



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
8885 & 8911 LUNDY'S LANE
NIAGARA FALLS, ONTARIO**

Submitted to:

**RIVER REALTY DEVELOPMENT (1976) INC.
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Submitted by:

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Distribution:

- River Realty Development (1976) Inc. – 1 copy; and
- Amec Foster Wheeler Environment & Infrastructure - 1 copy.

EXECUTIVE SUMMARY

Amec Foster Wheeler Environment & Infrastructure, a division of Amec Americas Limited (Amec Foster Wheeler), was retained by Mr. John Mastek of River Realty Development (1976) Inc. (the CLIENT) to conduct a Phase I Environmental Site Assessment (ESA) of two commercial properties located at 8885 and 8911 Lundy's Lane, Niagara Falls, Ontario. The UTM coordinates (NAD 83) for the centroid of the Site are 650778 E and 4772232 N. The Site is currently owned by Mr. Jay Malak and is currently used as a motel and restaurant. There is also a single-family residential dwelling located on the Site.

The CLIENT retained Amec Foster Wheeler to provide an evaluation of known and possible environmental issues at the Site, which they are considering purchasing.

A Phase I ESA is defined as a systematic qualitative process to assess the environmental condition of a Site based on its historical and current use. It is Amec Foster Wheeler's understanding that the Phase I ESA is not required for the purposes of filing a Record of Site Condition (RSC) under Ontario Regulation 153/04 (*O. Reg. 153/04*) (as amended by Ontario Regulation 511/09). This Phase I ESA complies with the 2003 CSA Phase I ESA Standards defined by CAN/CSA Z768-01 Phase I Environmental Site Assessment published November 2001 (reaffirmed 2012).

Ms. Kate Slaman of Amec Foster Wheeler conducted a Site reconnaissance on May 24, 2017 to evaluate possible on-Site issues, and assess whether any surrounding land uses may have and/or are currently affecting the environmental condition of the Site. During the Site reconnaissance, Amec Foster Wheeler met with Mr. Jay Malak, the current owner of the properties (the Site representative). The Site representative accompanied Amec Foster Wheeler during the reconnaissance. Ground cover conditions at the time of the Site reconnaissance were clear and dry.

The Site consists of two irregular-shaped properties with a total area of 0.92 hectares (2.3 acres). The Site was occupied by two, single-storey commercial motel buildings known as the Three Diamond Inn. One building was located on the western portion of the property, containing 13 rental units, and one building was located on the eastern portion of the property, containing 6 rental units. A restaurant was located in the west building, and a detached single-family residential dwelling was located to the rear of the west building. A swimming pool was located on the eastern portion of the property, with an associated storage shed for pool-related equipment.

The Site was previously occupied by the Anchor Inn and the Chateau-Gay Motel. Prior to its use as a commercial motel, the Site was undeveloped.

Suspected asbestos containing materials (ACMs) were observed at the Site in the building located at 8911 Lundy's Lane in the form of pipe insulation and ceiling tiles. The pipe insulation was observed to be in relatively poor condition, while the ceiling tiles were noted to be in good condition. Given the date of the construction of the Site buildings (i.e., 1960s), lead-containing paints (LCPs) and polychlorinated biphenyl (PCB)-containing fluorescent light ballasts may also be present.

The Site has been surrounded primarily by residential and commercial land uses since its development, with the exception of an industrial property located approximately 20 metres west of the Site at 5855 Garner Road. However, this property is inferred to be hydraulically downgradient of the Site and therefore is not anticipated to pose a significant environmental concern to the Site.

Based on a review of the available information sources and on observations of current and historical surrounding properties (from publicly accessible locations), it is Amec Foster Wheeler's opinion that no significant environmental issues were identified concerning the Site or the surrounding area.

Based on the Phase I ESA completed by Amec Foster Wheeler, there is no evidence of potential or actual contamination associated with the Site. An Environmental Soils Investigation (ESI) is being completed concurrently. The findings will be included under a separate cover.

However, to address potential operational/management issues, Amec Foster Wheeler offers the following recommendations:

- Suspected ACM in the form of pipe insulation and ceiling tiles were observed within the Site building located at 8911 Lundy's Lane. The pipe insulation was observed to be in relatively poor condition, and the ceiling tiles were noted to be in good condition. Due to the presence of suspected ACM, a comprehensive asbestos survey is recommended in order to comply with *Ontario Regulation 278/05 and Ontario Regulation 279/05 (2)*. In addition, if ACM is present, an asbestos management plan (AMP) will be required for any confirmed friable ACM which is not abated or has not been tested to be deemed non-asbestos;
- A Designated Substances Survey (DSS) is required if future repair, renovation or demolition activities are planned which could affect suspect ACMs, LCPs and PCB containing fluorescent light ballasts. A DSS is required to fulfil the Owner's requirements under Section 30 of the *Ontario Occupational Health and Safety Act, (the OHSA), Revised Statutes of Ontario 1990, (as amended)*. The building owner must provide the DSS report to all contractors working on the Property. Subsequently, all contractors must provide the DSS report to their subcontractors; and,

LCP is suspected to be present at the property based on the age of the buildings and criteria outlined in the Canadian Hazardous Products Act – Surface Coating Materials Regulation dated April 2005. As enforced by the Ministry of Labour (MOL), all lead-containing paint in poor condition must be removed by a qualified lead abatement contractor as outlined in the MOL Guideline titled the "*The Control of Lead Exposures during the Removal of Lead on Construction Projects*".

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.0 INTRODUCTION	1
1.1 Background.....	1
1.2 Scope of Work.....	1
2.0 SITE DESCRIPTION	4
2.1 Site Location	4
2.2 Site Occupancy	4
2.3 Site Features	4
2.4 Site Services	5
2.5 Physical Setting	5
3.0 ADJACENT LAND USES	6
4.0 RECORDS REVIEW	7
4.1 Aerial Photographs	7
4.2 City Directories	8
4.3 Fire Insurance Plans	8
4.4 Previous Environmental Reports	8
4.5 Company Records	8
4.6 Summary of Historical Records Review.....	9
5.0 REGULATORY AGENCY FILES AND DATABASE REVIEW	10
5.1 Local Municipal Agency	10
5.2 Technical Standards and Safety Authority	10
5.3 Ministry of the Environment.....	10
5.4 Provincial Database/Inventory Records	11
5.4.1 Waste Disposal Site Inventory	11
5.4.2 Inventory of Coal Gasification Plant Waste Sites in Ontario	11
5.4.3 Registered PCB Waste Storage Sites for the year 2004	11
5.4.4 Registered Waste Generators for the year 2009	11
5.4.5 Registered Waste Receivers for the year 2009.....	11
5.4.6 Brownfields Environmental Site Registry.....	12
5.5 EcoLog ERIS Report.....	12
5.6 Summary of Regulatory Database Review	12
6.0 SITE VISIT AND INTERVIEWS.....	13
6.1 General Site Conditions and Housekeeping	13
6.2 Air Emissions	13
6.3 Chemical Storage and Handling	13
6.4 Designated Substances.....	13
6.4.1 Asbestos	14
6.4.2 Lead.....	14
6.4.3 Mercury	15
6.5 Mechanical Equipment	16
6.6 Methane	16
6.7 Mould	16
6.8 Odour.....	16
6.9 Ozone-Depleting Substances.....	16

6.10	Pesticides and Herbicides	17
6.11	Polychlorinated Biphenyls	17
	6.11.1 Electrical Transformers	17
	6.11.2 Light Ballasts	17
	6.11.3 PCB Storage Sites	18
6.12	Radioactive Materials	18
6.13	Radon	18
6.14	Site In-Filling	19
6.15	Spills, Surface Staining and Stressed Vegetation	19
6.16	Storage Tanks	19
	6.16.1 Aboveground Storage Tanks.....	19
	6.16.2 Underground Storage Tanks	19
6.17	Urea Formaldehyde Foam Insulation	19
6.18	Waste Management	20
	6.18.1 Liquid Waste.....	20
	6.18.2 Solid Waste.....	20
6.19	Wells	20
	6.19.1 Water Wells.....	20
	6.19.2 Other Wells	21
6.20	Other Observations	21
7.0	CONCLUSIONS	22
8.0	RECOMMENDATIONS	23
9.0	ASSESSOR QUALIFICATIONS	24
10.0	CLOSURE	25

LIST OF FIGURES

- Figure 1 Site Location Plan
- Figure 2 Site Layout Plan

LIST OF APPENDICES

- Appendix A Regulatory Correspondence and Interview
- Appendix B Photographs
- Appendix C Aerial Photos
- Appendix D EcoLog ERIS Report
- Appendix E Qualifications of the Assessors
- Appendix F Limitations

1.0 INTRODUCTION

1.1 Background

Amec Foster Wheeler Environment & Infrastructure, a division of Amec Foster Wheeler Americas Limited (Amec Foster Wheeler), was retained by Mr. John Mastek of River Realty Development (1976) Inc. (the CLIENT) to conduct a Phase I Environmental Site Assessment (ESA) of residential and commercial properties located at 8885 and 8911 Lundy's Lane in Niagara Falls, Ontario. A key plan showing the location of the Site is provided on **Figure 1**. The Site is currently owned by Mr. Jay Malak, and was used as a commercial motel known as Three Diamond Inn and a restaurant known as Three Diamond Pizza & Sub as well as a residence at the time of reconnaissance. **Figure 2** illustrates the lot configuration of the Site.

The CLIENT retained Amec Foster Wheeler to provide an evaluation of known and possible environmental issues at the Site, which they are considering purchasing.

A Phase I ESA is defined as a systematic qualitative process to assess the environmental condition of a Site based on its historical and current use. It is Amec Foster Wheeler's understanding that the Phase I ESA is not required for the purposes of filing a Record of Site Condition (RSC) under Ontario Regulation 153/04 (*O. Reg. 153/04*) (as amended by Ontario Regulation 511/09). This Phase I ESA complies with the 2003 CSA Phase I ESA Standards defined by CAN/CSA Z768-01 Phase I Environmental Site Assessment published November 2001 (reaffirmed 2012).

1.2 Scope of Work

This Phase I ESA was carried out in accordance with the Terms of Reference as provided in Amec Foster Wheeler work agreement dated May 12, 2017. The scope of work for the Phase I ESA consisted of the following tasks:

- Reviewing the historical occupancy of the Site, through the use of available archived and relevant (in Amec Foster Wheeler's opinion) municipal and business directories, fire insurance plans (FIPs), aerial photographs and previous environmental reports;
- Reviewing the current use of the Site and any land use practices that may have impacted its environmental condition;
- Reviewing the current use of the surrounding properties and any land use practices that may have impacted the environmental condition of the Site;
- Conducting a "walk-through" visual assessment (i.e., Site reconnaissance) of the Site and building facilities in order to identify the presence of actual and/or potential environmental contaminants or concerns of significance;

- Conducting interviews with designated Site representatives as a resource for current and historical Site information, as well as to provide Amec Foster Wheeler staff with unrestricted access to all areas of the Site and Site building(s);
- Reviewing an EcoLog Environmental Risk Information Services Ltd. (ERIS) report for the Site. ERIS is a national service that provides site specific environmental and property-use information. ERIS reports contain detailed government and private sector records concerning possible environmental liabilities associated with properties and their surrounding neighborhoods;
- Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available. It should be noted that responses from these agencies might not be received prior to preparation of the report. The CLIENT would be notified when a response is received and any additional costs to obtain these records;
- Reviewing previously completed reports; and
- Preparing a report of our findings.

A search of land title and assessment rolls was not conducted as a part of this investigation. A search of land ownership is unlikely to contribute any useful information regarding the environmental condition at the Site as the ownership of the property since the original development is well documented in other historical records.

