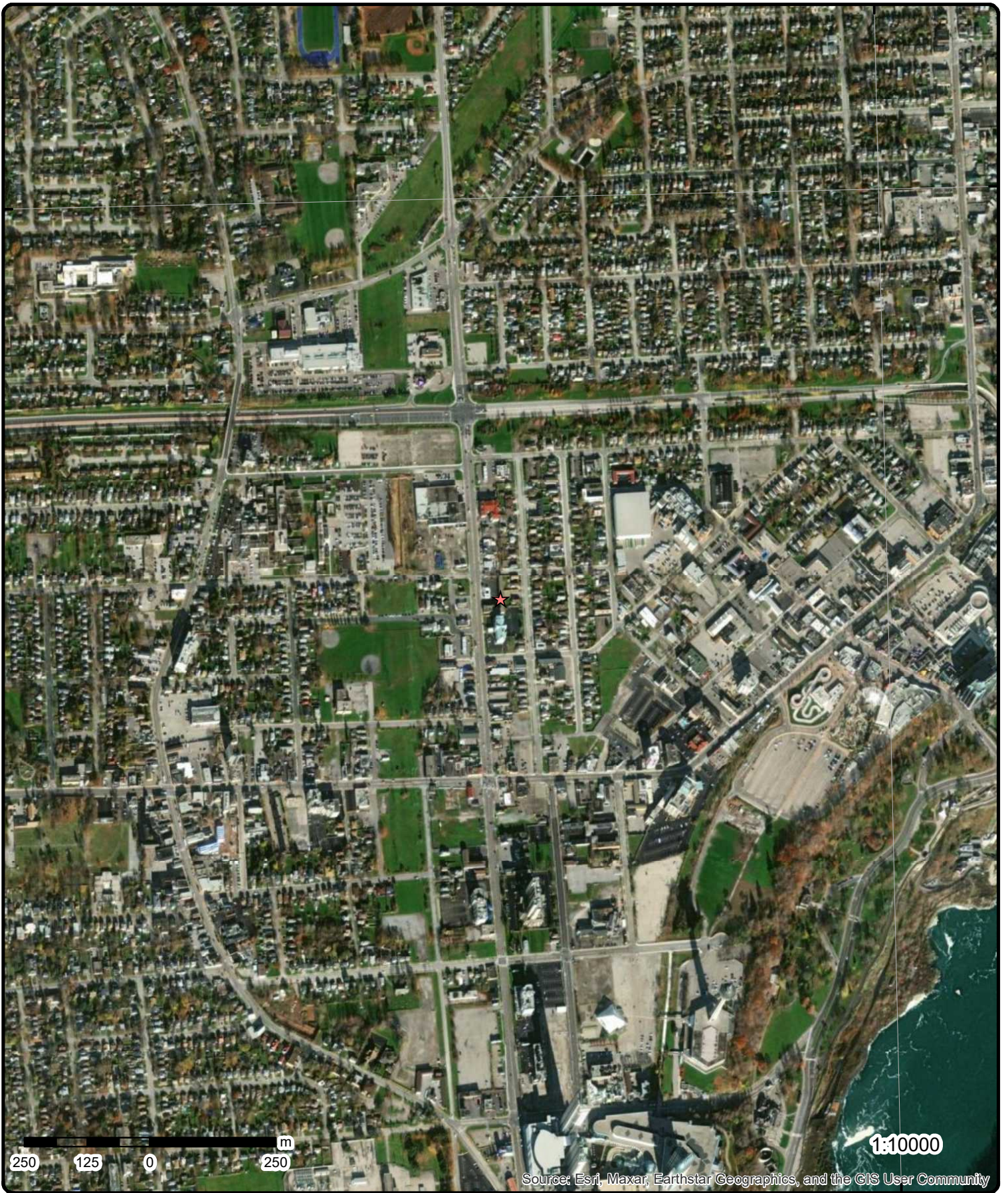
Map: 0.25 Kilometer Radius

Order Number: 23050900002

Address: 5640 Stanley Avenue, Niagara Falls, ON



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



Aerial Year: 2021

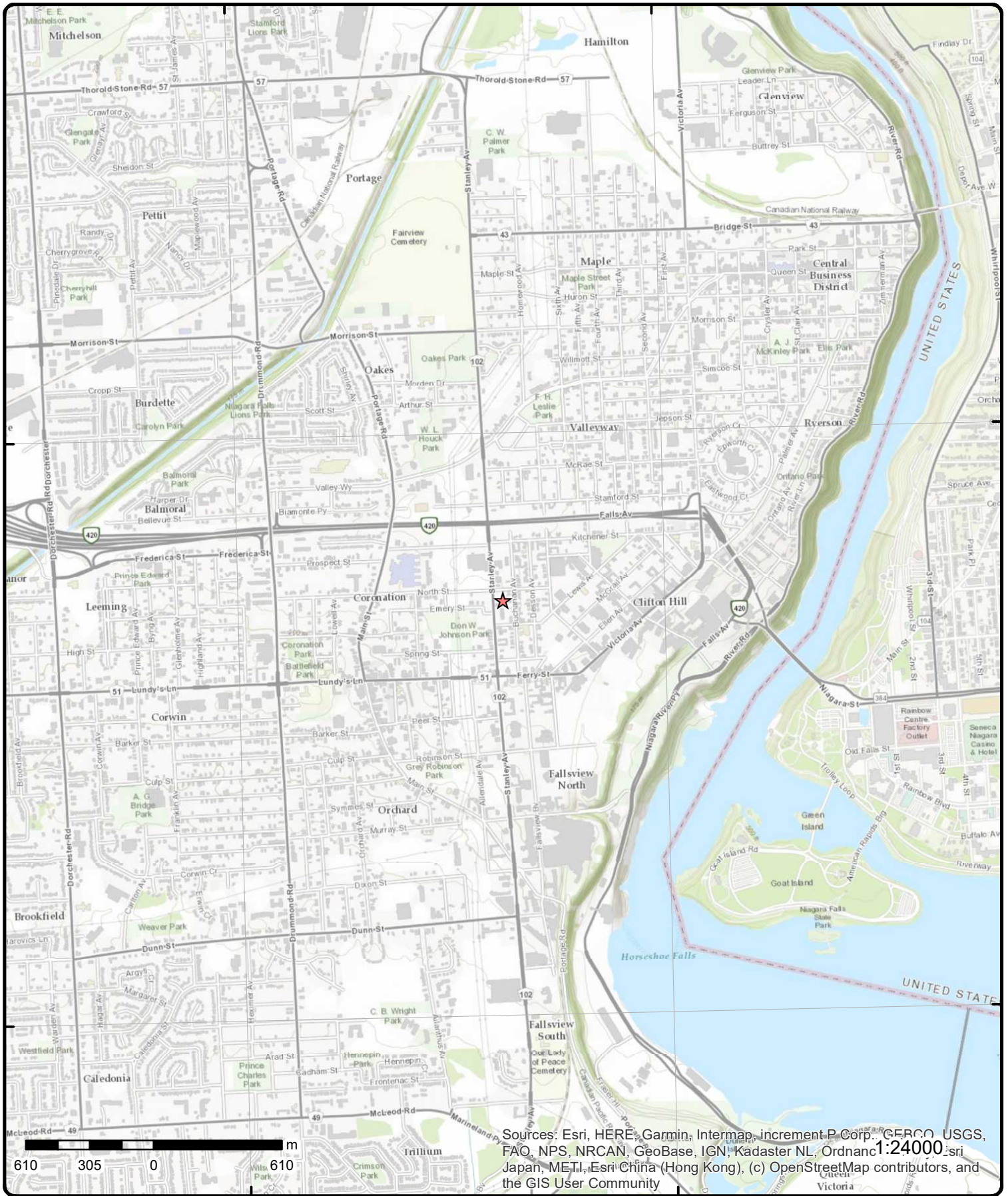
Order Number: 2305090002

Address: 5640 Stanley Avenue, Niagara Falls, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Address: 5640 Stanley Avenue, ON

Source: ESRI World Topographic Map

Order Number: 2305090002



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<p><u>1</u></p> <p>Order No: 22120700817 Status: C Report Type: Standard Report Report Date: 12-DEC-22 Date Received: 07-DEC-22 Previous Site Name: Lot/Building Size: Additional Info Ordered:</p>	1 of 1	S/66.8	184.8 / 0.00	5700 Stanley Avenue Niagara Falls ON L2G 3X5	EHS
<p><u>2</u></p> <p>Order No: 20190726026 Status: C Report Type: Standard Report Report Date: 31-JUL-19 Date Received: 26-JUL-19 Previous Site Name: Lot/Building Size: Additional Info Ordered:</p>	1 of 1	S/69.2	184.8 / 0.00	5700 Stanley Avenue Niagara Falls ON L2G 3X5	EHS
<p><u>3</u></p> <p>RSC ID: 1021 RA No: RSC Type: Curr Property Use: Commercial Ministry District: NIAGARA FALLS Filing Date: 9-Nov-04 Date Ack: Date Returned: Restoration Type: Soil Type: Criteria: CPU Issued Sect 1686: No Asmt Roll No: Prop ID No (PIN): Property Municipal Address: 5640 and 5700 Stanley Avenue, 5651, 5653 and 5659 Buchanan Ave, Niagara Falls, Ontario Mailing Address: 7739 DRUMMOND RD, NIAGARA FALLS, ON, L2G 4P9 Latitude & Longitude: 43.09216160N 79.08447150W (converted from UTM) UTM Coordinates: NAD83 17-655900-4772830 Consultant: Legal Desc: Measurement Method: Digitized from a map Applicable Standards: Full Depth Site Conditions Standard, with Nonpotable Ground Water, Medium/Fine Textured Soil, for Industrial/Commercial/Community property use</p>	1 of 1	S/72.7	184.8 / 0.00	1346649 Ontario Inc. 5640 and 5700 Stanley Avenue, 5651, 5653 and 5659 Buchanan Ave, Niagara Falls, O ON	RSC

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
RSC PDF:					
4	1 of 5	NNW/74.8	184.8 / 0.00	5590 STANLEY AVE. NIAGARA FALLS ON L2G 3X2	EHS
Order No:	20060628037			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Basic Report			Client Prov/State:	ON
Report Date:	7/5/2006			Search Radius (km):	0.25
Date Received:	6/28/2006			X:	-79.084954
Previous Site Name:				Y:	43.093495
Lot/Building Size:					
Additional Info Ordered:					
4	2 of 5	NNW/74.8	184.8 / 0.00	Enterprise Rent A Car Canada Company 5590 Stanley Avenue Niagara Falls ON	GEN
Generator No:	ON9509617				
SIC Code:	532111				
SIC Description:					
Approval Years:	2013				
PO Box No:					
Country:					
Status:					
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					
<u>Detail(s)</u>					
Waste Class:	251				
Waste Class Name:	OIL SKIMMINGS & SLUDGES				
4	3 of 5	NNW/74.8	184.8 / 0.00	Enterprise Rent A Car Canada Company 5590 Stanley Avenue Niagara Falls ON L2G3X2	GEN
Generator No:	ON9509617				
SIC Code:	532111				
SIC Description:	532111				
Approval Years:	2015				
PO Box No:					
Country:	Canada				
Status:					
Co Admin:	Mike Stopczynski				
Choice of Contact:	CO_OFFICIAL				
Phone No Admin:	5194515884 Ext.				
Contaminated Facility:	No				
MHSW Facility:	No				
<u>Detail(s)</u>					
Waste Class:	251				
Waste Class Name:	OIL SKIMMINGS & SLUDGES				
4	4 of 5	NNW/74.8	184.8 / 0.00	Enterprise Rent A Car Canada Company 5590 Stanley Avenue	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Niagara Falls ON L2G3X2

Generator No: ON9509617
SIC Code: 532111
SIC Description: 532111
Approval Years: 2016
PO Box No:
Country: Canada
Status:
Co Admin: Mike Stopczynski
Choice of Contact: CO_OFFICIAL
Phone No Admin: 5194515884 Ext.
Contaminated Facility: No
MHSW Facility: No

Detail(s)

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

<u>4</u>	5 of 5	NNW/74.8	184.8 / 0.00	Enterprise Rent A Car Canada Company 5590 Stanley Avenue Niagara Falls ON L2G3X2	GEN
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Generator No: ON9509617
SIC Code: 532111
SIC Description: 532111
Approval Years: 2014
PO Box No:
Country: Canada
Status:
Co Admin: Mike Stopczynski
Choice of Contact: CO_OFFICIAL
Phone No Admin: 5194515884 Ext.
Contaminated Facility: No
MHSW Facility: No

Detail(s)

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

<u>5</u>	1 of 1	SW/75.6	185.0 / 0.12	ONTARIO HYDRO CORNER OF EMERY AND STANLEY STREETS NIAGARA FALLS ON	GEN
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Generator No: ON0490135
SIC Code: 4911
SIC Description: ELECT. POWER SYS.
Approval Years: 94,95,96,97,98
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:		146			
Waste Class Name:		OTHER SPECIFIED INORGANICS			
Waste Class:		270			
Waste Class Name:		OTHER SPECIFIED ORGANICS			
<u>6</u>	1 of 15	W/76.6	184.8 / 0.00	GALES GAS BARS LTD 5641 STANLEY AV NIAGARA FALLS ON L2G3X3	PRT
Location ID:		9882			
Type:		retail			
Expiry Date:		1996-03-31			
Capacity (L):		0			
Licence #:		0014829011			
<u>6</u>	2 of 15	W/76.6	184.8 / 0.00	GALE'S GAS BARS LTD 5641 STANLEY AVE NIAGARA FALLS ON L2G3X3	RST
Headcode:		1186800			
Headcode Desc:		Service Stations-Gasoline, Oil & Natural Gas			
Phone:		9053580233			
List Name:					
Description:					
<u>6</u>	3 of 15	W/76.6	184.8 / 0.00	GALES GAS BARS LTD 5641 STANLEY AVE NIAGARA FALLS ON L2G 3X3	FSTH
License Issue Date:		4/30/2003			
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:		2002			
Corrosion Protection:					
Capacity:		50000			
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
Status:		Active			
Year of Installation:		2002			
Corrosion Protection:					
Capacity:		50000			
Tank Fuel Type:		Liquid Fuel Double Wall UST - Diesel			
Status:		Active			
Year of Installation:		2002			
Corrosion Protection:					
Capacity:		50000			
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
Status:		Active			
Year of Installation:		2002			
Corrosion Protection:					
Capacity:		20000			
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Removed 1974 22700 Liquid Fuel Single Wall UST - Gasoline			
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Removed 1974 22700 Liquid Fuel Single Wall UST - Gasoline			
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Removed 1974 22700 Liquid Fuel Single Wall UST - Diesel			
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Removed 1974 13600 Liquid Fuel Single Wall UST - Gasoline			
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Removed 1989 15000 Liquid Fuel Single Wall UST - Diesel			
<u>6</u>	4 of 15	W/76.6	184.8 / 0.00	GALES GAS BARS LTD* 5641 STANLEY AVE NIAGARA FALLS ON L2G 3X3	FSTH
License Issue Date: Tank Status: Tank Status As Of: Operation Type: Facility Type:		4/30/2003 12:15:00 PM Licensed December 2008 Retail Fuel Outlet Gasoline Station - Split Serve			
--Details--					
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Active 2002 50000 Liquid Fuel Double Wall UST - Gasoline			
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Active 2002 50000 Liquid Fuel Double Wall UST - Diesel			
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Active 2002 50000 Liquid Fuel Double Wall UST - Gasoline			
Status: Year of Installation: Corrosion Protection: Capacity:		Active 2002 20000			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			

6	5 of 15	W/76.6	184.8 / 0.00	GALE'S GAS BARS LIMITED 5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	DTNK
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Delisted Expired Fuel Safety Facilities

Instance No:	11438340	Expired Date:	
Status:	EXPIRED	Max Hazard Rank:	NULL
Instance ID:		Facility Location:	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 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 1:25:21 AM	Tank Underground:	
Next Periodic Str DT:	NULL	Source:	FS Liquid Fuel Tank
TSSA Base Sched Cycle 2:	NULL		
TSSA Max 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		

6	6 of 15	W/76.6	184.8 / 0.00	GALE'S GAS BARS LIMITED 5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	DTNK
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Delisted Expired Fuel Safety Facilities

Instance No:	11438380	Expired Date:	
Status:	EXPIRED	Max Hazard Rank:	NULL
Instance ID:		Facility Location:	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 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:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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 1:25:22 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				

<u>6</u>	7 of 15	W/76.6	184.8 / 0.00	GALE'S GAS BARS LIMITED 5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	DTNK
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Delisted Expired Fuel Safety Facilities

