

1127 Garrison Road

Phase One Environmental Site Assessment



Project Location:
1127 Garrison Road
Fort Erie, ON
L2A 1N8

Prepared For:
Trinitystar Developments Inc.
4 Finley Road
Brampton, ON L6T 1A9



Prepared By:
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Date: May 1st, 2022
NSSL File No.: NS2230-01



EXECUTIVE SUMMARY

Niagara Soils Solutions Ltd. [NSSL] was retained by Trinitystar Developments Inc. c/o Mr. MJ Subenthiran to conduct a Phase One Environmental Site Assessment [ESA] of the vacant commercial property located at 1127 Garrison Road, Fort Erie, Ontario [herein referred to as the “Phase One Property” or the “Site”]. The Phase One Property is currently owned by Kendale Products Limited. The Phase 1 Environmental Site Assessment was requested for due diligence purposes related to the potential purchase of the Site and was completed in general accordance with Ontario Regulation 153/04, as amended [O. Reg. 153/04], and has been supervised by a Qualified Person [QP_{ESA}] to support the filing of a Record of Site Condition [RSC], if required.

The size of the study Site is approximately 0.99 hectares. The property is currently not being utilized for commercial or agricultural land use purposes. The commercial building still occupies a portion of the northwest area of the site. Initial land use was identified as residential dating back to 1934. The 1965 and 1972 images displayed the former foundation outline of the original residential dwelling. The current building was constructed for commercial purposes with a large driveway and parking area adjacent to Garrison Road. The southern portion of the Phase One Property was never developed. The commercial building was in use as a general store post 1972 until 2018 when the property was sold, having never been re-occupied or re-developed.

The Phase One ESA investigation revealed one [1] off-site PCA, that did not result in an on-site Area of Potential Environmental Concern [APEC] on the Phase One property.

- **PCA-1: #28. Gasoline and Associated Products Storage in Fixed Tanks.** Based on a review of the EcoLog ERIS report, NSSL identified Jack Shaw Enterprises Ltd. located 198 m west of the Site at 1201 Garrison Road. Jack Shaw Enterprises Ltd. contained fuel gasoline storage tanks. The presence of a gasoline tank is a PCA, however, due to the distance away from the site and an inferred trans-gradient groundwater flow direction this PCA does not result in an on-site APEC.

The Potentially Contaminating Activity identified within the study area did not result in creating an onsite Area of Potential Environmental Concern [APEC] to the Phase One ESA property. Therefore, a Phase Two ESA is not recommended. No additional environmental investigations are deemed necessary as of April 28, 2022.

NSSL recommends a designated substance and hazardous material survey be conducted to identify potential lead-based paints, and asbestos-containing materials within the building materials prior to conducting any renovations and/or demolition of the building.



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1. Site Location Map
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- H. Potentially Contaminating Activities
- I. Phase One CSM



1.0 INTRODUCTION

1.1 Phase One Property Information

Niagara Soils Solutions Ltd. [NSSL] was retained by Trinitystar Developments Inc. c/o Mr. MJ Subenthiran to conduct a Phase One Environmental Site Assessment [ESA] of the vacant commercial property located at 1127 Garrison Road, Fort Erie, Ontario [herein referred to as the “Phase One Property” or the “Site”]. The Phase One Property is currently owned by Kendale Products Limited. The Phase 1 Environmental Site Assessment was requested for due diligence purposes related to the potential purchase of the Site. The Site location is shown on Figure 1.

The legal description of the Site includes PT LT 4 CON 3 LAKE ERIE BERTIE PART1 59R2560 EXCEPT PART 2 59R11336; FORT ERIE. The Property Identification Number [PIN] is 64210-0152. A copy of the Parcel Register is included in Appendix A. Authorization to proceed with the Phase One ESA was received from Mr. MJ Subenthiran. The contact information for Mr. MJ Subenthiran is mj@wolfpackbuild.com and 647-404-5268.

The size of the study Site is approximately 0.99 hectares. The property is currently not being utilized for commercial or agricultural land use purposes. The commercial building still occupies a portion of the northwest area of the site. Initial land use was identified as residential dating back to 1934. The 1965 and 1972 images displayed the former foundation outline of the original residential dwelling. The current building was constructed for commercial purposes with a large driveway and parking area adjacent to Garrison Road. The southern portion of the Phase One Property was never developed. The commercial building was in use post 1972 as a general store until 2018 when the property was sold, having never been re-occupied or re-developed. The Site location and layout are illustrated on Figure 2.



2.0 SCOPE OF INVESTIGATION

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

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

3.0 RECORDS REVIEW

3.1 General

3.1.1 Phase One Study Area Determination

The Phase One Study Area includes properties located wholly or partially, within 250 m of the nearest point on a boundary of the Phase One ESA property. There were no other properties located beyond 250 m of the Phase One ESA property that were considered relevant to the Phase One ESA assessment at this time. The Study Area is illustrated on Figure 1.

3.1.2 First Developed Use Determination

O. Reg. 153/04 22. [1] defines first developed land use as the earlier of a: the first use of a Phase One Property in or after 1875 that resulted in the development of a building or structure on the property, and b: the first potentially contaminating use or activity on the Phase One Property”.

The results of the Phase One ESA historical records and aerial photograph review indicated that the Site was first in use for residential purposes. The 1934 aerial image depicts a residential dwelling within the northeast corner of the property. The land ownership was confirmed as belonging to Albert M. Benner.

3.1.3 Fire Insurance Plans

NSSL contacted ERIS to conduct a search of Fire Insurance Plans (FIPs) for information pertaining to the Phase One ESA property and surrounding area. No FIPs were found within the limits of the study area. A copy of the report is included in the Appendix B.

3.1.4 Chain of Title

A current parcel register [land title document] for 1127 Garrison Road, Fort Erie was obtained from Teranet Express. The document identified the Property Identifier Number [PIN] as 64210-0152. The document covered the period from 1978 to the present. Current landownership was confirmed as belonging to Kendale Products Limited, with 1978 ownership as Mr. Frank Schnitchen.

MacKenzie Title was engaged by NSSL to complete a historical property ownership search for the study site. According to search results, the earliest available record relating to the Site was a patent from the Crown on May 17, 1802, to Constantine O’Neil. The Site was bought and sold to individual landowners until purchased by an investment company in 2011. For the complete chain of title see Appendix A.

3.1.5 Environmental Reports

No previous environmental reports were provided for NSSL to review regarding the study Site.

3.2 Environmental Source Information

3.2.1 Environmental Risk information Services

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

Municipal Address	Property relationship to Site	Database Record, brief description
1127 Garrison Road	On-site	EHS: six [6] historical searches were conducted.
1107 Garrison Road	73 m East	RSC: One [1] Record of Site Condition conducted in 2009
1167 Garrison Road	118 m West	Canadian Niagara Power Inc. SPL: One [1] spill in 2016 of 90L of hydraulic transformer oil [non-PCB] into the storm sewer
1201 Garrison Road	198 m West	Jack Shaw Enterprises FST: Fuel storage tank with capacity of 22,700 L, approved in 1980 DTNK: delisted storage tanks and piping records noted for years 1993, 2012-2013, 2020 PRT: private and retail fuel storage tanks, noted as expired in 1994.
1081 Meadowood Street	243 m Northeast	PINC: One [1] Pipeline in 2017 strike by Enbridge Gas Distribution Inc. during new home building resulting in service line leak of natural gas.

EHS = ERIS Historical Searches, FST = Fuel Storage Tank, FSTH = Fuel Storage Tank – Historical, PINC = Pipeline Incidents, PRT = Private and Retail Storage Tanks, RSC = Record of Site Conditions, SPL = Ontario Spills

3.2.2 Insurance Reports

No additional insurance or risk assessment reports were provided by ERIS or discovered during the Phase One ESA research.

3.2.3 Other Environmental Sources

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

Source	Study Site Details
Environmental Incidents, Orders, Offences, Spills and Discharges	No records
Environmental Registry of Ontario	No records
Federal Contaminated Sites and Solid Waste Landfills Inventory	No records
Hazardous Waste Information Network	No records
Inventory of Coal Gasification Plants	No records
Inventory of Industrial Sites Producing or Using Coal Tar in Ontario	No records
Ministry of Natural Resources [MNR]	No records
National Pollutant Release Inventory [NPRI]	No records



Source	Study Site Details
PCB Waste Storage Inventory	No records
Record of Site Condition [RSC]/ Brownfields Environmental Registry	No records
Reports submitted to the MECP [Freedom of Information]	At the time of report issuance, no records have been returned. Any documents received will be provided to the client.
TSSA Retail Fuel Storage Tank Info	A request was submitted to the Technical Safety and Standards Authority [TSSA] for information concerning fueling systems [USTs, ASTs]. Email correspondence from TSSA dated April 20 th , 2022, indicated “we confirm that there are no records in our database of any fuel storage tanks at the subject address”.
Waste Disposal Site Inventory	No records
Waste Management Records	No records
Other	No records pertaining to the study site.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

Aerial photographs were reviewed for information pertaining to the Study Site and Study Area. The photographs were available through Brock University Special Collections Library, Niagara Air Photo Index, EcoLog ERIS – Historical Aerials and Google Earth. The earliest available aerial image for review was from 1934. Of the available images, the following were selected to review based on scale and quality. Images are provided in Appendix D.

Date	Study Site	Study Area
1934	The aerial photograph depicts the study Site as farmed agriculture with a residential building.	The surrounding properties are noted as farmed agricultural land use to the north, south, west, and east. The study area appears to be predominantly farmed agricultural with corresponding farming residential buildings.
1954/55	No significant changes were noted to the study Site in the 1954/55 aerial photograph.	The 1954-55 aerial photograph shows the study area as a mix of farmed agricultural land use. Residential buildings and intensification are noted on the north side of Garrison Road.
1965	The study Site is vacant. The former residential structure has been demolished.	No significant changes were noted to the study area in the 1965 and 1972 aerial photographs. Residential buildings and intensification are noted to the north of the study area.
1972	No change to the study site.	
2000	A commercial building has been constructed within the northwestern area of the property. Asphaltic concrete cover extends outwards from the building footprint to the east and west property boundaries.	No significant changes were noted to the study area in the 2000 aerial photograph.
2006	No significant changes were noted to the Study Site.	A school building has been built on the north side of Garrison Road. No significant changes are noted to the study area in the 2006 aerial photograph.
2015		No significant changes were noted to the study area in the 2015 aerial photograph.



Date	Study Site	Study Area
2022		

3.3.2 Topography, Hydrology, Geology

A review of the Ministry of Natural Resources' "Quaternary Geology, Niagara-Welland Area, Map P2496" indicates that the Site is in an area of Glaciolacustrine nearshore silt and clay. A review of a nearby Water Well [ID 660491] located approximately 250 m northwest of the subject Site completed in 1949 reports clay from 0 m to 4.2 m and flint rock from 4.2 m to 14 m.

The Ministry of Natural Resources' "Paleozoic Geology of Southern Ontario P2254" indicates that the study Site is located atop bedrock consisting of variable cherty, fossiliferous limestone; minor shale from the Onondaga Formation; Edgecliff Member.

The Phase One Property is not located within 30 m of a body of water. Regional groundwater flow is expected to be south towards Lake Erie [Kraft Drainage, 6,286,868 m²]. The Kraft Drainage sub-watershed was identified as the watershed associated with the study Site and study area.

3.3.3 Fill Materials

Based on a review of aerial photographs, and observations made during the Site analysis, NSSL did not identify fill material at the study Site. Research couldn't confirm if the previous residential dwelling had a basement, and the current on-site building footprint is generally overtop of the previous building. Should future site works reveal fill material of unknown origin and composition within this area, NSSL would recommend completing some soils analysis at that time.

3.3.4 Water Bodies & Areas of Natural Significance

Lake Erie is located approximately 2.4 km south of the study Site. NSSL did not identify any significant features including provincially significant wetlands, natural heritage features or Areas of Natural Significance onsite. The Site is not considered a sensitive site based on the definition of O. Reg. 153/04.

The areas to the north and south of the study area were identified as NPCA Regulated Wetlands. The entire study area is located within a Groundwater Protection Zone with the west portion of the study Site identified as Surface Water Intake Protection Zone-IPZ 1 and the east portion of the study Site identified as Surface Water Intake Protection Zone-IPZ2. Surface water runoff and groundwater flow towards Lake Erie [south].

Ponded surface water was observed within the southern boundary of the Site during the Site visit. NSSL identified Kraft Drain east of the study site. The ponded water could potentially be attributed to the drain. Drains are often constructed during the transformation of lands for agricultural use for the purpose of



preventing surface water ponding and controlling runoff without causing erosion of the soil surface. By directing the flowing water over the ground towards the drain, farmers could influence subsurface drainage to allow for crop protection.

3.3.5 Well Records

The MECP provides the public with access to their well record inventory. The study Site and area are serviced by the municipal drinking water system, however well records [if available] were accessed and reviewed for information pertaining to the area's hydrogeological and geological characteristics. Two [2] well records were found just beyond the Study area [250 m radius]. A record can contain descriptive information pertaining to soil stratigraphy and aquifer groundwater levels. Both records are summarized below and provided in Appendix E.

Well ID	Description
6600490 [252 m northwest of Site]	Water found at 3.66 m 3.66 – 4.57 m rock
6600491 [275 m northwest of Site]	0 – 4.27 m clay 4.27 – 14.02 m flint rock

3.4 Site Operating Records

No historic Site operating records were provided to NSSL.

3.5 Other

No additional information regarding the Phase One property was identified at the time of report issuance.



4.0 INTERVIEW & QUESTIONNAIRE

The Phase One ESA property is currently being evaluated for due diligence purposes pertaining to potential Site acquisition and proposed Site redevelopment. A questionnaire was electronically delivered to Mr. MJ Subenthiran. Mr. Sengar, acting realtor for our client who had some knowledge of the property completed the questionnaire. Mr. Sengar mentioned the current vendors purchased the property in the summer of 2021 and previous owners in 2016. Municipal services are hooked up at the site. A copy of the questionnaire is available in Appendix F.

5.0 SITE RECONNAISSANCE

5.1 General Requirements

A Site reconnaissance was completed on April 18, 2022, by Mr. Damen Nyland, B.Sc., G.I.T., Environmental Geologist. The weather was cloudy, with the temperature approximately -1°C. The Site reconnaissance and photo log are included in Appendix G. The Phase One ESA property is not considered to be an enhanced investigation property.