Ms. Kate Slaman of Amec Foster Wheeler conducted a Site reconnaissance on May 24, 2017 to evaluate possible on-Site issues, and assess whether any surrounding land uses may have and/or are currently affecting the environmental condition of the Site. During the Site reconnaissance, Amec Foster Wheeler met with Mr. Jay Malak, the current owner of the properties (the Site representative). The Site representative accompanied Amec Foster Wheeler during the reconnaissance. Ground cover conditions at the time of the Site reconnaissance were clear and dry.

Other contacts were made as required to evaluate the existing/historical Site operations including the following:

Name	Agency or Company	Position
Staff	Ministry of the Environment and Climate Change (MOECC) – Freedom of Information (FOI) Office	MOECC FOI Manager
Staff	Technical Standards and Safety Association (TSSA)	Customer Service Advisor
Mr. Alex Herlovitch	City of Niagara Falls (the City)	Deputy Director of Planning and Development
Staff	Regional Municipality of Niagara (RMON)	Corporate Records Manager

These individuals and agencies were contacted as they may have information related to the environmental conditions of the Site. Records of the interviews and/or correspondence are provided in **Appendix A**. While reasonable efforts were made to contact representatives of the MOECC, TSSA, the City and RMON, responses were not provided at the time of preparation of this report. Should information become available at any time in the future that materially affects the conclusions of this report, this information will be forwarded to the CLIENT.

Amec Foster Wheeler did not conduct any intrusive investigations in completing the scope of work. No sampling and/or analyses of soil, sediment, water, liquid, gas or air was performed at or in the vicinity of the Site. This Phase I ESA report is not to be construed as a regulatory compliance audit or review. Although Section 6.0 of this report discusses designated substances and hazardous materials normally reviewed as part of a Phase I ESA including asbestos containing materials (ACMs), lead, mercury, ozone-depleting substances (ODS), polychlorinated biphenyls (PCBs) and mould, the review was performed at a cursory level and for the Site as a whole. No sampling or analytical testing for designated substances and/or hazardous materials was performed. This report should thus not be construed as a designated substance or hazardous materials survey or assessment.

The roofs of the Site buildings were not assessed due to safety concerns. Access was provided to the basement of the residential dwelling, but not the two motel buildings (as the basements for these buildings are only crawl spaces).

2.0 SITE DESCRIPTION

2.1 Site Location

The Site is located on the north side of Lundy's Lane, on the northeast corner of the intersection of Lundy's Lane and Garner Road, in Niagara Falls, Ontario (**Figure 1**). The Site lies in a typical municipal urban setting in an area of mixed residential and commercial land use, with some industrial land use.

2.2 Site Occupancy

The Site was occupied by two, single-storey commercial buildings known as the Three Diamond Inn. One building was located on the western portion of the property, containing 13 rental units, and one building was located on the eastern portion of the property, containing 6 rental units. A restaurant was also located in the west building, and a detached single-family residential dwelling was located to the rear of the west building. A swimming pool was located on the eastern portion of the property, with an associated storage shed for pool-related equipment.

The Site was previously occupied by the Anchor Inn and the Chateau-Gay Motel. Prior to its use as a commercial motel, the Site was undeveloped.

2.3 Site Features

The Site consists of two irregular-shaped properties with a total area of 0.92 hectares (2.3 acres). The Site was occupied by two, single-storey commercial buildings and a detached single-family residential dwelling located directly at the rear of one of the commercial buildings. The area of the west commercial building (including the residential dwelling) is approximately 738 square metres (m²) (7,944 square feet [ft²]) and the area of the east commercial building is approximately 200 m² (2,153 ft²). Together, the three Site buildings covered approximately 10% of the total Site area. Selected photographs of the Site and surrounding land use are presented in **Appendix B**.

During the Site reconnaissance, Amec Foster Wheeler assessed a rental unit in each commercial building as well as the restaurant, all common areas, the storage shed, and the residential dwelling. The residential dwelling contained a basement, however, the two commercial buildings did not. The Site property was not fenced in. The interior finishes observed consisted of drywall walls, drywall and stucco ceilings, and ceiling tiles. Floor coverings observed included ceramic tiles, hardwood flooring, and carpeting.

The exterior surfaces of the Site buildings were observed to be surfaced with brick and horizontal wood siding.

Lighting was provided by fluorescent light fixtures, and heating was provided by natural gas-fired furnace units in each building, as well as electric heating. Domestic hot water was provided by natural gas-fired boilers. In addition, the Site representative confirmed that there were no aboveground storage tanks (ASTs) or underground storage tanks (USTs) associated with the Site buildings.

Garbage receptacles were located near the west boundary of the Site.

2.4 Site Services

According to the Site representative, the Site is connected to the municipal water supply. Sanitary wastewater is discharged to the municipal sewer system. Stormwater flows overland / via storm sewers located in the parking lot area and flows off-Site. Electrical service is supplied to the Site by Niagara Peninsula Energy (NPE) via offsite pole-mounted transformers through overhead cables located near the east and west boundaries of the Site. According to the Site representative, the Site has been provided with natural gas since its construction in the 1960s.

2.5 Physical Setting

The Site lies at an elevation of approximately 189 metres above sea level (mASL) (**Niagara Topographic Series, 30 M/3 & M/6 Edition**). The topography across the Site is relatively flat. A small tributary of Beaverdams Creek is located approximately 410 m northwest of the Site.

According to the **Quaternary Geology of Southern Ontario, Map 2556**, published by the **Ontario Geological Survey**, the geology in the vicinity of the Site is interpreted to consist of glaciolacustrine deposits, consisting of silt and clay with minor sand, which are considered to represent basin and quiet water deposits.

Bedrock Geology of Southern Ontario, Map 2544, published by the **Ontario Geological Survey** describes bedrock in the area to be of the Middle and Lower Silurian Age consisting of sandstone, shale, dolostone, and siltstone of the Lockport Formation.

The local ground water flow direction, based on topographic features and knowledge gained from other sites in the area, is expected to be to the northwest. Locally, however, the shallow ground water flow may be influenced by underground utility trenches, conduits, and structures, variations in soil type, and minor fluctuations in topography.

3.0 ADJACENT LAND USES

Amec reviewed the current land uses of neighbouring properties from publicly accessible locations to assess possible environmental impacts to the Site that may arise from off-Site operations. As noted in Section 2.0, properties in the general area surrounding the Site are mixed residential and commercial land uses, with some industrial land use.

Properties surrounding the Site are summarized as follows:

North of the Site

North of the Site was a pump house owned by the City, and Scott's Family RV Park & Campground. This was followed by a railway line, and undeveloped land further north.

East of the Site

East of the Site was Scott's Family RV Park & Campground located adjacent to the east property boundary, followed by commercial land use.

South of the Site

South of the Site was Lundy's Lane, followed by undeveloped land. Southeast of the Site was commercial land use, including the Sundowner Inn located 45 m southeast of the Site, and Seductions Gentlemen's Club located 100 m southeast of the Site. Southwest of the Site was also commercial land use, including the Kingsway Motel located 100 m southwest of the Site.

West of the Site

West of the Site was Garner Road, followed by BVGlazing Systems (industrial use) located approximately 20 m west of the Site, at 5855 Garner Road.

Summary of Findings

Based on observations of these current surrounding properties (from publicly accessible locations), the operations at the industrial property at 5855 Garner Road may be of potential environmental concern to the Site. However, this property is inferred to be hydraulically downgradient of the Site and therefore is not anticipated to pose a significant environmental concern to the Site.

4.0 RECORDS REVIEW

The historical occupancy of the Site and the surrounding properties were reviewed using reasonably available public information consisting of, but not limited to, archived aerial photographs, city directories, FIPs and previous environmental reports. The historical information reviewed was obtained from the following sources:

- Aerial photographs, available at Special Collections, Brock University, in St. Catharines, Ontario, (Brock Special Collections) for the years 1954, 1965, 1975, 1983, and 1994;
- Aerial photographs, available online from Niagara Navigator for the years 1934, 2000, and 2010, and 2013;
- City directories, available at Brock Special Collections for various years from 1928 to 2014; and
- FIPs, available at Brock Special Collections for 1965.

4.1 Aerial Photographs

A review of selected aerial photographs was conducted to determine the general development history of the development of the Site and surrounding properties. In some cases, available aerial photography may be at a scale that precludes a detailed interpretation of the Site and surrounding area. The following significant information was inferred from the aerial photographs reviewed concerning the Site and its surrounding properties:

Date	Site	Surrounding Properties
1934	The Site appears to be agricultural land.	Lundy's Lane and Garner Road are both visible, and a railway was noted north of the Site. A large oval shape was noted west of the site, across Garner Road. The land appears to be primarily agricultural.
1954	A building appears to be present on the Site.	The oval shape located west of the Site is no longer present. Inferred commercial development noted along Lundy's Lane.
1965	No significant changes were observed to the Site.	No significant changes were observed to the surrounding properties.
1975	No significant changes were observed to the Site.	Inferred RV park noted directly north of the Site. An inferred industrial building was noted to the west of the Site, across Garner Road. Increasing inferred commercial development noted along Lundy's Lane.
1983	Shape of the Site building is clearly visible, consisting of two parallel arms connected at the north end by a perpendicular section.	No significant changes were observed to the surrounding properties.
1994	Shape of Site building no longer clearly definable.	Increasing commercial development noted to the east and west of the Site. The property west of the Site, across Garner road, now appears to have multiple buildings.

Date	Site	Surrounding Properties
2000	The middle section of the Site building appears to have been demolished. A swimming pool is visible on the eastern portion of the property.	No significant changes were observed to the surrounding properties.
2010	No significant changes were observed to the Site.	No significant changes were observed to the surrounding properties.
2013	Three buildings clearly visible, connected by a paved area.	No significant changes were observed to the surrounding properties.

Aerial photographs are presented in **Appendix C**.

4.2 City Directories

Site

According to the city directories, the Site was occupied by Chateau-Gay Motel from 1960 to 1975, the Anchor Motel in 1990, and the Three Diamond Inn since 1995. Diamond Pizza and Sub was also listed at the Site beginning in 2009.

Surrounding Properties

According to the city directories reviewed, the surrounding properties were primarily residential and commercial land uses, with the exception of an industrial property located at 5855 Garner Road, 20 m west of the Site. This property was occupied by National Grocers Co. Ltd. from 1965 to 1985, Wincor Glass & Aluminum in 1990, RW Patten Distributors Ltd. in 1995, Tate & Lyle North American Sugars Limited from 2000 to 2006, and Redpath Sugar Ltd. from 2009 to 2014 (most current directory available).

4.3 Fire Insurance Plans

A FIP from 1965 was reviewed, which showed the Site as Chateau-Gay motel in its original configuration, consisting of two parallel arms joined by a perpendicular middle section. No potential environmental concerns were noted at the Site. The surrounding area was noted to be commercial land use, including several other motels. No significant environmental issues were noted in the surrounding area.

4.4 Previous Environmental Reports

No previous reports were provided by the CLIENT for our review.

4.5 Company Records

A diagram of the property was provided by the Site representative, which displayed the Site layout and the breakdown of the rental suites. No pertinent environmental information was noted.

4.6 Summary of Historical Records Review

Site History

Based on a review of the available information sources, the Site was utilized as a commercial motel and restaurant, with a residential dwelling also located on the Site. Prior to these uses, the Site was undeveloped.

Surrounding Properties

Based on a review of the available information sources, the surrounding properties were primarily residential and commercial land uses, with the exception of an industrial property located 20 m west of the Site. However, this property is inferred to be hydraulically downgradient of the Site and therefore is not anticipated to pose a significant environmental concern to the Site.

Summary

Based on a review of the available information sources and on observations of current and historical surrounding properties (from publicly accessible locations), it is Amec Foster Wheeler's opinion that no significant environmental issues were identified concerning the Site or the surrounding area.