Instance No:	11438416	Expired Date:	
Status:	EXPIRED	Max Hazard Rank:	NULL
Instance ID:		Facility Location:	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 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 1:25:22 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		

<u>6</u>	8 of 15	W/76.6	184.8 / 0.00	GALE'S GAS BARS LIMITED 5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA	DTNK
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Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
				ON	
<u>Delisted Expired Fuel Safety Facilities</u>					
Instance No:	11438399			Expired Date:	
Status:	EXPIRED			Max Hazard Rank:	NULL
Instance ID:				Facility Location:	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 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 1:25:25 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				

6	9 of 15	W/76.6	184.8 / 0.00	GALE'S GAS BARS LIMITED 5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	DTNK
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Delisted Expired Fuel Safety Facilities

Instance No:	11438362			Expired Date:	
Status:	EXPIRED			Max Hazard Rank:	NULL
Instance ID:				Facility Location:	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 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 1:25:25 AM			Tank Underground:	
Next Periodic Str DT:	NULL			Source:	FS Liquid Fuel Tank

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

<u>6</u>	10 of 15	W/76.6	184.8 / 0.00	GALE'S GAS BARS LIMITED 5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	FST
Instance No:	11438399			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:	1974			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:	Impressed Current			Panam Venue:	
Overfill Protect:					
Facility Type:	FS Liquid Fuel Tank				
Parent Facility Type:					
Facility Location:					
Device Installed Location:	5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA				

Liquid Fuel Tank Details

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

<u>6</u>	11 of 15	W/76.6	184.8 / 0.00	GALE'S GAS BARS LIMITED 5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	FST
Instance No:	11438362			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:	1974			Piping Steel:	
Years in Service:				Piping Galvanized:	
Model:	NULL			Tanks Single Wall St:	
Description:				Piping Underground:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Capacity:	22700			No Underground:	
Tank Material:	Steel			Panam Related:	
Corrosion Protect:	Impressed Current			Panam Venue:	
Overfill Protect:					
Facility Type:		FS Liquid Fuel Tank			
Parent Facility Type:					
Facility Location:					
Device Installed Location:		5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA			
<u>Liquid Fuel Tank Details</u>					
Overfill Protection:					
Owner Account Name:		GALE'S GAS BARS LIMITED			
Item:		FS LIQUID FUEL TANK			

6	12 of 15	W/76.6	184.8 / 0.00	GALE'S GAS BARS LIMITED 5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	FST
Instance No:	11438340			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:	1974			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:	Impressed Current			Panam Venue:	
Overfill Protect:					
Facility Type:		FS Liquid Fuel Tank			
Parent Facility Type:					
Facility Location:					
Device Installed Location:		5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA			
<u>Liquid Fuel Tank Details</u>					
Overfill Protection:					
Owner Account Name:		GALE'S GAS BARS LIMITED			
Item:		FS LIQUID FUEL TANK			

6	13 of 15	W/76.6	184.8 / 0.00	GALE'S GAS BARS LIMITED 5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	FST
Instance No:	11438416			Manufacturer:	
Status:				Serial No:	
Cont Name:				Ulc Standard:	
Instance Type:				Quantity:	
Item:				Unit of Measure:	
Item Description:	FS Liquid Fuel Tank			Fuel Type:	Diesel
Tank Type:	Liquid Fuel Single Wall UST			Fuel Type2:	NULL
Install Date:	10/2/1989			Fuel Type3:	NULL
Install Year:	1989			Piping Steel:	
Years in Service:				Piping Galvanized:	
Model:	NULL			Tanks Single Wall St:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Description:				Piping Underground:	
Capacity:	15000			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:		5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA			
<u>Liquid Fuel Tank Details</u>					
Overfill Protection:					
Owner Account Name:		GALE'S GAS BARS LIMITED			
Item:		FS LIQUID FUEL TANK			

6	14 of 15	W/76.6	184.8 / 0.00	GALE'S GAS BARS LIMITED 5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	FST
Instance No:	11438380			Manufacturer:	
Status:				Serial No:	
Cont Name:				Ulc Standard:	
Instance Type:				Quantity:	
Item:				Unit of Measure:	
Item Description:	FS Liquid Fuel Tank			Fuel Type:	Diesel
Tank Type:	Liquid Fuel Single Wall UST			Fuel Type2:	NULL
Install Date:	10/2/1989			Fuel Type3:	NULL
Install Year:	1974			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:	Impressed Current			Panam Venue:	
Overfill Protect:					
Facility Type:		FS Liquid Fuel Tank			
Parent Facility Type:					
Facility Location:					
Device Installed Location:		5641 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA			
<u>Liquid Fuel Tank Details</u>					
Overfill Protection:					
Owner Account Name:		GALE'S GAS BARS LIMITED			
Item:		FS LIQUID FUEL TANK			

6	15 of 15	W/76.6	184.8 / 0.00	1771069 Ontario Inc. 5641 Stanley Avenue Niagara Falls ON L2G 3X3	GEN
Generator No:	ON8081680				
SIC Code:					
SIC Description:					
Approval Years:	As of Jan 2021				
PO Box No:					
Country:	Canada				
Status:	Registered				
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
MHSW Facility:					
<u>Detail(s)</u>					
Waste Class:		221 L			
Waste Class Name:		Light fuels			
<u>7</u>	1 of 11	SW/79.3	185.0 / 0.13	WENDYS GAS BAR 5676 STANLEY ST NIAGARA FALLS ON L2G3X5	PRT
Location ID:		9883			
Type:		retail			
Expiry Date:		1995-10-31			
Capacity (L):		29960			
Licence #:		0056330001			
<u>7</u>	2 of 11	SW/79.3	185.0 / 0.13	WENDYS GAS BAR 5676 STANLEY ST NIAGARA FALLS ON L2G 3X5	DTNK
<u>Delisted Expired Fuel Safety Facilities</u>					
Instance No:		9833807		Expired Date: 4/3/1998	
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			
<u>7</u>	3 of 11	SW/79.3	185.0 / 0.13	WENDYS GAS BAR 5676 STANLEY ST NIAGARA FALLS ON	DTNK

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Delisted Expired Fuel Safety Facilities</u>					
Instance No: 10875878 Status: EXPIRED Instance ID: 48028 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:		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:		Description: FS Piping Original Source: EXP Record Date: Up to Mar 2012	
<u>7</u>	4 of 11	SW/79.3	185.0 / 0.13	WENDYS GAS BAR 5676 STANLEY ST NIAGARA FALLS ON	DTNK

Delisted Expired Fuel Safety Facilities

Instance No: 10875860 Status: EXPIRED Instance ID: 48264 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:		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:	
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Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: Description: FS Piping Original Source: EXP Record Date: Up to Mar 2012					
7	5 of 11	SW/79.3	185.0 / 0.13	WENDYS GAS BAR 5676 STANLEY ST NIAGARA FALLS ON	DTNK

Delisted Expired Fuel Safety Facilities

Instance No:	10875893	Expired Date:	
Status:	EXPIRED	Max Hazard Rank:	
Instance ID:	48527	Facility Location:	
Instance Type:	FS Piping	Facility Type:	
Instance Creation Dt:		Fuel Type 2:	
Instance Install Dt:		Fuel Type 3:	
Item Description:		Panam Related:	
Manufacturer:		Panam Venue Nm:	
Model:		External Identifier:	
Serial No:		Item:	
ULC Standard:		Piping Steel:	
Quantity:		Piping Galvanized:	
Unit of Measure:		Tank Single Wall St:	
Overfill Prot Type:		Piping Underground:	
Creation Date:		Tank Underground:	
Next Periodic Str DT:		Source:	
TSSA Base Sched Cycle 2:			
TSSAMax Hazard Rank 1:			
TSSA Risk Based Periodic Yn:			
TSSA Volume of Directives:			
TSSA Periodic Exempt:			
TSSA Statutory Interval:			
TSSA Recd Insp Interva:			
TSSA Recd Tolerance:			
TSSA Program Area:			
TSSA Program Area 2:			
Description:	FS Piping		
Original Source:	EXP		
Record Date:	Up to Mar 2012		

7	6 of 11	SW/79.3	185.0 / 0.13	WENDYS GAS BAR 5676 STANLEY ST NIAGARA FALLS L2G 3X5 ON CA ON	DTNK
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Delisted Expired Fuel Safety Facilities

Instance No:	10875887	Expired Date:	
Status:	EXPIRED	Max Hazard Rank:	NULL
Instance ID:		Facility Location:	5676 STANLEY ST NIAGARA FALLS L2G 3X5 ON CA
Instance Type:		Facility Type:	FS LIQUID FUEL TANK
Instance Creation Dt:	4/2/1998	Fuel Type 2:	NULL
Instance Install Dt:	4/2/1998	Fuel Type 3:	NULL
Item Description:	FS Liquid Fuel Tank	Panam Related:	NULL
Manufacturer:	NULL	Panam Venue Nm:	NULL

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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 1:21:45 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:	REMOVED OCT 97				
Original Source:	EXP				
Record Date:	31-JUL-2020				

7	7 of 11	SW/79.3	185.0 / 0.13	WENDYS GAS BAR 5676 STANLEY ST NIAGARA FALLS L2G 3X5 ON CA ON	DTNK
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Delisted Expired Fuel Safety Facilities

Instance No:	10875851			Expired Date:	NULL
Status:	EXPIRED			Max Hazard Rank:	NULL
Instance ID:				Facility Location:	5676 STANLEY ST NIAGARA FALLS L2G 3X5 ON CA
Instance Type:				Facility Type:	FS LIQUID FUEL TANK
Instance Creation Dt:	4/2/1998			Fuel Type 2:	NULL
Instance Install Dt:	4/2/1998			Fuel Type 3:	NULL
Item Description:	FS Liquid Fuel Tank			Panam Related:	NULL
Manufacturer:	NULL			Panam Venue Nm:	NULL
Model:	NULL			External Identifier:	NULL
Serial No:	NULL			Item:	
ULC Standard:	NULL			Piping Steel:	
Quantity:	1			Piping Galvanized:	
Unit of Measure:	EA			Tank Single Wall St:	
Overfill Prot Type:	NULL			Piping Underground:	
Creation Date:	7/5/2009 1:21:49 AM			Tank Underground:	
Next Periodic Str DT:	NULL			Source:	FS Liquid Fuel Tank
TSSA Base Sched Cycle 2:	NULL				
TSSAMax Hazard Rank 1:	NULL				
TSSA Risk Based Periodic Yn:	NULL				
TSSA Volume of Directives:	NULL				
TSSA Periodic Exempt:	NULL				
TSSA Statutory Interval:	NULL				
TSSA Recd Insp Interva:	NULL				
TSSA Recd Tolerance:	NULL				
TSSA Program Area:	NULL				
TSSA Program Area 2:	NULL				
Description:	REMOVED OCT 1997				
Original Source:	EXP				
Record Date:	31-JUL-2020				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>7</u>	8 of 11	SW/79.3	185.0 / 0.13	WENDYS GAS BAR 5676 STANLEY ST NIAGARA FALLS L2G 3X5 ON CA ON	DTNK

Delisted Expired Fuel Safety Facilities

Instance No:	10875869	Expired Date:	
Status:	EXPIRED	Max Hazard Rank:	NULL
Instance ID:		Facility Location:	5676 STANLEY ST NIAGARA FALLS L2G 3X5 ON CA
Instance Type:		Facility Type:	FS LIQUID FUEL TANK
Instance Creation Dt:	4/2/1998	Fuel Type 2:	NULL
Instance Install Dt:	4/2/1998	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 1:21:56 AM	Tank Underground:	
Next Periodic Str DT:	NULL	Source:	FS Liquid Fuel Tank
TSSA Base Sched Cycle 2:	NULL		
TSSA Max 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:	REMOVED OCT 97		
Original Source:	EXP		
Record Date:	31-JUL-2020		

<u>7</u>	9 of 11	SW/79.3	185.0 / 0.13	WENDYS GAS BAR 5676 STANLEY AVE NIAGARA FALLS L2G 3X5 ON CA ON	FST
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Instance No:	10875869	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:	4/2/1998	Fuel Type3:	NULL
Install Year:	1989	Piping Steel:	
Years in Service:		Piping Galvanized:	
Model:	NULL	Tanks Single Wall St:	
Description:		Piping Underground:	
Capacity:	45400	No Underground:	
Tank Material:	Fiberglass (FRP)	Panam Related:	
Corrosion Protect:	Fiberglass	Panam Venue:	
Overfill Protect:			
Facility Type:	FS Liquid Fuel Tank		
Parent Facility Type:			
Facility Location:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Device Installed Location:		5676 STANLEY AVE NIAGARA FALLS L2G 3X5 ON CA			
<u>Liquid Fuel Tank Details</u>					
Overfill Protection:					
Owner Account Name:		WENDYS GAS BAR			
Item:		FS LIQUID FUEL TANK			
<u>7</u>	10 of 11	SW/79.3	185.0 / 0.13	WENDYS GAS BAR 5676 STANLEY AVE NIAGARA FALLS L2G 3X5 ON CA ON	FST
Instance No:		10875887		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:		4/2/1998		Fuel Type3: NULL	
Install Year:		1989		Piping Steel:	
Years in Service:				Piping Galvanized:	
Model:		NULL		Tanks Single Wall St:	
Description:				Piping Underground:	
Capacity:		45400		No Underground:	
Tank Material:		Fiberglass (FRP)		Panam Related:	
Corrosion Protect:		Fiberglass		Panam Venue:	
Overfill Protect:					
Facility Type:		FS Liquid Fuel Tank			
Parent Facility Type:					
Facility Location:					
Device Installed Location:		5676 STANLEY AVE NIAGARA FALLS L2G 3X5 ON CA			
<u>Liquid Fuel Tank Details</u>					
Overfill Protection:					
Owner Account Name:		WENDYS GAS BAR			
Item:		FS LIQUID FUEL TANK			
<u>7</u>	11 of 11	SW/79.3	185.0 / 0.13	WENDYS GAS BAR 5676 STANLEY AVE NIAGARA FALLS L2G 3X5 ON CA ON	FST
Instance No:		10875851		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:		4/2/1998		Fuel Type3: NULL	
Install Year:		1989		Piping Steel:	
Years in Service:				Piping Galvanized:	
Model:		NULL		Tanks Single Wall St:	
Description:				Piping Underground:	
Capacity:		45400		No Underground:	
Tank Material:		Fiberglass (FRP)		Panam Related:	
Corrosion Protect:		Fiberglass		Panam Venue:	
Overfill Protect:					
Facility Type:		FS Liquid Fuel Tank			
Parent Facility Type:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Facility Location:
Device Installed Location: 5676 STANLEY AVE NIAGARA FALLS L2G 3X5 ON CA

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: WENDYS GAS BAR
Item: FS LIQUID FUEL TANK

8	1 of 5	WNW/81.9	184.8 / 0.00	1771069 ONTARIO INC. 5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	FST
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Instance No:	14352906	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:	6/9/2009	Fuel Type3:	NULL
Install Year:	1999	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:	5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA		

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: 1771069 ONTARIO INC.
Item: FS LIQUID FUEL TANK

8	2 of 5	WNW/81.9	184.8 / 0.00	1771069 ONTARIO INC. 5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	FST
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Instance No:	14352907	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:	Diesel
Tank Type:	Double Wall UST	Fuel Type2:	NULL
Install Date:	6/9/2009	Fuel Type3:	NULL
Install Year:	1999	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		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Parent Facility Type:		FS Gasoline Station - Split Serve			
Facility Location:		5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA			
Device Installed Location:		5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA			
<u>Liquid Fuel Tank Details</u>					
Overfill Protection:					
Owner Account Name:		1771069 ONTARIO INC.			
Item:		FS LIQUID FUEL TANK			

8	3 of 5	WNW/81.9	184.8 / 0.00	1771069 ONTARIO INC. 5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	FST
Instance No:		14352909		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:		6/9/2009		Fuel Type3: NULL	
Install Year:		2002		Piping Steel:	
Years in Service:				Piping Galvanized:	
Model:		NULL		Tanks Single Wall St:	
Description:				Piping Underground:	
Capacity:		20000		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:		5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA			
Device Installed Location:		5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA			

<u>Liquid Fuel Tank Details</u>					
Overfill Protection:					
Owner Account Name:		1771069 ONTARIO INC.			
Item:		FS LIQUID FUEL TANK			