5.2 Specific Observations at Phase One Property

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

Item	Specific Observation
General Site Description	The study Site was located south of Garrison Road and East of Crescent Road in the Town of Fort Erie, Ontario. At the time of the investigation, the property was vacant and not in use.
General Description of Structures	One [1] structure was identified on-site, the former commercial dwelling, Garrison Road General Store, now vacant.
Above and Below Ground Tanks	N/A
Utilities and Water Sources	The Site was serviced by municipal sewer and water. The specific locations of underground utility and service corridors such as sewer, water, electrical or gas lines for the original lot are unknown.
Exit and Entry Points	Four [4] exit/entry points were noted in the building. The current heating source was noted as natural gas.
Existing and Former Heating/cooling Systems	
Catch basins, drains, pits, pumps or sumps	Catch basins were identified along Garrison Road.
Staining and corrosion	Not found within the limits of the study Site.
Wells	No potable or MECP groundwater monitoring wells were identified on-site.
Sewage Work	N/A
Surface Cover	Asphaltic concrete parking lot, concrete and gravel-based walkway along the building foundation. A small grass and woodlot area is noted at the southern of part of the Site.
Areas of Stained Soil, Vegetation, Pavement, and Stressed Vegetation	No areas of stained soil, ground cover or vegetation were noted across the property.
Current or Former Railway Lines or Spurs	No evidence of current or former rail spurs was observed at the study Site during the Site reconnaissance.
Debris & Fill Material	No debris or fill material was noted.
Details of Unidentified Substances	N/A
Designated Substances & Hazardous Materials	As the building was constructed between post 1972, there exists a potential for lead-based paints and asbestos-containing materials to be present within the building materials utilized to construct the structure. Potential asbestos containing materials were identified as drywall joint compound [DJC], and ceiling tiles. No other designated substances & hazardous materials were noted from the non-intrusive Site investigation.



Item	Specific Observation
Surrounding Properties within the Phase One Study Area	The study area is a mix of residential and commercial properties. Adjacent properties were documented as residential to the east and a commercial building to the west. North of the Site is a public school. South of the study area is agricultural farmland.

5.3 Designated Substances & Hazardous Materials

5.3.1 Asbestos Containing Material (ACM)

Potential asbestos-containing materials were observed within building materials drywall joint compound [DJC], and ceiling tiles. Asbestos is classified as a designated substance under the Occupational Health and Safety Act and regulated under O. Reg. 490/09.

5.3.2 Lead

The potential for lead-based paint being present within the building is possible given the age of the structure. Lead is classified as a designated substance under O. Reg. 843 of the Occupational Health and Safety Act.

5.3.3 Mould

Mould was not observed within the interior of the building.



6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Potentially Contaminating Activities

O. Reg. 153/04 Table 2 of Schedule D – List of Potentially Contaminating Activities [PCAs] are provided in Appendix H for reference purposes. The Phase One ESA investigation revealed one [1] off-site PCA, that did not result in an on-site Area of Potential Environmental Concern [APEC] on the Phase One property. Figure 3 highlights the PCA location.

- **PCA-1: #28. Gasoline and Associated Products Storage in Fixed Tanks.** Based on a review of the EcoLog ERIS report, NSSL identified Jack Shaw Enterprises Ltd. located 198 m west of the Site at 1201 Garrison Road. Jack Shaw Enterprises Ltd. contained fuel gasoline storage tanks. The presence of a gasoline tank is a PCA, however, due to the distance away from the site and an inferred trans-gradient groundwater flow direction this PCA does not result in an on-site APEC.

6.2 Areas of Potential Environmental Concern

The PCA identified above did not result in an onsite Area of Potential Environmental Concern [APECs] on the Phase One ESA property with the potential to have impacted the study Site's soil and/or groundwater.

A Phase One Conceptual Site Model [CSM] was prepared in accordance with Schedule D, Part V of O. Reg. 153/04 [as amended]. The CSM includes Figures 1 -3 and is provided in Appendix I.



7.0 CONCLUSIONS

The Potentially Contaminating Activity identified within the study area did not result in creating an onsite Area of Potential Environmental Concern [APEC] to the Phase One ESA property. Therefore, a Phase Two ESA is not recommended. No additional environmental investigations are deemed necessary as of April 28, 2022.

NSSL recommends a designated substance and hazardous material survey be conducted to identify potential lead-based paints, and asbestos-containing materials within the building materials prior to conducting any renovations and/or demolition of the building.

7.2 Limitations and Use of the Report

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

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

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

Niagara Soils Solutions Ltd. prepared this Report for Trinitystar Developments Inc. The material in it reflects Niagara Soils Solutions Ltd.'s best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Niagara Soils Solutions Ltd. accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

Yours very truly,

Niagara Soils Solutions Ltd.

A handwritten signature in blue ink, appearing to read 'J. Monkman', written in a cursive style.

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

A handwritten signature in blue ink, appearing to read 'Jodie Glasier', written in a cursive style.

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

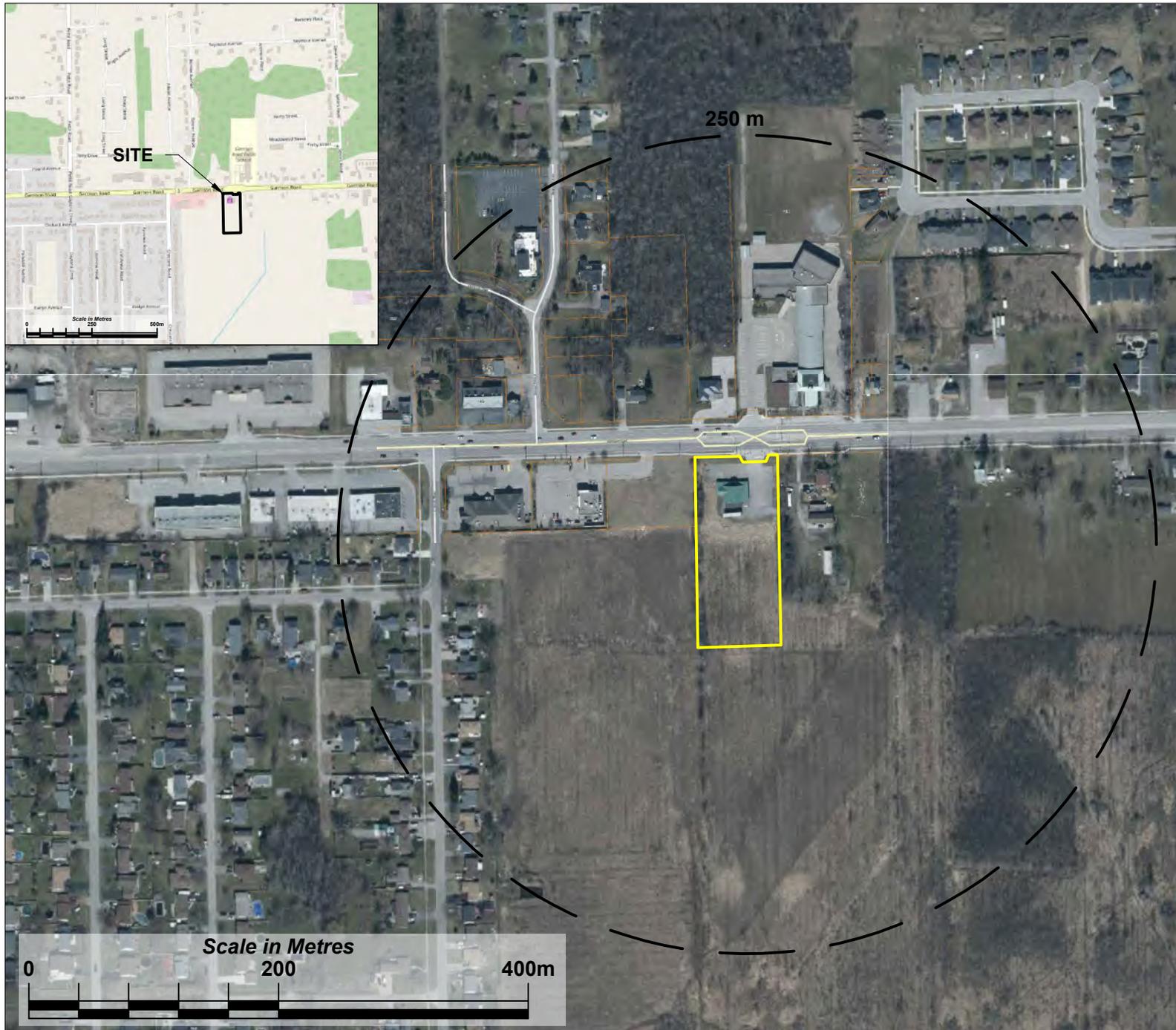
8.0 REFERENCES

The following resources were utilized as references:

- EcoLog ERIS
- Environmental Registry of Ontario
- Federal Contaminated Sites Inventory
- Interactive Map – Niagara Navigator, <https://navigator.niagararegion.ca/>
- Inventory of Coal Gasification Plant Waste Sites in Ontario, Volume II; MOE, 1987
- Ministry of Environment, Conservation & Parks Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario
- Ministry of the Environment Freedom of Information and Protection of Privacy Search
- Ministry of the Environment Hazardous Waste Information Network
- Ministry of Natural Resources [ANSIs]
- Ministry of Northern Development and Mines. Bedrock Geology of Ontario
- National Pollutant Release Inventory [NPRI] database
- Niagara Peninsula Conservation Authority [NPCA] Watershed Explorer
- Ontario Base Mapping
- Ontario Inventory of PCB Storage Site October 1991, Ministry of the Environment, January 1992.
- Ontario Oil, Gas, and Salt Resources Library
- Technical Safety and Standards Authority [TSSA] Fuel Storage Information
- Waste Disposal Site Inventory, Ministry of the Environment, 1991.

FIGURES

1. SITE LOCATION
2. SITE LAYOUT



LEGEND

- Phase One ESA Property Boundary
- 250 m Study Area



CLIENT:
Trinitystar Developments Inc.

PROJECT:
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1127 GARRISON ROAD
FORT ERIE, ONTARIO

TITLE:
SITE LOCATION PLAN

DRAWN BY: DN

CHECKED BY: JM

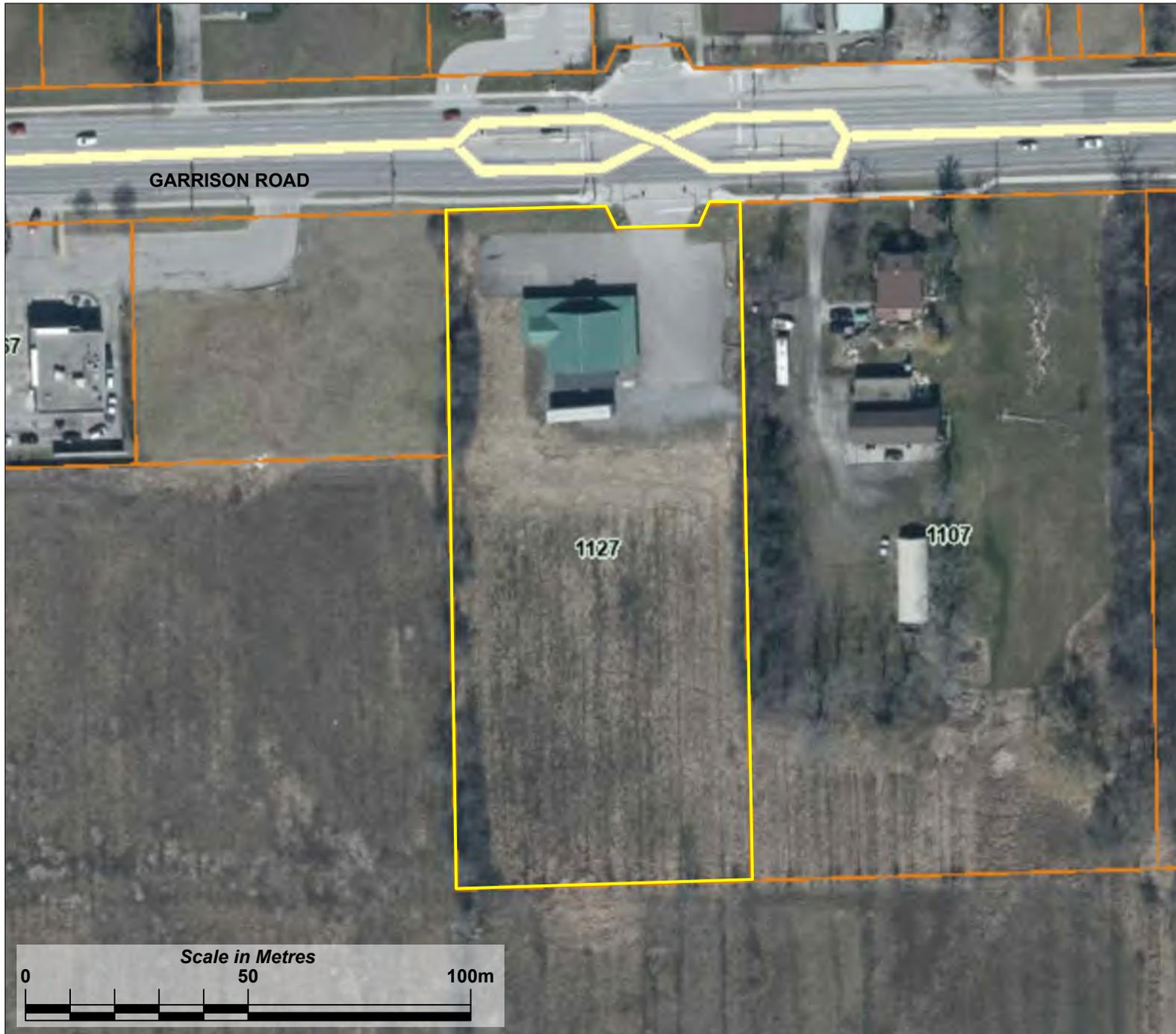
DATE: MAY 2022

PROJECT NO: NS2230-01

SCALE: AS SHOWN

NO:
Figure 1

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



LEGEND

 Phase One ESA Property Boundary



CLIENT:
Trinitystar Developments Inc.

PROJECT:
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1127 GARRISON ROAD
FORT ERIE, ONTARIO

TITLE:
SITE LAYOUT & FEATURES

DRAWN BY: DN

CHECKED BY: JM

DATE: MAY 2022

PROJECT NO: NS2230-01

SCALE: AS SHOWN

NO:
Figure 2

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

APPENDIX A

CHAIN OF TITLE/PARCEL REGISTER

PROPERTY DESCRIPTION: PT LT 4 CON 3 LAKE ERIE BERTIE PART 1 59R2560 EXCEPT PART 2 59R11336 ;FORT ERIE

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 64210-0064

PIN CREATION DATE:
2001/10/09

OWNERS' NAMES
KENDALE PRODUCTS LIMITED

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/10/09 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2001/01/22 **						
59R2560	1978/08/17	PLAN REFERENCE				C
RO421050	1983/12/09	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	SCHNITCHEN, FRANK M.	
RO564593	1989/09/19	AGREEMENT			THE CORPORATION OF THE TOWN OF FORT ERIE	C
RO667202	1994/02/25	CHARGE		*** DELETED AGAINST THIS PROPERTY ***	LIKAR FILINGS LIMITED	
LT211664	2002/05/30	CHARGE		*** COMPLETELY DELETED *** SCHNITCHEN, FRANK M.	FORT ERIE COMMUNITY CREDIT UNION LIMITED	
LT224604	2002/10/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** LIKAR FILINGS LIMITED		
REMARKS: RE: RO667202						
SN334160	2011/12/23	TRANSFER		*** COMPLETELY DELETED *** SCHNITCHEN, FRANK M.	LETIZIA INVESTMENTS INC.	