5.0 REGULATORY AGENCY FILES AND DATABASE REVIEW

The following databases and documents were reviewed to further assess the environmental condition of the Site:

5.1 Local Municipal Agency

Amec Foster Wheeler contacted the City to inquire if they had any records of environmental non-compliance concerning the Site. In addition, Amec Foster Wheeler also contacted the RMON to inquire if they had records of environmental concerns with the Site. At the time of preparation of this report, responses had not yet been received from the City or RMON. If the records obtained alter the conclusions of this report, the CLIENT will be notified immediately.

Copies of the City and RMON correspondence are provided in **Appendix A**.

5.2 Technical Standards and Safety Authority

Fuel storage at industrial facilities in Ontario is regulated by the *Technical Standards and Safety Act 2000 (TSS Act)*. The *TSS Act* has consolidated the seven acts that the TSSA previously administered, including the *Gasoline Handling Act* and the *Energy Act*. Under the *TSS Act*, the *Liquid Fuel Handling Regulation*, *Liquid Fuel Handling Code* and the *Environmental Management Protocol* (also known as GA1/99) have replaced the *Gasoline Handling Act*, *The Gasoline Handling Code* and *GH13* (1993 Environmental Cleanup Guideline). The *TSS Act* applies to all storage tank systems utilized for the storage and handling of gasoline, diesel and fuel oil. According to discussions with a representative of the TSSA - Fuels Safety Division, USTs and ASTs installed under the *Liquid Fuel Handling Regulation*, *Liquid Fuel Handling Code* require registration with the TSSA. Fuel oil tanks utilized in residential buildings will also require registration with the TSSA.

The TSSA was contacted by email and requested to supply any available information concerning the presence of petroleum storage tanks, fuel spill records, accidents, or fuel-related incidents, which may be registered on the subject, or surrounding properties. At the time of preparation of this report, a response had not yet been received from the TSSA. If the records obtained alter the conclusions of this report, the CLIENT will be notified immediately.

A copy of the TSSA correspondence is provided in **Appendix A**.

5.3 Ministry of the Environment

Amec Foster Wheeler completed a FOI search request with the MOECC, to inquire if records of environmental regulatory non-compliance, if any, concerning the Site were available.

At the time of preparation of this report, a response had not yet been received. Should the MOECC notify Amec Foster Wheeler that subsequent information is on file and obtainable, Amec Foster Wheeler will notify the CLIENT of this information and the additional cost (if any) to obtain these records. If the records obtained alter the conclusions of this report, the CLIENT will be notified immediately. A copy of the MOECC request is provided in **Appendix A**.

In addition, Amec accessed the MOECC's *Access Environment* website on June 1, 2017, to search for information on Environmental Compliance Approvals (ECAs), Renewable Energy Approvals (REAs) and registrations on the Environmental Activity and Sector Registry (EASR), which may be listed to the Site. No records were identified for the Site at the time the search was conducted. However, an ECA for Air was listed for Redpath Industries at 5855 Garner Road, 20 m west of the Site.

5.4 Provincial Database/Inventory Records

5.4.1 Waste Disposal Site Inventory

Amec Foster Wheeler reviewed the document entitled "*Waste Disposal Site Inventory*", prepared by the Waste Management Branch of the MOE (dated June 1991). No active or closed waste disposal sites were listed as being present within 1 kilometre (km) of the Site.

5.4.2 Inventory of Coal Gasification Plant Waste Sites in Ontario

Amec Foster Wheeler reviewed the document entitled "*Inventory of Coal Gasification Plant Waste Sites in Ontario*", prepared for the MOE (dated April 1987). No coal tar sites were located on the Site or in the surrounding area.

5.4.3 Registered PCB Waste Storage Sites for the year 2004

Amec Foster Wheeler reviewed the MOE computer database on Registered PCB Waste Storage Sites for the year 2004 (the most current). The Site and immediately surrounding properties were not listed as a PCB waste storage sites.

5.4.4 Registered Waste Generators for the year 2015

Amec Foster Wheeler reviewed the MOE computer database on Registered Waste Generators for the year 2015 (the most current). The Site and surrounding properties were not listed as industrial waste generators.

NOTE: Not all companies are listed in the MOE's 2015 Database.

5.4.5 Registered Waste Receivers for the year 2015

Amec Foster Wheeler reviewed the MOE computer database on Registered Waste Receivers for the year 2015 (the most current). The Site and surrounding properties were not listed as industrial waste receivers. NOTE: Not all companies are listed in the MOE's 2015 Database.

5.4.6 Brownfields Environmental Site Registry

The MOECC Brownfields Environmental Site Registry was accessed on June 1, 2017 to determine if any RSCs have been filed under Part XV.1 under the *Environmental Protection Act* (EPA) for the Site or any of the surrounding properties. A search of the registry indicated that there are no RSCs filed for the Site or the surrounding area.

5.5 EcoLog ERIS Report

A Site specific EcoLog ERIS report for the Site was requested. ERIS is a national service that provides site specific environmental and property-use information. An ERIS report contains detailed government and private sector records concerning possible environmental liabilities associated with a property and the surrounding neighbourhoods.

For the Site, the ERIS project number is 20170531153. The findings of the ERIS search may be referenced in **Appendix D**. No environmentally significant information was on record regarding the Site.

5.6 Summary of Regulatory Database Review

Based on a review of the regulatory database information sources, there was no environmentally significant information on record regarding the Site or surrounding land uses.

6.0 SITE VISIT AND INTERVIEWS

The findings documented in this section are based on a combination of observations made by Amec Foster Wheeler personnel at the time of the Site visit, as well as information provided by the Site representative and other individuals contacted as part of the interview process.

6.1 General Site Conditions and Housekeeping

Amec Foster Wheeler did not observe large amounts of debris, outdoor chemical storage or uncontrolled waste storage on-Site at the time of the reconnaissance.

6.2 Air Emissions

Amec Foster Wheeler did not observe the presence of air emission sources at the time of the reconnaissance that could possibly affect the environmental condition of the Site (i.e., building surfaces and/or surficial soils). The only air emission sources observed at the Site by Amec Foster Wheeler were exhausts from the Site's general building ventilation and washroom vents. No significant environmental issues regarding air emissions at the Site have been identified based on the nature of the emission sources observed during the reconnaissance.

6.3 Chemical Storage and Handling

Small quantities (i.e., 1 to 5 litres [L]) of janitorial cleaning supplies were observed during the reconnaissance in areas of the building located at 8911 Lundy's Lane at the time of reconnaissance. The storage areas for these supplies generally appeared to be free of significant staining. The floor in the storage areas was observed to be generally in good physical condition (i.e., no cracking or pitting). No open floor drains were observed to be present near the storage areas. No chemicals or hazardous materials were observed indoors or outdoors at the time of the Site reconnaissance.

Based on observations made by Amec Foster Wheeler during the Site visit, it is Amec Foster Wheeler's opinion that there are no environmental concerns regarding chemical storage on the Site. Amec Foster Wheeler is not aware of any chemical spills having occurred at the Site. No evidence of chemical spills, accidental releases or significant staining was observed that would indicate the occurrence of major environmental events (such as spills) that may have significantly affected the quality of the subsurface.

6.4 Designated Substances

Individual designated substance regulations have been developed for eleven chemical contaminants and are enforced by the MOL under the Occupational Health and Safety Act (OHSA). Special regulations were made to prohibit, regulate, restrict, limit, or control worker exposure to designated substances due to their toxic nature. The designated substances identified in OHSA include:

Asbestos	Vinyl Chloride
Arsenic	Benzene
Lead	Coke Oven Emissions
Ethylene Oxide	Acrylonitrile
Mercury	Isocyanates
Silica	

Given the nature of the Site buildings and property use, Amec Foster Wheeler has focussed on the following designated substances.

6.4.1 Asbestos

Asbestos is a generic term that refers to a group of naturally occurring fibrous mineral silicates. The ability of asbestos to withstand high temperatures as well as its tensile strength, spinnability, resistance to chemicals and other properties have resulted in hundreds of applications. Friable asbestos refers to materials, which can be readily crumbled using hand pressure, separating asbestos fibres from the binding materials with which they are associated. Non-friable material refers to asbestos, which is associated with a binding agent (such as tar or cement), that prevents the ready release of airborne fibres. Friable asbestos is commonly found in boiler and pipe insulation. Non-friable or bound asbestos is typically found in roofing tars, floor and drywall compound, plaster and precast asbestos cement products commonly referred to as "transite".

Amec Foster Wheeler was advised by the Site representative that an asbestos survey has not been conducted at the Site. Based on the visual observations made at the time of the reconnaissance, and on the date of construction of the Site buildings (i.e., 1960s), suspect ACMs were observed in the form of pipe insulation and ceiling tiles at 8911 Lundy's Lane. Suspect ACM pipe insulation was observed to be in relatively poor condition, while the ceiling tiles were noted to be in good condition. Observations were made only in readily accessible areas of the existing buildings (i.e., not any concealed spaces such as behind walls or above ceilings).

The presence of ACMs can only be verified through multiple samples and analysis of suspect material samples as outlined in Ontario Regulation 278/05 *"Asbestos on Construction Projects and in Buildings and Repair Operations"*. If present at the Site, ACMs must be addressed through the implementation of an appropriate management or abatement plan to protect the health of persons working at the Site, as required under the OHS Act and O. Reg. 278/05. Where ACMs are in poor or deteriorated condition and potential human health exposure concerns exist, ACMs may be addressed through repair, encapsulation, enclosure or removal. Appropriate management plans are also required where maintenance, alteration, renovation, or demolition activities undertaken at a Site may disturb these materials.

6.4.2 Lead

Lead is a heavy metal, which is typically found in the following three forms:

- Metallic lead used to make water distribution pipes, electrical batteries, lead solder, and electric cable sheathes;
- Inorganic compounds often occurring as components of products, such as insecticides, pigments, paints, and glass; and
- Organic lead compounds, the most commonly known of which are tetramethyl lead and tetraethyl lead, used as antiknock additives to gasoline.

The presence of LCPs in buildings represents the most significant hazard of all the above noted lead containing products where persons, notably small children, may ingest peeling or flaking LCPs. The generation of airborne lead containing dust created during renovation, demolition, or construction activities (i.e., during sanding and grinding), or like actions on deteriorated painted surfaces also comprises a potential health concern.

In 1976, the federal government passed the Hazardous Products (Liquid Coating Materials) Regulations under the Hazardous Products Act limiting the amount of lead for interior paints to 0.5%. Exterior and commercial paints could still contain lead. In 1991, members of the Canadian Paint and Coatings Association agreed to eliminate all added lead from their products. In November 2010, under the Canadian Hazardous Products Act, the Federal Government issued revisions to the Surface Coating Materials Regulations SOR/2005-109, which limits the amount of lead permissible in paints and other surface coating materials to 0.009% lead by dry weight (i.e., 90 micrograms per gram [$\mu\text{g/g}$]).

The interior walls of the Site buildings contained painted surfaces. Given the date of the construction of the Site buildings (i.e., 1960s), it is possible that LCPs are present at the Site given the legislative definition of LCP in Canada was recently revised (2010) to include a much lower acceptable concentration of lead than was previously regulated. Observations made at the time of the Site reconnaissance indicated that the majority of the interior painted surfaces of the Site buildings were in good physical condition (i.e., no peeling and/or flaking), however, peeling was noticed in some areas.

The presence of LCPs can only be verified through sampling and analysis of suspect paint samples. If present at the Site, LCPs may be addressed through the implementation of an appropriate management or abatement plans to protect the health of persons working at the Site, as required under the OHSA. Where LCPs are in poor condition (i.e., peeling or flaking) and potential human health concerns exist, LCPs may be addressed through encapsulation or removal.