8	4 of 5	WNW/81.9	184.8 / 0.00	1771069 ONTARIO INC. 5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA ON	FST
Instance No:		14352908		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:		6/9/2009		Fuel Type3: NULL	
Install Year:		1999		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:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Facility Type:		FS Liquid Fuel Tank			
Parent Facility Type:		FS Gasoline Station - Split Serve			
Facility Location:		5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA			
Device Installed Location:		5619 STANLEY AVE NIAGARA FALLS L2G 3X3 ON CA			
<u>Liquid Fuel Tank Details</u>					
Overfill Protection:					
Owner Account Name:		1771069 ONTARIO INC.			
Item:		FS LIQUID FUEL TANK			

8	5 of 5	WNW/81.9	184.8 / 0.00	5619 STANLEY AVE NIAGARA FALLS ON L2G 3X3	DTNK
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Delisted Fuel Storage Tank

Instance No:	64761655	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:	7
Corrosion Prot:		No Underground:	4
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 - SELF 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		

9	1 of 1	SSW/93.0	185.3 / 0.45	5711 STANLEY AVE Niagara Falls ON	WWIS
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Well ID:	7252221	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:	Monitoring and Test Hole	Data Entry Status:	
Use 2nd:	0	Data Src:	
Final Well Status:	Test Hole	Date Received:	16-Nov-2015 00:00:00
Water Type:		Selected Flag:	TRUE
Casing Material:		Abandonment Rec:	
Audit No:	Z214280	Contractor:	7320
Tag:	A187864	Form Version:	7
Constructn Method:		Owner:	
Elevation (m):		County:	NIAGARA (WELLAND)
Elevatn Reliabilty:		Lot:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Depth to Bedrock:				Concession:	
Well Depth:				Concession Name:	
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:		NIAGARA FALLS CITY			
Site Info:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/725\7252221.pdf			

Additional Detail(s) (Map)

Well Completed Date: 2015/10/03
Year Completed: 2015
Depth (m): 5.8
Latitude: 43.0920047837285
Longitude: -79.0847835377421
Path: 725\7252221.pdf

Bore Hole Information

Bore Hole ID:	1005799620	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:		East83:	655875.00
Code OB Desc:		North83:	4772812.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	03-Oct-2015 00:00:00	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock

Materials Interval

Formation ID: 1005815170
Layer: 3
Color: 6
General Color: BROWN
Mat1: 06
Most Common Material: SILT
Mat2: 05
Mat2 Desc: CLAY
Mat3:
Mat3 Desc:
Formation Top Depth: 1.2000000476837158
Formation End Depth: 4.699999809265137
Formation End Depth UOM: m

Overburden and Bedrock

Materials Interval

Formation ID: 1005815168
Layer: 1
Color: 2

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
General Color:		GREY			
Mat1:		11			
Most Common Material:		GRAVEL			
Mat2:		28			
Mat2 Desc:		SAND			
Mat3:		01			
Mat3 Desc:		FILL			
Formation Top Depth:		0.0			
Formation End Depth:		0.30000001192092896			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1005815171			
Layer:		4			
Color:		6			
General Color:		BROWN			
Mat1:		06			
Most Common Material:		SILT			
Mat2:		28			
Mat2 Desc:		SAND			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		4.699999809265137			
Formation End Depth:		5.800000190734863			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1005815169			
Layer:		2			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		06			
Mat2 Desc:		SILT			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.30000001192092896			
Formation End Depth:		1.2000000476837158			
Formation End Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1005815180			
Layer:		1			
Plug From:		0.0			
Plug To:		2.4000000953674316			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1005815181			
Layer:		2			
Plug From:		2.4000000953674316			
Plug To:		5.800000190734863			
Plug Depth UOM:		m			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Method of Construction & Well Use

Method Construction ID: 1005815179
Method Construction Code: D
Method Construction: Direct Push
Other Method Construction:

Pipe Information

Pipe ID: 1005815167
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1005815175
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0.0
Depth To: 2.700000047683716
Casing Diameter: 3.0999999046325684
Casing Diameter UOM: cm
Casing Depth UOM: m

Construction Record - Screen

Screen ID: 1005815176
Layer: 1
Slot: 10
Screen Top Depth: 2.700000047683716
Screen End Depth: 5.800000190734863
Screen Material: 5
Screen Depth UOM: m
Screen Diameter UOM: cm
Screen Diameter: 3.200000047683716

Water Details

Water ID: 1005815174
Layer:
Kind Code:
Kind:
Water Found Depth:
Water Found Depth UOM: m

Hole Diameter

Hole ID: 1005815173
Diameter: 21.0
Depth From: 0.0
Depth To: 0.5
Hole Depth UOM: m
Hole Diameter UOM: cm

Hole Diameter

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Hole ID: 1005815172 Diameter: 10.0 Depth From: 0.5 Depth To: 5.800000190734863 Hole Depth UOM: m Hole Diameter UOM: cm					
Links					
Bore Hole ID: 1005799620 Tag No: A187864 Depth M: 5.8 Contractor: 7320 Year Completed: 2015 Path: 725\7252221.pdf Well Completed Dt: 2015/10/03 Latitude: 43.0920047837285 Audit No: Z214280 Longitude: -79.0847835377421					
10	1 of 1	SE/100.5	184.8 / 0.00	WADE KEITH POOLEY 5703 BUCHANAN AVE,,NIAGARA FALLS,ON, L2G 3T9,CA ON	PINC
Incident Id: Incident No: 1453000 Pipe Material: Incident Reported Dt: 8/6/2014 Fuel Category: Type: FS-Pipeline Incident Health Impact: Status Code: Environment Impact: Tank Status: Pipeline Damage Reason Est Property Damage: Task No: Service Interrupt: Spills Action Centre: Enforce Policy: Fuel Type: Public Relation: Fuel Occurrence Tp: Pipeline System: Date of Occurrence: PSIG: Occurrence Start Dt: Attribute Category: Depth: Regulator Location: Customer Acct Name: WADE KEITH POOLEY Method Details: Incident Address: 5703 BUCHANAN AVE,,NIAGARA FALLS,ON,L2G 3T9,CA Operation Type: Pipeline Type: Regulator Type: Summary: Reported By: Affiliation: Occurrence Desc: Damage Reason: Notes:					
11	1 of 1	NNW/107.0	184.8 / 0.00	5570 Stanley Ave Niagara Falls ON L2G 3X2	EHS
Order No: 20020227010 Nearest Intersection: Status: C Municipality: Report Type: Site Report Client Prov/State: ON Report Date: 2/28/02 Search Radius (km): 0.25 Date Received: 2/27/02 X: -79.084985 Previous Site Name: Cupolo's Body Shop and Niagara Auto, Truck and Repair Y: 43.093817 Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans and/or Inspection Reports					
12	1 of 1	WSW/112.9	185.8 / 1.00	5711 STANLEY AVE Niagara Falls ON	WWIS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Well ID:	7252220			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:	Monitoring and Test Hole			Data Entry Status:	
Use 2nd:	0			Data Src:	
Final Well Status:	Test Hole			Date Received:	16-Nov-2015 00:00:00
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:	Z219163			Contractor:	7320
Tag:	A187861			Form Version:	7
Constructn Method:				Owner:	
Elevation (m):				County:	NIAGARA (WELLAND)
Elevatn Reliabilty:				Lot:	
Depth to Bedrock:				Concession:	
Well Depth:				Concession Name:	
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:		NIAGARA FALLS CITY			
Site Info:					

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/725\7252220.pdf

Additional Detail(s) (Map)

Well Completed Date: 2015/10/03
Year Completed: 2015
Depth (m): 5.2
Latitude: 43.092134321777
Longitude: -79.0855289817451
Path: 725\7252220.pdf

Bore Hole Information

Bore Hole ID:	1005799617	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:		East83:	655814.00
Code OB Desc:		North83:	4772825.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	03-Oct-2015 00:00:00	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock

Materials Interval

Formation ID: 1005815133
Layer: 2
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2: 06
Mat2 Desc: SILT
Mat3:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat3 Desc:					
Formation Top Depth:			0.30000001192092896		
Formation End Depth:			1.2000000476837158		
Formation End Depth UOM:			m		
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:			1005815134		
Layer:			3		
Color:			6		
General Color:			BROWN		
Mat1:			06		
Most Common Material:			SILT		
Mat2:			05		
Mat2 Desc:			CLAY		
Mat3:					
Mat3 Desc:					
Formation Top Depth:			1.2000000476837158		
Formation End Depth:			4.599999904632568		
Formation End Depth UOM:			m		
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:			1005815132		
Layer:			1		
Color:			2		
General Color:			GREY		
Mat1:			11		
Most Common Material:			GRAVEL		
Mat2:			28		
Mat2 Desc:			SAND		
Mat3:			01		
Mat3 Desc:			FILL		
Formation Top Depth:			0.0		
Formation End Depth:			0.30000001192092896		
Formation End Depth UOM:			m		
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:			1005815135		
Layer:			4		
Color:			6		
General Color:			BROWN		
Mat1:			06		
Most Common Material:			SILT		
Mat2:			28		
Mat2 Desc:			SAND		
Mat3:					
Mat3 Desc:					
Formation Top Depth:			4.599999904632568		
Formation End Depth:			5.199999809265137		
Formation End Depth UOM:			m		
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:			1005815145		
Layer:			2		
Plug From:			1.5		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Plug To:		5.199999809265137			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1005815144			
Layer:		1			
Plug From:		0.0			
Plug To:		1.5			
Plug Depth UOM:		m			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1005815143			
Method Construction Code:		9			
Method Construction:		Driving			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1005815131			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1005815139			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0.0			
Depth To:		2.0999999046325684			
Casing Diameter:		3.0999999046325684			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1005815140			
Layer:		1			
Slot:		10			
Screen Top Depth:		2.0999999046325684			
Screen End Depth:		5.199999809265137			
Screen Material:		5			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		3.200000047683716			
<u>Water Details</u>					
Water ID:		1005815138			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		m			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Hole Diameter</u>					
Hole ID:		1005815137			
Diameter:		21.0			
Depth From:		0.0			
Depth To:		0.5			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
<u>Hole Diameter</u>					
Hole ID:		1005815136			
Diameter:		10.0			
Depth From:		0.5			
Depth To:		5.199999809265137			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
<u>Links</u>					
Bore Hole ID:	1005799617			Tag No:	A187861
Depth M:	5.2			Contractor:	7320
Year Completed:	2015			Path:	725\7252220.pdf
Well Completed Dt:	2015/10/03			Latitude:	43.092134321777
Audit No:	Z219163			Longitude:	-79.0855289817451
13	1 of 3	W/114.0	184.8 / 0.00	5520 North Street Niagara Falls ON L2G 1J3	EHS
Order No:	20200224036			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	27-FEB-20			Search Radius (km):	.25
Date Received:	24-FEB-20			X:	-79.0858757
Previous Site Name:				Y:	43.0930056
Lot/Building Size:					
Additional Info Ordered:					
13	2 of 3	W/114.0	184.8 / 0.00	5520 North Street Niagara Falls ON L2G 1J3	EHS
Order No:	20200224036			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	27-FEB-20			Search Radius (km):	.25
Date Received:	24-FEB-20			X:	-79.0858757
Previous Site Name:				Y:	43.0930056
Lot/Building Size:					
Additional Info Ordered:					
13	3 of 3	W/114.0	184.8 / 0.00	5520 North Street Niagara Falls ON L2G 1J3	EHS
Order No:	20200224036			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	27-FEB-20			Search Radius (km):	.25
Date Received:	24-FEB-20			X:	-79.0858757
Previous Site Name:				Y:	43.0930056
Lot/Building Size:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<i>Additional Info Ordered:</i>					
14	1 of 3	SE/122.1	184.9 / 0.10	VECCHIO ORNAMENTAL IRON LTD. 5397 FORSYTHE AVE. NIAGARA FALLS CITY ON L2G 1M1	CA
Certificate #:		8-2175-86-			
Application Year:		86			
Issue Date:		9/12/1986			
Approval Type:		Industrial air			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:		SPRAY BOOTH			
Contaminants:		Toluene(Pentyl Methane)(Methyl Benzene)			
Emission Control:		No Controls			
14	2 of 3	SE/122.1	184.9 / 0.10	Vecchio Ornamental Iron Ltd 5397 Forsythe St Niagara Falls ON L2G 1M1	SCT
Established:		01-JUL-64			
Plant Size (ft²):		4500			
Employment:					
--Details--					
Description:		Iron and Steel Mills and Ferro-Alloy Manufacturing			
SIC/NAICS Code:		331110			
Description:		Other Ornamental and Architectural Metal Product Manufacturing			
SIC/NAICS Code:		332329			
Description:		Other Ornamental and Architectural Metal Product Manufacturing			
SIC/NAICS Code:		332329			
14	3 of 3	SE/122.1	184.9 / 0.10	Vecchio Ornamental Iron Ltd. 5397 Forsythe St Niagara Falls ON L2G 1M1	SCT
Established:		1934			
Plant Size (ft²):		4500			
Employment:		2			
15	1 of 3	SW/135.7	185.8 / 1.00	2688368 ONTARIO INC. 5687/5711 STANLEY AVE NIAGARA FALLS L2G 3X6 ON CA ON	FST
Instance No:		64770890		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:		Double Wall UST		Fuel Type2:	NULL

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Install Date:	11/7/2017 10:41:14 AM			Fuel Type3:	NULL
Install Year:	2017			Piping Steel:	
Years in Service:				Piping Galvanized:	
Model:	NULL			Tanks Single Wall St:	
Description:				Piping Underground:	
Capacity:	100000			No Underground:	
Tank Material:	Fiberglass (FRP)			Panam Related:	
Corrosion Protect:	Fiberglass			Panam Venue:	
Overfill Protect:					
Facility Type:	FS Liquid Fuel Tank				
Parent Facility Type:					
Facility Location:					
Device Installed Location:	5687/5711 STANLEY AVE NIAGARA FALLS L2G 3X6 ON CA				

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: 2688368 ONTARIO INC.
Item: FS LIQUID FUEL TANK

[15](#) 2 of 3 SW/135.7 185.8 / 1.00 2688368 ONTARIO INC.
5687/5711 STANLEY AVE NIAGARA FALLS L2G 3X6 ON CA FST
ON

Instance No:	64770891	Manufacturer:	
Status:		Serial No:	
Cont Name:		Ulc Standard:	
Instance Type:		Quantity:	
Item:		Unit of Measure:	
Item Description:	FS Liquid Fuel Tank	Fuel Type:	Diesel
Tank Type:	Double Wall UST	Fuel Type2:	Gasoline
Install Date:	11/7/2017 10:41:14 AM	Fuel Type3:	NULL
Install Year:	2017	Piping Steel:	
Years in Service:		Piping Galvanized:	
Model:	NULL	Tanks Single Wall St:	
Description:		Piping Underground:	
Capacity:	75000	No Underground:	
Tank Material:	Fiberglass (FRP)	Panam Related:	
Corrosion Protect:	Fiberglass	Panam Venue:	
Overfill Protect:			
Facility Type:	FS Liquid Fuel Tank		
Parent Facility Type:			
Facility Location:			
Device Installed Location:	5687/5711 STANLEY AVE NIAGARA FALLS L2G 3X6 ON CA		

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: 2688368 ONTARIO INC.
Item: FS LIQUID FUEL TANK

[15](#) 3 of 3 SW/135.7 185.8 / 1.00 5687/5711 STANLEY AVE
NIAGARA FALLS ON L2G 3X6 DTNK

Delisted Fuel Storage Tank

Instance No:	64770888	Creation Date:	
Status:	Active	Overfill Prot Type:	
Instance Type:		Facility Location:	
Fuel Type:		Piping SW Steel:	0