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

LAND
 REGISTRY
 OFFICE #59

64210-0152 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		<i>REMARKS: PLANNING ACT STATEMENTS</i>				
SN335048	2012/01/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** FORT ERIE COMMUNITY CREDIT UNION LIMITED		
		<i>REMARKS: LT211664.</i>				
SN471462	2016/06/13	TRANSFER		*** COMPLETELY DELETED *** LETIZIA INVESTMENTS INC.	NEWFOUR LIMITED	
		<i>REMARKS: PLANNING ACT STATEMENTS.</i>				
SN685334	2021/07/29	TRANSFER	\$800,000	NEWFOUR LIMITED	KENDALE PRODUCTS LIMITED	C
		<i>REMARKS: PLANNING ACT STATEMENTS.</i>				

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

Chain of Title

1127 Garrison Road, Fort Erie
Pin: 64210-0152(LT)
Part of Lot 4, Concession 3,
Lake Erie Bertie, Fort Erie

CROWN



Patent
May 17, 1802

Constantine O'Neil



7047
B & S
June 18, 1827

John Warren Sr.



*John Warren Sr., deceased
Date of death: Unknown*



John Warren Hall



12633
B & S
August 28, 1829

Richard Graham

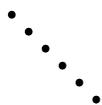
12853
B & S
February 26, 1840

Jacob Benner



2001
B & S
November 30, 1844

Jacob Benner



*Jacob Benner, deceased
Date of Death: February 11, 1879*



Jacob Benner
Julia A. Stevens



3739
Release of Legacies
Quit Claim
June 9, 1880

John R. Benner



17063
Grant
April 29, 1915

Albert M. Benner



43696
Grant
February 18, 1948

Matthew A. Schnitchen



Matthew A. Schnitchen, deceased
Date of death: March 7, 1970
Re: Certificate for Registration
13535 - reg'd February 3, 1971



Frank Schnitchen
Martha Gardiner
Katharine Schnitchen
Personally & executrix of
Matthew A. Schnitchen



137051
Grant
March 11, 1971

Katharine Schnitchen



325273
Grant
December 21, 1978

Frank M. Schnitchen
Shirley R. Schnitchen
As joint tenants



421050
Grant
December 9, 1983

Frank M. Schnitchen



SN334160
Transfer
December 23, 2011

Letizia Investments Inc.



SN471462
Transfer
June 13, 2016

Newfour Limited



SN685334
Transfer
July 29, 2021

Kendale Products Limited
(Current Owner)

APPENDIX B

FIRE INSURANCE PLANS, INSURANCE REPORTS & OTHER
ENVIRONMENTAL SOURCE INFORMATION



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Swati

Site Address:

1127 Garrison Road Fort Erie ON Canada

Project No:

22033100212

Opta Order ID:

107340

Requested by:

Eleanor Goolab
ERIS

Date Completed:

4/6/2022 8:38:52 AM

Project Name: Phase One ESA
1127 Garrison Road Fort Erie ON

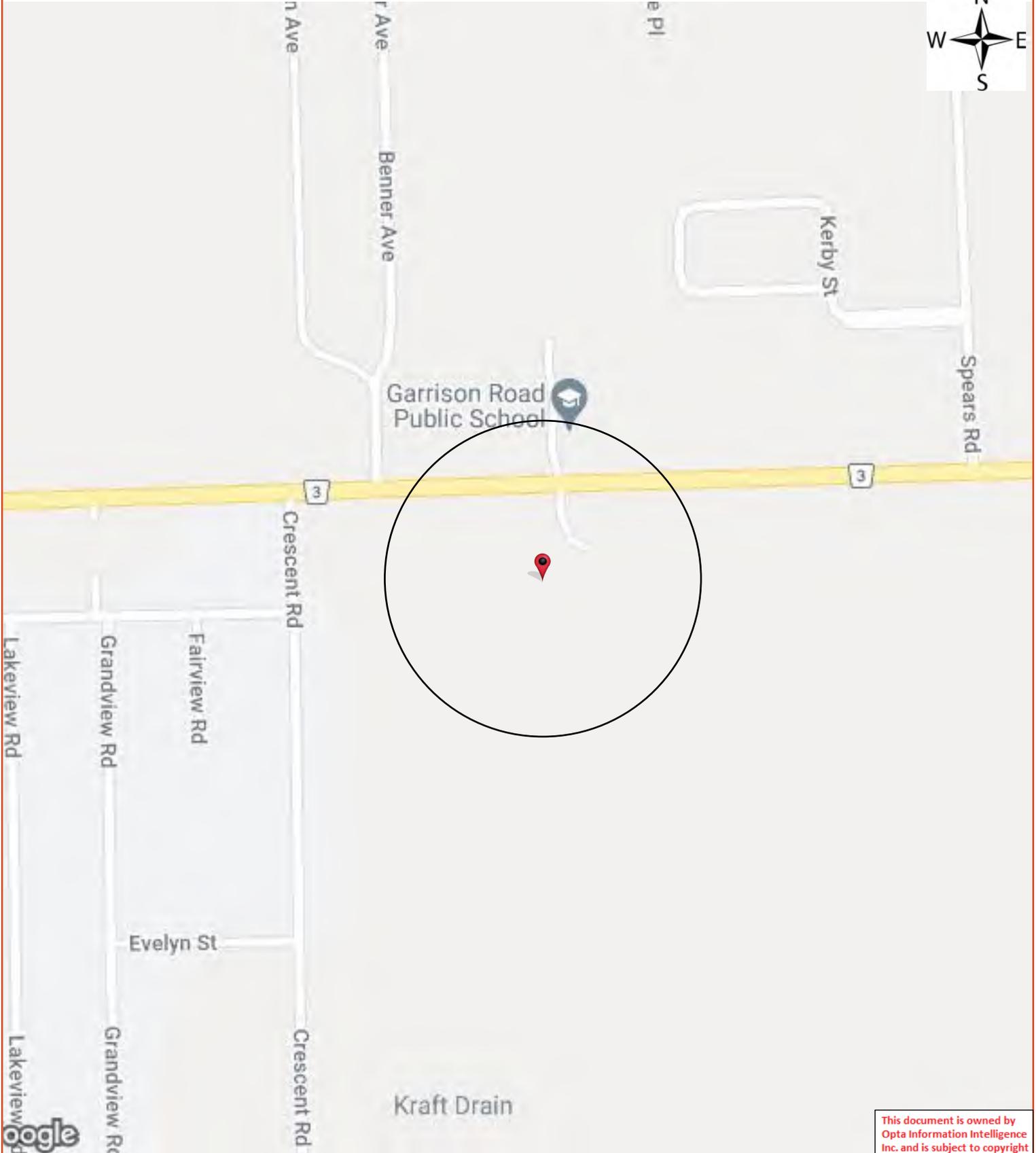
Search Area: 1127 Garrison Road Fort Erie ON
Canada

Project #: 22033100212
P.O. #: NS223001

Requested by:
Eleanor Goolab
Date Completed: 04/06/2022 08:38:52



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Opta Historical Environmental Services Enviroscan TM Terms and Conditions

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Entire Agreement

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

Governing Document

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

Law

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

No Records Found

Requested by:
Eleanor Goolab

Date Completed: 04/06/2022 08:38:52



OPTA INFORMATION INTELLIGENCE

No Records Found



APPENDIX C

ECOLOG ERIS REPORT



DATABASE REPORT

Project Property: *Phase One ESA - 1127 Garrison Road, Fort
Erie, ON
1127 Garrison Road
Fort Erie ON L2A 1N8*

Project No: *NS2230-01*

Report Type: *Standard Report*

Order No: *22033100212*

Requested by: *Niagara Soils Solutions Ltd.*

Date Completed: *April 5, 2022*

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Executive Summary

Property Information:

Project Property: *Phase One ESA - 1127 Garrison Road, Fort Erie, ON
1127 Garrison Road Fort Erie ON L2A 1N8*

Project No: *NS2230-01*

Coordinates:

Latitude: *42.90407*
Longitude: *-78.95748*
UTM Northing: *4,752,235.80*
UTM Easting: *666,739.28*
UTM Zone: *17T*

Elevation: *616 FT
187.86 M*

Order Information:

Order No: *22033100212*
Date Requested: *March 31, 2022*
Requested by: *Niagara Soils Solutions Ltd.*
Report Type: *Standard Report*

Historical/Products:

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

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	3	3
CA	<i>Certificates of Approval</i>	Y	0	0	0
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
DTNK	<i>Delisted Fuel Tanks</i>	Y	0	11	11
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	2	4	6
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	5	5
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	12	12
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PINC	<i>Pipeline Incidents</i>	Y	0	1	1
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	1	1
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	1	1
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	0	2	2
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	0	0
Total:			2	40	42

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
1	EHS		1127 Garrison Road Fort Erie ON L2A 1N8	WNW/0.0	0.00	19
2	EHS		1127 Garrison Rd Fort Erie ON L2A1N8	SE/0.5	0.00	19

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
3	RSC	1107 GARRISON ROAD GP INC.	1107 GARRISON ROAD, FORT ERIE, ON L2A 1N8 Fort Erie ON	E/73.3	0.44	19
4	GEN	NIAGARA, DISTRICT SCHOOL BOARD OF	GARRISON ELEMENTARY SCHOOL 1110 GARRISON ROAD FORT ERIE ON L2A 1N9	NNE/88.6	1.00	20
4	GEN	DISTRICT SCHOOL BOARD OF NIAGARA	1110 GARRISON ROAD FORT ERIE ON	NNE/88.6	1.00	21
5	EHS		1107 Garrison Road Fort Erie ON L2A 1N8	ESE/94.5	0.00	21
5	EHS		1107 Garrison Road Fort Erie ON L2A 1N8	ESE/94.5	0.00	21
5	EHS		1107 Garrison Road Fort Erie ON L2A 1N8	ESE/94.5	0.00	21
5	EHS		1107 Garrison Road Fort Erie ON L2A 1N8	ESE/94.5	0.00	22
6	SPL	Canadian Niagara Power Inc.	1167 Garrison Rd Fort Erie ON	W/118.0	-0.82	22
7	BORE		ON	W/143.8	-1.00	22
8	BORE		ON	WNW/170.6	0.00	23
9	PRT	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON L2A 1N8	W/198.1	-0.81	24
9	DTNK	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON L2A 1N8	W/198.1	-0.81	24

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>9</u>	DTNK	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON	W/198.1	-0.81	<u>25</u>
<u>9</u>	DTNK	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON	W/198.1	-0.81	<u>26</u>
<u>9</u>	DTNK	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON	W/198.1	-0.81	<u>26</u>
<u>9</u>	DTNK	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON	W/198.1	-0.81	<u>27</u>
<u>9</u>	DTNK	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON	W/198.1	-0.81	<u>27</u>
<u>9</u>	DTNK	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W/198.1	-0.81	<u>28</u>
<u>9</u>	DTNK	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W/198.1	-0.81	<u>29</u>
<u>9</u>	DTNK	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W/198.1	-0.81	<u>29</u>
<u>9</u>	DTNK	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W/198.1	-0.81	<u>30</u>
<u>9</u>	DTNK	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W/198.1	-0.81	<u>30</u>
<u>9</u>	FST	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W/198.1	-0.81	<u>31</u>
<u>9</u>	FST	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W/198.1	-0.81	<u>32</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
9	FST	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W/198.1	-0.81	32
9	FST	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W/198.1	-0.81	33
9	FST	JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W/198.1	-0.81	33
10	BORE		ON	ENE/205.3	1.28	34
11	PINC	ASHTON HOMES (WESTERN) LIMITED	1081 MEADOWOOD ST., FORT ERIE, ON, L2A 0C1, CA ON	NE/243.7	2.00	35
12	GEN	BENNER FUNERAL SERVICES INC.	1105 BENNER ROAD FORT ERIE ON L2A 4N8	NW/247.2	1.27	35
12	GEN	BENNER FU(SEE & USE OF061900)	1105 BENNER ROAD FORT ERIE ON L2A 4N8	NW/247.2	1.27	36
12	GEN	BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW/247.2	1.27	36
12	GEN	BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON	NW/247.2	1.27	36
12	GEN	BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW/247.2	1.27	36
12	GEN	BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW/247.2	1.27	37
12	GEN	BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW/247.2	1.27	37
12	GEN	BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW/247.2	1.27	37

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
12	GEN	BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW/247.2	1.27	37
12	GEN	BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW/247.2	1.27	38
13	SPL	Enbridge Gas Distribution Inc.	1081 Meadowwood ST (new build) Fort Erie ON	NE/249.5	2.00	38

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 3 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	WNW	170.61	<u>8</u>
	ON	ENE	205.33	<u>10</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	W	143.84	<u>7</u>

DTNK - Delisted Fuel Tanks

A search of the DTNK database, dated Feb 28, 2022 has found that there are 11 DTNK site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON	W	198.12	<u>9</u>
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON	W	198.12	<u>9</u>
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON L2A 1N8	W	198.12	<u>9</u>
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W	198.12	<u>9</u>

JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W	198.12	<u>9</u>
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W	198.12	<u>9</u>
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W	198.12	<u>9</u>
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON	W	198.12	<u>9</u>
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON	W	198.12	<u>9</u>
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON	W	198.12	<u>9</u>
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W	198.12	<u>9</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Nov 30, 2021 has found that there are 6 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1127 Garrison Road Fort Erie ON L2A 1N8	WNW	0.00	<u>1</u>
	1127 Garrison Rd Fort Erie ON L2A1N8	SE	0.47	<u>2</u>
	1107 Garrison Road Fort Erie ON L2A 1N8	ESE	94.46	<u>5</u>
	1107 Garrison Road Fort Erie ON L2A 1N8	ESE	94.46	<u>5</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1107 Garrison Road Fort Erie ON L2A 1N8	ESE	94.46	5
	1107 Garrison Road Fort Erie ON L2A 1N8	ESE	94.46	5

FST - Fuel Storage Tank

A search of the FST database, dated Feb 28, 2022 has found that there are 5 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W	198.12	9
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W	198.12	9
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W	198.12	9
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W	198.12	9
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	W	198.12	9

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Nov 30, 2021 has found that there are 12 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
NIAGARA, DISTRICT SCHOOL BOARD OF	GARRISON ELEMENTARY SCHOOL 1110 GARRISON ROAD FORT ERIE ON L2A 1N9	NNE	88.56	4

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
DISTRICT SCHOOL BOARD OF NIAGARA	1110 GARRISON ROAD FORT ERIE ON	NNE	88.56	4
BENNER FUNERAL SERVICES INC.	1105 BENNER ROAD FORT ERIE ON L2A 4N8	NW	247.25	12
BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW	247.25	12
BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW	247.25	12
BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW	247.25	12
BENNER FU(SEE & USE OF061900)	1105 BENNER ROAD FORT ERIE ON L2A 4N8	NW	247.25	12
BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW	247.25	12
BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON	NW	247.25	12
BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW	247.25	12
BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW	247.25	12
BENNER FUNERAL SERVICES INC.	1105 Benner Ave. Fort Erie ON L2A 4N8	NW	247.25	12

PINC - Pipeline Incidents

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

project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ASHTON HOMES (WESTERN) LIMITED	1081 MEADOWWOOD ST., FORT ERIE, ON, L2A 0C1, CA ON	NE	243.73	11

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 1 PRT site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
JACK SHAW ENTERPRISES LTD	1201 GARRISON RD FORT ERIE ON L2A 1N8	W	198.12	9

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Feb 2022 has found that there are 1 RSC site(s) within approximately 0.25 kilometers of the project property.