6.4.3 Mercury

Minor amounts of mercury are commonly found in a variety of building materials including mercury vapour lamps and thermostats and other electrical control switches. Given the potential quantities of mercury present and their intended use, no potential concerns are expected.

6.5 Mechanical Equipment

Mechanical equipment including piston type elevators, vehicle hoists, loading dock lifts, and compactors comprise typical hydraulically operated devices. Such equipment contains hydraulic oils, which are operated under high pressures and can be released into the environment because of leaks or equipment failure.

No hydraulically operated devices were observed at the Site at the time of reconnaissance.

6.6 Methane

Methane is a colourless and odourless gas commonly formed by the decomposition of organic material. Methane is a large component of natural gas associated with active and closed waste disposal sites. Natural sources of methane include marshes, swamps, bogs, fens or coal and/or peat deposits. Potential risks associated with methane include explosion hazards where methane enters closed spaces and concentrations exceed the lower explosive limit.

Based on observations made at the time of the reconnaissance, as well as the historical review completed, significant amounts of fill materials are not inferred to have historically been placed on the Site. Furthermore, the Site is not near (i.e., within 1 km) to any active or closed landfill sites. Consequently, methane gas is not inferred to be a significant environmental issue at the Site.

6.7 Mould

Moulds (also known as "fungi") are present everywhere in the natural environment, indoors and outdoors. Exposure to mould may occur indoors on water damaged building materials during occupancy, building maintenance and/or repair operations. The most common types of moulds are generally not hazardous. However, some moulds may be problematic to some people.

Evidence of conditions that may promote mould growth (e.g., moist or wet conditions) were not observed at the time of the Site reconnaissance.

6.8 Odour

During the Site reconnaissance, Amec Foster Wheeler did not identify any strong, pungent or noxious odours attributable to the operations of the facilities.

6.9 Ozone-Depleting Substances

ODSs include any substances containing chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), halon or any other material capable of destroying ozone in the atmosphere. ODSs have been used in rigid polyurethane foam and insulation, laminates, aerosols, air conditioners, fire extinguishers, cleaning solvents and the sterilization of medical equipment. Federal regulations introduced in 1995 required the elimination of production and import of CFCs by January 1, 1996

(subject to certain essential uses) and a freeze on the production and import of HCFC-22 by January 1, 1996. These regulations also require the complete elimination of HCFC-22 by the year 2020.

The Site buildings are not air-conditioned and there is no rooftop-mounted air-conditioners present at the Site. Only window-mounted air conditioners were observed that could potentially contain ODSs.

6.10 Pesticides and Herbicides

The Site representative informed Amec Foster Wheeler that pesticides and/or herbicides are not used or stored at the Site. Amec Foster Wheeler did not observe any pesticides or herbicides stored at the Site during the reconnaissance.

6.11 Polychlorinated Biphenyls

PCBs were most commonly used in capacitors, transformers, circuit breakers, switchgears and lamp ballasts as synthetic insulating materials. The use of PCBs in electrical equipment was prohibited on July 1, 1980. However, PCBs may be present in older hydraulic equipment still in use after the July 1, 1980 cut-off date.

6.11.1 Electrical Transformers

As noted in Section 2.0, electrical service is supplied to the Site by NPE offsite via pole-mounted transformers located to the east and west of the Site. Since the Site and surrounding areas were developed around the 1960s, these transformers may contain PCBs as the use of PCBs in oil-filled transformers was discontinued by the early 1980s. Staining of the ground surface near the pole-mounted transformers was not observed during the Site reconnaissance. Other suspect PCB-containing equipment was not observed at the Site.

6.11.2 Light Ballasts

The presence of fluorescent light fixtures was observed throughout the Site buildings. Given the date of construction of the Site buildings (i.e., 1960s), the light ballasts at the Site may contain PCBs as the use of PCBs in light ballasts was not discontinued until the early 1980s. Amec Foster Wheeler did not note the presence of any leaking light ballasts at the time of reconnaissance.

PCB-containing lamp ballasts in good condition and still in service do not require removal or replacement. Leaking ballasts should be verified for PCB content, and if found to be PCB containing, managed in accordance with MOECC regulations regarding PCB wastes. Where maintenance alteration, renovation, or demolition activities undertaken at a Site may result in the generation of more than 1.0 kilogram (kg) of PCB waste, it will be necessary to establish a secure licensed PCB storage facility at the Site or dispose of the wastes at an approved PCB disposal or destruction facility. PCB wastes totalling less than 1.0 kg may be disposed as non-hazardous waste at any licensed waste disposal site.

6.11.3 PCB Storage Sites

As discussed in Section 5.4.3, the MOE "Ontario Inventory of PCB Storage Sites" did not list the Site as a current registered PCB waste storage site.

6.12 Radioactive Materials

The Canadian Nuclear Safety Commission (CNSC), formerly the Atomic Energy Control Board, under the Nuclear Safety and Control Act, is responsible for the management and licensing of radioactive materials, to ensure that the use of nuclear energy does not pose undue risk to health, safety, security and the environment. The CNSC achieves regulatory control of nuclear facilities and nuclear materials through a comprehensive licensing system, which is administered through the cooperation of federal and provincial government departments such as health, environment, transport and labour.

Radioactive materials or equipment (labelled as such) was not observed at the Site. No testing for the presence of radioactive material was undertaken.

6.13 Radon

Radon is a naturally occurring gas produced by the decay of Uranium-238 that tends to concentrate in formations of granite, sandstone, coal, phosphate and uranium deposits. Radon is colourless, odourless and tasteless and tends to percolate up through soil where it may enter and accumulate in basements of buildings through foundation cracks and joints. Because the existence of radon is dependent upon geological factors, it is more of a regional concern than site-specific.

The concentration of radon daughters is measured in units of working level (WL), which is a measure of the potential alpha particles energy per litre of air. The annual exposure limit for the public is 0.01 WL with the annual occupational exposure limit being 4.0 WL. In homes and other non-occupational settings, the maximum permissible annual average concentration of radon daughters caused by the operation of a nuclear facility is 0.02 WL. Health Canada recommends 0.1 WL as an upper limit.

The location of the Site was evaluated against the locations of a soil radon gas study published by the Ontario Geological Survey (OGS) entitled "Soil Radon Gas Study of Southern Ontario" (OGS, Open File Report 5847, 1993). The City and the location of the Site are not within the four main study areas investigated by the OGS. Amec Foster Wheeler is not aware of other records of the presence or emission of radon gas in the immediate area of the City.

Based on the information obtained from the previously referenced sources, Amec Foster Wheeler does not suspect radon gas to be a significant environmental issue at the Site.

6.14 Site In-Filling

Based on observations made at the time of the reconnaissance, the presence of significant amounts of fill material is inferred not to be present at the Site. The Site is generally graded even with the surrounding properties. There was no evidence from the historical review to suggest that significant amounts of in-filling had occurred on Site.

6.15 Spills, Surface Staining and Stressed Vegetation

Amec Foster Wheeler conducted a walkover of the Site to identify any areas of significant surface staining, stressed vegetation or any other potential indicators of surface spills or leaks. No evidence of chemical spills, accidental releases or stressed vegetation was observed at the Site at the time of the reconnaissance. No floor drains were observed and the concrete flooring was observed to be in good condition.

6.16 Storage Tanks

6.16.1 Aboveground Storage Tanks

The Site representative advised Amec Foster Wheeler that there are currently no ASTs at the Site, nor was there any present historically. Amec Foster Wheeler did not note the presence of ASTs at the Site. As noted in Section 5.2, a response from the TSSA is pending.

6.16.2 Underground Storage Tanks

The Site representative advised Amec Foster Wheeler that there are currently no USTs at the Site. Amec Foster Wheeler did not observe fill or vent pipes during the Site reconnaissance that would suggest the presence of USTs on Site. Information obtained during the historical review completed did not indicate the former presence of USTs at the Site.

As noted in Section 5.2, a response from the TSSA is pending.

6.17 Urea Formaldehyde Foam Insulation

Urea formaldehyde foam insulation (UFFI) is a thermal insulation material that is pumped into interstitial spaces between the walls of buildings where it hardens to form a solid layer of insulation. The sale and installation of UFFI was banned for health-related reasons because of the formation of formaldehyde gas, which is released from the UFFI to the building interior.

Given the age of the Site buildings (i.e., 1960s), it is unlikely that UFFI is present at the Site, since UFFI was used for a short period in the early 1970s. In addition, visual indicators suggesting the possible presence of UFFI were not observed at the Site.

6.18 Waste Management

6.18.1 Liquid Waste

As mentioned in Sections 5.4.4 and 5.5, the Site was not listed in the 2015 MOECC computer database/EcoLog ERIS report as a registered liquid industrial waste generator.

The Site representative informed Amec Foster Wheeler that no spills have occurred at the Site. Evidence of spills, accidental releases or significant staining inside the Site buildings, or in exterior areas where the ground surface was exposed were not observed at the time of the reconnaissance. Consequently, the occurrences of major environmental events (such as spills) that may have significantly impacted the quality of the subsurface at the Site are not suspected.

6.18.2 Solid Waste

Based on discussions with the Site representative and on observations made by Amec Foster Wheeler during the Site reconnaissance, it is Amec Foster Wheeler's understanding that the Site does not currently generate hazardous solid waste from general activities. Non-hazardous solid waste generated at the Site is stored in garbage bins located on the west side of the Site and is removed for off-Site disposal on a weekly basis by the City.

As mentioned in Sections 5.4.4 and 5.5, the Site is not listed in the 2015 MOECC computer database/EcoLog ERIS report as a registered generator of solid hazardous waste.

6.19 Wells

Ontario Regulation 903 (*O. Reg. 903*) (amended to *O. Reg. 128/03*) sets the standards for the construction, maintenance and abandonment of water wells and licensing of water well contractors and technicians in the province of Ontario. Under the regulation, any well that is not being used or maintained for future use, as a well must be abandoned in accordance with the procedures set forth in the regulation. This regulation also applies to monitoring and test wells such as those routinely installed for environmental and/or geotechnical testing purposes. Artesian or flowing wells must also be abandoned unless a device can be installed to prevent the well from flowing. *O. Reg. 903* also applies to dry wells or to wells that permit the movement of natural gas or other contaminants between subsurface formations or between formations and the ground surface. *O. Reg. 903* does not apply to oil and gas wells.

6.19.1 Water Wells

The safety of drinking water in the province of Ontario is legislated under the Drinking Water Systems Regulation (known as *O. Reg. 170/03*; amended to *O. Reg. 165/04*) made under the *Safe Drinking Water Act*. The regulation defines requirements for the following types of systems that supply potable water in the province: "large municipal non-residential systems", "large municipal residential systems", "large non-municipal non-residential systems" "non-municipal

seasonal residential systems", "non-municipal year-round residential systems" and "public facilities".

No water wells were observed at the Site by Amec Foster Wheeler during the reconnaissance.

A review of the MOECC Well Records indicated that a monitoring well was drilled at 5855 Garner Road, located approximately 20 m west of the Site.

6.19.2 Other Wells

No disposal wells, oil wells or gas wells were observed at the Site by Amec Foster Wheeler during the reconnaissance.

6.20 Other Observations

Exposure to bird/bat droppings, rodent excreta and raccoon droppings can cause adverse health effects in humans. As a result, accumulation of this material should be kept to the lowest practical level.

Visible bird/bat droppings, evidence of rodent excreta or raccoon droppings were not observed during the Site reconnaissance; however, observations were made only in readily accessible areas of the existing buildings (i.e., did not include concealed spaces such as behind walls or above ceilings).