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<p> Cont Name: Capacity: Tank Material: Corrosion Prot: Tank Type: Install Year: Facility Type: Device Installed Loc: Fuel Type 2: Fuel Type 3: Item: FS GASOLINE STATION - SELF SERVE Item Description: Model: Description: Instance Creation Dt: Instance Install Dt: Manufacturer: Serial No: ULC Standard: Quantity: Unit of Measure: Parent Fac Type: TSSA Base Sched Cycle 1: TSSA Base Sched Cycle 2: Original Source: FST Record Date: 31-MAY-2021 </p>					
16	1 of 1	SW/137.3	185.8 / 1.00	5711 Stanley Ave Niagara Falls ON L2G3X6	EHS
<p> Order No: 20150821081 Status: C Report Type: Standard Report Report Date: 28-AUG-15 Date Received: 21-AUG-15 Previous Site Name: NA Lot/Building Size: 0.35 Hectares Additional Info Ordered: </p> <p> Nearest Intersection: Municipality: Niagara Falls Client Prov/State: ON Search Radius (km): .25 X: -79.0856 Y: 43.091878 </p>					
17	1 of 3	ENE/150.7	185.8 / 1.00	FALLSWAY AUTOMOTIVE & INDUSTRIAL SUPPLIES LTD. 5583 DESSON AVE BOX 284 NIAGARA FALLS ON L2G 3S9	GEN
<p> Generator No: ON1142100 SIC Code: 6359 SIC Description: OTHER VEH. REPAIR Approval Years: 89 PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility: </p> <p>Detail(s)</p> <p> Waste Class: 122 Waste Class Name: ALKALINE WASTES - OTHER METALS </p>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
17	2 of 3	ENE/150.7	185.8 / 1.00	FALLSWAY AUTOMOTIVE & INDUSTRIAL 15-429 SUPPLIES LTD. 5583 DESSON AVE BOX 284 NIAGARA FALLS ON L2E 6T3	GEN
Generator No: SIC Code: SIC Description: Approval Years: PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility:		ON1142100 6359 OTHER VEH. REPAIR 92,93,94,95,96,97,98			
Detail(s)					
Waste Class: Waste Class Name:		122 ALKALINE WASTES - OTHER METALS			
17	3 of 3	ENE/150.7	185.8 / 1.00	Fallsway Automotive & Ind 5583 Desson Ave Niagara Falls ON L2G 3S9	SCT
Established: Plant Size (ft²): Employment:		01-AUG-76			
--Details--					
Description: SIC/NAICS Code:		Motor Vehicle Gasoline Engine and Engine Parts Manufacturing 336310			
18	1 of 2	SE/153.6	185.8 / 1.00	LIPTONS 5740 BUCHANAN AVENUE,,NIAGARA FALLS, ON,L2G 3V3,CA ON	PINC
Incident Id: Incident No: Incident Reported Dt: Type: Status Code: Tank Status: Task No: Spills Action Centre: Fuel Type: Fuel Occurrence Tp: Date of Occurrence: Occurrence Start Dt: Depth: Customer Acct Name: Incident Address: Operation Type: Pipeline Type: Regulator Type: Summary: Reported By: Affiliation: Occurrence Desc: Damage Reason:		1842084 4/8/2016 FS-Pipeline Incident Pipeline Damage Reason Est		Pipe Material: Fuel Category: Health Impact: Environment Impact: Property Damage: Service Interrupt: Enforce Policy: Public Relation: Pipeline System: PSIG: Attribute Category: Regulator Location: Method Details:	
LIPTONS 5740 BUCHANAN AVENUE,,NIAGARA FALLS,ON,L2G 3V3,CA					

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

18	2 of 2	SE/153.6	185.8 / 1.00	Enbridge Gas Distribution Inc. 5740 Buchanan Avenue Niagara Falls ON	SPL
Ref No:	1518-A8TG78			Contaminant Qty:	0 L
Site No:	NA			Nature of Damage:	
Incident Dt:	2016/04/07			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:	No			Site Geo Ref Accu:	
Dt MOE Arvl on Scn:				Site Map Datum:	
MOE Reported Dt:	2016/04/08			Northing:	
Dt Document Closed:	2016/05/17			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: 1 1/4" PI line damaged, made safe				
Site Region:					
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:					
Site County/District:					
Site Geo Ref Meth:					
Site District Office:					
Nearest Watercourse:					
Site Name:	Residence<UNOFFICIAL>				
Site Address:	5740 Buchanan Avenue				

19	1 of 1	SW/168.7	186.0 / 1.21	5711 STANLEY AVE Niagara Falls ON	WWIS
Well ID:	7252219			Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:	Monitoring and Test Hole			Data Entry Status:	
Use 2nd:	0			Data Src:	
Final Well Status:	Test Hole			Date Received:	16-Nov-2015 00:00:00
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:	Z219162			Contractor:	7320
Tag:	A187862			Form Version:	7
Constructn Method:				Owner:	
Elevation (m):				County:	NIAGARA (WELLAND)
Elevatn Reliabilty:				Lot:	
Depth to Bedrock:				Concession:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Clear/Cloudy: Municipality: Site Info:		NIAGARA FALLS CITY		Concession Name: Easting NAD83: Northing NAD83: Zone: UTM Reliability:	
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/725\7252219.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date: Year Completed: Depth (m): Latitude: Longitude: Path:		2015/10/03 2015 5.8 43.091782339652 -79.0860191233353 725\7252219.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID: DP2BR: Spatial Status: Code OB: Code OB Desc: Open Hole: Cluster Kind: Date Completed: Remarks: Loc Method Desc: Elevrc Desc: Location Source Date: Improvement Location Source: Improvement Location Method: Source Revision Comment: Supplier Comment:		1005799614		Elevation: Elevrc: Zone: East83: North83: Org CS: UTMRC: UTMRC Desc: Location Method:	
				17 655775.00 4772785.00 UTM83 4 margin of error : 30 m - 100 m wwr	
		on Water Well Record			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID: Layer: Color: General Color: Mat1: Most Common Material: Mat2: Mat2 Desc: Mat3: Mat3 Desc: Formation Top Depth: Formation End Depth: Formation End Depth UOM:		1005815113 3 6 BROWN 06 SILT 05 CLAY 1.2000000476837158 4.699999809265137 m			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID: Layer: Color: General Color:		1005815112 2 6 BROWN			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat1:		28			
Most Common Material:		SAND			
Mat2:		06			
Mat2 Desc:		SILT			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.30000001192092896			
Formation End Depth:		1.2000000476837158			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1005815114			
Layer:		4			
Color:		6			
General Color:		BROWN			
Mat1:		06			
Most Common Material:		SILT			
Mat2:		28			
Mat2 Desc:		SAND			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		4.699999809265137			
Formation End Depth:		5.800000190734863			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1005815111			
Layer:		1			
Color:		2			
General Color:		GREY			
Mat1:		11			
Most Common Material:		GRAVEL			
Mat2:		28			
Mat2 Desc:		SAND			
Mat3:		01			
Mat3 Desc:		FILL			
Formation Top Depth:		0.0			
Formation End Depth:		0.30000001192092896			
Formation End Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1005815124			
Layer:		2			
Plug From:		2.4000000953674316			
Plug To:		5.800000190734863			
Plug Depth UOM:		m			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1005815123			
Layer:		1			
Plug From:		0.0			
Plug To:		2.4000000953674316			
Plug Depth UOM:		m			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1005815122			
Method Construction Code:		D			
Method Construction:		Direct Push			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1005815110			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1005815118			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0.0			
Depth To:		2.700000047683716			
Casing Diameter:		3.0999999046325684			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Construction Record - Screen</u>					
Screen ID:		1005815119			
Layer:		1			
Slot:		10			
Screen Top Depth:		2.700000047683716			
Screen End Depth:		5.0			
Screen Material:		5			
Screen Depth UOM:		m			
Screen Diameter UOM:		cm			
Screen Diameter:		3.200000047683716			
<u>Water Details</u>					
Water ID:		1005815117			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		m			
<u>Hole Diameter</u>					
Hole ID:		1005815116			
Diameter:		10.0			
Depth From:		0.5			
Depth To:		5.800000190734863			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			
<u>Hole Diameter</u>					
Hole ID:		1005815115			
Diameter:		21.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Depth From:		0.0			
Depth To:		0.5			
Hole Depth UOM:		m			
Hole Diameter UOM:		cm			

Links

Bore Hole ID:	1005799614	Tag No:	A187862
Depth M:	5.8	Contractor:	7320
Year Completed:	2015	Path:	725\7252219.pdf
Well Completed Dt:	2015/10/03	Latitude:	43.091782339652
Audit No:	Z219162	Longitude:	-79.0860191233353

[20](#) 1 of 2 **NE/172.3** **185.0 / 0.21** **NIAGARA EXTERMINATORS** **PES**
5555 DESSON AVE
NIAGARA FALLS ON L2G3S9

Detail Licence No:		Operator Box:	
Licence No:	07980	Operator Class:	
Status:		Operator No:	
Approval Date:		Operator Type:	
Report Source:	Legacy Licenses (Excluding TS)	Oper Area Code:	905
Licence Type:	Operator	Oper Phone No:	3417977
Licence Type Code:	02	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:			

[20](#) 2 of 2 **NE/172.3** **185.0 / 0.21** **NIAGARA EXTERMINATORS** **PES**
5555 DESSON AVE
NIAGARA FALLS ON L2G3S9

Detail Licence No:		Operator Box:	
Licence No:	06553	Operator Class:	
Status:		Operator No:	
Approval Date:		Operator Type:	
Report Source:	Legacy Licenses (Excluding TS)	Oper Area Code:	905
Licence Type:	Operator	Oper Phone No:	3417977
Licence Type Code:	02	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:			

[21](#) 1 of 7 **NNW/172.6** **183.8 / -1.00** **GERBER (CANADA) INC.** **NPCB**

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
				5515 STANLEY AVENUE NIAGARA FALLS ON L2G 3X4	
Company Code:		O0476			
Industry:		Food/Beverage/Water			
Site Status:					
Transaction Date:		9/7/1990			
Inspection Date:		3/14/1989			
21	2 of 7	NNW/172.6	183.8 / -1.00	GERBER (CDA) INC 5515 STANLEY AVENUE NIAGARA FALLS ON L2G 3X4	GEN
Generator No:		ON0407300			
SIC Code:		1011			
SIC Description:		MEAT & MEAT PRODUCTS			
Approval Years:		86,87,88,89,90			
PO Box No:					
Country:					
Status:					
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					
<u>Detail(s)</u>					
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			
21	3 of 7	NNW/172.6	183.8 / -1.00	GERBER (CDA) INC 16-047 5515 STANLEY AVENUE NIAGARA FALLS ON L2G 3X4	GEN
Generator No:		ON0407300			
SIC Code:		1011			
SIC Description:		MEAT & MEAT PRODUCTS			
Approval Years:		92,93,94,95,96,97,98			
PO Box No:					
Country:					
Status:					
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					
<u>Detail(s)</u>					
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			
21	4 of 7	NNW/172.6	183.8 / -1.00	GERBER (CANADA) INC. 5515 STANLEY AVENUE Niagara Falls ON L2G 3X4	NPCB
Company Code:		O0476			
Industry:		Food/Beverage/Water			
Site Status:		In- Use			
Transaction Date:		3/14/1989			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Inspection Date:		3/14/1989			
--Details--					
Label:					
Serial No.:					
PCB Type/Code:		Askarel/Askarel			
Location:		COMPRESSOR ROOM			
Item/State:					
No. of Items:					
Manufacturer:					
Status:		In-Use			
Contents:					
21	5 of 7	NNW/172.6	183.8 / -1.00	Niagara Falls Tourism 5515 Stanley Ave Niagara Falls ON L2G 3X4	SCT
Established:		1966			
Plant Size (ft²):		30			
Employment:					
--Details--					
Description:		Newspaper Publishers			
SIC/NAICS Code:		511110			
Description:		All Other Information Services			
SIC/NAICS Code:		519190			
21	6 of 7	NNW/172.6	183.8 / -1.00	GERBER (CANADA) INC. 5515 STANLEY AVENUE NIAGARA FALLS ON L2G 3X4	NPCB
Company Code:		O0476			
Industry:		FOOD/BEVERAGE/WATER			
Site Status:		NO MORE PCB'S ON THIS SITE			
Transaction Date:		7/24/1997			
Inspection Date:		3/14/1989			
--Details--					
Label:		OR46180			
Serial No.:		3156			
PCB Type/Code:		ASKAREL/ASKAREL			
Location:					
Item/State:		CAPACITOR/FULL			
No. of Items:		8			
Manufacturer:					
Status:		IN-USE			
Contents:		57.1 L			
21	7 of 7	NNW/172.6	183.8 / -1.00	CANADIAN NIAGARA HOTELS 5515 STANLEY AVE NIAGARA FALLS ON L2G 3X4	GEN
Generator No:		ON9291123			
SIC Code:		721111			
SIC Description:		Hotels			
Approval Years:		2010			
PO Box No:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility:					
Detail(s)					
Waste Class:		243			
Waste Class Name:		PCBS			
22	1 of 1	N/174.6	183.8 / -1.00	5534 Stanley Avenue Niagara Falls ON L2G 3X2	EHS
Order No:	20190326091		Nearest Intersection:		
Status:	C		Municipality:		
Report Type:	Standard Report		Client Prov/State: ON		
Report Date:	02-APR-19		Search Radius (km): .25		
Date Received:	26-MAR-19		X: -79.084728		
Previous Site Name:			Y: 43.094378		
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans; Aerial Photos				
23	1 of 1	NNE/197.4	184.8 / 0.00	5528 Buchanan Avenue Niagara Falls ON L2G 3T8	EHS
Order No:	20031030001		Nearest Intersection: Kitchener Street		
Status:	C		Municipality:		
Report Type:	Basic Report		Client Prov/State: ON		
Report Date:	11/7/03		Search Radius (km): 0.25		
Date Received:	10/30/03		X: -79.083823		
Previous Site Name:			Y: 43.094352		
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans and/or Inspection Reports				
24	1 of 1	NNW/200.5	183.8 / -1.00	ON	WWIS
Well ID:	7272870		Flowing (Y/N):		
Construction Date:			Flow Rate:		
Use 1st:	Monitoring		Data Entry Status:		
Use 2nd:			Data Src:		
Final Well Status:	Observation Wells		Date Received: 11-Oct-2016 00:00:00		
Water Type:			Selected Flag: TRUE		
Casing Material:			Abandonment Rec:		
Audit No:	Z220710		Contractor: 7484		
Tag:	A136419		Form Version: 7		
Constructn Method:			Owner:		
Elevation (m):			County: NIAGARA (WELLAND)		
Elevatn Reliabilty:			Lot:		
Depth to Bedrock:			Concession:		
Well Depth:			Concession Name:		
Overburden/Bedrock:			Easting NAD83:		
Pump Rate:			Northing NAD83:		
Static Water Level:			Zone:		
Clear/Cloudy:			UTM Reliability:		
Municipality:	NIAGARA FALLS CITY				
Site Info:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/727\7272870.pdf			

Additional Detail(s) (Map)

Well Completed Date: 2016/07/18
Year Completed: 2016
Depth (m): 7.62
Latitude: 43.094599634356
Longitude: -79.0848746668311
Path: 727\7272870.pdf

Bore Hole Information

Bore Hole ID:	1006269478	Elevation:	
DP2BR:		Elevrc:	
Spatial Status:		Zone:	17
Code OB:		East83:	655861.00
Code OB Desc:		North83:	4773100.00
Open Hole:		Org CS:	UTM83
Cluster Kind:		UTMRC:	4
Date Completed:	18-Jul-2016 00:00:00	UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:		Location Method:	wwr
Loc Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock

Materials Interval

Formation ID: 1006399285
Layer: 1
Color: 6
General Color: BROWN
Mat1: 01
Most Common Material: FILL
Mat2: 05
Mat2 Desc: CLAY
Mat3: 85
Mat3 Desc: SOFT
Formation Top Depth: 0.0
Formation End Depth: 5.0
Formation End Depth UOM: ft

Overburden and Bedrock

Materials Interval

Formation ID: 1006399286
Layer: 2
Color: 6
General Color: BROWN
Mat1: 05
Most Common Material: CLAY
Mat2: 06
Mat2 Desc: SILT
Mat3: 85
Mat3 Desc: SOFT
Formation Top Depth: 5.0
Formation End Depth: 15.0

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		1006399287			
Layer:		3			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		06			
Mat2 Desc:		SILT			
Mat3:		85			
Mat3 Desc:		SOFT			
Formation Top Depth:		15.0			
Formation End Depth:		25.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1006399295			
Layer:		2			
Plug From:		14.0			
Plug To:		25.0			
Plug Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1006399294			
Layer:		1			
Plug From:		0.0			
Plug To:		14.0			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1006399293			
Method Construction Code:		E			
Method Construction:		Auger			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1006399284			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1006399290			
Layer:		1			
Material:		7			
Open Hole or Material:		OTHER			
Depth From:		0.0			
Depth To:		15.0			
Casing Diameter:		2.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		1006399291			
Layer:		1			
Slot:		S40			
Screen Top Depth:		15.0			
Screen End Depth:		25.0			
Screen Material:		7			
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:		2.125			
<u>Water Details</u>					
Water ID:		1006399289			
Layer:		1			
Kind Code:		8			
Kind:		Untested			
Water Found Depth:		20.0			
Water Found Depth UOM:		ft			
<u>Hole Diameter</u>					
Hole ID:		1006399288			
Diameter:		6.0			
Depth From:		0.0			
Depth To:		25.0			
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			
<u>Links</u>					
Bore Hole ID:		1006269478		Tag No: A136419	
Depth M:		7.62		Contractor: 7484	
Year Completed:		2016		Path: 727\7272870.pdf	
Well Completed Dt:		2016/07/18		Latitude: 43.094599634356	
Audit No:		Z220710		Longitude: -79.0848746668311	