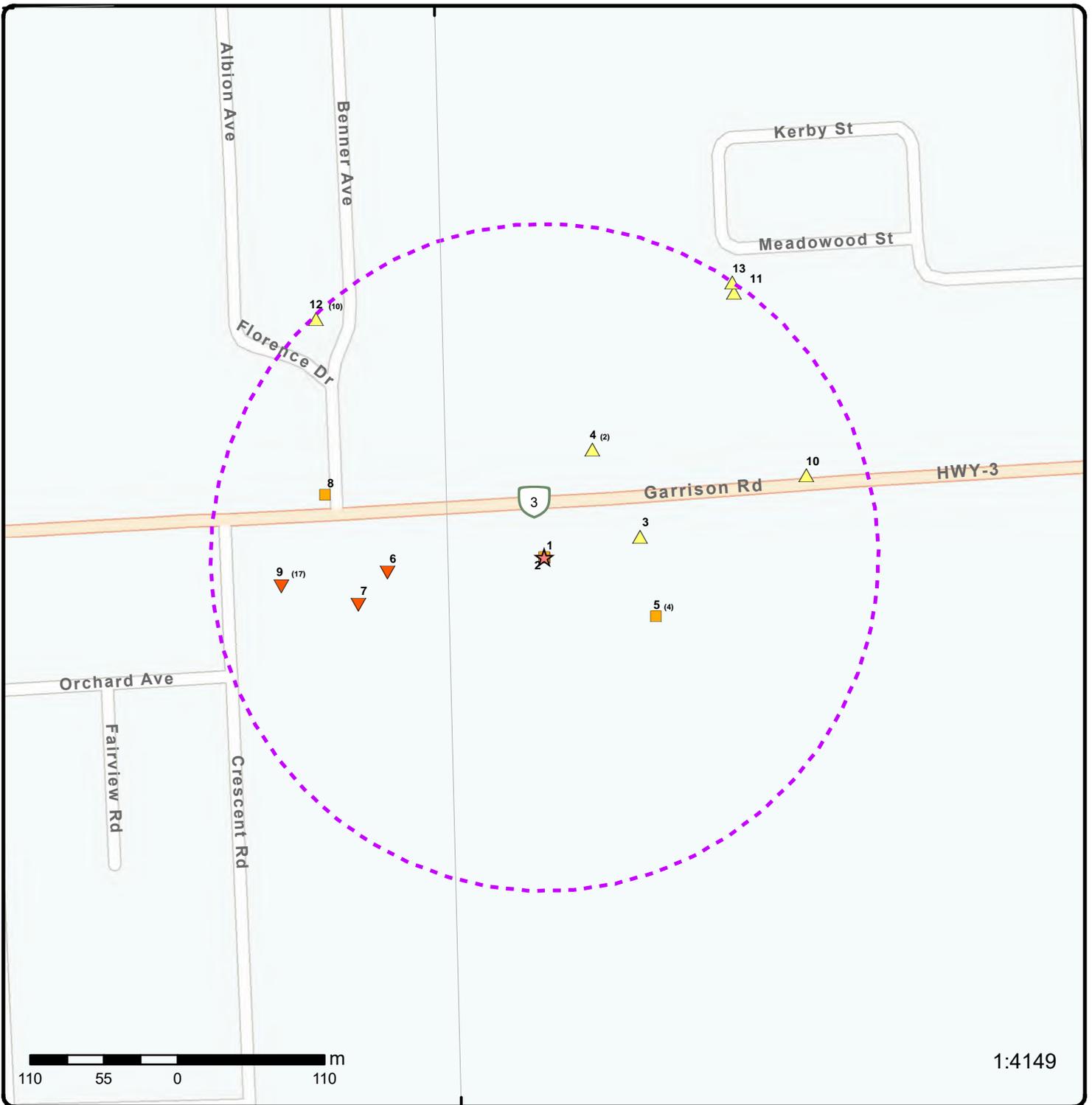
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
1107 GARRISON ROAD GP INC.	1107 GARRISON ROAD, FORT ERIE, ON L2A 1N8 Fort Erie ON	E	73.25	3

SPL - Ontario Spills

A search of the SPL database, dated 1988-Sep 2020; Dec 2020-Mar 2021 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enbridge Gas Distribution Inc.	1081 Meadowwood ST (new build) Fort Erie ON	NE	249.50	13

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Canadian Niagara Power Inc.	1167 Garrison Rd Fort Erie ON	W	117.99	6



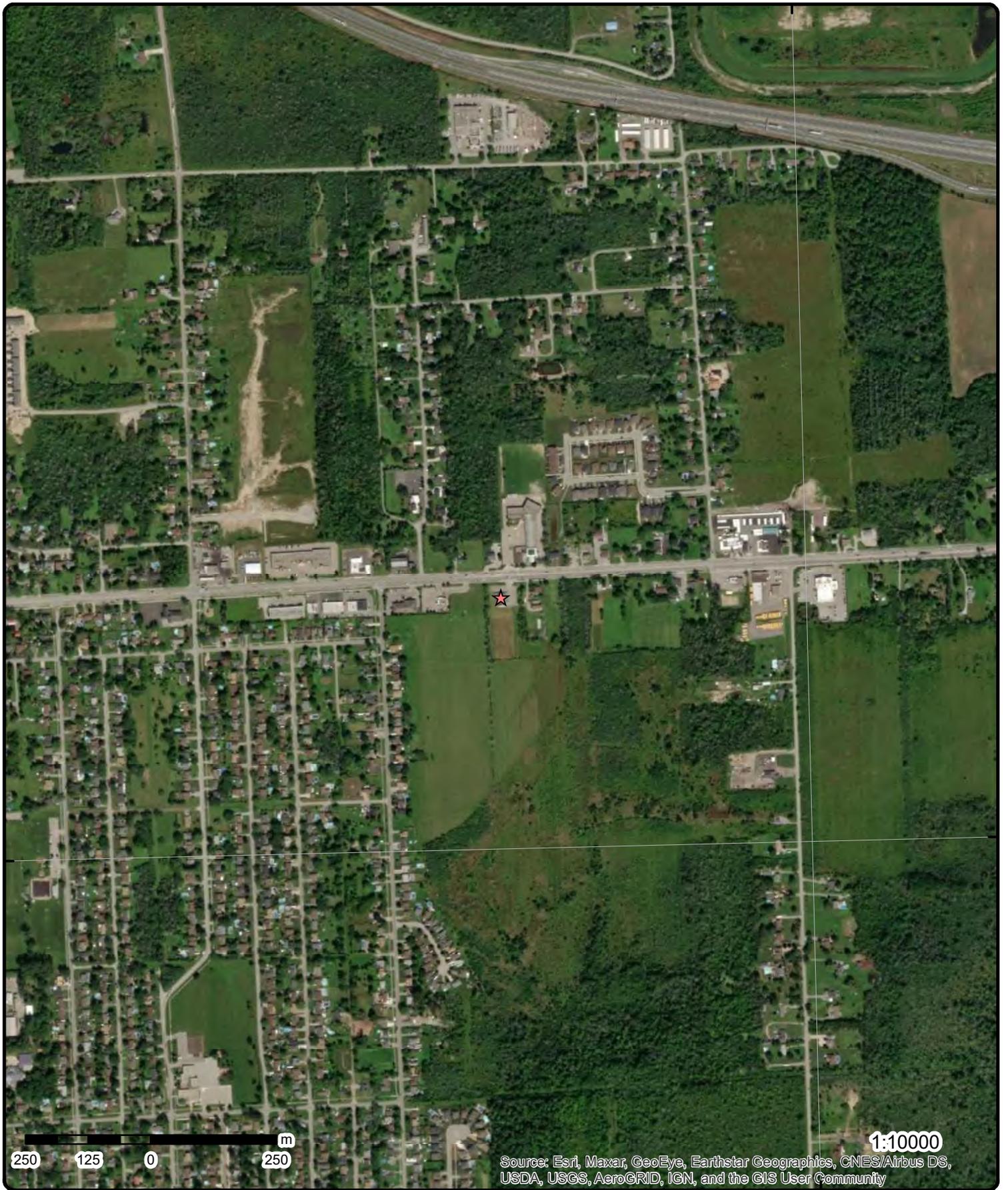
Map: 0.25 Kilometer Radius

Order Number: 22033100212

Address: 1127 Garrison Road, Fort Erie, ON



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



42°54'N

42°54'N

250 125 0 250 m

1:10000

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Aerial Year: 2021

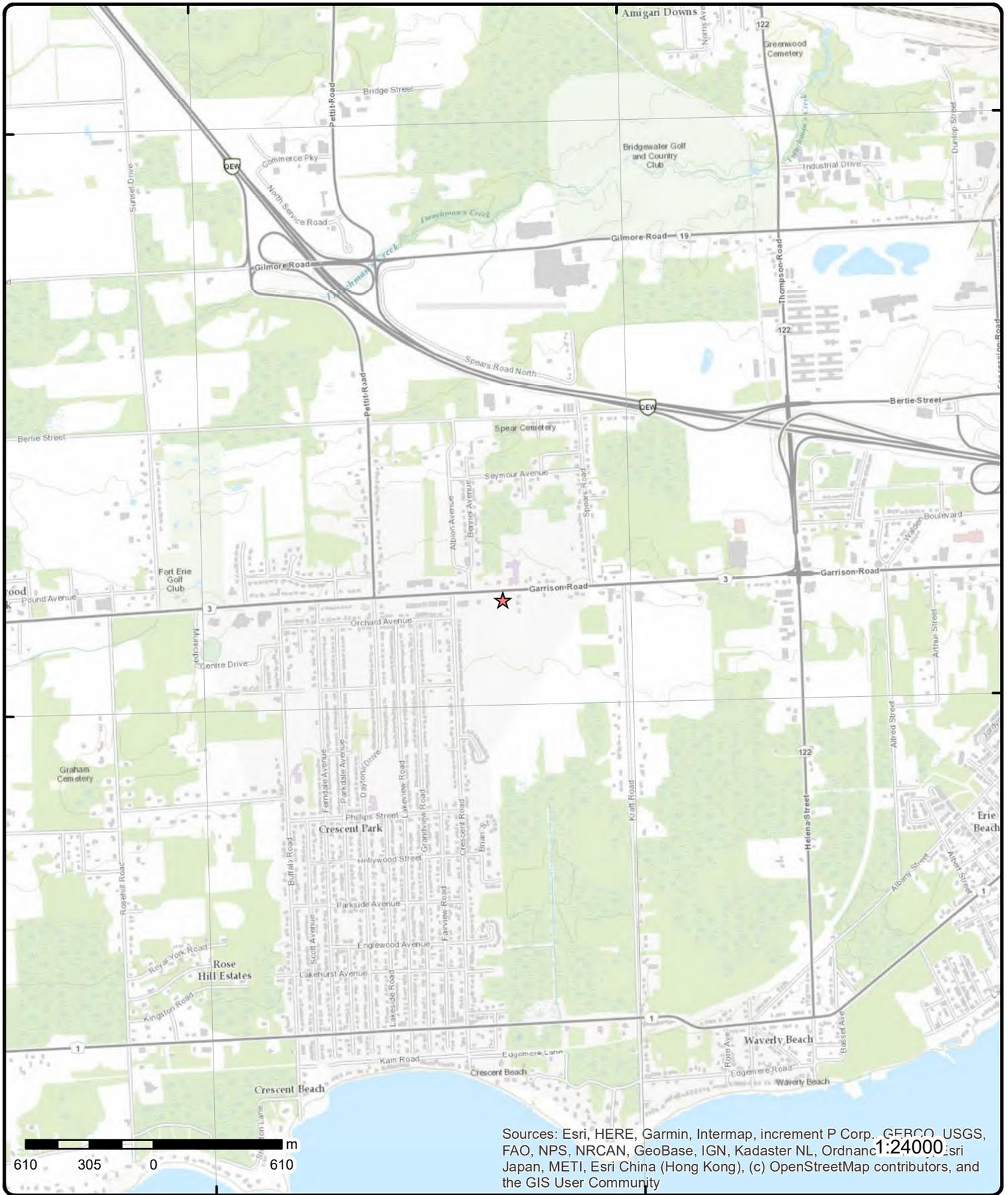
Order Number: 22033100212

Address: 1127 Garrison Road, Fort Erie, ON



Source: ESRI World Imagery

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

Topographic Map

Order Number: 22033100212

Address: 1127 Garrison Road, ON



Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 1	WNW/0.0	187.9/ 0.00	1127 Garrison Road Fort Erie ON L2A 1N8	EHS
Order No: 20060623007 Status: C Report Type: Complete Report Report Date: 6/28/2006 Date Received: 6/23/2006 Previous Site Name: Lot/Building Size: Additional Info Ordered: Title Search		Nearest Intersection: Garrison Road / Spears Road Municipality: Niagara Region Client Prov/State: ON Search Radius (km): 0.3 X: -78.957261 Y: 42.904486			
<u>2</u>	1 of 1	SE/0.5	187.9/ 0.00	1127 Garrison Rd Fort Erie ON L2A1N8	EHS
Order No: 20160517098 Status: C Report Type: Standard Select Report Report Date: 19-MAY-16 Date Received: 17-MAY-16 Previous Site Name: SCHNITCHEN, FRANK M. LIKAR FILINGS LIMITED Lot/Building Size: 2.483 acres Additional Info Ordered:		Nearest Intersection: Municipality: Niagara Client Prov/State: ON Search Radius (km): .25 X: -78.957517 Y: 42.904518			
<u>3</u>	1 of 1	E/73.3	188.3/ 0.44	1107 GARRISON ROAD GP INC. 1107 GARRISON ROAD, FORT ERIE, ON L2A 1N8 Fort Erie ON	RSC
RSC ID: 227597 RA No: RSC Type: Phase 1 RSC Curr Property Use: Residential Ministry District: Niagara District Office Filing Date: 2021/02/05 Date Ack: Date Returned: Restoration Type: Soil Type: Criteria: CPU Issued Sect 1686: Asmt Roll No: 020020059000000 Prop ID No (PIN): 64210-0065 (LT) Property Municipal Address: 1107 GARRISON ROAD, FORT ERIE, ON L2A 1N8 Mailing Address: Latitude & Longitude: UTM Coordinates: Consultant: Legal Desc: Measurement Method:		Cert Date: Cert Prop Use No: Intended Prop Use: Residential Qual Person Name: AHMED AL-TEMIMI Stratified (Y/N): Audit (Y/N): Entire Leg Prop. (Y/N): Accuracy Estimate: Telephone: Fax: Email:			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
Applicable Standards:					
RSC PDF:		https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=140093&fileName=BROWNFIELDS-E.pdf			
<u>Document(s) Detail</u>					
Document Heading:		Supporting Documents			
Document Name:		Solicitor Letter_2009-014.pdf			
Document Type:		Lawyer's letter consisting of a legal description of the property			
Document Link:		https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=140091&fileName=Solicitor+Letter_2009-014.pdf			
Document Heading:		Supporting Documents			
Document Name:		Table of Current Past Use_2009-014.pdf			
Document Type:		Table of Current and Past Property Use			
Document Link:		https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=140085&fileName=Table+of+Current+Past+Use_2009-014.pdf			
Document Heading:		Supporting Documents			
Document Name:		Ph1 CSM_2009-014.pdf			
Document Type:		Phase 1 Conceptual Site Model			
Document Link:		https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=140086&fileName=Ph1+CSM_2009-014.pdf			
Document Heading:		Supporting Documents			
Document Name:		Cert of Status_2009-014.pdf			
Document Type:		Certificate of Status			
Document Link:		https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=140094&fileName=Cert+of+Status_2009-014.pdf			
Document Heading:		Supporting Documents			
Document Name:		Parcel Register_2009-014.pdf			
Document Type:		Copy of any deed(s), transfer(s) or other document(s)			
Document Link:		https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=140089&fileName=Parcel+Register_2009-014.pdf			
Document Heading:		Supporting Documents			
Document Name:		Survey_2009-014.pdf			
Document Type:		A Current plan of Survey			
Document Link:		https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=140090&fileName=Survey_2009-014.pdf			