7.0 CONCLUSIONS

The Site consists of two irregular-shaped properties with a total area of 0.92 hectares (2.3 acres). The Site was occupied by two, single-storey commercial buildings known as the Three Diamond Inn. One building was located on the western portion of the property, containing 13 rental units, and one building was located on the eastern portion of the property, containing 6 rental units. A restaurant was also located in the west building, and a detached single-family residential dwelling was located to the rear of the west building. A swimming pool was located on the eastern portion of the property, with an associated storage shed for pool-related equipment.

The Site was previously occupied by the Anchor Inn and the Chateau-Gay Motel. Prior to its use as a commercial motel, the Site was undeveloped.

Suspect ACMs were observed at the Site reconnaissance in the form of pipe insulation and ceiling tiles at 8911 Lundy's Lane. The pipe insulation was observed to be in relatively poor condition, while the ceiling tiles were noted to be in good condition. Given the date of the construction of the Site buildings (i.e., 1960s), LCPs and PCB-containing fluorescent light ballasts may also be present.

The Site has been surrounded primarily by residential and commercial land uses since its development, with the exception of an industrial property located 20 m west of the Site. However, this property is inferred to be hydraulically downgradient of the Site and therefore is not anticipated to pose a significant environmental concern to the Site.

Based on a review of the available information sources and on observations of current and historical surrounding properties (from publicly accessible locations), it is Amec Foster Wheeler's opinion that no significant environmental issues were identified concerning the Site or the surrounding area.

8.0 RECOMMENDATIONS

Based on the Phase I ESA completed by Amec Foster Wheeler, there is no evidence of potential or actual contamination associated with the Site. An Environmental Soils Investigation (ESI) is being completed concurrently. The findings will be included under a separate cover.

However, to address potential operational/management issues, Amec Foster Wheeler offers the following recommendations:

- Suspected ACM in the form of pipe insulation and ceiling tiles have been observed within the Site buildings. The pipe insulation appeared to be in relatively poor condition, while the ceiling tiles appeared to be in good condition. Due to the presence of suspected ACM, a comprehensive asbestos survey is recommended in order to comply with *Ontario Regulation 278/05 and Ontario Regulation 279/05 (2)*. In addition, if ACM is present, an asbestos management plan (AMP) will be required for any confirmed friable ACM which is not abated or has not been tested to be deemed non-asbestos;
- A Designated Substances Survey (DSS) is required if future repair, renovation or demolition activities are planned which could affect suspect ACM, LCPs and PCB containing fluorescent light ballasts. A DSS is required to fulfil the Owner's requirements under Section 30 of the *Ontario Occupational Health and Safety Act, (the OHSA), Revised Statutes of Ontario 1990, (as amended)*. The building owner must provide the DSS provide the DSS report to all contractors working on the Property. Subsequently, all contractors must furnish the DSS report to their subcontractors; and,
- LCP is suspected to be present at the property based on the age of the buildings and criteria outlined in the Canadian Hazardous Products Act – Surface Coating Materials Regulation dated April 2005. As enforced by the MOL, all lead-containing paint in poor condition must be removed by a qualified lead abatement contractor as outlined in the MOL Guideline titled the "*The Control of Lead Exposures during the Removal of Lead on Construction Projects*".

9.0 ASSESSOR QUALIFICATIONS

The report was prepared and reviewed by the undersigned, employees of Amec Foster Wheeler Environment & Infrastructure, a Division of Amec Foster Wheeler Americas Limited. Amec Foster Wheeler is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in **Appendix E**.

10.0 CLOSURE

This report was prepared for the exclusive use of River Realty Development (1976) Inc. and is intended to provide a Phase I ESA of the properties located at 8885 and 8911 Lundy's Lane, Niagara Falls, Ontario at the time of the Site visit. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from Amec Foster Wheeler will be required. With respect to third parties, Amec Foster Wheeler has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the Phase I ESA of the property conducted by Amec Foster Wheeler. It is based solely on the conditions of the Site encountered at the time of the Site visit on May 24, 2017, supplemented by a review of historical information and data obtained by Amec Foster Wheeler as described in this report, and discussion with representatives of the owner/occupant, as reported herein. Except as otherwise maybe specified, Amec Foster Wheeler disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Amec Foster Wheeler after the time during which Amec Foster Wheeler conducted the Phase I ESA.

In evaluating the property, Amec Foster Wheeler has relied in good faith on information provided by other individuals noted in this report. Amec Foster Wheeler has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Amec Foster Wheeler accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

Amec Foster Wheeler makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This Report is also subject to the further Standard Limitations contained in **Appendix F**.

We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,

**Amec Foster Wheeler Environment & Infrastructure,
a division of Amec Foster Wheeler Americas Limited.**

Prepared by:



Kate Slaman, B.Sc.
Environmental Technician

Reviewed by:




Patrick Shriner, P.Geol.
Associate, Environmental Geoscientist

FIGURES



REFERENCE: Base plan provided by Niagara Navigator.

FOR ILLUSTRATION PURPOSES ONLY. ALL LOCATIONS APPROXIMATE.

CLIENT: River Reality (1976) Inc.	DWN BY: KS	PROJECT: Phase I Environmental Site Assessment 8885 & 8911 LUNDY'S LANE, NIAGARA FALLS, ONTARIO	REV. NO.: A
	CHK'D BY: PS		DATE: JUNE 2017
Amec Foster Wheeler Environment & Infrastructure 3300 Merritville Hwy, Unit 5 Thorold, Ontario 	DATUM: NAD83	TITLE: SITE LOCATION PLAN	PROJECT NO.: TG171064
	PROJECTION: UTM Zone 17		NO.:
	SCALE: 1:75		FIGURE 1



REFERENCE: Base plan provided by Niagara Navigator.

FOR ILLUSTRATION PURPOSES ONLY. ALL LOCATIONS APPROXIMATE.

CLIENT: River Reality(1976) Inc.	LEGEND: Site Boundary	DWN BY: KH	PROJECT: Phase I Environmental Site Assessment 8885 & 8911 LUNDY'S LANE, NIAGARA FALLS, ONTARIO	REV. NO.: A
		CHK'D BY: PS		DATE: JUNE 2017
Amec Foster Wheeler Environment & Infrastructure 3300 Merritville Hwy, Unit 5 Thorold, Ontario 		DATUM: NAD83	TITLE: Site Plan	PROJECT NO.: TG171064
		PROJECTION: UTM Zone 17		NO.:
		SCALE: AS SHOWN		FIGURE 2

APPENDIX A
REGULATORY CORRESPONDENCE
AND INTERVIEW



May 31, 2017

TG171064

City of Niagara Falls
4310 Queen Street,
P.O. Box 1023
Niagara Falls, Ontario
L2E 6X5

Attention: Mr. Alex Herlovitch – Deputy Director of Planning and Development

**Re: Phase I Environmental Site Assessment
8885 and 8911 Lundy's Lane
Niagara Falls, ON**

Dear Mr. Herlovitch:

We have been retained to undertake a Phase I Environmental Site Assessment on the above referenced property. As such, we would appreciate a review of your files regarding any environmental concerns associated with it, or the surrounding lands.

Please do not hesitate to contact the undersigned if you require any further information to complete your records search.

The \$200.00 search fee is attached. Please kindly forward a receipt with your response.

Thank you for your earliest response.

Regards,

**Amec Foster Wheeler
Environment & Infrastructure
A Division of Amec Foster Wheeler Americas Limited**

A handwritten signature in blue ink that reads "Kate Slaman".

Kate Slaman, B.Sc.
Environmental Scientist
Encl.

Amec Foster Wheeler Environment & Infrastructure
A Division of Amec Foster Wheeler Americas Limited
3300 Merrittville Hwy., Unit 5
Thorold, Ontario
Canada L2V 4Y6
Tel (905) 687-6816
Fax (905) 687-6620

www.amecfw.com

Request for Information and Records

Please Note: A \$5 application fee is required for all requests

MFIPPA (Municipal Freedom of Information and Protection of Privacy)

Niagara  Region

Request for: <input checked="" type="checkbox"/> Access to General Records <input type="checkbox"/> Access to Own Personal Information <input type="checkbox"/> Correction to Own Personal Information	Name of Institution request made to: Niagara Region P.O. Box 1042 1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
--	---

Dr. Miss Mr. Mrs. Ms.

First Name	Kate	Telephone (Day)	905-687-6616
Last Name	Stamman	Telephone (Evening)	
Address	8835 Denbelle Way, Unit 5	Fax Number	905-687-6620
City / Province	Thorold, Ontario	Email address (enter below):	
Postal Code	L2V 4T6	kate.stamman@amec.fw.com	

I consent to the use of the information provided here for the purpose of contacting me with regards to this request
 I understand that I can withdraw my consent at any time by notifying Niagara Region

Provide, in as much detail as possible, a description of information and/or records you wish to access. (If you are requesting access to or correction of your personal information, please identify the program or service which originally collected the personal information, if known)

any information pertaining to the environmental condition of the properties located at 8835 and 8911 Lundy's Lane, Niagara Falls for the purpose of a Phase I Environmental Site Assessment being conducted on the properties by Amec Foster Wheeler.

Note: If you are requesting a correction of personal information, please indicate the desired correction, and if appropriate attach any supporting documentation. If the correction cannot be made, you may submit a statement of disagreement which will be attached to your personal information.

Please indicate the preferred format in which you wish to receive your requested records:

Paper Copy Electronic (Secured PDF) Compact Disc (CD)


Preferred method of access to records: <input type="checkbox"/> Examine Original <input checked="" type="checkbox"/> Receive Copy	Signature: Kate Stamman	Date: May 31, 2017
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For Institution Use Only		
Date Received:	Request Number:	Comments

Personal Information contained on this form is collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act* and will be used for the purpose of responding to your request. Questions about this collection may be directed to the Freedom of Information/Privacy Coordinator, at 905-960-6000 ext.3741 or the Information & Privacy Analyst at ext.3468.


Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only				
Name, Title, Company Name and Mailing Address of Requester Kate Slaman Amec Foster Wheeler Environment & Infrastructure 3300 Merrittville Highway, Unit 5 Thorold, Ontario L2V 4Y6 Email: deanna.gemmell@amecfw.com			FOI Request No.	Date Request Received			
			Fee Paid \$ ~ ACCT ~ CHQ ~ VISA/MC ~ CASH				
Telephone/Fax Nos. Tel: (905) 687-6616 Fax: (905) 687-6620	Your Project/Reference No. TG171064	Signature of Requester 	<input type="checkbox"/> CNR	<input type="checkbox"/> ER	<input type="checkbox"/> NOR	<input type="checkbox"/> SWR	
			<input type="checkbox"/> WCR	<input type="checkbox"/> SAC	<input type="checkbox"/> IEB	<input type="checkbox"/> EAA	<input type="checkbox"/> EMR
			<input type="checkbox"/> SWA				
Request Parameters							
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)							
8885 and 8911 Lundy's Lane, Niagara Falls, Ontario							
Present Property Owner(s) and Date(s) of Ownership							
Jay Malak							
Previous Property Owner(s) and Date(s) of Ownership							
Unknown							
Present/Previous Tenant(s), (if applicable)							
Three Diamond Inn							
Search Parameters					Specify Year(s) Requested		
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.							
Environmental concerns (General correspondence, occurrence reports, abatement)					All		
Orders					All		
Spills					All		
Investigations/prosecutions ▶ <i>Owner and tenant information must be provided</i>					All		
Waste Generator number/classes					All		
Certificates of Approval ▶ Proponent information must be provided							
1987 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.							
					SD	Specify Year(s) Requested	
air - emissions						1985 to Present	
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)						1985 to Present	
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations						1985 to Present	
waste water - industrial discharge						1985 to Present	
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites						1985 to Present	



Freedom of Information Request

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Kate Slaman Amec Foster Wheeler Environment & Infrastructure 3300 Merrittville Highway, Unit 5 Thorold, Ontario L2V 4Y6 Email: deanna.gemmell@amecfw.com			FOI Request No.	Date Request Received
			Fee Paid \$ ~ ACCT ~ CHQ ~ VISA/MC ~ CASH	
Telephone/Fax Nos. Tel: (905) 687-6616 Fax: (905) 687-6620	Your Project/Reference No. TG171064	Signature of Requester 	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
waste systems	- haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction			1985 to Present
pesticides - licenses				1985 to Present

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.