[25](#) 1 of 1 **SW/201.9** **186.9 / 2.11** **5731 Stanley Ave
Niagara Falls ON L2G3X6** **EHS**

Order No:	20170417077	Nearest Intersection:	
Status:	C	Municipality:	Niagara Falls
Report Type:	Standard Report	Client Prov/State:	ON
Report Date:	24-APR-17	Search Radius (km):	.25
Date Received:	17-APR-17	X:	-79.085866
Previous Site Name:	Former salvage yard	Y:	43.091298
Lot/Building Size:			
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans		

[26](#) 1 of 1 **NNW/208.1** **183.8 / -1.00** **ON** **WWIS**

Well ID:	7358025	Flowing (Y/N):	
Construction Date:		Flow Rate:	
Use 1st:		Data Entry Status:	Yes
Use 2nd:		Data Src:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Final Well Status: Water Type: Casing Material: Audit No: C48365 Tag: A277274 Constructn Method: Elevation (m): Elevatn Reliabilty: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Clear/Cloudy: Municipality: NIAGARA FALLS CITY Site Info:		Date Received: 12-May-2020 00:00:00 Selected Flag: TRUE Abandonment Rec: Contractor: 7324 Form Version: 8 Owner: County: NIAGARA (WELLAND) Lot: Concession: Concession Name: Easting NAD83: Northing NAD83: Zone: UTM Reliability:			
PDF URL (Map):					
Additional Detail(s) (Map)					
Well Completed Date: 2020/02/03 Year Completed: 2020 Depth (m): Latitude: 43.0946554841286 Longitude: -79.084983509681 Path:					
Bore Hole Information					
Bore Hole ID: 1008272589 DP2BR: Spatial Status: Code OB: Code OB Desc: Open Hole: Cluster Kind: Date Completed: 03-Feb-2020 00:00:00 Remarks: Loc Method Desc: on Water Well Record Elevrc Desc: Location Source Date: Improvement Location Source: Improvement Location Method: Source Revision Comment: Supplier Comment:		Elevation: Elevrc: Zone: 17 East83: 655852.00 North83: 4773106.00 Org CS: UTM83 UTMRC: 4 UTMRC Desc: margin of error : 30 m - 100 m Location Method: wwr			
Links					
Bore Hole ID: 1008272589 Depth M: Year Completed: 2020 Well Completed Dt: 2020/02/03 Audit No: C48365		Tag No: A277274 Contractor: 7324 Path: Latitude: 43.0946554841286 Longitude: -79.084983509681			
27	1 of 1	E/208.4	186.8 / 2.00	5629 Slater Ave. Niagara Falls ON L2G 3S8	EHS
Order No: 20020925004 Status: C Report Type: Custom Report Report Date: 10/3/02		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): 0.25			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Date Received: 9/25/02				X: -79.081943	
Previous Site Name:				Y: 43.093192	
Lot/Building Size:					
Additional Info Ordered:					
28	1 of 1	N/228.2	183.8 / -1.00	5464 Stanley Ave Niagara Falls ON L2G3W9	EHS
Order No: 20140828080				Nearest Intersection:	
Status: C				Municipality: Niagara	
Report Type: Standard Report				Client Prov/State: ON	
Report Date: 05-SEP-14				Search Radius (km): .25	
Date Received: 28-AUG-14				X: -79.084804	
Previous Site Name: believed to be residential				Y: 43.094858	
Lot/Building Size: 4,750 square meters					
Additional Info Ordered:					
29	1 of 1	W/233.2	185.0 / 0.16	ON	BORE
Borehole ID: 857676				Inclin FLG: No	
OGF ID: 215577674				SP Status: Initial Entry	
Status: Decommissioned				Surv Elev: No	
Type: Borehole				Piezometer: No	
Use: Geotechnical/Geological Investigation				Primary Name:	
Completion Date: 02-FEB-1973				Municipality:	
Static Water Level: 3.0				Lot:	
Primary Water Use:				Township:	
Sec. Water Use:				Latitude DD: 43.093074	
Total Depth m: 19.1				Longitude DD: -79.087343	
Depth Ref: Ground Surface				UTM Zone: 17	
Depth Elev:				Easting: 655664	
Drill Method: Hollow stem auger				Northing: 4772926	
Orig Ground Elev m: 186				Location Accuracy:	
Elev Reliabil Note:				Accuracy: Within 10 metres	
DEM Ground Elev m: 185					
Concession:					
Location D:		Niagara Parkway Interchange Complex and Hwy. 420, City of Niagara Falls, District #4 (Hamilton). Proposed interchange complex is located between Portage Road and Stanley Avenue and to the north and south of Hwy. #420 (Q.E.W. Extension). The Niagara park			
Survey D:					
Comments:					
<u>Borehole Geology Stratum</u>					
Geology Stratum ID: 220433141				Mat Consistency: Dense	
Top Depth: 1.8				Material Moisture:	
Bottom Depth: 6.9				Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1: Silt				Geologic Formation:	
Material 2: Clay				Geologic Group:	
Material 3: Sand				Geologic Period:	
Material 4: Silt				Depositional Gen:	
Gsc Material Description:					
Stratum Description:		Silt, some clay, traces of sand. Occasional silt to clayey silt. Dense to very dense **Note: Many records provided by the department have a truncated [Stratum Description] field.			
Geology Stratum ID: 220433142				Mat Consistency: Loose	
Top Depth: 6.9				Material Moisture:	
Bottom Depth: 19.1				Material Texture:	
Material Color:				Non Geo Mat Type:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Material 1:	Sand			Geologic Formation:	
Material 2:	Silty			Geologic Group:	
Material 3:	Silt			Geologic Period:	
Material 4:	Sandy			Depositional Gen:	
Gsc Material Description:					
Stratum Description:	Silty sand to sandy silt, traces of clay and gravel. Loose to compact then dense to very dense.				
Geology Stratum ID:	220433140			Mat Consistency:	Hard
Top Depth:	0			Material Moisture:	
Bottom Depth:	1.8			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Silt			Geologic Formation:	
Material 2:	Clayey			Geologic Group:	
Material 3:	Sand			Geologic Period:	
Material 4:				Depositional Gen:	
Gsc Material Description:					
Stratum Description:	Clayey silt, traces of sand. Hard **Note: Many records provided by the department have a truncated [Stratum Description] field.				

[30](#) 1 of 3 N/238.9 183.8 / -1.00 5486 STANLEY AVE
NIAGARA FALLS ON L2G 3X2 DTNK

Delisted Fuel Storage Tank

Instance No:	64743587	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:	2
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 - SELF 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		

[30](#) 2 of 3 N/238.9 183.8 / -1.00 2728380 ONTARIO INC.
5486 STANLEY AVE NIAGARA FALLS L2G 3X2 FST
ON CA
ON

Instance No:	64743589	Manufacturer:	
Status:		Serial No:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Cont Name: Instance Type: Item: Item Description: FS Liquid Fuel Tank Tank Type: Double Wall UST Install Date: 9/26/2016 8:45:43 AM Install Year: 2016 Years in Service: Model: NULL Description: Capacity: 65000 Tank Material: Fiberglass (FRP) Corrosion Protect: Fiberglass Overfill Protect: Facility Type: FS Liquid Fuel Tank Parent Facility Type: Facility Location: Device Installed Location: 5486 STANLEY AVE NIAGARA FALLS L2G 3X2 ON CA				Ulc Standard: Quantity: Unit of Measure: Fuel Type: Gasoline Fuel Type2: Diesel 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: 2728380 ONTARIO INC.
Item: FS LIQUID FUEL TANK

30	3 of 3	N/238.9	183.8 / -1.00	2728380 ONTARIO INC. 5486 STANLEY AVE NIAGARA FALLS L2G 3X2 ON CA ON	FST
Instance No: 64743588 Status: Cont Name: Instance Type: Item: Item Description: FS Liquid Fuel Tank Tank Type: Double Wall UST Install Date: 9/26/2016 8:45:43 AM Install Year: 2016 Years in Service: Model: NULL Description: Capacity: 100000 Tank Material: Fiberglass (FRP) Corrosion Protect: Fiberglass Overfill Protect: Facility Type: FS Liquid Fuel Tank Parent Facility Type: Facility Location: Device Installed Location: 5486 STANLEY AVE NIAGARA FALLS L2G 3X2 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: 2728380 ONTARIO INC.
Item: FS LIQUID FUEL TANK

31	1 of 1	S/247.6	186.9 / 2.07	5700 STANLEY AVE lot 798 NIAGARA FALLS ON	WWIS
Well ID: 7043858 Construction Date: Use 1st: Domestic				Flowing (Y/N): Flow Rate: Data Entry Status:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Use 2nd:				Data Src:	
Final Well Status:	Water Supply			Date Received:	25-May-2007 00:00:00
Water Type:				Selected Flag:	TRUE
Casing Material:				Abandonment Rec:	
Audit No:	Z33232			Contractor:	7294
Tag:	A030770			Form Version:	3
Constructn Method:				Owner:	
Elevation (m):				County:	NIAGARA (WELLAND)
Elevatn Reliabilty:				Lot:	798
Depth to Bedrock:				Concession:	
Well Depth:				Concession Name:	
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:	NIAGARA FALLS CITY				
Site Info:					
PDF URL (Map):	https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/704\7043858.pdf				
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:	2007/04/15				
Year Completed:	2007				
Depth (m):	15.24				
Latitude:	43.0905883031607				
Longitude:	-79.0846188228265				
Path:	704\7043858.pdf				
<u>Bore Hole Information</u>					
Bore Hole ID:	11766292			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	655892.00
Code OB Desc:				North83:	4772655.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	3
Date Completed:	15-Apr-2007 00:00:00			UTMRC Desc:	margin of error : 10 - 30 m
Remarks:				Location Method:	wwr
Loc Method Desc:	on Water Well Record				
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	933101351				
Layer:	4				
Color:	6				
General Color:	BROWN				
Mat1:	28				
Most Common Material:	SAND				
Mat2:	06				
Mat2 Desc:	SILT				
Mat3:					
Mat3 Desc:					
Formation Top Depth:	6.090000152587891				
Formation End Depth:	14.319999694824219				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Formation End Depth UOM:		m			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933101349			
Layer:		2			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.6000000238418579			
Formation End Depth:		4.869999885559082			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933101350			
Layer:		3			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		4.869999885559082			
Formation End Depth:		6.090000152587891			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933101352			
Layer:		5			
Color:		2			
General Color:		GREY			
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		14.319999694824219			
Formation End Depth:		15.239999771118164			
Formation End Depth UOM:		m			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		933101348			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		02			
Most Common Material:		TOPSOIL			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		0.6000000238418579			
Formation End Depth UOM:		m			
 <u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933319200			
Layer:		1			
Plug From:		0.0			
Plug To:		6.0			
Plug Depth UOM:		m			
 <u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933319201			
Layer:		2			
Plug From:					
Plug To:					
Plug Depth UOM:		m			
 <u>Method of Construction & Well Use</u>					
Method Construction ID:		967043858			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
 <u>Pipe Information</u>					
Pipe ID:		11773982			
Casing No:		1			
Comment:					
Alt Name:					
 <u>Construction Record - Casing</u>					
Casing ID:		930899518			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:		14.319999694824219			
Depth To:		15.239999771118164			
Casing Diameter:					
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
 <u>Construction Record - Casing</u>					
Casing ID:		930899517			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:		0.0			
Depth To:		14.319999694824219			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Casing Diameter:		15.0			
Casing Diameter UOM:		cm			
Casing Depth UOM:		m			
<u>Results of Well Yield Testing</u>					
Pumping Test Method Desc:					
Pump Test ID:		11778621			
Pump Set At:		14.0			
Static Level:		7.400000095367432			
Final Level After Pumping:		10.020000457763672			
Recommended Pump Depth:		14.0			
Pumping Rate:		37.849998474121094			
Flowing Rate:					
Recommended Pump Rate:		37.849998474121094			
Levels UOM:		m			
Rate UOM:		LPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:					
Pumping Duration HR:		5			
Pumping Duration MIN:		0			
Flowing:					
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822128			
Test Type:		Recovery			
Test Duration:		4			
Test Level:		8.680000305175781			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822136			
Test Type:		Recovery			
Test Duration:		20			
Test Level:		8.010000228881836			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822140			
Test Type:		Recovery			
Test Duration:		30			
Test Level:		7.829999923706055			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822142			
Test Type:		Recovery			
Test Duration:		40			
Test Level:		7.710000038146973			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822127			
Test Type:		Draw Down			
Test Duration:		4			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Test Level:		8.649999618530273			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822130			
Test Type:		Recovery			
Test Duration:		5			
Test Level:		8.5600004196167			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822132			
Test Type:		Recovery			
Test Duration:		10			
Test Level:		8.319999694824219			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822134			
Test Type:		Recovery			
Test Duration:		15			
Test Level:		8.15999984741211			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822137			
Test Type:		Draw Down			
Test Duration:		25			
Test Level:		9.319999694824219			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822141			
Test Type:		Draw Down			
Test Duration:		40			
Test Level:		9.5			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822122			
Test Type:		Recovery			
Test Duration:		1			
Test Level:		9.170000076293945			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822123			
Test Type:		Draw Down			
Test Duration:		2			
Test Level:		8.4399995803833			
Test Level UOM:		m			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822133			
Test Type:		Draw Down			
Test Duration:		15			
Test Level:		9.140000343322754			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822139			
Test Type:		Draw Down			
Test Duration:		30			
Test Level:		9.380000114440918			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822126			
Test Type:		Recovery			
Test Duration:		3			
Test Level:		8.739999771118164			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822124			
Test Type:		Recovery			
Test Duration:		2			
Test Level:		8.899999618530273			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822125			
Test Type:		Draw Down			
Test Duration:		3			
Test Level:		8.529999732971191			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822131			
Test Type:		Draw Down			
Test Duration:		10			
Test Level:		8.989999771118164			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822144			
Test Type:		Recovery			
Test Duration:		50			
Test Level:		7.619999885559082			
Test Level UOM:		m			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		11822121			
Test Type:		Draw Down			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
<i>Test Duration:</i>			1		
<i>Test Level:</i>			8.350000381469727		
<i>Test Level UOM:</i>			m		
<u>Draw Down & Recovery</u>					
<i>Pump Test Detail ID:</i>			11822129		
<i>Test Type:</i>			Draw Down		
<i>Test Duration:</i>			5		
<i>Test Level:</i>			8.710000038146973		
<i>Test Level UOM:</i>			m		
<u>Draw Down & Recovery</u>					
<i>Pump Test Detail ID:</i>			11822135		
<i>Test Type:</i>			Draw Down		
<i>Test Duration:</i>			20		
<i>Test Level:</i>			9.260000228881836		
<i>Test Level UOM:</i>			m		
<u>Draw Down & Recovery</u>					
<i>Pump Test Detail ID:</i>			11822146		
<i>Test Type:</i>			Recovery		
<i>Test Duration:</i>			60		
<i>Test Level:</i>			7.550000190734863		
<i>Test Level UOM:</i>			m		
<u>Draw Down & Recovery</u>					
<i>Pump Test Detail ID:</i>			11822138		
<i>Test Type:</i>			Recovery		
<i>Test Duration:</i>			25		
<i>Test Level:</i>			7.889999866485596		
<i>Test Level UOM:</i>			m		
<u>Draw Down & Recovery</u>					
<i>Pump Test Detail ID:</i>			11822143		
<i>Test Type:</i>			Draw Down		
<i>Test Duration:</i>			50		
<i>Test Level:</i>			9.600000381469727		
<i>Test Level UOM:</i>			m		
<u>Draw Down & Recovery</u>					
<i>Pump Test Detail ID:</i>			11822145		
<i>Test Type:</i>			Draw Down		
<i>Test Duration:</i>			60		
<i>Test Level:</i>			9.65999984741211		
<i>Test Level UOM:</i>			m		
<u>Water Details</u>					
<i>Water ID:</i>			934086263		
<i>Layer:</i>			1		
<i>Kind Code:</i>			1		
<i>Kind:</i>			FRESH		
<i>Water Found Depth:</i>			13.699999809265137		
<i>Water Found Depth UOM:</i>			m		

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

Hole ID: 11852743
 Diameter: 15.0
 Depth From: 0.0
 Depth To: 15.239999771118164
 Hole Depth UOM: m
 Hole Diameter UOM: cm