<u>4</u>	1 of 2	NNE/88.6	188.9 / 1.00	NIAGARA, DISTRICT SCHOOL BOARD OF GARRISON ELEMENTARY SCHOOL 1110 GARRISON ROAD FORT ERIE ON L2A 1N9	GEN
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Generator No:	ON0001741	Status:	
SIC Code:	8511	Co Admin:	
SIC Description:	ELEMT./SECON. EDUC.	Choice of Contact:	
Approval Years:	98,99,00,01	Phone No Admin:	
PO Box No:		Contam. Facility:	
Country:		MHSW Facility:	

Detail(s)

Waste Class:	145
Waste Class Desc:	PAINT/PIGMENT/COATING RESIDUES
Waste Class:	148
Waste Class Desc:	INORGANIC LABORATORY CHEMICALS
Waste Class:	252
Waste Class Desc:	WASTE OILS & LUBRICANTS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class:		263			
Waste Class Desc:		ORGANIC LABORATORY CHEMICALS			
Waste Class:		331			
Waste Class Desc:		WASTE COMPRESSED GASES			
4	2 of 2	NNE/88.6	188.9 / 1.00	DISTRICT SCHOOL BOARD OF NIAGARA 1110 GARRISON ROAD FORT ERIE ON	GEN
Generator No:	ON8567653			Status:	
SIC Code:	611110			Co Admin:	
SIC Description:	ELEMENTARY AND SECONDARY SCHOOLS			Choice of Contact:	
Approval Years:	2013			Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:				MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		148			
Waste Class Desc:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		242			
Waste Class Desc:		HALOGENATED PESTICIDES			
Waste Class:		263			
Waste Class Desc:		ORGANIC LABORATORY CHEMICALS			
5	1 of 4	ESE/94.5	187.9 / 0.00	1107 Garrison Road Fort Erie ON L2A 1N8	EHS
Order No:	20300500381			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	RSC Report (Urban)			Client Prov/State:	ON
Report Date:	08-OCT-20			Search Radius (km):	.3
Date Received:	05-OCT-20			X:	-78.95651327
Previous Site Name:				Y:	42.90410361
Lot/Building Size:					
Additional Info Ordered:					
5	2 of 4	ESE/94.5	187.9 / 0.00	1107 Garrison Road Fort Erie ON L2A 1N8	EHS
Order No:	20300500381			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	RSC Report (Urban)			Client Prov/State:	ON
Report Date:	08-OCT-20			Search Radius (km):	.3
Date Received:	05-OCT-20			X:	-78.95651327
Previous Site Name:				Y:	42.90410361
Lot/Building Size:					
Additional Info Ordered:					
5	3 of 4	ESE/94.5	187.9 / 0.00	1107 Garrison Road Fort Erie ON L2A 1N8	EHS
Order No:	20300500381			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	RSC Report (Urban)			Client Prov/State:	ON

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Report Date: 08-OCT-20 Date Received: 05-OCT-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
<u>5</u>	4 of 4	ESE/94.5	187.9 / 0.00	1107 Garrison Road Fort Erie ON L2A 1N8	EHS
Order No: 20300500381 Status: C Report Type: RSC Report (Urban) Report Date: 08-OCT-20 Date Received: 05-OCT-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:					
Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .3 X: -78.95651327 Y: 42.90410361					
<u>6</u>	1 of 1	W/118.0	187.0 / -0.82	Canadian Niagara Power Inc. 1167 Garrison Rd Fort Erie ON	SPL
Ref No: 4730-AF56NC Site No: NA Incident Dt: 2016/10/26 Year: Incident Cause: Incident Event: Operator/Human error Contaminant Code: 15 Contaminant Name: TRANSFORMER OIL (N.O.S.) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: Land MOE Response: No Dt MOE Arvl on Scn: MOE Reported Dt: 2016/10/26 Dt Document Closed: 2016/10/31 Incident Reason: Road Conditions Site Name: Transformer oil spill<UNOFFICIAL> Site County/District: Site Geo Ref Meth: Incident Summary: CNP _ 90L of hydraulic oil (Non PCBs) to storm sewer, Fort Erie Contaminant Qty: 90 L					
Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Electric Power Generation Agency Involved: Nearest Watercourse: Site Address: 1167 Garrison Rd Site District Office: Site Postal Code: Site Region: Site Municipality: Fort Erie Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Land Spills Source Type:					
<u>7</u>	1 of 1	W/143.8	186.9 / -1.00	ON	BORE
Borehole ID: 700792 OGF ID: 215561701 Status: Type: GeoColumn Use: Geotechnical/Geological Investigation Completion Date: 1981 Static Water Level: Primary Water Use: Sec. Water Use:					
Inclin FLG: No SP Status: Initial Entry Surv Elev: No Piezometer: No Primary Name: W-627-C Municipality: Lot: Township: BERTIE Latitude DD: 42.904229					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Total Depth m:	.6			Longitude DD:	-78.959237
Depth Ref:	Ground Surface			UTM Zone:	17
Depth Elev:				Easting:	666600
Drill Method:				Northing:	4752200
Orig Ground Elev m:				Location Accuracy:	
Elev Reliabil Note:				Accuracy:	Not Applicable
DEM Ground Elev m:	187				
Concession:					
Location D:		Distal side Fort Erie Moraine, Queen Elizabeth Way. Section W-627-C.			
Survey D:					
Comments:					

Borehole Geology Stratum

Geology Stratum ID:	218343173	Mat Consistency:	
Top Depth:	0	Material Moisture:	
Bottom Depth:	.6	Material Texture:	
Material Color:	Buff	Non Geo Mat Type:	
Material 1:	Till	Geologic Formation:	
Material 2:		Geologic Group:	
Material 3:		Geologic Period:	Quaternary
Material 4:		Depositional Gen:	glacial
Gsc Material Description:			
Stratum Description:	Upper till: buff silt matrix; overlain by upper lacustrine reworked till and clay and road-fill (2.4 m); adjacent boring indicates only 4.3 m of drift over bedrock. Sample W-627-C collected from 0.6 m **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Borehole Sample

Sample ID:	220421355	Sample Date:	19720101
Sample Mat Type:	Sediment	Top Depth:	.6
Sample Purpose:	Geological logging	Bottom Depth:	.6
Sample Description:	Sample W-627-C for till analyses of till matrix, texture, carbonate content, trace elements and heavy minerals. Upper till: buff silt matrix; overlain by upper lacustrine reworked till and clay and road-fill (2.4 m); adjacent boring indicates only 4.3 m of drift over bedrock.		

<u>8</u>	1 of 1	WNW/170.6	187.9 / 0.00	ON	BORE
Borehole ID:	607100	Inclin FLG:	No		
OGF ID:	215508908	SP Status:	Initial Entry		
Status:		Surv Elev:	No		
Type:	Borehole	Piezometer:	No		
Use:	Geotechnical/Geological Investigation	Primary Name:			
Completion Date:	JUL-1970	Municipality:			
Static Water Level:		Lot:			
Primary Water Use:	Not Used	Township:			
Sec. Water Use:		Latitude DD:	42.904977		
Total Depth m:	4.6	Longitude DD:	-78.959516		
Depth Ref:	Ground Surface	UTM Zone:	17		
Depth Elev:		Easting:	666575		
Drill Method:	Power auger	Northing:	4752282		
Orig Ground Elev m:	188	Location Accuracy:			
Elev Reliabil Note:		Accuracy:	Not Applicable		
DEM Ground Elev m:	188				
Concession:					
Location D:					
Survey D:					
Comments:					

Borehole Geology Stratum

Geology Stratum ID:	218377479	Mat Consistency:	Stiff
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Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Top Depth:	0			Material Moisture:	
Bottom Depth:	2.7			Material Texture:	
Material Color:	Brown			Non Geo Mat Type:	
Material 1:	Till			Geologic Formation:	
Material 2:	Clay			Geologic Group:	
Material 3:	Silt			Geologic Period:	
Material 4:	Gravel			Depositional Gen:	glacial
Gsc Material Description:					
Stratum Description:	TILL,CLAY,SILT, GRAVEL. BROWN,GLACIAL,STIFF, AGE GLACIAL.				
Geology Stratum ID:	218377480			Mat Consistency:	Stiff
Top Depth:	2.7			Material Moisture:	
Bottom Depth:	4.6			Material Texture:	
Material Color:	Brown			Non Geo Mat Type:	
Material 1:	Till			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:	Clay			Geologic Period:	
Material 4:	Gravel			Depositional Gen:	glacial
Gsc Material Description:					
Stratum Description:	TILL,SILT,CLAY, GRAVEL. BROWN,GLACIAL,STIFF, AGE GLACIAL. 012 012 00000030000 **Note: Many records provided by the department have a truncated [Stratum Description] field.				
Source					
Source Type:	Data Survey			Source Appl:	Spatial/Tabular
Source Orig:	Geological Survey of Canada			Source Ident:	1
Source Date:	1956-1972			Scale or Res:	Varies
Confidence:	H			Horizontal:	NAD27
Observatio:				Verticalda:	Mean Average Sea Level
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Details:	File: NIAGARA.txt RecordID: 057700 NTS_Sheet: 30L15E				
Confiden 1:	Logged by professional. Exact and complete description of material and properties.				
Source List					
Source Identifier:	1			Horizontal Datum:	NAD27
Source Type:	Data Survey			Vertical Datum:	Mean Average Sea Level
Source Date:	1956-1972			Projection Name:	Universal Transverse Mercator
Scale or Resolution:	Varies				
Source Name:	Urban Geology Automated Information System (UGAIS)				
Source Originators:	Geological Survey of Canada				
9	1 of 17	W/198.1	187.0 / -0.81	JACK SHAW ENTERPRISES LTD 1201 GARRISON RD FORT ERIE ON L2A 1N8	PRT
Location ID:	4989				
Type:	retail				
Expiry Date:	1994-09-30				
Capacity (L):	113500				
Licence #:	0055409001				
9	2 of 17	W/198.1	187.0 / -0.81	JACK SHAW ENTERPRISES LTD 1201 GARRISON RD FORT ERIE ON L2A 1N8	DTNK
Delisted Expired Fuel Safety Facilities					
Instance No:	9812399			Expired Date:	9/17/1993

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: EXPIRED Instance ID: Instance Type: FS Facility Instance Creation Dt: Instance Install Dt: Item Description: Manufacturer: Model: Serial No: ULC Standard: Quantity: Unit of Measure: Overfill Prot Type: Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: Description: Original Source: EXP Record Date: Up to May 2013					
9	3 of 17	W/198.1	187.0 / -0.81	JACK SHAW ENTERPRISES LTD 1201 GARRISON RD FORT ERIE ON	DTNK

Delisted Expired Fuel Safety Facilities

Instance No:	10755295	Expired Date:	
Status:	EXPIRED	Max Hazard Rank:	
Instance ID:	35326	Facility Location:	
Instance Type:	FS Piping	Facility Type:	
Instance Creation Dt:		Fuel Type 2:	
Instance Install Dt:		Fuel Type 3:	
Item Description:		Panam Related:	
Manufacturer:		Panam Venue Nm:	
Model:		External Identifier:	
Serial No:		Item:	
ULC Standard:		Piping Steel:	
Quantity:		Piping Galvanized:	
Unit of Measure:		Tank Single Wall St:	
Overfill Prot Type:		Piping Underground:	
Creation Date:		Tank Underground:	
Next Periodic Str DT:		Source:	
TSSA Base Sched Cycle 2:			
TSSAMax Hazard Rank 1:			
TSSA Risk Based Periodic Yn:			
TSSA Volume of Directives:			
TSSA Periodic Exempt:			
TSSA Statutory Interval:			
TSSA Recd Insp Interva:			
TSSA Recd Tolerance:			
TSSA Program Area:			
TSSA Program Area 2:			
Description:	FS Piping		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Original Source:		EXP			
Record Date:		Up to Mar 2012			

9	4 of 17	W/198.1	187.0 / -0.81	JACK SHAW ENTERPRISES LTD 1201 GARRISON RD FORT ERIE ON	DTNK
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Delisted Expired Fuel Safety Facilities

Instance No:	10755262	Expired Date:	
Status:	EXPIRED	Max Hazard Rank:	
Instance ID:	36598	Facility Location:	
Instance Type:	FS Piping	Facility Type:	
Instance Creation Dt:		Fuel Type 2:	
Instance Install Dt:		Fuel Type 3:	
Item Description:		Panam Related:	
Manufacturer:		Panam Venue Nm:	
Model:		External Identifier:	
Serial No:		Item:	
ULC Standard:		Piping Steel:	
Quantity:		Piping Galvanized:	
Unit of Measure:		Tank Single Wall St:	
Overfill Prot Type:		Piping Underground:	
Creation Date:		Tank Underground:	
Next Periodic Str DT:		Source:	
TSSA Base Sched Cycle 2:			
TSSAMax Hazard Rank 1:			
TSSA Risk Based Periodic Yn:			
TSSA Volume of Directives:			
TSSA Periodic Exempt:			
TSSA Statutory Interval:			
TSSA Recd Insp Interva:			
TSSA Recd Tolerance:			
TSSA Program Area:			
TSSA Program Area 2:			
Description:	FS Piping		
Original Source:	EXP		
Record Date:	Up to Mar 2012		

9	5 of 17	W/198.1	187.0 / -0.81	JACK SHAW ENTERPRISES LTD 1201 GARRISON RD FORT ERIE ON	DTNK
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Delisted Expired Fuel Safety Facilities

Instance No:	10755247	Expired Date:	
Status:	EXPIRED	Max Hazard Rank:	
Instance ID:	36553	Facility Location:	
Instance Type:	FS Piping	Facility Type:	
Instance Creation Dt:		Fuel Type 2:	
Instance Install Dt:		Fuel Type 3:	
Item Description:		Panam Related:	
Manufacturer:		Panam Venue Nm:	
Model:		External Identifier:	
Serial No:		Item:	
ULC Standard:		Piping Steel:	
Quantity:		Piping Galvanized:	
Unit of Measure:		Tank Single Wall St:	
Overfill Prot Type:		Piping Underground:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2:				Tank Underground: Source:	
		Description: FS Piping			
		Original Source: EXP			
		Record Date: Up to Mar 2012			