RECORD OF INTERVIEW - PROJECT

Purpose of Interview (PI ESA / Due Diligence ESA)		
Date of Interview	May 24, 2017	Format (phone / meeting)
Site Address	3885 & 8911 Lundy's Lane, Niagara Falls	
Interviewee & Affiliation & Contact Number	Jay Malak → owner for 20 years	
Amec FW Interviewer / Office Location	KS	

SITE INFORMATION

1) Describe land use history. Was the property ever used for industrial use, dry cleaning, a garage or bulk liquid dispensing facility, including a gasoline outlet?

No

2) Are you aware of any environmental issues associated with the subject property such as waste disposal, landfilling, chemical use and / or storage (including spills), above or underground storage tanks, MOE orders, etc.? (obtain details) Yes No

3) Are you aware of any environmental building management issues such as asbestos containing materials, PCBs in electrical equipment, odour, mould, indoor air quality, UFFI, ODSs, lead-based paints, etc.? (obtain details) Yes No

roof is spray insulation
old insulation on pipes - do not know what it is

4) Are you aware of any site-specific permits, waste generator number(s), certificates of approval, water well records or sewer use / discharge permits? Yes No

5) Are you aware of any current or historical environmental concerns associated with adjacent properties? (obtain details) Yes No

old sugar factory nearby → later food manufacturer and window manufacturer

6) Are you aware of any previous environmental investigations, inspections, audits or reports (e.g., environmental assessment and remediation, tank removals, asbestos or mould surveys) for the subject property or adjacent properties? Yes No

7) Is there anyone else Amec FW should contact for additional environmental information? (name, title, phone no.) Yes No

used to be 33-unit hotel, now 20 part of hotel was burned down

Are additional pages attached: Yes/No, if so how many? __

rooms 10 x 12'
116 → 15 x 20'

APPENDIX B
PHOTOGRAPHS

APPENDIX B - PHOTOGRAPHIC RECORD





PROJECT NO. TG171064

PROJECT Phase I Environmental Site Assessment

LOCATION 8885 and 8911 Lundy's Lane, Niagara Falls

ENCLOSURE 1

	PHOTOGRAPH	1
	Description View of Phase One Property facing northwest.	

	PHOTOGRAPH	2
	Description View of Phase One Property facing northeast.	

APPENDIX B - PHOTOGRAPHIC RECORD



PROJECT NO. TG171064

PROJECT Phase I Environmental Site Assessment

LOCATION 8885 and 8911 Lundy's Lane, Niagara Falls

ENCLOSURE 2



PHOTOGRAPH

3

Description

View of Phase One buildings facing south.



PHOTOGRAPH

4

Description

View of waste storage area on west side of Phase One Property.

APPENDIX B - PHOTOGRAPHIC RECORD



PROJECT NO. TG171064

PROJECT Phase I Environmental Site Assessment

LOCATION 8885 and 8911 Lundy's Lane, Niagara Falls

ENCLOSURE 3



PHOTOGRAPH

5

Description

View of swimming pool on east side of Phase One Property.



PHOTOGRAPH

6

Description

View of storage shed for swimming pool equipment located on east side of Phase One Property.

APPENDIX B - PHOTOGRAPHIC RECORD

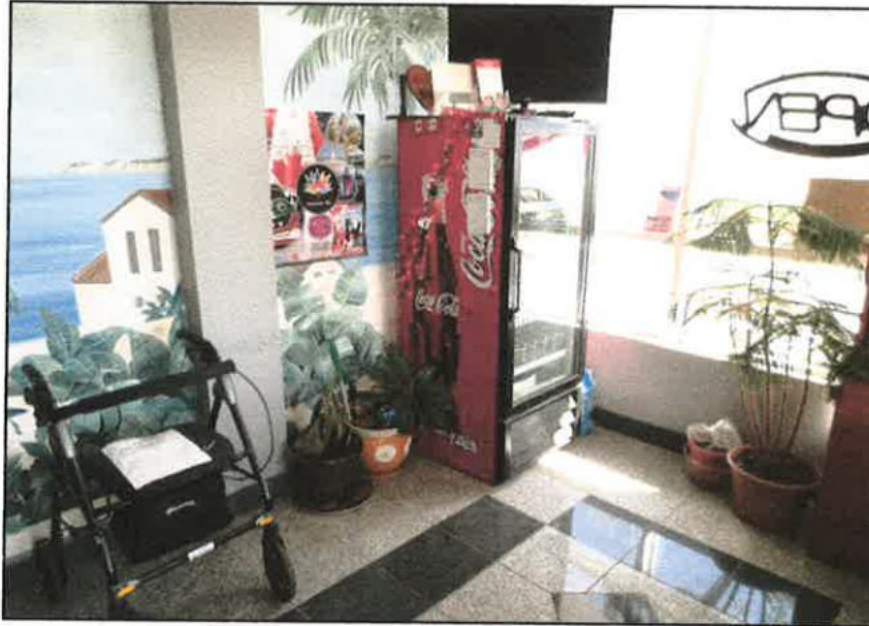


PROJECT NO. TG171064

PROJECT Phase I Environmental Site Assessment

LOCATION 8885 and 8911 Lundy's Lane, Niagara Falls

ENCLOSURE 4



PHOTOGRAPH

7

Description

View of motel lobby at 8911 Lundy's Lane.



PHOTOGRAPH

8

Description

View of restaurant at 8911 Lundy's Lane.

APPENDIX B - PHOTOGRAPHIC RECORD





PROJECT NO. TG171064

PROJECT Phase I Environmental Site Assessment

LOCATION 8885 and 8911 Lundy's Lane, Niagara Falls

ENCLOSURE 5

	<table border="1"><tr><td>PHOTOGRAPH</td><td>9</td></tr></table>	PHOTOGRAPH	9
PHOTOGRAPH	9		
<table border="1"><thead><tr><th>Description</th></tr></thead><tbody><tr><td>View of typical rental suite at 8885 Lundy's Lane.</td></tr></tbody></table>		Description	View of typical rental suite at 8885 Lundy's Lane.
Description			
View of typical rental suite at 8885 Lundy's Lane.			

	<table border="1"><tr><td>PHOTOGRAPH</td><td>10</td></tr></table>	PHOTOGRAPH	10
PHOTOGRAPH	10		
<table border="1"><thead><tr><th>Description</th></tr></thead><tbody><tr><td>View of typical rental suite at 8911 Lundy's Lane.</td></tr></tbody></table>		Description	View of typical rental suite at 8911 Lundy's Lane.
Description			
View of typical rental suite at 8911 Lundy's Lane.			

APPENDIX B - PHOTOGRAPHIC RECORD



PROJECT NO. TG171064

PROJECT Phase I Environmental Site Assessment

LOCATION 8885 and 8911 Lundy's Lane, Niagara Falls

ENCLOSURE 6



PHOTOGRAPH	11
------------	----

Description
View of typical gas-fired furnace at Phase One Property.



PHOTOGRAPH	12
------------	----

Description
View of typical gas-fired domestic hot water boiler at Phase One Property.

APPENDIX B - PHOTOGRAPHIC RECORD





PROJECT NO. TG171064

PROJECT Phase I Environmental Site Assessment

LOCATION 8885 and 8911 Lundy's Lane, Niagara Falls

ENCLOSURE 7

	PHOTOGRAPH	13
Description		
View of storage area on Phase One Property.		

	PHOTOGRAPH	14
Description		
View of suspected asbestos-containing pipe insulation at Phase One Property.		

APPENDIX B - PHOTOGRAPHIC RECORD





PROJECT NO. TG171064

PROJECT Phase I Environmental Site Assessment

LOCATION 8885 and 8911 Lundy's Lane, Niagara Falls


ENCLOSURE 8

	PHOTOGRAPH	15
	Description View of surrounding area facing east.	


	PHOTOGRAPH	16
	Description View of surrounding area facing west.	

APPENDIX C
AERIAL PHOTOGRAPHS




amec foster wheeler 	Date: June 2017	Scale: Not to Scale	Project No.: TG171064
Aerial Photograph 1934	Drawn by: KS	Approved by: PS	Aerial Photographs Provided by Brock University Map Library




amec foster wheeler 	Date: June 2017	Scale: Not to Scale	Project No.: TG171064
Aerial Photograph 1954	Drawn by: KS	Approved by: PS	Aerial Photographs Provided by Brock University Map Library




amec foster wheeler 	Date: June 2017	Scale: Not to Scale	Project No.: TG171064
Aerial Photograph 1965	Drawn by: KS	Approved by: PS	Aerial Photographs Provided by Brock University Map Library




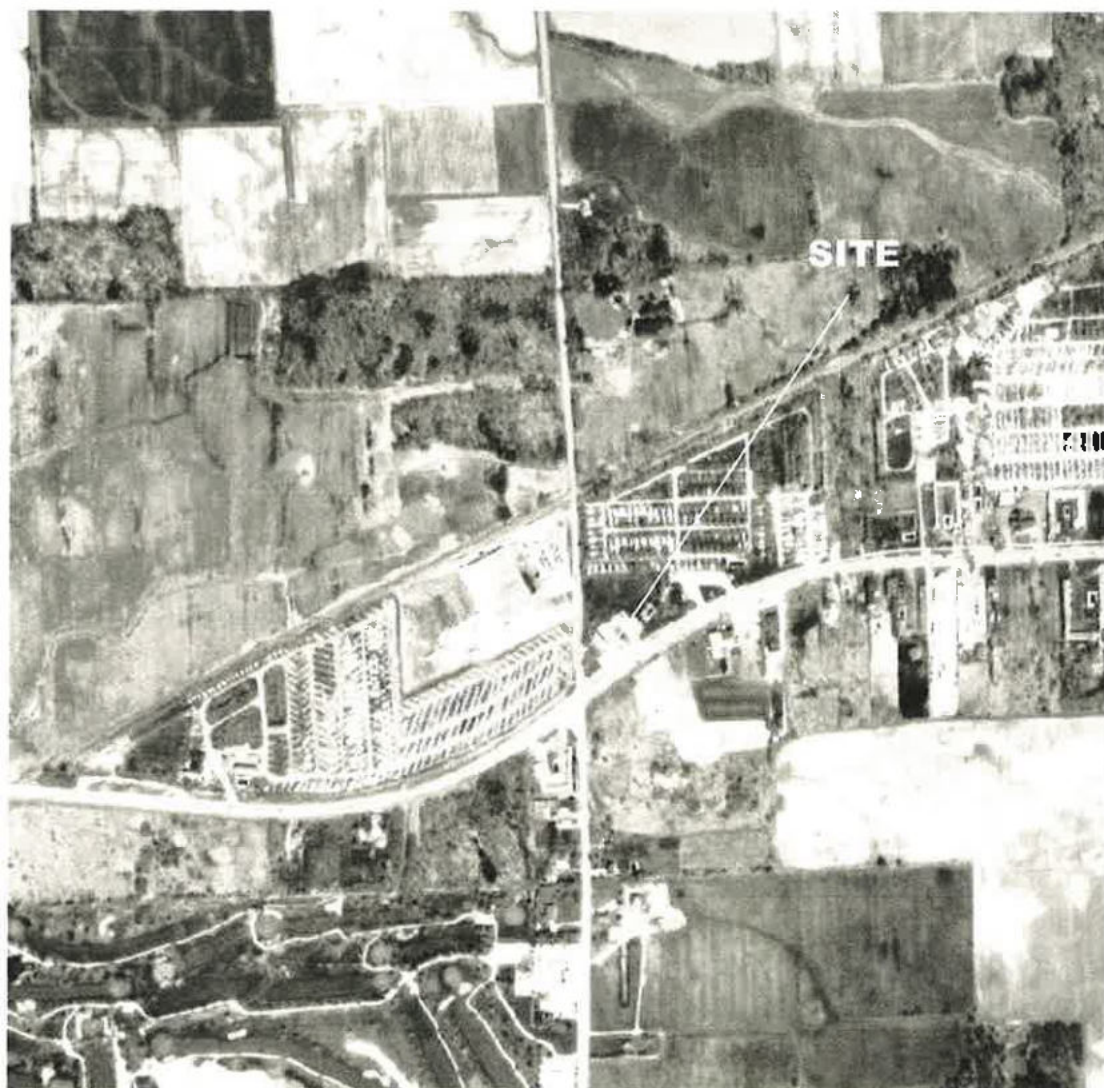
amec foster wheeler 	Date: June 2017	Scale: Not to Scale	Project No.: TG171064
Aerial Photograph 1975	Drawn by: KS	Approved by: PS	Aerial Photographs Provided by Brock University Map Library