Links

Bore Hole ID:	11766292	Tag No:	A030770
Depth M:	15.24	Contractor:	7294
Year Completed:	2007	Path:	704\7043858.pdf
Well Completed Dt:	2007/04/15	Latitude:	43.0905883031607
Audit No:	Z33232	Longitude:	-79.0846188228265

32	1 of 1	SW/247.6	187.1 / 2.26	PRIVATE RESIDENCE 5523 SPRING ST. 416-354-3776 FURNACE OIL TANK NIAGARA FALLS CITY ON L2G 1P6	SPL
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Ref No:	47940	Contaminant Qty:	
Site No:		Nature of Damage:	
Incident Dt:	3/22/1991	Discharger Report:	
Year:		Material Group:	
Incident Cause:	OTHER CONTAINER LEAK	Health/Env Conseq:	
Incident Event:		Agency Involved:	WRIGHT FUELS
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:	3/22/1991	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 / WATER		
Receiving Environment:			
Incident Reason:	CORROSION		
Incident Summary:	RESIDENT: FURNACE TANK LEAK OUTSIDE. OIL IS SEEPING INTO THE BASEMENT		
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:			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
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Unplottable Summary

Total: 24 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA		Pt Twp Lot 112, 126, 130 (Buchanan Avenue)	Niagara Falls ON	
CA	The Corporation of the City of Niagara Falls	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2E 6S4
CA	The Corporation of the City of Niagara Falls	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2E 6S4
CA	The Regional Municipality of Niagara	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2E 6S4
CA	1578891 Ontario Ltd.	Stanley Ave	Niagara Falls ON	
CA	The Regional Municipality of Niagara	Stanley Avenue	Niagara Falls ON	
CA	The Regional Municipality of Niagara	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2E 6S4
CA	REDLAND QUARRIES INC.	STANLEY AVE., RR #2, QUEENSTON	NIAGARA FALLS CITY ON	
CA	The Corporation of the City of Niagara Falls	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2E 6S4
CA	R.M. OF NIAGARA	STANLEY AVE.	NIAGARA FALLS CITY ON	
ECA	The Corporation of the City of Niagara Falls	North Street, Forsythe Street and Lewis Avenue	Niagara Falls ON	L2E 6X5
ECA	The Regional Municipality of Niagara	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2V 4T7
ECA	The Corporation of the City of Niagara Falls	Buchanan Avenue, Desson Avenue and Slater Ave , from Spring Street to Kitchener Street	Niagara Falls ON	L2E 6X5
ECA	The Regional Municipality of Niagara	Stanley Avenue	Niagara Falls ON	
ECA	The Corporation of the City of Niagara Falls	Regional Road 102 (Stanley Avenue)	Niagara Falls ON	L2E 6X5
ECA	The Corporation of the City of Niagara Falls	Buchanan Avenue	Niagara Falls ON	
EHS		Stanley Ave	Niagara Falls ON	

GEN	STEETLEY QUARRY PRODUCTS INC.	STANLEY AVENUE NORTH R.R. #1, STANLEY AVENUE NORTH	NIAGARA FALLS ON	L2E 6S4
GEN	STEETLEY QUARRY PRODUCTS INC. 36-226	STANLEY AVENUE NORTH R.R. #1, STANLEY AVENUE NORTH	NIAGARA FALLS ON	L2E 6S4
GEN	STEETLEY INDUSTRIES LIMITED	GENERAL MINERALS DIVISION P.O. BOX 387, STANLEY STREET	NIAGARA FALLS ON	L2E 6T8
GEN	NIAGARA FALLS HYDRO (PCB) 00-000	MULLER (STA. 37)STANLEY AVE. P.O. BOX 120	NIAGARA FALLS ON	L2E 6S9
SCT	REDLAND QUARRIES INC.	STANLEY AVE	NIAGARA FALLS ON	L2E
SPL	MARINE LAND	KING WALDORF TRAILER PARK ON STANLEY AVE NEAR MARINELAND/ LYONS CREEK ROAD. AMUSEMENT PARK	NIAGARA FALLS CITY ON	
SPL	Rankin Construction Inc.; Ontario Power Generation Inc.	100m north of Queenston Bridge; Stanley Ave.	Niagara Falls; Niagara-on-the-Lake ON	NA

Unplottable Report

Site: Pt Twp Lot 112, 126, 130 (Buchanan Avenue) Niagara Falls ON **Database:** CA

Certificate #: 5817-4MFRMY
Application Year: 00
Issue Date: 7/25/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Corporation Of The City Of Niagara Falls
Client Address: 4310 Queen Street
Client City: Niagara Falls
Client Postal Code: L2E 6X5
Project Description: Installation of watermains along Buchanan Avenue from Stamford Street to McRae Street, Stanley Avenue at Valley Way, and North Street from Portage Road to Stanley Avenue

Contaminants:
Emission Control:

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

Certificate #: 1646-6MHLWK
Application Year: 2006
Issue Date: 3/3/2006
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

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

Certificate #: 2419-5JBRMV
Application Year: 2003
Issue Date: 2/5/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: The Regional Municipality of Niagara **Database:** CA
Regional Road 102 (Stanley Avenue) Niagara Falls ON L2E 6S4

Certificate #: 3976-5JGSRQ

Application Year: 2003
Issue Date: 2/7/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: 1578891 Ontario Ltd.
Stanley Ave Niagara Falls ON

Database:
CA

Certificate #: 5334-77EN9B
Application Year: 2007
Issue Date: 10/25/2007
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

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

Database:
CA

Certificate #: 2125-6EHRAN
Application Year: 2005
Issue Date: 8/5/2005
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: The Regional Municipality of Niagara
Regional Road 102 (Stanley Avenue) Niagara Falls ON L2E 6S4

Database:
CA

Certificate #: 6181-66SQYP
Application Year: 2004
Issue Date: 11/18/2004
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

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

Database:
CA

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

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

Database:
CA

Certificate #: 8626-68BJ3N
Application Year: 2005
Issue Date: 1/5/2005
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

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

Database:
CA

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

Site: The Corporation of the City of Niagara Falls
North Street, Forsythe Street and Lewis Avenue Niagara Falls ON L2E 6X5

Database:
ECA

Approval No: 9767-9FZQBP
Approval Date: 2014-02-21
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: North Street, Forsythe Street and Lewis Avenue

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

Full Address:
Full PDF Link:
PDF Site Location:

<https://www.accessenvironment.ene.gov.on.ca/instruments/8680-9E4RGV-14.pdf>

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

Database:
[ECA](#)

Approval No: 6937-9NBKZ2
Approval Date: 2014-08-28
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Regional Municipality of Niagara
Address: Regional Road 102 (Stanley Avenue)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/9557-9N5RVZ-14.pdf>
PDF Site Location:

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

Site: *The Corporation of the City of Niagara Falls
Buchanan Avenue, Desson Avenue and Slater Ave , from Spring Street to Kitchener Street Niagara Falls ON L2E 6X5*

Database:
[ECA](#)

Approval No: 5935-9XXM29
Approval Date: 2015-07-02
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: Buchanan Avenue, Desson Avenue and Slater Ave , from Spring Street to Kitchener Street
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/7214-9XHPGP-14.pdf>
PDF Site Location:

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

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

Database:
[ECA](#)

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

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

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

Database:
[ECA](#)

Approval No: 1646-6MHLWK
Approval Date: 2006-03-03
Status: Approved
Record Type: ECA

MOE District:
City:
Longitude:
Latitude:

Link Source: IDS **Geometry X:**
SWP Area Name: **Geometry Y:**
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Corporation of the City of Niagara Falls
Address: Regional Road 102 (Stanley Avenue)
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/8168-6MGMFK-14.pdf>
PDF Site Location:

Site: **The Corporation of the City of Niagara Falls**
Buchanan Avenue Niagara Falls ON

Database:
ECA

Approval No: 5817-4MFRMY **MOE District:**
Approval Date: 2000-07-25 **City:**
Status: Approved **Longitude:**
Record Type: ECA **Latitude:**
Link Source: IDS **Geometry X:**
SWP Area Name: **Geometry Y:**
Approval Type: ECA-Municipal and Private Water Works
Project Type: Municipal and Private Water Works
Business Name: The Corporation of the City of Niagara Falls
Address: Buchanan Avenue
Full Address:
Full PDF Link:
PDF Site Location:

Site: **Stanley Ave Niagara Falls ON**

Database:
EHS

Order No: 20101108008 **Nearest Intersection:** McLeod Road & Stanley Avenue
Status: C **Municipality:** RMON
Report Type: Custom Report **Client Prov/State:** ON
Report Date: 11/17/2010 **Search Radius (km):** 0.25
Date Received: 11/8/2010 12:09:30 PM **X:** -694444.444444
Previous Site Name: **Y:** 43.0741
Lot/Building Size:
Additional Info Ordered:

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

Database:
GEN

Generator No: ON0010702
SIC Code: 0812
SIC Description: LIMESTONE QUARRIES
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: 252
Waste Class Name: WASTE OILS & LUBRICANTS

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

Database:
GEN

Generator No: ON0010702

SIC Code: 0812
SIC Description: LIMESTONE QUARRIES
Approval Years: 92,93,94,95,96,97
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

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

Site: **STEETLEY INDUSTRIES LIMITED**
GENERAL MINERALS DIVISION P.O. BOX 387, STANLEY STREET NIAGARA FALLS ON L2E 6T8

Database:
GEN

Generator No: ON0010702
SIC Code: 0005
SIC Description: REGISTERED
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: 252
Waste Class Name: WASTE OILS & LUBRICANTS

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

Database:
GEN

Generator No: ON0393813
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: **REDLAND QUARRIES INC.**
STANLEY AVE NIAGARA FALLS ON L2E

Database:
SCT

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

--Details--

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

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

Database:
SPL

Ref No: 171483
Site No:
Incident Dt: 8/13/1999
Year:
Incident Cause: CONTAINER OVERFLOW
Incident Event:
Environment Impact: POSSIBLE
Nature of Impact: Soil contamination
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 8/14/1999
Dt Document Closed:
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: EQUIPMENT FAILURE
Incident Summary: MARINE LAND - SEPTIC BED DRAINAGE TO DITCH.
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:

Contaminant Qty:
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:

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

Database:
SPL

Ref No: 7415-A9FU73
Site No: NA; 7676-75LK7W
Incident Dt: 2016/04/28
Year:
Incident Cause:
Incident Event: Process Upset/Malfunction
Environment Impact:
Nature of Impact:
MOE Response: Yes
Dt MOE Arvl on Scn: 2016/05/03
MOE Reported Dt: 2016/04/28
Dt Document Closed:
Municipality No:
System Facility Address:
Client Type:
Call Report Location Geodata:
Contaminant Code: 41
Contaminant Name: BENTONITE SLURRY
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:

Contaminant Qty: 100 L
Nature of Damage:
Discharger Report:
Material Group:
Health/Env Conseq:
Agency Involved:
Site Lot:
Site Conc:
Site Geo Ref Accu: Map
Site Map Datum: NAD83
Northing: 4779813; 4779626
Easting: 658844; 656853

Receiving Medium:
Receiving Environment: Land
Incident Reason: Operator/Human Error
Incident Summary: Rankin Construction - <100L gelled bentonite to ground, cleaning
Site Region:
Site Municipality: Niagara Falls; Niagara-on-the-Lake
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Miscellaneous Industrial
SAC Action Class: Land Spills
Source Type:
Site County/District:
Site Geo Ref Meth: NA
Site District Office:
Nearest Watercourse: Niagara River
Site Name: Niagara Falls OPG project - off trail<UNOFFICIAL>; OPG PGS Reservoir (Stanley Avenue - Harrison System)
Site Address: 100m north of Queenston Bridge; Stanley Ave.

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 -Feb 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-Feb 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 - Mar 31, 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- Mar 31, 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 - Mar 31, 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- Mar 31, 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-Dec 31, 2022

Environmental Issues Inventory System:

Federal [EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

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

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report:

Provincial **EPAR**

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2021

List of Expired Fuels Safety Facilities:

Provincial **EXP**

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

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

Government Publication Date: Feb 28, 2022

Federal Convictions:

Federal **FCON**

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Mar 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 is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: 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-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal [NDWD](#)

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal [NEBI](#)

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

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal [NEBP](#)

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

[NPCB](#)

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

[NPRI](#)

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

[OGWE](#)

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Nov 30, 2022

Ontario Oil and Gas Wells:

Provincial

[OOGW](#)

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-Aug 2021

Inventory of PCB Storage Sites:

Provincial

[OPCB](#)

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

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

Orders:

Provincial

[ORD](#)

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

Government Publication Date: 1994 - Mar 31, 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- Mar 31, 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 - Mar 31, 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, 1992-2020

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-Mar 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-Mar 2021; May 2021-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 2020

Variances for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

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

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011- Mar 31, 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: Jun 30 2022

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

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

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



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Appendix G

Correspondence

Alex Maenza

From: Public Information Services <publicinformation@tssa.org>
Sent: Tuesday, May 09, 2023 10:52 AM
To: Alex Maenza
Subject: RE: TSSA - Information Request

Hello,

RECORD FOUND IN CURRENT DATABASE

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

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

Inventory Number	Address	City	Province	Postal Code	Status	Asset Type / Inventory Item
14352906	5619 STANLEY AVE	NIAGARA FALLS	ON	L2G 3X3	Active	FS LIQUID FUEL TANK
14352907	5619 STANLEY AVE	NIAGARA FALLS	ON	L2G 3X3	Active	FS LIQUID FUEL TANK
14352908	5619 STANLEY AVE	NIAGARA FALLS	ON	L2G 3X3	Active	FS LIQUID FUEL TANK
14352909	5619 STANLEY AVE	NIAGARA FALLS	ON	L2G 3X3	Active	FS LIQUID FUEL TANK
64761655	5619 STANLEY AVE	NIAGARA FALLS	ON	L2G 3X3	Active	FS GASOLINE STATION - SELF SERVE
69999765	5619 STANLEY AVE	NIAGARA FALLS	ON	L2G 3X3	Active	FS PROPANE CYLR HANDLING FACILITY
69999817	5619 STANLEY AVE	NIAGARA FALLS	ON	L2G 3X3	Active	FS CYLINDER EXCHANGE

Inventory Number	Address	City	Province	Postal Code	Status	Asset Type / Inventory Item
64879405	5687 STANLEY AVE	NIAGARA FALLS	ON	L2G 3X6	Active	FS CYLINDER EXCHANGE

This is not a confirmation that there are no records in the archives. For a further search in our archives, please submit an application 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 new application(s) and Service Prepayment Portal:

1. Click [Release of Public Information - TSSA](#) - TSSA and click "need a copy of a document";
2. Select the appropriate application, download it and complete it in full; and
3. Proceed to page 3 of the application and click the link TSSA Service Prepayment Portal under payment options (the link will take you the secure site to pay for the release 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 # & postal code to access your account);

2. Select the program area: AD (Amusement Devices), BPV (Boilers and Pressure Vessels), ED (Elevating Devices), FS (Fuels Services), OE (Operating Engineers) or SKI (Ski Lifts) and click continue;
3. Enter the application form number (obtained from bottom left corner of application form) and click continue;
 - a. When selecting the application form number from the drop-down menu, please make sure you select the application that begins with "PI" (i.e. PI-FS, PI-BPV etc.);
4. Complete the primary contact information section;
5. Complete the fees section;
6. Upload your completed application; and
7. Upload supporting documents (if required) and click continue.

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

Questions? Please contact TSSA's 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,



Kimberly Gage | Public Information Agent

Legal
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3348 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org
www.tssa.org



From: Alex Maenza
<Alex.Maenza@rjburnside.com>
Sent: Tuesday, May 9, 2023 10:25 AM
To: Public Information Services



Winner of 2022 5-Star Safety Cultures Award

<publicinformationservices@tssa.org>

Subject: TSSA - Information Request

[CAUTION]: This email originated outside the organisation.
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Dear TSSA,

Do you have any fuel storage records associated with the following addresses:

- 5515 Stanley Avenue, Niagara Falls
- 5590 Stanley Avenue, Niagara Falls
- 5619 Stanley Avenue, Niagara Falls
- 5640 Stanley Avenue, Niagara Falls
- 5687 Stanley Avenue, Niagara Falls
- 5700 Stanley Avenue, Niagara Falls

Thanks,
Alex

**** CONFIDENTIALITY NOTICE ****

This electronic transmission and any accompanying attachments may contain privileged or confidential information intended only for the use of the individual or organization named above.
Any distribution, copying or action taken in reliance on the contents of this communication by anyone other than the intended recipient(s) is STRICTLY PROHIBITED.
If you have received this communication in error please notify the sender at the above email address and delete this email immediately.
Thank you.