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Delisted Expired Fuel Safety Facilities

Instance No: 10755313 Status: EXPIRED Instance ID: 36799 Instance Type: FS Piping Instance Creation Dt: Instance Install Dt: Item Description: Manufacturer: Model: Serial No: ULC Standard: Quantity: Unit of Measure: Overfill Prot Type: Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2:	Expired Date: Max Hazard Rank: Facility Location: Facility Type: Fuel Type 2: Fuel Type 3: Panam Related: Panam Venue Nm: External Identifier: Item: Piping Steel: Piping Galvanized: Tank Single Wall St: Piping Underground: Tank Underground: Source:
Description: FS Piping	
Original Source: EXP	
Record Date: Up to Mar 2012	

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Delisted Expired Fuel Safety Facilities

Instance No: 10755280	Expired Date:
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Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: EXPIRED Instance ID: 37744 Instance Type: FS Piping Instance Creation Dt: Instance Install Dt: Item Description: Manufacturer: Model: Serial No: ULC Standard: Quantity: Unit of Measure: Overfill Prot Type: Creation Date: Next Periodic Str DT: TSSA Base Sched Cycle 2: TSSAMax Hazard Rank 1: TSSA Risk Based Periodic Yn: TSSA Volume of Directives: TSSA Periodic Exempt: TSSA Statutory Interval: TSSA Recd Insp Interva: TSSA Recd Tolerance: TSSA Program Area: TSSA Program Area 2: Description: FS Piping Original Source: EXP Record Date: Up to Mar 2012		Max Hazard Rank: Facility Location: Facility Type: Fuel Type 2: Fuel Type 3: Panam Related: Panam Venue Nm: External Identifier: Item: Piping Steel: Piping Galvanized: Tank Single Wall St: Piping Underground: Tank Underground: Source:			

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W/198.1

187.0 / -0.81

JACK SHAW ENTERPRISES LTD
1201 GARRISON RD FORT ERIE L2A 1N8 ON CA
ON

DTNK

Delisted Expired Fuel Safety Facilities

Instance No:	10755271	Expired Date:	
Status:	EXPIRED	Max Hazard Rank:	NULL
Instance ID:		Facility Location:	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA
Instance Type:		Facility Type:	FS LIQUID FUEL TANK
Instance Creation Dt:	4/13/1992	Fuel Type 2:	NULL
Instance Install Dt:	4/13/1992	Fuel Type 3:	NULL
Item Description:	FS Liquid Fuel Tank	Panam Related:	NULL
Manufacturer:	NULL	Panam Venue Nm:	NULL
Model:	NULL	External Identifier:	NULL
Serial No:	NULL	Item:	
ULC Standard:	NULL	Piping Steel:	
Quantity:	1	Piping Galvanized:	
Unit of Measure:	EA	Tank Single Wall St:	
Overfill Prot Type:	NULL	Piping Underground:	
Creation Date:	7/5/2009 1:20:36 AM	Tank Underground:	
Next Periodic Str DT:	NULL	Source:	FS Liquid Fuel Tank
TSSA Base Sched Cycle 2:	NULL		
TSSAMax Hazard Rank 1:	NULL		
TSSA Risk Based Periodic Yn:	NULL		
TSSA Volume of Directives:	NULL		
TSSA Periodic Exempt:	NULL		
TSSA Statutory Interval:	NULL		
TSSA Recd Insp Interva:	NULL		
TSSA Recd Tolerance:	NULL		
TSSA Program Area:	NULL		
TSSA Program Area 2:	NULL		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Description:		UNDERGROUND TANK			
Original Source:		EXP			
Record Date:		31-JUL-2020			

9 9 of 17 W/198.1 187.0 / -0.81 JACK SHAW ENTERPRISES LTD
1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON DTNK

Delisted Expired Fuel Safety Facilities

Instance No:	10755286	Expired Date:	
Status:	EXPIRED	Max Hazard Rank:	NULL
Instance ID:		Facility Location:	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA
Instance Type:		Facility Type:	FS LIQUID FUEL TANK
Instance Creation Dt:	4/13/1992	Fuel Type 2:	NULL
Instance Install Dt:	4/13/1992	Fuel Type 3:	NULL
Item Description:	FS Liquid Fuel Tank	Panam Related:	NULL
Manufacturer:	NULL	Panam Venue Nm:	NULL
Model:	NULL	External Identifier:	NULL
Serial No:	NULL	Item:	
ULC Standard:	NULL	Piping Steel:	
Quantity:	1	Piping Galvanized:	
Unit of Measure:	EA	Tank Single Wall St:	
Overfill Prot Type:	NULL	Piping Underground:	
Creation Date:	7/5/2009 1:20:39 AM	Tank Underground:	
Next Periodic Str DT:	NULL	Source:	FS Liquid Fuel Tank
TSSA Base Sched Cycle 2:	NULL		
TSSA Max Hazard Rank 1:	NULL		
TSSA Risk Based Periodic Yn:	NULL		
TSSA Volume of Directives:	NULL		
TSSA Periodic Exempt:	NULL		
TSSA Statutory Interval:	NULL		
TSSA Recd Insp Interva:	NULL		
TSSA Recd Tolerance:	NULL		
TSSA Program Area:	NULL		
TSSA Program Area 2:	NULL		
Description:	UNDERGROUND TANK		
Original Source:	EXP		
Record Date:	31-JUL-2020		

9 10 of 17 W/198.1 187.0 / -0.81 JACK SHAW ENTERPRISES LTD
1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON DTNK

Delisted Expired Fuel Safety Facilities

Instance No:	10755256	Expired Date:	
Status:	EXPIRED	Max Hazard Rank:	NULL
Instance ID:		Facility Location:	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA
Instance Type:		Facility Type:	FS LIQUID FUEL TANK
Instance Creation Dt:	4/13/1992	Fuel Type 2:	NULL
Instance Install Dt:	4/13/1992	Fuel Type 3:	NULL
Item Description:	FS Liquid Fuel Tank	Panam Related:	NULL
Manufacturer:	NULL	Panam Venue Nm:	NULL
Model:	NULL	External Identifier:	NULL
Serial No:	NULL	Item:	
ULC Standard:	NULL	Piping Steel:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Quantity:	1			Piping Galvanized:	
Unit of Measure:	EA			Tank Single Wall St:	
Overfill Prot Type:	NULL			Piping Underground:	
Creation Date:	7/5/2009 1:20:41 AM			Tank Underground:	
Next Periodic Str DT:	NULL			Source:	FS Liquid Fuel Tank
TSSA Base Sched Cycle 2:	NULL				
TSSAMax Hazard Rank 1:	NULL				
TSSA Risk Based Periodic Yn:	NULL				
TSSA Volume of Directives:	NULL				
TSSA Periodic Exempt:	NULL				
TSSA Statutory Interval:	NULL				
TSSA Recd Insp Interva:	NULL				
TSSA Recd Tolerance:	NULL				
TSSA Program Area:	NULL				
TSSA Program Area 2:	NULL				
Description:	UNDERGROUND TANK				
Original Source:	EXP				
Record Date:	31-JUL-2020				

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Delisted Expired Fuel Safety Facilities

Instance No:	10755304	Expired Date:	NULL
Status:	EXPIRED	Max Hazard Rank:	NULL
Instance ID:		Facility Location:	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA
Instance Type:		Facility Type:	FS LIQUID FUEL TANK
Instance Creation Dt:	4/13/1992	Fuel Type 2:	NULL
Instance Install Dt:	4/13/1992	Fuel Type 3:	NULL
Item Description:	FS Liquid Fuel Tank	Panam Related:	NULL
Manufacturer:	NULL	Panam Venue Nm:	NULL
Model:	NULL	External Identifier:	NULL
Serial No:	NULL	Item:	
ULC Standard:	NULL	Piping Steel:	
Quantity:	1	Piping Galvanized:	
Unit of Measure:	EA	Tank Single Wall St:	
Overfill Prot Type:	NULL	Piping Underground:	
Creation Date:	7/5/2009 1:20:43 AM	Tank Underground:	
Next Periodic Str DT:	NULL	Source:	FS Liquid Fuel Tank
TSSA Base Sched Cycle 2:	NULL		
TSSAMax Hazard Rank 1:	NULL		
TSSA Risk Based Periodic Yn:	NULL		
TSSA Volume of Directives:	NULL		
TSSA Periodic Exempt:	NULL		
TSSA Statutory Interval:	NULL		
TSSA Recd Insp Interva:	NULL		
TSSA Recd Tolerance:	NULL		
TSSA Program Area:	NULL		
TSSA Program Area 2:	NULL		
Description:	UNDERGROUND TANK		
Original Source:	EXP		
Record Date:	31-JUL-2020		

[9](#) 12 of 17 W/198.1 187.0 / -0.81 JACK SHAW ENTERPRISES LTD 1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON DTNK

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Delisted Expired Fuel Safety Facilities</u>					
Instance No:	10755238			Expired Date:	
Status:	EXPIRED			Max Hazard Rank:	NULL
Instance ID:				Facility Location:	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA
Instance Type:				Facility Type:	FS LIQUID FUEL TANK
Instance Creation Dt:	4/13/1992			Fuel Type 2:	NULL
Instance Install Dt:	4/13/1992			Fuel Type 3:	NULL
Item Description:	FS Liquid Fuel Tank			Panam Related:	NULL
Manufacturer:	NULL			Panam Venue Nm:	NULL
Model:	NULL			External Identifier:	NULL
Serial No:	NULL			Item:	
ULC Standard:	NULL			Piping Steel:	
Quantity:	1			Piping Galvanized:	
Unit of Measure:	EA			Tank Single Wall St:	
Overfill Prot Type:	NULL			Piping Underground:	
Creation Date:	7/5/2009 1:20:44 AM			Tank Underground:	
Next Periodic Str DT:	NULL			Source:	FS Liquid Fuel Tank
TSSA Base Sched Cycle 2:	NULL				
TSSAMax Hazard Rank 1:	NULL				
TSSA Risk Based Periodic Yn:	NULL				
TSSA Volume of Directives:	NULL				
TSSA Periodic Exempt:	NULL				
TSSA Statutory Interval:	NULL				
TSSA Recd Insp Interva:	NULL				
TSSA Recd Tolerance:	NULL				
TSSA Program Area:	NULL				
TSSA Program Area 2:	NULL				
Description:	UNDERGROUND TANK				
Original Source:	EXP				
Record Date:	31-JUL-2020				

<u>9</u>	13 of 17	W/198.1	187.0 / -0.81	JACK SHAW ENTERPRISES LTD 1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	FST
Instance No:	10755256			Manufacturer:	
Status:				Serial No:	
Cont Name:				Ulc Standard:	
Instance Type:				Quantity:	
Item:				Unit of Measure:	
Item Description:	FS Liquid Fuel Tank			Fuel Type:	Gasoline
Tank Type:	Liquid Fuel Single Wall UST			Fuel Type2:	NULL
Install Date:	4/13/1992			Fuel Type3:	NULL
Install Year:	1980			Piping Steel:	
Years in Service:				Piping Galvanized:	
Model:	NULL			Tanks Single Wall St:	
Description:				Piping Underground:	
Capacity:	22700			No Underground:	
Tank Material:	Steel			Panam Related:	
Corrosion Protect:	Sacrificial anode			Panam Venue:	
Overfill Protect:					
Facility Type:	FS Liquid Fuel Tank				
Parent Facility Type:					
Facility Location:					
Device Installed Location:	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA				
<u>Liquid Fuel Tank Details</u>					
Overfill Protection:					
Owner Account Name:	JACK SHAW ENTERPRISES LTD				
Item:	FS LIQUID FUEL TANK				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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<u>9</u>	14 of 17	W/198.1	187.0 / -0.81	JACK SHAW ENTERPRISES LTD 1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	FST
Instance No:		10755271	Manufacturer:		
Status:			Serial No:		
Cont Name:			Ulc Standard:		
Instance Type:			Quantity:		
Item:			Unit of Measure:		
Item Description:		FS Liquid Fuel Tank	Fuel Type: Gasoline		
Tank Type:		Liquid Fuel Single Wall UST	Fuel Type2: NULL		
Install Date:		4/13/1992	Fuel Type3: NULL		
Install Year:		1980	Piping Steel:		
Years in Service:			Piping Galvanized:		
Model:		NULL	Tanks Single Wall St:		
Description:			Piping Underground:		
Capacity:		22700	No Underground:		
Tank Material:		Steel	Panam Related:		
Corrosion Protect:		Sacrificial anode	Panam Venue:		
Overfill Protect:					
Facility Type:		FS Liquid Fuel Tank			
Parent Facility Type:					
Facility Location:					
Device Installed Location:		1201 GARRISON RD FORT ERIE L2A 1N8 ON CA			

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: JACK SHAW ENTERPRISES LTD
Item: FS LIQUID FUEL TANK

<u>9</u>	15 of 17	W/198.1	187.0 / -0.81	JACK SHAW ENTERPRISES LTD 1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	FST
Instance No:		10755286	Manufacturer:		
Status:			Serial No:		
Cont Name:			Ulc Standard:		
Instance Type:			Quantity:		
Item:			Unit of Measure:		
Item Description:		FS Liquid Fuel Tank	Fuel Type: Gasoline		
Tank Type:		Liquid Fuel Single Wall UST	Fuel Type2: NULL		
Install Date:		4/13/1992	Fuel Type3: NULL		
Install Year:		1980	Piping Steel:		
Years in Service:			Piping Galvanized:		
Model:		NULL	Tanks Single Wall St:		
Description:			Piping Underground:		
Capacity:		22700	No Underground:		
Tank Material:		Steel	Panam Related:		
Corrosion Protect:		Sacrificial anode	Panam Venue:		
Overfill Protect:					
Facility Type:		FS Liquid Fuel Tank			
Parent Facility Type:					
Facility Location:					
Device Installed Location:		1201 GARRISON RD FORT ERIE L2A 1N8 ON CA			

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: JACK SHAW ENTERPRISES LTD
Item: FS LIQUID FUEL TANK

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
9	16 of 17	W/198.1	187.0 / -0.81	JACK SHAW ENTERPRISES LTD 1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	FST

Instance No:	10755304	Manufacturer:	
Status:		Serial No:	
Cont Name:		Ulc Standard:	
Instance Type:		Quantity:	
Item:		Unit of Measure:	
Item Description:	FS Liquid Fuel Tank	Fuel Type:	Diesel
Tank Type:	Liquid Fuel Single Wall UST	Fuel Type2:	NULL
Install Date:	4/13/1992	Fuel Type3:	NULL
Install Year:	1980	Piping Steel:	
Years in Service:		Piping Galvanized:	
Model:	NULL	Tanks Single Wall St:	
Description:		Piping Underground:	
Capacity:	22700	No Underground:	
Tank Material:	Steel	Panam Related:	
Corrosion Protect:	Sacrificial anode	Panam Venue:	
Overfill Protect:			
Facility Type:	FS Liquid Fuel Tank		
Parent Facility Type:			
Facility Location:			
Device Installed Location:	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA		