amec foster wheeler 	Date: June 2017	Scale: Not to Scale	Project No.: TG171064
Aerial Photograph 1983	Drawn by: KS	Approved by: PS	Aerial Photographs Provided by Brock University Map Library




amec foster wheeler 	Date: June 2017	Scale: Not to Scale	Project No.: TG171064
Aerial Photograph 1994	Drawn by: KS	Approved by: PS	Aerial Photographs Provided by Brock University Map Library




amec foster wheeler 	Date: June 2017	Scale: Not to Scale	Project No.: TG171064
Aerial Photograph 2000	Drawn by: KS	Approved by: PS	Aerial Photographs Provided by Brock University Map Library



amec foster wheeler 	Date: June 2017	Scale: Not to Scale	Project No.: TG171064
Aerial Photograph 2010	Drawn by: KS	Approved by: PS	Aerial Photographs Provided by Brock University Map Library



amec foster wheeler 	Date: June 2017	Scale: Not to Scale	Project No.: TG171064
Aerial Photograph 2013	Drawn by: KS	Approved by: PS	Aerial Photographs Provided by Brock University Map Library

APPENDIX D
ECOLOG ERIS REPORT

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



DATABASE REPORT

Project Property: 8885 and 8911 Lundy's Lane, Niagara Falls
8911 Lundys Lane
Niagara Falls ON L2H1H5
TG171064

Project No:

Report Type: Site Report

Order No: 20170531153

Requested by: AMEC Foster Wheeler Environment & Infrastructure

Date Completed: May 31, 2017

**Environmental Risk
Information Services**
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	6
Executive Summary: Summary By Data Source.....	7
Map.....	8
Aerial.....	9
Topographic Map.....	10
Detail Report.....	11
Unplottable Summary.....	12
Unplottable Report.....	13
Appendix: Database Descriptions.....	14
Definitions.....	22

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Executive Summary

Property Information:

Project Property: 8885 and 8911 Lundy's Lane, Niagara Falls
8911 Lundys Lane Niagara Falls ON L2H1H5

Project No: TG171064

Coordinates:

Latitude: 43.087655
Longitude: -79.148345
UTM Northing: 4,772,212.72
UTM Easting: 650,712.42
UTM Zone: UTM Zone 17T

Elevation: 613 FT
186.83 M

Order Information:

Order No: 20170531153
Date Requested: May 31, 2017
Requested by: AMEC Foster Wheeler Environment & Infrastructure
Report Type: Site Report

Historical/Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0
AGR	<i>Aggregate Inventory</i>	Y	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0
BORE	<i>Borehole</i>	Y	0
CA	<i>Certificates of Approval</i>	Y	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0
CHEM	<i>Chemical Register</i>	Y	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0
CONV	<i>Compliance and Convictions</i>	Y	0
CPU	<i>Certificates of Property Use</i>	Y	0
DRL	<i>Drill Hole Database</i>	Y	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0
EBR	<i>Environmental Registry</i>	Y	0
ECA	<i>Environmental Compliance Approval</i>	Y	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0
EHS	<i>ERIS Historical Searches</i>	Y	0
EIS	<i>Environmental Issues Inventory System</i>	Y	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0
EXP	<i>List of TSSA Expired Facilities</i>	Y	0
FCON	<i>Federal Convictions</i>	Y	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0
FST	<i>Fuel Storage Tank</i>	Y	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0
HINC	<i>TSSA Historic Incidents</i>	Y	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0
INC	<i>TSSA Incidents</i>	Y	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0
MINE	<i>Canadian Mine Locations</i>	Y	0
MNR	<i>Mineral Occurrences</i>	Y	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0

Database	Name	Searched	Project Property
NCPL	<i>Non-Compliance Reports</i>	Y	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0
NEBW	<i>National Energy Board Wells</i>	Y	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0
NPCB	<i>National PCB Inventory</i>	Y	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0
OGW	<i>Oil and Gas Wells</i>	Y	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0
ORD	<i>Orders</i>	Y	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0
PES	<i>Pesticide Register</i>	Y	0
PINC	<i>TSSA Pipeline Incidents</i>	Y	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0
PTTW	<i>Permit to Take Water</i>	Y	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0
RSC	<i>Record of Site Condition</i>	Y	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0
SPL	<i>Ontario Spills</i>	Y	0
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	Y	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0
WWIS	<i>Water Well Information System</i>	Y	0

Total: 0

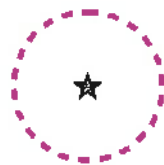
Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Summary By Data Source

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



1:100

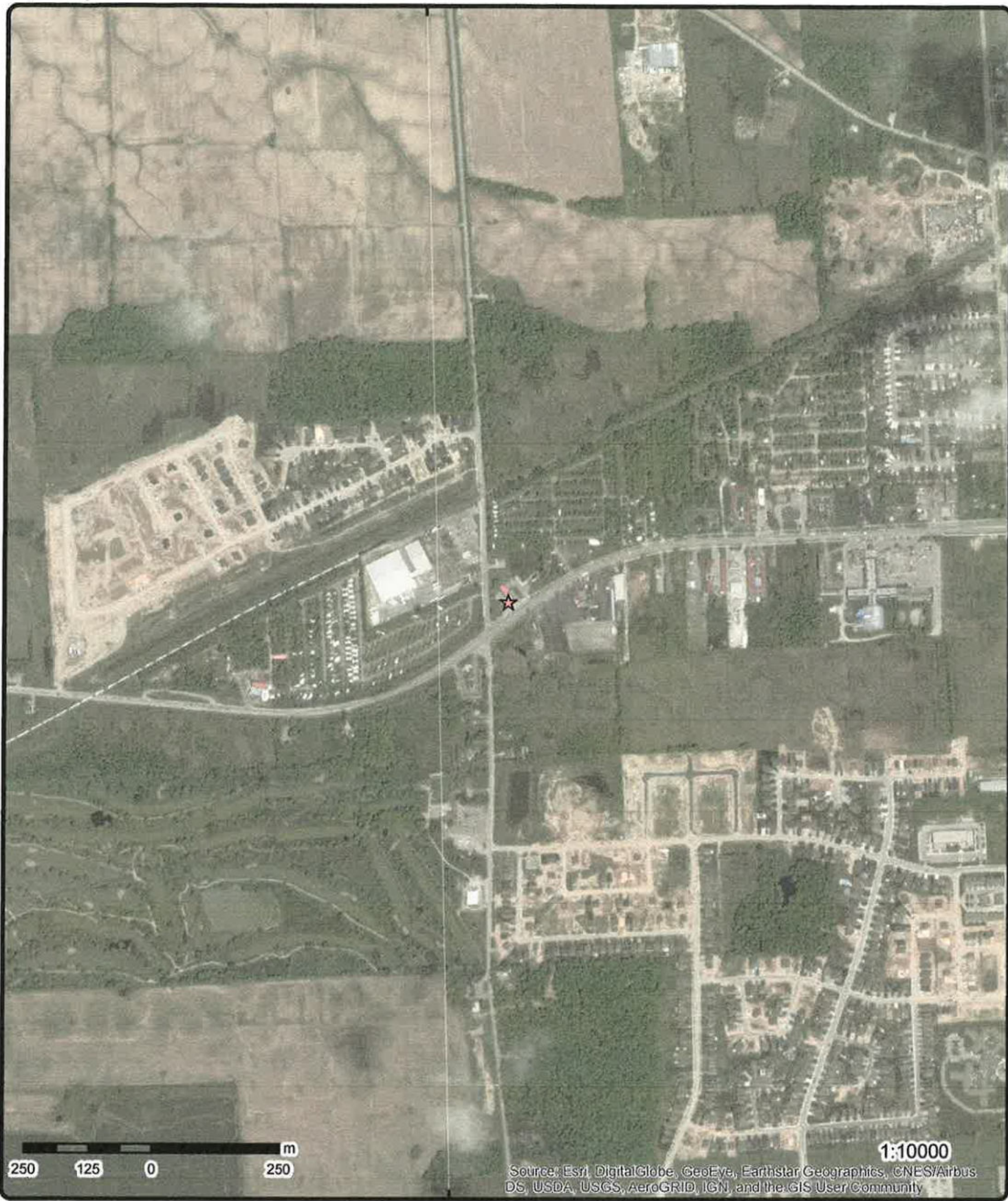
Map : 0.001 Kilometer Radius

Order No: 20170531153

Address: 8911 Lundys Lane, Niagara Falls, ON, L2H1H5



Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
Eris Sites with Unknown Elevation	Trail		Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		