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

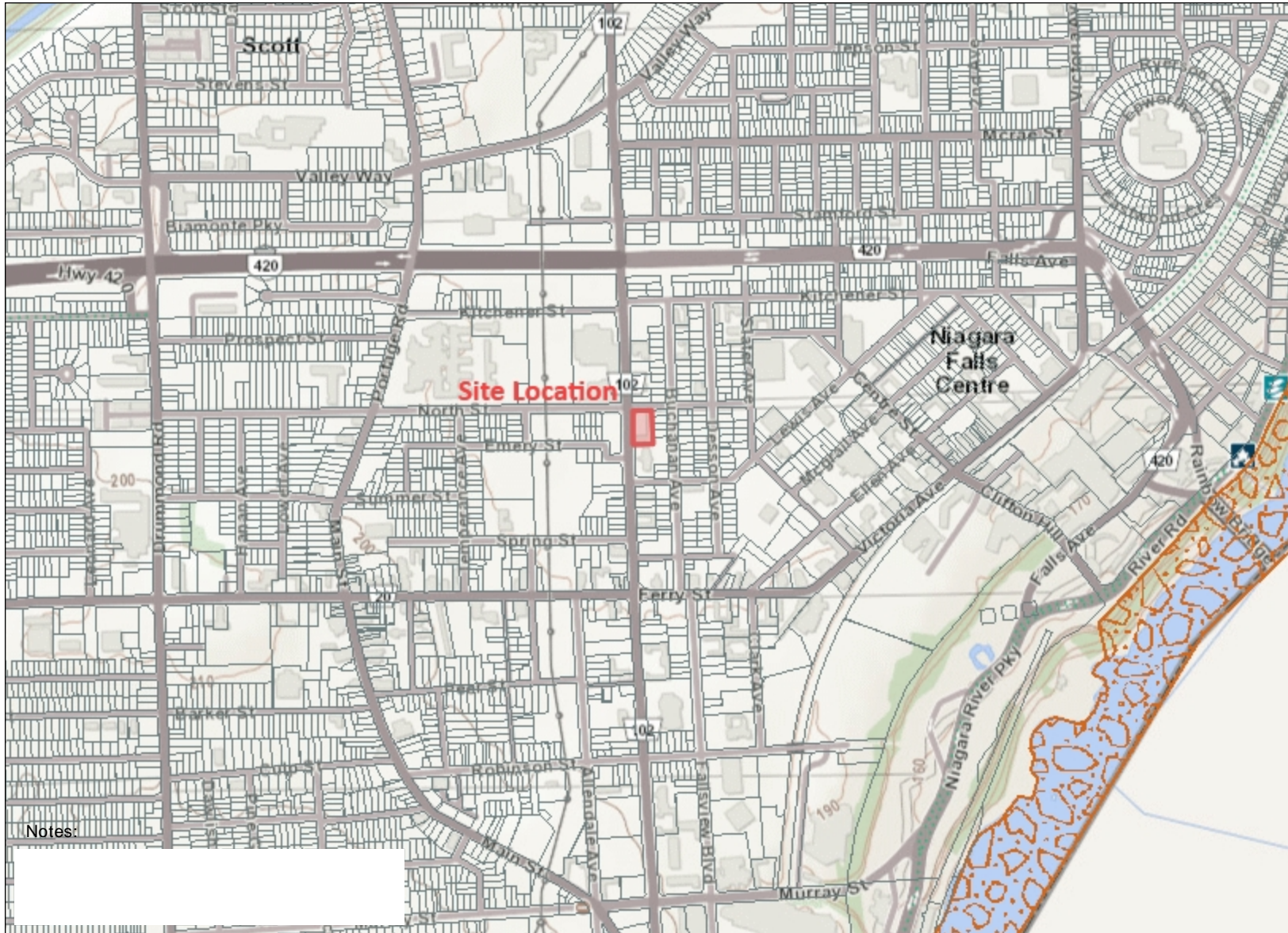


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Appendix H

Watershed and Surface Water Flow Maps



Legend

-  Assessment Parcel
-  NEP Boundary
- ANSI
 -  Earth Science Provincially Significant/sciences de la terre d'importance provinciale
 -  Earth Science Regionally Significant/sciences de la terre d'importance régionale
 -  Life Science Provincially Significant/sciences de la vie d'importance provinciale
 -  Life Science Regionally Significant/sciences de la vie d'importance régionale
- Evaluated Wetland
 -  Provincially Significant/considérée d'importance provinciale
 -  Non-Provincially Significant/non considérée d'importance provinciale
 -  Unevaluated Wetland
- NEP Land Use Designation
 -  Escarpment Natural Area/zone naturelle de l'escarpement
 -  Escarpment Protection Area/zone protégée l'escarpement
 -  Escarpment Recreation Area/zone récréative de l'escarpement
 -  Escarpment Rural Area/zone rurale de l'escarpement
 -  Mineral Resource Extraction Area/zone d'extraction de ressources minérales
 -  Urban Area/zone urbaine

Notes:

[Blank area for notes]



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

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry(OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

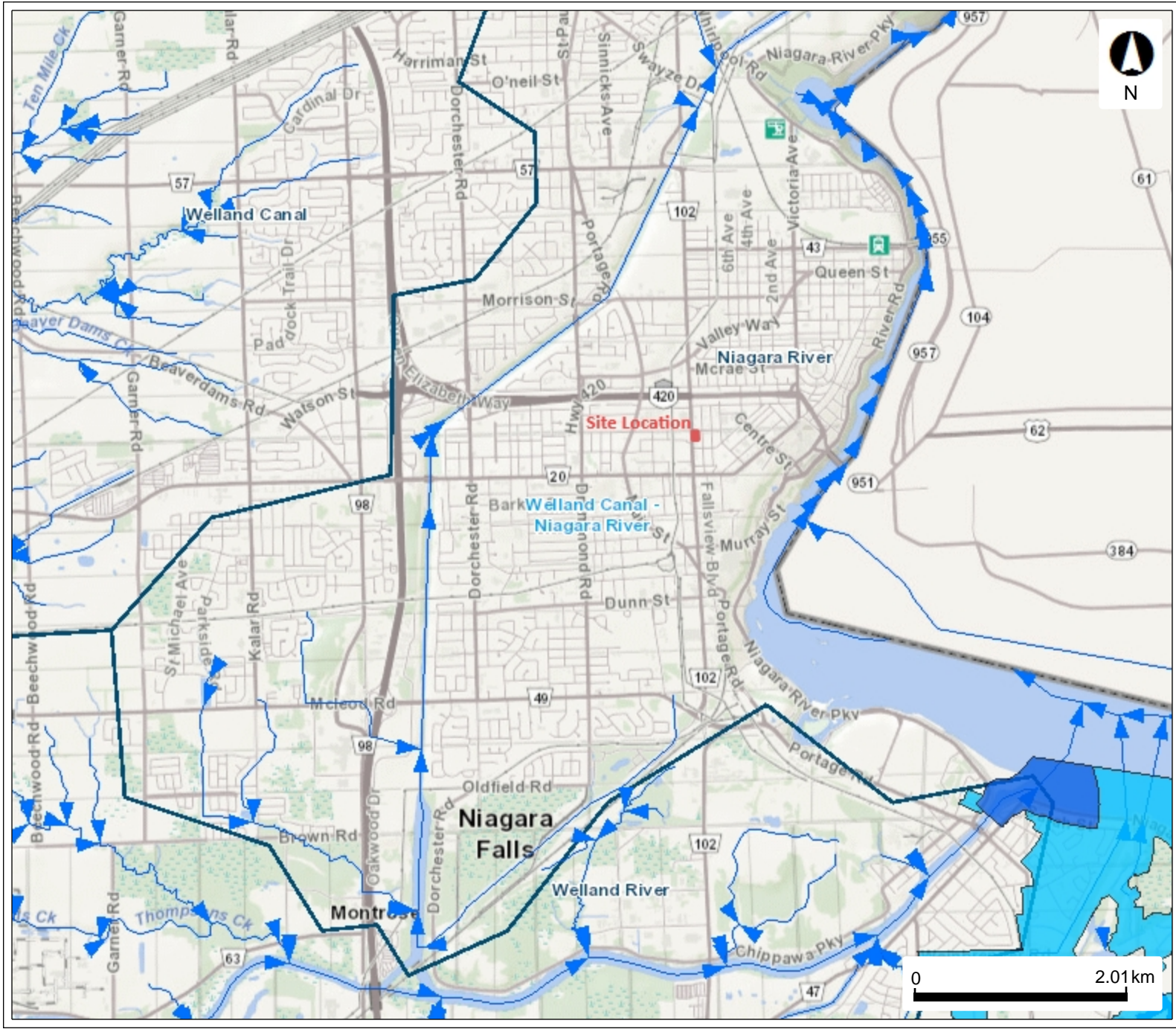
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Imagery Copyright Notices: DRAPE © Aéro-Photo (1961) Inc., 2008 - 2009
GTA 2005 / SWOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008
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5640 Stanley Avenue - Phase One ESA



Legend

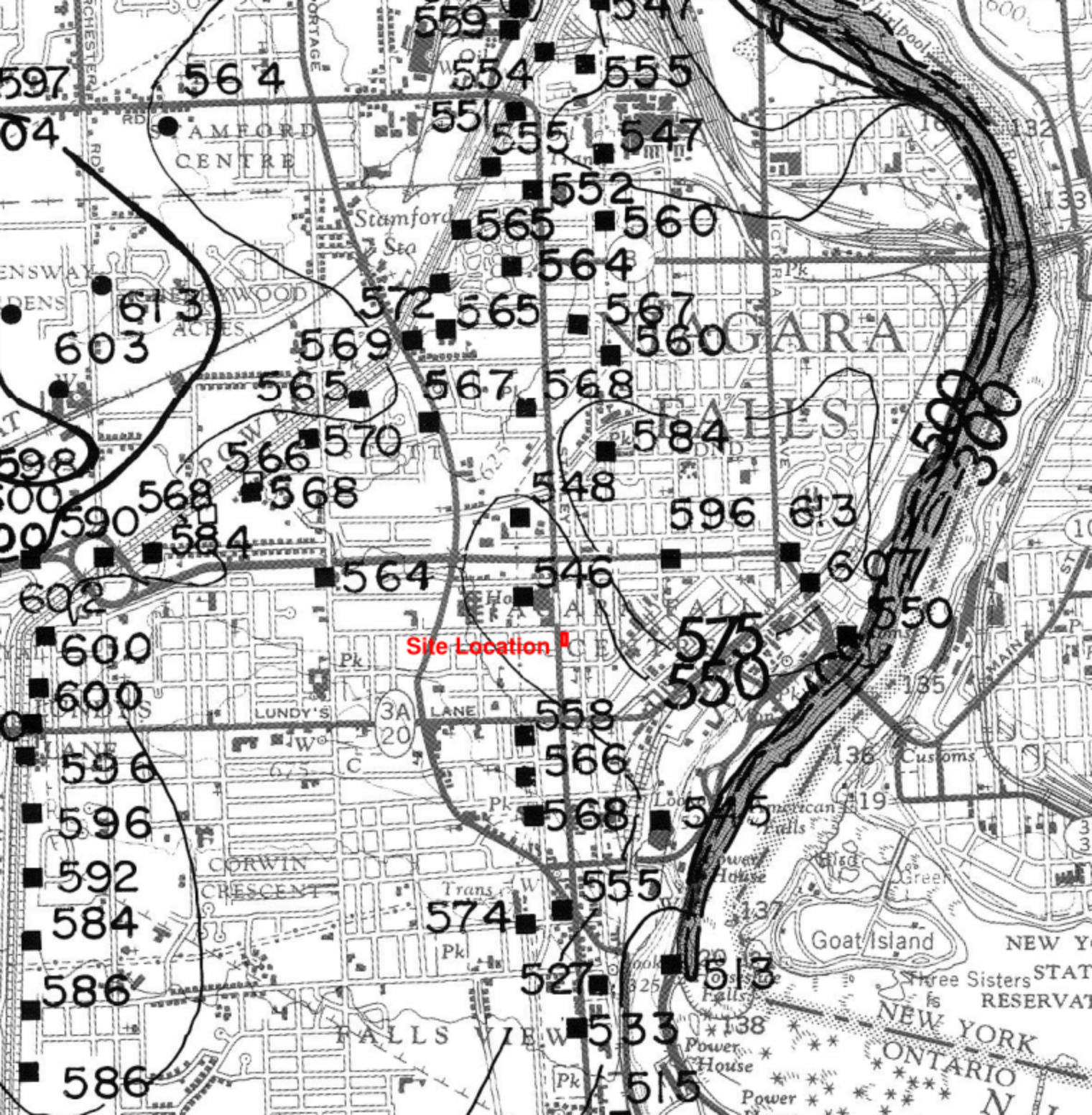
- Wellhead Protection Area Q1
- Wellhead Protection Area Q2
- WHPA-E

Wellhead Protection Area

- A
- B
- C
- C1
- D
- F

- Intake Protection Zone 1
- Intake Protection Zone 2
- Watercourse Direction
- Tertiary
- Quaternary

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Environment, Conservation and Parks (MECP) shall not be liable in any way for the use or any information on this map. of, or reliance upon, this map.



Site Location



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Appendix I

Photographs



Photo 1: 5640 Stanley Avenue Fronting (looking SE).



Photo 2: Courtyard Inn Office (looking S).



Project Name Phase One ESA 5640 Stanley Avenue,
Niagara Falls, Ontario
Project No. 300055846.1000
Sampling: May 2023



Photo 3: Interior Office (looking N).



Photo 4: Outdoor Dumpster (looking E).



Photo 5: Storage Room (looking W).



Photo 6: Storage Room (looking SE).



Photo 7: Basement Electrical Room (looking W).

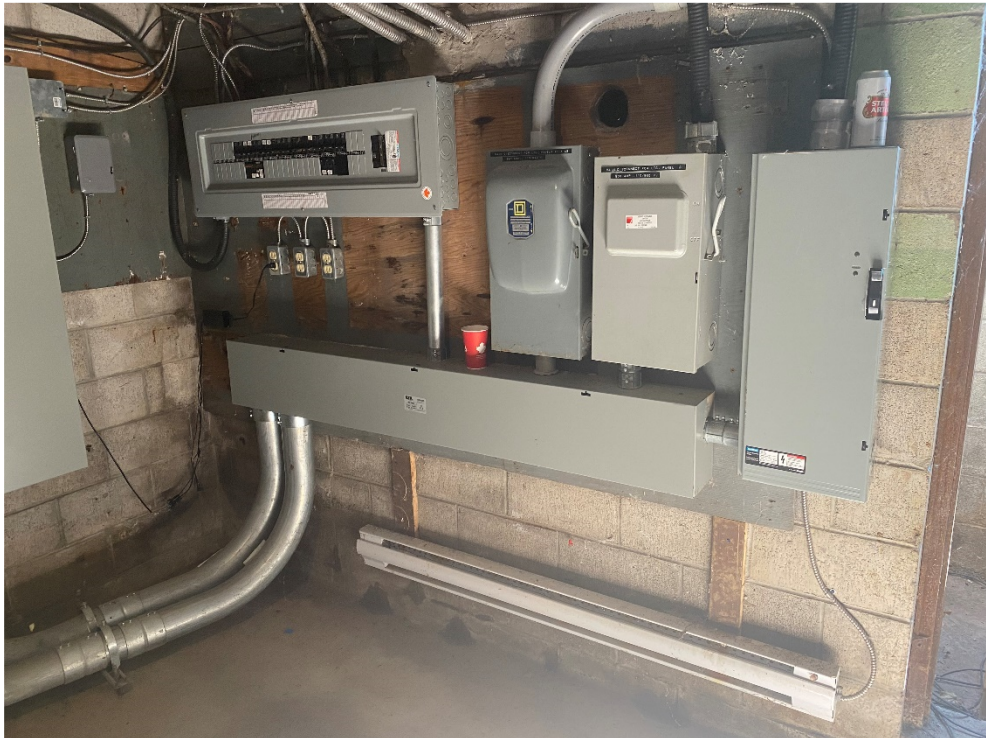


Photo 8: Basement Electrical Room (looking E).



Photo 9: Outdoor Pool Area (looking W).



Photo 10: Outdoor Pool Shed (looking NW).



Project Name Phase One ESA 5640 Stanley Avenue,
Niagara Falls, Ontario
Project No. 300055846.1000
Sampling: May 2023



Photo 11: Sodium Hypochlorite for Pool.



Photo 12: pH Balance for Pool.



Photo 13: Adjacent Commercial Property to North (looking N).



Photo 14: Adjacent Residential Property to East (looking NE).



Photo 15: Adjacent Commercial Property to South (looking SE).