Aerial

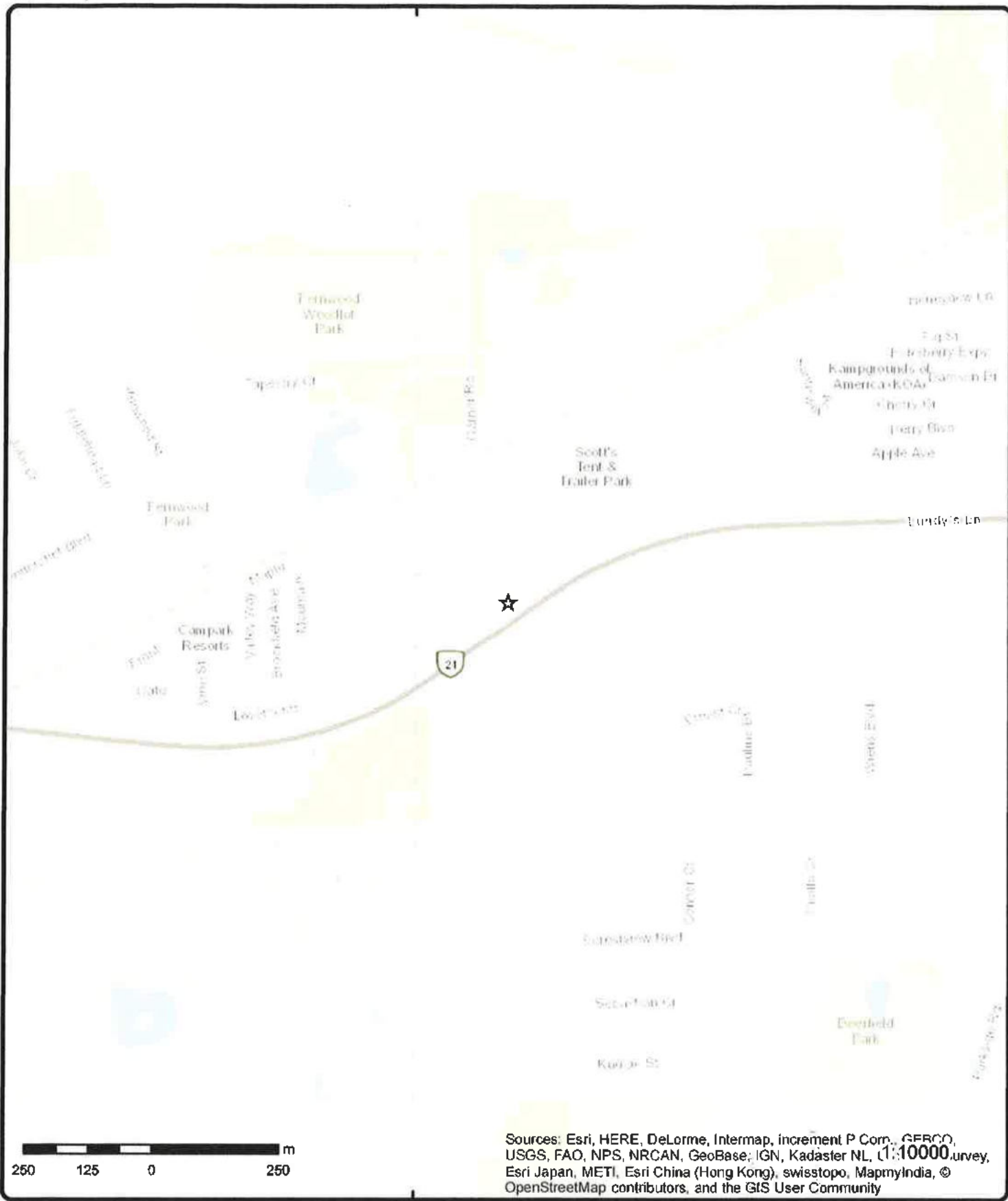
Address: 8911 Lundys Lane, Niagara Falls, ON, L2H1H5

Source: ESRI World Imagery

Order No: 20170531153



© ERIS Information Limited Partnership



Topographic Map

Address: 8911 Lundy's Lane, Niagara Falls, ON, L2H1H5

Source: ESRI World Topographic Map

Order No: 20170531153



© ERIS Information Limited Partnership

Detail Report

<i>Map Key</i>	<i>Number of Records</i>	<i>Elevation (m)</i>	<i>Site</i>	<i>DB</i>
----------------	--------------------------	----------------------	-------------	-----------

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

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
----	------------------------	---------	------	--------

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial AAGR

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial AGR

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

Government Publication Date: Up to Sep 2016

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-Nov 2016

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

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 - Oct 2016

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 2014

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*

Commercial Fuel Oil Tanks:

Provincial **CFOT**

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Government Publication Date: Feb 28, 2017

Chemical Register:

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 - Oct 2016

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 31, 2012

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial **COAL**

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

Government Publication Date: Apr 1987 and Nov 1988"

Compliance and Convictions:

Provincial **CONV**

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

Government Publication Date: 1989-Mar 2017

Certificates of Property Use:

Provincial **CPU**

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

Government Publication Date: 1994-Apr 2017

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: 1986-Aug 2015

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 2017

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-Apr 2017

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 2017

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-Aug 2016

Environmental Issues Inventory System:

Federal EIS

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 EIS 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

The Emergency Management Historical Event data class will store the locations of historical occurrences of emergency events. Events captured will include 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.

Government Publication Date: May 31, 2014

List of TSSA Expired Facilities:

Provincial EXP

List of facilities with removed tanks which were once registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Feb 28, 2017

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.

Government Publication Date: June 2000-Aug 2016

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-Sept 2003

Fuel Storage Tank:

Provincial FST

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Government Publication Date: Feb 28, 2017

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-Sep 2016

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 2015

TSSA Historic Incidents:

Provincial HINC

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. 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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: 2008-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*

TSSA Incidents:

Provincial INC

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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as 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 will include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Dec 31, 2013

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: 1848-Feb 2017

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, 2014

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 1969-Aug 2010

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 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 - Dec 2016

National Energy Board Wells:

Federal NEBW

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: 1993-2014

Oil and Gas Wells:

Private

OGW

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-Jan 2017

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-Oct 2018

Inventory of PCB Storage Sites:

Provincial

OPCB

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

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

Orders:

Provincial

ORD

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

Government Publication Date: 1994-Apr 2017

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

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: 1988-Oct 2016

TSSA Pipeline Incidents:

Provincial PINC

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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Government Publication Date: Feb 28, 2017

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: 1999-1996**

Permit to Take Water:

Provincial PTTW

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994-Apr 2017

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: 1986-2013

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-Apr 2017

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 - Oct 2016

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

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Dec 2016

Wastewater Discharger Registration Database:

Provincial SRDS

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

Government Publication Date: 1990-2014

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-Jan 2015

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial VAR

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all 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.

Government Publication Date: Feb 28, 2017

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: 1970-Mar 2017

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, 2018

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX E
QUALIFICATIONS OF THE ASSESSORS

Kate Slaman, Hons.B.Sc.

Environmental Scientist

PROFESSIONAL SUMMARY

Kate Slaman is an environmental scientist with experience in the environmental consulting industry conducting Phase I and II Environmental Site Assessments for various private, legal, financial, and corporate clients. Kate holds an Honours B.Sc. in Earth and Environmental Sciences from McMaster University in Hamilton, Ontario and a Post-Graduate Certificate in Environmental Management and Assessment from Niagara College in Niagara-on-the-Lake, Ontario.

Patrick Shriner, P.Geo., CPG

Associate, Environmental Geoscientist

PROFESSIONAL SUMMARY

Mr. Shriner is an Associate Environmental Geoscientist in Amec Foster Wheeler's Niagara (St. Catharines/Thorold) office. Patrick has over 26 year's experience on a wide range of environmental and municipal projects including: environmental site assessment (ESA) and remediation; peer review, designated substances surveys, waste management; landfill investigations and monitoring; hydrogeological investigations; risk assessment and risk management. Patrick is responsible for senior review and Quality Assurance of environmental projects and proposals undertaken by the Niagara office as well as senior technical support for the design, implementation and management of ESAs, site remediation projects, Brownfields clean-up and redevelopment. Patrick has participated in over 750 Phase I ESAs undertaken on behalf of a variety of clients including commercial and industrial manufactures, municipal governments, financial institutions and legal firms. Patrick is a recognized Qualified Person (QP) for ESAs under Ontario Regulation 153/04 – Records of Site Condition (RSC) and has filed several RSCs for a variety of properties across Ontario.

APPENDIX F
LIMITATIONS

Limitations

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
 - (a) The Standard Terms and Conditions which form a part of our May 12, 2017 Professional Services Contract;
 - (b) The Scope of Services;
 - (c) Time and Budgetary limitations as described in our Contract; and,
 - (d) The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the site and attendant structures. Our conclusions cannot and are not extended to include those portions of the site or structures which were not reasonably available, in Amec Foster Wheeler's opinion, for direct observation.
4. The environmental conditions at the site were assessed, within the limitations set out above, having due regard for applicable environmental regulations as of the date of the inspection. A review of compliance by past owners or occupants of the site with any applicable local, provincial or federal by-laws, orders-in-council, legislative enactments and regulations was not performed.
5. The site history research included obtaining information from third parties and employees or agents of the owner. No attempt has been made to verify the accuracy of any information provided, unless specifically noted in our report.
6. Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances, or different quantities of substances testing for, may be present on site and may be revealed by different of other testing not provided for in our contract.
7. Because of the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, Amec Foster Wheeler must be notified in order that it may determine if modifications to the conclusions in the report are necessary.
8. The utilization of Amec Foster Wheeler's services during the implementation of any remedial measures will allow Amec Foster Wheeler to observe compliance with the conclusions and recommendations contained in the report. Amec Foster Wheeler's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
9. This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or in part, or any reliance thereon, or decisions made based on any information of conclusions in the report, is the sole responsibility of such third party. Amec Foster Wheeler accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
10. This report is not to be given over to any third party for any purpose whatsoever without the written permission of Amec Foster Wheeler.
11. Provided that the report is still reliable, and less than 12 months old, Amec Foster Wheeler will issue a third-party reliance letter to parties client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on Amec Foster Wheeler's report, by such reliance agree to be bound by our proposal and Amec Foster Wheeler's standard reliance letter. Amec Foster Wheeler's standard reliance letter indicates that in no event shall Amec Foster Wheeler be liable for any damages, howsoever arising, relating to third-party reliance on Amec Foster Wheeler's report. No reliance by any party is permitted without such agreement.

SCHEDULE			
PART	AREA	LOCATION	PIN
1	0.97 Ac	PART OF STAMFORD TOWNSHIP LOT 139	ALL OF PIN 64265-0085(LT)
2	1.32 Ac	PART OF STAMFORD TOWNSHIP LOT 139	ALL OF PIN 64265-0086(LT)

IF THIS PLAN IS TO BE DEPOSITED UNDER THE LAND TITLE ACT

PLAN 59R-11857
REVISED AND CORRECTED

September 24, 2002
DATE

September 4, 2002
DATE
Andrew Cameron
ANDREW CAMERON
Ontario Land Surveyor

M. Ferguson
M. Ferguson
Ontario Land Surveyor

NOTES

ALL FOUND MONUMENTATION SHOWN ON THIS PLAN WAS PLANTED BY Matthews, Cameron, Heywood - Kerry T Howe Surveying Limited FOR A FREDERE CHIFFIN UNLESS OTHERWISE NOTED

IMPERIAL NOTE

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

BEARING NOTE

BEARINGS ARE A TRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF STAMFORD TOWNSHIP LOT 139 AS SHOWN ON PLAN P-11095 HAVING A BEARING OF N89.08 E

LEGEND

■	CONCRETE SURVEY MONUMENT FOUND	□	WIRE CENTER
□	SURVEY MONUMENT SET	○	WIRE CENTER WITH UTILITY MARK
IT	IRON TUBE	plan	PLAN 59R-11857
IT	IRON TUBE	deed	INST. N. 685569
IB	IRON BAR	LLN #1	FILE LLN 25061
SIB	TANGLED IRON BAR		
IE	SHORT TANGLED IRON BAR		
IE2	ROUND IRON BAR		
CM	CONCRETE MONUMENT		
F	CONCRETE FIN. WALL		
MTL	MINISTRY OF TRANSPORTATION OF ONTARIO		
M87-744	Matthews, Cameron, Heywood - Kerry T Howe Surveying Limited		
DHO	DEPARTMENT OF HIGHWAYS ONTARIO now MINISTRY OF TRANSPORTATION OF ONTARIO		
(1:50)	P. Laroque O.L.S.		
N - North	S - South	E - East	W - West
meas	measure	prop	property

PLAN OF SURVEY OF
PART OF STAMFORD TOWNSHIP LOT 139
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
MATTHEWS, CAMERON, HEYWOOD - KERRY T HOWE SURVEYING LIMITED
2002

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLE ACT AND THE REGULATION MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON August 30, 2002
September 4, 2002
DATE
Andrew Cameron
ANDREW CAMERON
Ontario Land Surveyor

Matthews, Cameron, Heywood - Kerry T Howe Surveying Limited

5233 Stanley Avenue - Unit #1 Niagara Falls Ontario L2E 7C2 Phone(905)358-3693 Fax(905)358 6224
98 Church Street St Catharines Ontario L2R 3C8 Phone(905)687 3300

Drawn: BL, The Fed: A, LLN: 35044A, File: 101-155