Photo 16: Adjacent Commercial Property to West (looking W).



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Appendix J

Record of Site Condition 2004

Record of Site Condition

For Part XV.1 of the *Environmental Protection Act*

Summary

Registration Number	1021
Status	Filed
Filing Date	2004/11/09
Certification Date	2004/08/23
Current Property Use	Commercial
Intended Property Use	Commercial
Certificate of Property Use Number	No CPU
Applicable Standards	Full Depth Site Conditions Standard, with Nonpotable Ground Water, Medium/Fine Textured Soil, for Industrial/Commercial/Community property use
Property Municipal Address	5640 and 5700 Stanley Avenue, 5651, 5653 and 5659 Buchanan Ave, Niagara Falls, Ontario

Notice to Readers Concerning Due Diligence

This record of site condition has been filed on the Environment Site Registry to which the public has access and which contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

Contents of this Record of Site Condition

This record of site condition consists of this document which is available to be printed directly from the Environmental Site Registry as well as all documentation indicated in this document to have been submitted in paper format to the Ministry of the Environment.

Definitions

The following definitions are taken from the *Environmental Protection Act* or Regulation 153/04 under that Act and are included for ease of reference. The Act and Regulation should be referenced for other applicable definitions.

In this Record of Site Condition,

"Act" means the *Environmental Protection Act*, as amended;

"Cleanup Guideline 1996" means the Ministry publication entitled "Guideline for Use at Contaminated Sites in Ontario" originally dated June 1996 and later revised;

"Intended property use", in relation to a record of site condition, means the type of property use in respect of which the record of site condition is filed;

"phase one environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"phase two environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"Regulation" means Ontario Regulation 153/04, Records of Site Condition Part XV.1 of the Act, as amended;

"risk assessment" has the same meaning as defined in the Act at s. 168.1;

"RSC" means a record of site condition under Part XV.1 of the Act;

"RSC property", in relation to a record of site condition, means the property in respect of which the record of site condition is filed;

"SSRA" means a site specific risk assessment conducted in accordance with the Cleanup Guideline 1996.

Part 1: Property Ownership, Property Information and Owner's Certifications

Information about the owner who is filing or authorizing the filing of the RSC

Owner Name	1346649 Ontario Inc.
Corporate Contact (Authorized Officer)	Ralph Terrio
Mailing Address	7739 DRUMMOND RD NIAGARA FALLS, ON, L2G 4P9
Phone	905-3573398
Fax	905-6576151
Email	mdallen@becon.org

Information about other current owners

Owner Name	1264297 Ontario Inc.
Corporate Contact	Ralph Terrio
Mailing Address	5246 DRUMMOND RD NIAGARA FALLS, ON, L2G 4P9
Phone	905-3573398
Fax	905-6576151
Email	
Owner Name	Carmelo Grisafi
Mailing Address	5246 MARCEL ST NIAGARA FALLS, ON, L2E 7M5
Phone	905-6518244
Fax	905-3579200
Email	

RSC Property Location Information

Municipal Address	5640 and 5700 Stanley Avenue, 5651, 5653 and 5659 Buchanan Ave Niagara Falls, Ontario
Municipality	NIAGARA FALLS
Legal Description	
Assessment Roll Number	
Property Identification Number (PIN)	
RSC applies to entire legal property	YES

RSC Property Geo Reference

UTM Coordinates	NAD83 17-655900-4772830
Latitude & Longitude	43.09216160N 79.08447150W (converted from UTM)
Accuracy Estimate	0 to 1 meters
Measurement Method	Digitized from a map

RSC Property Use Information

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

Ontario Ministry of the Environment - Record of Site Condition #1021

Current Property Use	Commercial
Intended Property Use	Commercial
Certificate of Property Use has been issued under section 168.6 of the Act	NO

Additional Documentation Provided by Property Owner or Agent

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

1	Deed or Transfer for the property
2	Certificate of Status

Signature and Statements of Property Owner or Agent

As an authorized officer acting on behalf of the owner of the RSC property:

1. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of _____.

As an authorized officer making the certifications on behalf of the owner:

1. I certify that I have been authorized by the owner of the RSC property to make the statements prescribed by this section on their behalf and that the owner of the RSC property has read and understands the statements being made on their behalf.

Name of Authorized Officer _____ Signature _____ Date _____

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

Part 2 List of Reports, Summary of Site Conditions, Qualified Person's Certifications

Qualified Person Information

Name	Andrew William Panko
Company	Associated Brownfields Services Ltd.
Job Title	President
Business Address	80 King St., Suite 903 St. Catharines, ON L2R 7G1
Phone	905-6888158x205
Fax	905-6880580
Email	apanko@associatedbrownfields.com

Additional Documentation Provided by the Qualified Person

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

1	Business Name Report in relation to the employer of the qualified person
---	--

Municipal Information

Local or Single-Tier Municipality

Municipality	NIAGARA FALLS
Municipal Clerk	Dean Iorfida
Address	4310 QUEEN ST NIAGARA FALLS, ON, L2E 6X5
Phone	905-3567521x4271
Fax	905-3569083
Email	diorfida@city.niagarafalls.on.ca

Upper Tier Municipality

Municipality	NIAGARA
Municipal Clerk	Pam Gilroy
Address	2201 ST. DAVIDS RD THOROLD, ON, L2V 4T7
Phone	905-6851571x3226
Fax	905-6874977
Email	pam.gilroy@regional.niagara.on.ca

Ministry of the Environment District Office

District Office	NIAGARA
District Office Address	9th Floor, 301 St. Paul ST, St. Catharines, ON, L2R 7R4

Reports Supporting Record of Site Condition

The following types of assessments have been conducted in support of this record of site condition:

- A phase one environmental site assessment
- A phase two environmental site assessment

Previous RSCs applying to any part of the RSC property

Previous risk assessments or SSRA applying to any part of the RSC property

Assessments or other reports have been relied upon in certifying the information set out in this Part

Date	Report Title	Report Type	Author	Affiliation
2004/09/09	Supplementary Phase 2 Site Assessment & Proposed Motel at Stanley, Avenue, Niagara Falls, Ontario		Brownfield Revolution, Inc.	Owner's consultant
2002/06/09	Results of Test Pit/Soil Removal Program		Forensic Environmental Services Limited	Owner's consultant
1999/10/06	Final Report - further investigations at former Esso Gas Bar and Car Wash, 5676 Stanley Avenue, Niagara Falls		Forensic Environmental Services Limited	Purchaser's consultant
1999/09/12	Review of CPG Environmental Investigations Site Closure Report (CPG Project No. DB-1954) for former Esso Gas Bar and Car Wash, 5676 Stanley Avenue, Niagara Falls		Forensic Environmental Services Limited	Purchaser's consultant
1998/09/18	Environmental Investigations Site Closure Report for Former Esso Gas Bar and Car Wash, 5676 Stanley Avenue, Niagara Falls, Ontario		CPG Inc. Consulting Engineers	Owner's consultant
1998/01/30	Phase 2 Environmental Site Assessment, Camelot inn, 5640-5658 Stanley Avenue, Niagara Falls, Ontario		AGRA Earth & Environmental	Owner's Consultant
1997/11/01	Phase 1 Environmental Site Assessment, Camelot inn, 5640-5658 Stanley Avenue, Niagara Falls, Ontario		AGRA Earth & Environmental	Owner's Consultant

Site Condition Information

Total area of the RSC property (in hectares)	0.53
Phase Two Environmental Site Assessment applies to the entire RSC property	YES
Risk assessment has been prepared and accepted	NO
Environmentally Sensitive Area	No
Sediment Present	N
Soil Texture	Medium/Fine
Assessment/Restoration Approach	Full Depth
Property Use for Site Condition Standards Determination	Industrial/Commercial/Community
Ground Water Condition	Nonpotable
Contaminant testing on the Ground Water	Y
Local Municipality Non-Potable Water Notification Date	1998/01/30
Upper Tier Municipality Non-Potable Water Notification Date	1998/01/30
Certification Date	2004/08/23

The applicable site condition standards applied for the purpose of this record of site condition are: Full Depth Site Conditions Standard, with Nonpotable Ground Water, Medium/Fine Textured Soil, for Industrial/Commercial/Community property use.

Final RSC Property Profile - Site Condition Standards

Soil

Contaminant Name	Maximum Concentration		Applicable Standard	Unit of Measure
BENZENE	<	0.05	25	Âµg/g
BROMODICHLOROMETHANE	<	0.002	25	Âµg/g
BROMOFORM	<	0.002	14	Âµg/g
BROMOMETHANE	<	0.003	0.38	Âµg/g
CARBON TETRACHLORIDE	<	0.002	0.64	Âµg/g
CHLOROBENZENE	<	0.002	30	Âµg/g
CHLOROFORM	<	0.003	4.9	Âµg/g
DICHLOROBENZENE, 1,2- (O-DCB)	<	0.002	30	Âµg/g
DICHLOROBENZENE, 1,3- (M-DCB)	<	0.002	30	Âµg/g
DICHLOROBENZENE, 1,4- (P-DCB)	<	0.002	30	Âµg/g
DICHLOROETHYLENE, CIS-1,2-	<	0.002	2.3	Âµg/g
DICHLOROETHYLENE, TRANS-1,2-	<	0.003	4.1	Âµg/g
DICHLOROPROPANE, 1,2-	<	0.002	0.12	Âµg/g
ETHYLBENZENE	<	0.05	1000	Âµg/g
METHYLENE CHLORIDE	<	0.002	200	Âµg/g
PETROLEUM HYDROCARBONS F1 (C6 - C10)	<	20	660	Âµg/g
PETROLEUM HYDROCARBONS F3 (>C16 - C34)		30	2500	Âµg/g
PETROLEUM HYDROCARBONS F4 (>C34)		550	6600	Âµg/g
STYRENE	<	0.002	7.7	Âµg/g
TETRACHLOROETHANE, 1,1,2,2-	<	0.003	0.23	Âµg/g
TETRACHLOROETHYLENE		0.014	0.45	Âµg/g
TOLUENE	<	0.01	150	Âµg/g
TRICHLOROETHANE, 1,1,1-	<	0.002	34	Âµg/g
TRICHLOROETHANE, 1,1,2-	<	0.002	3.1	Âµg/g
TRICHLOROETHYLENE	<	0.003	3.9	Âµg/g
VINYL CHLORIDE		0.006	0.0075	Âµg/g
XYLENES		0.1	210	Âµg/g

Sediment

Contaminant Name	Maximum Concentration		Applicable Standard	Unit of Measure
No Measurements Provided				

Ground Water

Contaminant Name	Maximum Concentration		Applicable Standard	Unit of Measure
BENZENE		10000	12000	Âµg/l
BROMODICHLOROMETHANE	<	0.5	50000	Âµg/l
BROMOFORM	<	0.8	5200	Âµg/l
BROMOMETHANE	<	1	16	Âµg/l

Ontario Ministry of the Environment - Record of Site Condition #1021

Contaminant Name	Maximum Concentration		Applicable Standard	Unit of Measure
CARBON TETRACHLORIDE	<	0.5	100	Âµg/l
CHLOROBENZENE	<	0.4	500	Âµg/l
CHLOROFORM	<	0.6	2700	Âµg/l
DICHLOROBENZENE, 1,2- (O-DCB)	<	0.4	7600	Âµg/l
DICHLOROBENZENE, 1,3- (M-DCB)	<	0.4	7600	Âµg/l
DICHLOROBENZENE, 1,4- (P-DCB)	<	0.4	7600	Âµg/l
DICHLOROETHYLENE, CIS-1,2-	<	0.4	70	Âµg/l
DICHLOROETHYLENE, TRANS-1,2-	<	1	100	Âµg/l
DICHLOROPROPANE, 1,2-	<	0.7	58	Âµg/l
ETHYLBENZENE		710	50000	Âµg/l
METHYLENE CHLORIDE	<	4	50000	Âµg/l
STYRENE	<	0.4	5900	Âµg/l
TETRACHLOROETHANE, 1,1,2,2-	<	0.6	140	Âµg/l
TETRACHLOROETHYLENE	<	0.5	5	Âµg/l
TOLUENE		440	37000	Âµg/l
TRICHLOROETHANE, 1,1,1-	<	0.4	200	Âµg/l
TRICHLOROETHANE, 1,1,2-	<	0.6	50000	Âµg/l
TRICHLOROETHYLENE	<	0.4	50	Âµg/l
VINYL CHLORIDE	<	0.5	1.3	Âµg/l
XYLENES		1053	35000	Âµg/l

Remedial Action and Mitigation

Remediated Soils

Estimate of quantities of soil, if any, originating and remaining on the RSC property that have been remediated, at a location either on or off the RSC property, to reduce the concentration of contaminants in the soil.

Soil Remediation Process	Estimated Quantity of Soil (in-situ cubic meters)
excavation and off-site disposal at a landfill	131

Removed Soils

Estimated quantity of soil or sediment, if any, removed from and not returned to the RSC property (in-situ cubic meters): 131

Deposited Soils

Estimated quantity of soil or sediment, if any, being brought to and deposited at the RSC property not including any soil that has been remediated off the RSC property (identified in the Soil Remediation Process above) (in-situ cubic meters): 116

Remediated or Removed Soil From Near Property Boundary

Has any soil, sediment or ground water at the RSC property that is or was located within 3 meters of the RSC property boundary been remediated or removed for the purpose of remediation: YES

Ground Water Control or Treatment Measures

Ground Water Control or treatment measures that were required for the RSC property prior to the certification date for the purpose of filing the RSC:

No comments entered

Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:

No comments entered

Other Activities Including Risk Management Measures

Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that were required for the RSC property prior to the certification date for the purpose of filing the RSC:

No comments entered

Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:

No comments entered

Monitoring or Maintenance

Soil monitoring requirements, or any requirements for care, maintenance, or replacement of any monitoring control works, for known existing contaminants, if any, on the RSC property, after the certification date:

No comments entered

Ground Water monitoring requirements, or any requirements for care, maintenance, or replacement of any monitoring control works, for known existing contaminants, if any, on the RSC property, after the certification date:

No comments entered

Certifications

As the qualified person, and in relation to this Part of the RSC, I certify that:

1. A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site visit and interviews, has been conducted in accordance with the Regulation by or under the supervision of a qualified person as required by the Regulation.
2. I have conducted or supervised a phase two environmental site assessment, which includes the evaluation of information gathered through the sampling and analysis of soil and other site investigation or assessment activities, of all or part of the RSC property with respect to one or more contaminants, in accordance with the Regulation.
3. The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.
4. As of 2004/08/23, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.
5. If non-potable ground water standards have been applied,
 - a. The owner of the property or a person authorized by the owner of the property has informed me that the owner of the property has given written notice of intention to apply non-potable ground water site condition standards to the clerk of the local municipality in which the property is located and the clerk of any upper-tier municipality in which the property is located.

- b. The owner of the property has informed me that either,
 - i. the owner did not receive a notice of objection from either the local municipality or the upper-tier municipality within 30 days of the municipality or upper-tier municipality receiving the notice described in paragraph a, or
 - ii. after receiving a notice of objection from the municipality, the municipality has withdrawn its objection and given written consent to the application of non-potable ground water standards.
 - c. I did not receive a notice of objection from either the local municipality or the upper-tier municipality within 30 days of the municipality receiving the notice described in paragraph a, or, after I received a notice of objection from the municipality, the municipality gave written consent to the application of non-potable ground water standards.
- 6. As of 2004/08/23, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable Full Depth site condition standards prescribed by section 37 of the Regulation for all contaminants prescribed by the Regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards.
 - 7. As of 2004/08/23, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Final RSC Property Profile.
 - 8. In relation to any contaminant excepted from the certification mentioned above and as specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards, or in relation to any other contaminant that in my opinion is likely to cause an adverse effect:
 - a. A risk assessment was prepared for the contaminant with respect to the property for which the phase two environmental site assessment was conducted.
 - b. The Director has accepted the risk assessment under clause 168.5 (1) (a) of the Act.
 - c. As of 2004/08/23, the property for which the phase two environmental site assessment was conducted meets the standards specified in the risk assessment for the contaminant.

As the qualified person, and in relation to this Part of the RSC, I also certify that:

- 1. I am a qualified person and have the qualifications required by section 5 of the Regulation.
- 2. I have in place an insurance policy that satisfies the requirements of section 7 of the Regulation.
- 3. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
- 4. The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.
- 5. To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2004/08/23.
- 6. By signing this RSC, I make no express or implied warranties or guarantees.

I, the qualified person named below, on the date stated below, make all of the stated certifications applicable to the qualified person in this Part of the record of site condition.

Name of Qualified Person _____ Signature _____ Date _____

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.