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: JACK SHAW ENTERPRISES LTD
Item: FS LIQUID FUEL TANK

9	17 of 17	W/198.1	187.0 / -0.81	JACK SHAW ENTERPRISES LTD 1201 GARRISON RD FORT ERIE L2A 1N8 ON CA ON	FST
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Instance No:	10755238	Manufacturer:	
Status:		Serial No:	
Cont Name:		Ulc Standard:	
Instance Type:		Quantity:	
Item:		Unit of Measure:	
Item Description:	FS Liquid Fuel Tank	Fuel Type:	Gasoline
Tank Type:	Liquid Fuel Single Wall UST	Fuel Type2:	NULL
Install Date:	4/13/1992	Fuel Type3:	NULL
Install Year:	1980	Piping Steel:	
Years in Service:		Piping Galvanized:	
Model:	NULL	Tanks Single Wall St:	
Description:		Piping Underground:	
Capacity:	22700	No Underground:	
Tank Material:	Steel	Panam Related:	
Corrosion Protect:	Sacrificial anode	Panam Venue:	
Overfill Protect:			
Facility Type:	FS Liquid Fuel Tank		
Parent Facility Type:			
Facility Location:			
Device Installed Location:	1201 GARRISON RD FORT ERIE L2A 1N8 ON CA		

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: JACK SHAW ENTERPRISES LTD
Item: FS LIQUID FUEL TANK

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
10	1 of 1	ENE/205.3	189.1 / 1.28	ON	BORE
Borehole ID:	607101			Inclin FLG:	No
OGF ID:	215508909			SP Status:	Initial Entry
Status:				Surv Elev:	No
Type:	Borehole			Piezometer:	No
Use:	Geotechnical/Geological Investigation			Primary Name:	
Completion Date:	JUL-1970			Municipality:	
Static Water Level:				Lot:	
Primary Water Use:	Not Used			Township:	
Sec. Water Use:				Latitude DD:	42.905033
Total Depth m:	5.8			Longitude DD:	-78.955105
Depth Ref:	Ground Surface			UTM Zone:	17
Depth Elev:				Easting:	666935
Drill Method:	Power auger			Northing:	4752297
Orig Ground Elev m:	188			Location Accuracy:	
Elev Reliabil Note:				Accuracy:	Not Applicable
DEM Ground Elev m:	188				
Concession:					
Location D:					
Survey D:					
Comments:					
<u>Borehole Geology Stratum</u>					
Geology Stratum ID:	218377481			Mat Consistency:	
Top Depth:	0			Material Moisture:	Moist
Bottom Depth:	.9			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Fill			Geologic Formation:	
Material 2:				Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	fill
Gsc Material Description:					
Stratum Description:	FILL. MOIST, GRANULAR.				
Geology Stratum ID:	218377483			Mat Consistency:	
Top Depth:	4.6			Material Moisture:	
Bottom Depth:	5.8			Material Texture:	
Material Color:				Non Geo Mat Type:	
Material 1:	Clay			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:				Geologic Period:	
Material 4:				Depositional Gen:	lacustrine
Gsc Material Description:					
Stratum Description:	CLAY, SILT. LACUSTRINE, VARVED, AGE NON-GLACIAL. 007 015014030 017 00000012 **Note: Many records provided by the department have a truncated [Stratum Description] field.				
Geology Stratum ID:	218377482			Mat Consistency:	Stiff
Top Depth:	.9			Material Moisture:	
Bottom Depth:	4.6			Material Texture:	
Material Color:	Brown			Non Geo Mat Type:	
Material 1:	Till			Geologic Formation:	
Material 2:	Silt			Geologic Group:	
Material 3:	Clay			Geologic Period:	
Material 4:	Gravel			Depositional Gen:	glacial
Gsc Material Description:					
Stratum Description:	TILL, SILT, CLAY, GRAVEL. BROWN, GLACIAL, STIFF, AGE GLACIAL.				
<u>Source</u>					
Source Type:	Data Survey			Source Appl:	Spatial/Tabular

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Source Orig: Geological Survey of Canada
Source Date: 1956-1972
Confidence: H
Observatio:
Source Name: Urban Geology Automated Information System (UGAIS)
Source Details: File: NIAGARA.txt RecordID: 057710 NTS_Sheet: 30L15E
Confiden 1: Logged by professional. Exact and complete description of material and properties.

Source List

Source Identifier: 1
Source Type: Data Survey
Source Date: 1956-1972
Scale or Resolution: Varies
Source Name: Urban Geology Automated Information System (UGAIS)
Source Originators: Geological Survey of Canada
Horizontal Datum: NAD27
Vertical Datum: Mean Average Sea Level
Projection Name: Universal Transverse Mercator

11	1 of 1	NE/243.7	189.9 / 2.00	ASHTON HOMES (WESTERN) LIMITED 1081 MEADOWOOD ST,,FORT ERIE,ON,L2A 0C1, CA ON	PINC
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Incident Id:
Incident No: 2097546
Incident Reported Dt: 6/15/2017
Type: FS-Pipeline Incident
Status Code:
Tank Status: Pipeline Damage Reason Est
Task No:
Spills Action Centre:
Fuel Type:
Fuel Occurrence Tp:
Date of Occurrence:
Occurrence Start Dt:
Depth:
Customer Acct Name: ASHTON HOMES (WESTERN) LIMITED
Incident Address: 1081 MEADOWOOD ST,,FORT ERIE,ON,L2A 0C1,CA
Operation Type:
Pipeline Type:
Regulator Type:
Summary:
Reported By:
Affiliation:
Occurrence Desc:
Damage Reason:
Notes:

Pipe Material:
Fuel Category:
Health Impact:
Environment Impact:
Property Damage:
Service Interrupt:
Enforce Policy:
Public Relation:
Pipeline System:
PSIG:
Attribute Category:
Regulator Location:
Method Details:

12	1 of 10	NW/247.2	189.1 / 1.27	BENNER FUNERAL SERVICES INC. 1105 BENNER ROAD FORT ERIE ON L2A 4N8	GEN
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Generator No: ONF061900
SIC Code: 9731
SIC Description: FUNERAL HOMES
Approval Years: 01
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 312
Waste Class Desc: PATHOLOGICAL WASTES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
12	2 of 10	NW/247.2	189.1 / 1.27	BENNER FU(SEE & USE OF061900) 1105 BENNER ROAD FORT ERIE ON L2A 4N8	GEN
Generator No:	ONFO16900			Status:	
SIC Code:	9731			Co Admin:	
SIC Description:	FUNERAL HOMES			Choice of Contact:	
Approval Years:	01			Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:				MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:	312				
Waste Class Desc:	PATHOLOGICAL WASTES				
12	3 of 10	NW/247.2	189.1 / 1.27	BENNER FUNERAL SERVICES INC. 1105 Benner Ave. Fort Erie ON L2A 4N8	GEN
Generator No:	ONF061900			Status:	
SIC Code:				Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:	02,03,04,05			Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:				MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:	312				
Waste Class Desc:	PATHOLOGICAL WASTES				
12	4 of 10	NW/247.2	189.1 / 1.27	BENNER FUNERAL SERVICES INC. 1105 Benner Ave. Fort Erie ON	GEN
Generator No:	ONF061900			Status:	
SIC Code:	812210			Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:	2013			Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:				MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:	312				
Waste Class Desc:	PATHOLOGICAL WASTES				
12	5 of 10	NW/247.2	189.1 / 1.27	BENNER FUNERAL SERVICES INC. 1105 Benner Ave. Fort Erie ON L2A 4N8	GEN
Generator No:	ONF061900			Status:	
SIC Code:	812210			Co Admin:	Amanda Howley
SIC Description:	812210			Choice of Contact:	CO_ADMIN
Approval Years:	2015			Phone No Admin:	905-871-0444 Ext.
PO Box No:				Contam. Facility:	No
Country:	Canada			MHSW Facility:	No

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Detail(s)</u>					
Waste Class:		312			
Waste Class Desc:		PATHOLOGICAL WASTES			
<u>12</u>	6 of 10	NW/247.2	189.1 / 1.27	BENNER FUNERAL SERVICES INC. 1105 Benner Ave. Fort Erie ON L2A 4N8	GEN
Generator No:		ONF061900		Status:	
SIC Code:		812210		Co Admin: Amanda Howley	
SIC Description:		812210		Choice of Contact: CO_ADMIN	
Approval Years:		2016		Phone No Admin: 905-871-0444 Ext.	
PO Box No:				Contam. Facility: No	
Country:		Canada		MHSW Facility: No	
<u>Detail(s)</u>					
Waste Class:		312			
Waste Class Desc:		PATHOLOGICAL WASTES			
<u>12</u>	7 of 10	NW/247.2	189.1 / 1.27	BENNER FUNERAL SERVICES INC. 1105 Benner Ave. Fort Erie ON L2A 4N8	GEN
Generator No:		ONF061900		Status:	
SIC Code:		812210		Co Admin: Amanda Howley	
SIC Description:		812210		Choice of Contact: CO_ADMIN	
Approval Years:		2014		Phone No Admin: 905-871-0444 Ext.	
PO Box No:				Contam. Facility: No	
Country:		Canada		MHSW Facility: No	
<u>Detail(s)</u>					
Waste Class:		312			
Waste Class Desc:		PATHOLOGICAL WASTES			
<u>12</u>	8 of 10	NW/247.2	189.1 / 1.27	BENNER FUNERAL SERVICES INC. 1105 Benner Ave. Fort Erie ON L2A 4N8	GEN
Generator No:		ONF061900		Status: Registered	
SIC Code:				Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:		As of Dec 2018		Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:		Canada		MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		312 P			
Waste Class Desc:		Pathological wastes			
<u>12</u>	9 of 10	NW/247.2	189.1 / 1.27	BENNER FUNERAL SERVICES INC. 1105 Benner Ave. Fort Erie ON L2A 4N8	GEN
Generator No:		ONF061900		Status: Registered	
SIC Code:				Co Admin:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
SIC Description: Approval Years: As of Jul 2020 PO Box No: Country: Canada				Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	
<u>Detail(s)</u>					
Waste Class: Waste Class Desc:		312 P Pathological wastes			
12	10 of 10	NW/247.2	189.1 / 1.27	BENNER FUNERAL SERVICES INC. 1105 Benner Ave. Fort Erie ON L2A 4N8	GEN
Generator No: ONF061900 SIC Code: SIC Description: Approval Years: As of Nov 2021 PO Box No: Country: Canada				Status: Registered Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	
<u>Detail(s)</u>					
Waste Class: Waste Class Desc:		312 P Pathological wastes			
13	1 of 1	NE/249.5	189.9 / 2.00	Enbridge Gas Distribution Inc. 1081 Meadowwood ST (new build) Fort Erie ON	SPL
Ref No: 3615-ANBQVR Site No: Incident Dt: 6/14/2017 Year: Incident Cause: Incident Event: Leak/Break Contaminant Code: 35 Contaminant Name: NATURAL GAS (METHANE) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: 1075 Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: Air MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 6/14/2017 Dt Document Closed: Incident Reason: Operator/Human Error Site Name: Site of line strike<UNOFFICIAL> Site County/District: Regional Municipality of Niagara Site Geo Ref Meth: Incident Summary: TSSA FSB: 1/2 pl IP service line dmugd; made safe Contaminant Qty: 0 other - see incident description				Discharger Report: Material Group: Health/Env Conseq: 2 - Minor Environment Client Type: Corporation Sector Type: Miscellaneous Industrial Agency Involved: Nearest Watercourse: Site Address: 1081 Meadowwood ST (new build) Site District Office: Niagara Site Postal Code: Site Region: West Central Site Municipality: Fort Erie Site Lot: Site Conc: Northing: 4752459.57 Easting: 666898.92 Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type: Valve/Fitting/Piping	

Unplottable Summary

Total: 20 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	The Corporation of the Town of Fort Erie	Garrison Rd	Fort Erie ON	
CA	Fort Erie	Kraft Road	Fort Erie ON	
CA	ERIEBRAM HOLDINGS LIMITED	COMM. DEVELOP. GARRISON RD.	FORT ERIE TOWN ON	
CA	The Corporation of the Town of Fort Erie	Garrison Road	Fort Erie ON	
CA	ERIEBRAM HOLDINGS LIMITED	COMM. DEVELOP. GARRISON RD.	FORT ERIE TOWN ON	
CA	FORT ERIE FORD MERCURY SALES LTD	SOUTH SIDE OF GARRISON ROAD	FORT ERIE TOWN ON	
EBR	Cytec Canada Inc.	Niagara Falls Lot:Twp. Lot 4 Concession: Stamford Regional Municipality of Niagara CITY OF NIAGARA FALLS	ON	
ECA	Ashton Homes (Western) Limited		Fort Erie ON	M9W 3A1
ECA	Ashton Homes (Western) Limited		Fort Erie ON	M9W 3A1
ECA	Timothy A. Levy	Dominion Rd West of Kraft Road	Fort Erie ON	L2E 7M4
ECA	Timothy A Levy	Dominion Rd West of Kraft Road	Fort Erie ON	L2E 7M4
PINC	PIPELINE HIT 1/2"	FLORENCE ST.,NIAGARA,ON,L2E,CA	ON	
PTTW	Oaklands Golf Club	Lot 3, Broken Front Concession, Geographic Township of Willoughby, City of Niagara Falls, Regional Municipality of Niagara CITY OF NIAGARA FALLS	ON	
PTTW	Bridgewater Country Club Ltd.	Lot 5 (part) and Lot 6 (part), Concession 3, Town of Fort Erie, Regional Municipality of Niagara, Geographic Township of Bertie TOWN OF FORT ERIE	ON	
SPL	CANADIAN NIAGARA POWER CO.	TRANSFORMER	FORT ERIE TOWN ON	
SPL	CANADIAN NIAGARA POWER CO.	TRANSFORMER	FORT ERIE TOWN ON	

SPL	The Corporation of the Town of Fort Erie	Dominion Road between Craft and Crescent Rd	Fort Erie ON
SPL	Allen Tree Service Limited; Canadian Niagara Power Inc.	Town of Fort Erie various locations<UNOFFICIAL>	Fort Erie ON
SPL	Canadian Niagara Power<UNOFFICIAL>		Fort Erie ON
WWIS		lot 3 con 3	ON

Unplottable Report

Site: *The Corporation of the Town of Fort Erie
Garrison Rd Fort Erie ON*

Database:
[CA](#)

Certificate #: 5042-7C2J23
Application Year: 2008
Issue Date: 2/21/2008
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Fort Erie
Kraft Road Fort Erie ON*

Database:
[CA](#)

Certificate #: 6425-52RLLT
Application Year: 01
Issue Date: 9/21/01
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: The Corporation of the Town of Fort Erie
Client Address: Municipal Centre, 1 Municipal Centre Dr.
Client City: Fort Erie
Client Postal Code: L2A 2S6
Project Description: This application is for the construction of watermains on Kraft Road, Beachview Avenue, Washington Road and Leask Avenue.
Contaminants:
Emission Control:

Site: *ERIEBRAM HOLDINGS LIMITED
COMM. DEVELOP. GARRISON RD. FORT ERIE TOWN ON*

Database:
[CA](#)

Certificate #: 7-1429-89-
Application Year: 89
Issue Date: 9/12/1989
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *The Corporation of the Town of Fort Erie
Garrison Road Fort Erie ON*

Database:
[CA](#)

Certificate #: 0904-8LVSAB

Application Year: 2011
Issue Date: 9/27/2011
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **ERIEBRAM HOLDINGS LIMITED**
COMM. DEVELOP. GARRISON RD. FORT ERIE TOWN ON

Database:
CA

Certificate #: 3-1734-89-
Application Year: 89
Issue Date: 9/12/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **FORT ERIE FORD MERCURY SALES LTD**
SOUTH SIDE OF GARRISON ROAD FORT ERIE TOWN ON

Database:
CA

Certificate #: 8-2022-93-
Application Year: 93
Issue Date: 3/17/1993
Approval Type: Industrial air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: EXH. SYS. FOR PAINT SPRAY BOOTH
Contaminants: Propylene Glycolmonomethyl Ether Acetate,P.M.Ace., Toluene(Pentyl Methane)(Methyl Benzene), Acetone, Xylene, Methyl Ethyl Ketone (Butanone)
Emission Control: Panel Filter

Site: **Cytec Canada Inc.**
Niagara Falls Lot:Twp. Lot 4 Concession:Stamford Regional Municipality of Niagara CITY OF NIAGARA FALLS ON

Database:
EBR

EBR Registry No: 012-4724
Ministry Ref No: 6137-9URRJD
Notice Type: Instrument Decision
Notice Stage:
Notice Date: December 02, 2015
Proposal Date: July 23, 2015
Year: 2015
Instrument Type: (EPA Part II.1-sewage) - Environmental Compliance Approval (project type: sewage)
Off Instrument Name:
Posted By:
Company Name: Cytec Canada Inc.
Site Address:
Location Other:
Proponent Name:

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

Proponent Address: 9061 Garner Road, Niagara Falls Ontario, Canada L2E 6S5
Comment Period:
URL:

Site Location Details:

Niagara Falls Lot:Twp. Lot 4 Concession:Stamford Regional Municipality of Niagara CITY OF NIAGARA FALLS

Site: *Ashton Homes (Western) Limited*
Fort Erie ON M9W 3A1

Database:
ECA

Approval No: 7394-9TPKAK
Approval Date: 2015-02-20
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Ashton Homes (Western) Limited
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/2528-9JPR67-14.pdf>
PDF Site Location:

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

Site: *Ashton Homes (Western) Limited*
Fort Erie ON M9W 3A1

Database:
ECA

Approval No: 2064-BTWR2Z
Approval Date: 2020-10-09
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Ashton Homes (Western) Limited
Address:
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/6766-BTKN6W-14.pdf>
PDF Site Location:

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

Site: *Timothy A. Levy*
Dominion Rd West of Kraft Road Fort Erie ON L2E 7M4

Database:
ECA

Approval No: 2937-7RBRLC
Approval Date: 2009-04-22
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-Municipal Drinking Water Systems
Project Type: Municipal Drinking Water Systems
Business Name: Timothy A. Levy
Address: Dominion Rd West of Kraft Road
Full Address:
Full PDF Link:
PDF Site Location:

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

Site: *Timothy A Levy*
Dominion Rd West of Kraft Road Fort Erie ON L2E 7M4

Database:
ECA

Approval No: 2964-7R7L5K
MOE District:

Approval Date: 2009-04-22
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Timothy A Levy
Address: Dominion Rd West of Kraft Road
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/8204-7PKU5U-14.pdf>
PDF Site Location:

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

Site: **PIPELINE HIT 1/2"**
FLORENCE ST,,NIAGARA,ON,L2E,CA ON

Database:
PINC

Incident Id:
Incident No: 2382864
Incident Reported Dt: 8/27/2018
Type: FS-Pipeline Incident
Status Code:
Tank Status: Pipeline Damage Reason Est
Task No:
Spills Action Centre:
Fuel Type:
Fuel Occurrence Tp:
Date of Occurrence:
Occurrence Start Dt:
Depth:
Customer Acct Name: PIPELINE HIT 1/2"
Incident Address: FLORENCE ST,,NIAGARA,ON,L2E,CA
Operation Type:
Pipeline Type:
Regulator Type:
Summary:
Reported By:
Affiliation:
Occurrence Desc:
Damage Reason:
Notes:

Pipe Material:
Fuel Category:
Health Impact:
Environment Impact:
Property Damage:
Service Interrupt:
Enforce Policy:
Public Relation:
Pipeline System:
PSIG:
Attribute Category:
Regulator Location:
Method Details:

Site: **Oaklands Golf Club**
Lot 3, Broken Front Concession, Geographic Township of Willoughby, City of Niagara Falls, Regional Municipality of Niagara CITY OF NIAGARA FALLS ON

Database:
PTTW

EBR Registry No: IA05E0682
Ministry Ref No: 0254-6BWKGB
Notice Type: Instrument Decision
Notice Stage:
Notice Date: September 07, 2005
Proposal Date: May 02, 2005
Year: 2005
Instrument Type: (OWRA s. 34) - Permit to Take Water
Off Instrument Name:
Posted By:
Company Name: Oaklands Golf Club
Site Address:
Location Other:
Proponent Name:
Proponent Address: 8970 Stanley Ave. South, Niagara Falls Ontario, L2E 6T8
Comment Period:
URL:

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

Site Location Details:

Lot 3, Broken Front Concession, Geographic Township of Willoughby, City of Niagara Falls, Regional Municipality of Niagara CITY OF NIAGARA FALLS

Site: *Bridgewater Country Club Ltd.
Lot 5 (part) and Lot 6 (part), Concession 3, Town of Fort Erie, Regional Municipality of Niagara, Geographic
Township of Bertie TOWN OF FORT ERIE ON*

Database:
PTTW

EBR Registry No: IA03E0700
Ministry Ref No: 23024891
Notice Type: Instrument Decision
Notice Stage:
Notice Date: October 28, 2003
Proposal Date: May 22, 2003
Year: 2003
Instrument Type: (OWRA s. 34) - Permit to Take Water
Off Instrument Name:
Posted By:
Company Name: Bridgewater Country Club Ltd.
Site Address:
Location Other:
Proponent Name:
Proponent Address: 700 Gilmour Road, Fort Erie Ontario, Canada L2A 5M4
Comment Period:
URL:

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

Site Location Details:

Lot 5 (part) and Lot 6 (part), Concession 3, Town of Fort Erie, Regional Municipality of Niagara, Geographic Township of Bertie TOWN OF FORT ERIE

Site: *CANADIAN NIAGARA POWER CO.
TRANSFORMER FORT ERIE TOWN ON*

Database:
SPL

Ref No: 173871
Site No:
Incident Dt: 10/16/1999
Year:
Incident Cause: COOLING SYSTEM LEAK
Incident Event:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: POSSIBLE
Nature of Impact: Soil contamination
Receiving Medium: LAND
Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 10/16/1999
Dt Document Closed:
Incident Reason: UNKNOWN
Site Name:
Site County/District:
Site Geo Ref Meth:
Incident Summary: CANADIAN NIAGARA POWER: TRANSFORMER FLUID LEAK. 1L CONTAINED. TO GROUND
Contaminant Qty:

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type:
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: 18401
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:
Source Type:

Site: *CANADIAN NIAGARA POWER CO.
TRANSFORMER FORT ERIE TOWN ON*

Database:
SPL

Ref No: 172952
Site No:
Incident Dt: 9/21/1999
Year:
Incident Cause: COOLING SYSTEM LEAK

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type:

Incident Event:		Agency Involved:	
Contaminant Code:		Nearest Watercourse:	
Contaminant Name:		Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	NOT ANTICIPATED	Site Municipality:	18401
Nature of Impact:		Site Lot:	
Receiving Medium:	LAND	Site Conc:	
Receiving Env:		Northing:	
MOE Response:		Easting:	
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	9/21/1999	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	
Incident Reason:	EQUIPMENT FAILURE	Source Type:	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	CANADIAN NIAGARA POWER- <1 L TRANSFORMER OIL TO ASPHALT.CLEANED-UP.		
Contaminant Qty:			

Site: *The Corporation of the Town of Fort Erie* **Database:**
SPL
Dominion Road between Craft and Crescent Rd Fort Erie ON

Ref No:	5821-687L8F	Discharger Report:	
Site No:		Material Group:	Miscellaneous
Incident Dt:	12/31/2004	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	Discharge Or Bypass To A Watercourse	Sector Type:	Sewer
Incident Event:		Agency Involved:	
Contaminant Code:	99	Nearest Watercourse:	
Contaminant Name:	STORM WATER	Site Address:	
Contaminant Limit 1:		Site District Office:	Niagara
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	West Central
Environment Impact:	Possible	Site Municipality:	Fort Erie
Nature of Impact:	Surface Water Pollution	Site Lot:	
Receiving Medium:	Water	Site Conc:	
Receiving Env:		Northing:	
MOE Response:		Easting:	
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	12/31/2004	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	
Incident Reason:	Ice/Snow/Rain	Source Type:	
Site Name:	SANITARY MANHOLE<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Manhole: Surcharged, pumping to L.Erie		
Contaminant Qty:			

Site: *Allen Tree Service Limited; Canadian Niagara Power Inc.* **Database:**
SPL
Town of Fort Erie various locations<UNOFFICIAL> Fort Erie ON

Ref No:	0786-6EBRBH	Discharger Report:	0
Site No:		Material Group:	Oil
Incident Dt:	7/15/2005	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	Unknown	Sector Type:	Other Motor Vehicle
Incident Event:		Agency Involved:	
Contaminant Code:		Nearest Watercourse:	
Contaminant Name:	OIL (PETROLEUM BASED, NOT SPECIFIED)	Site Address:	
Contaminant Limit 1:		Site District Office:	Niagara
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	Confirmed	Site Municipality:	Fort Erie
Nature of Impact:	Soil Contamination	Site Lot:	
Receiving Medium:	Land	Site Conc:	

Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 7/15/2005
Dt Document Closed:
Incident Reason: Unknown - Reason not determined
Site Name: Town of Fort Erie various locations<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: Truck leaking oil at various points of Fort Erie
Contaminant Qty:

Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class: Spills to Highways (usually highway accidents)
Source Type:

Site: Canadian Niagara Power<UNOFFICIAL>
Fort Erie ON

Database:
SPL

Ref No:	8050-9ZER86	Discharger Report:	
Site No:	NA	Material Group:	
Incident Dt:	8/15/2015	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:		Sector Type:	Electric Power Generation
Incident Event:		Agency Involved:	
Contaminant Code:	15	Nearest Watercourse:	
Contaminant Name:	TRANSFORMER OIL (N.O.S.)	Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:		Site Municipality:	Fort Erie
Nature of Impact:		Site Lot:	
Receiving Medium:		Site Conc:	
Receiving Env:		Northing:	
MOE Response:	No	Easting:	
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	8/15/2015	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	Primary Assessment of Spills
Incident Reason:	Equipment Failure	Source Type:	
Site Name:	150 Derby Rd.<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	95L trnsfrmr oil (nonPCB) to vault, contained		
Contaminant Qty:	95 L		

Site: lot 3 con 3 ON

Database:
WWIS

Well ID:	6603401	Data Entry Status:	
Construction Date:		Data Src:	1
Primary Water Use:	Domestic	Date Received:	11/14/1980
Sec. Water Use:		Selected Flag:	TRUE
Final Well Status:		Abandonment Rec:	
Water Type:		Contractor:	3609
Casing Material:		Form Version:	1
Audit No:		Owner:	
Tag:		Street Name:	
Construction Method:		County:	NIAGARA
Elevation (m):		Municipality:	NIAGARA FALLS CITY
Elevation Reliability:		Site Info:	
Depth to Bedrock:		Lot:	003
Well Depth:		Concession:	03
Overburden/Bedrock:		Concession Name:	
Pump Rate:		Easting NAD83:	
Static Water Level:		Northing NAD83:	
Flowing (Y/N):		Zone:	
Flow Rate:		UTM Reliability:	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID: 10463014
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 18-Apr-1980 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

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

Overburden and Bedrock

Materials Interval

Formation ID: 932598147
Layer: 1
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 52.0
Formation End Depth UOM: ft

Overburden and Bedrock

Materials Interval

Formation ID: 932598148
Layer: 2
Color:
General Color:
Mat1: 28
Most Common Material: SAND
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 52.0
Formation End Depth: 54.0
Formation End Depth UOM: ft

Method of Construction & Well

Use

Method Construction ID: 966603401
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe Information

Pipe ID: 11011584
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930752309
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 55.0
Casing Diameter: 6.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 996603401
Pump Set At:
Static Level: 18.0
Final Level After Pumping: 30.0
Recommended Pump Depth: 50.0
Pumping Rate: 12.0
Flowing Rate:
Recommended Pump Rate: 10.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method:
Pumping Duration HR: 2
Pumping Duration MIN: 0
Flowing: No

Water Details

Water ID: 933950644
Layer: 1
Kind Code: 3
Kind: SULPHUR
Water Found Depth: 54.0
Water Found Depth UOM: ft

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial

[AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

[AGR](#)

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

Government Publication Date: Up to Nov 2021

Abandoned Mine Information System:

Provincial

[AMIS](#)

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial

[AST](#)

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private

[AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Sep 30, 2021

Borehole:

Provincial

[BORE](#)

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2019

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Chemical Manufacturers and Distributors:

Private CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Sep 30, 2021

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -Nov 2021

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

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

Government Publication Date: 1989-Jan 2022

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 - Feb 28, 2022

Drill Hole Database:

Provincial [DRL](#)

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Sep 2020

Delisted Fuel Tanks:

Provincial [DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Feb 28, 2022

Environmental Activity and Sector Registry:

Provincial [EASR](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.

Government Publication Date: Oct 2011- Feb 28, 2022

Environmental Registry:

Provincial [EBR](#)

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994 - Feb 28, 2022

Environmental Compliance Approval:

Provincial [ECA](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011- Feb 28, 2022

Environmental Effects Monitoring:

Federal [EEM](#)

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private [EHS](#)

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

Government Publication Date: 1999-Nov 30, 2021

Environmental Issues Inventory System:

Federal [EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

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

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial **EPAR**

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2020

List of Expired Fuels Safety Facilities:

Provincial **EXP**

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

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

Government Publication Date: Feb 28, 2022

Federal Convictions:

Federal **FCON**

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

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

Government Publication Date: Jun 2000-Nov 2021

Fisheries & Oceans Fuel Tanks:

Federal **FOFT**

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal **FRST**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tank:

Provincial **FST**

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

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

Government Publication Date: Feb 28, 2022

Fuel Storage Tank - Historic:

Provincial

[FSTH](#)

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

[GEN](#)

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Nov 30, 2021

Greenhouse Gas Emissions from Large Facilities:

Federal

[GHG](#)

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents:

Provincial

[HINC](#)

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

[IAFT](#)

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

[INC](#)

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Landfill Inventory Management Ontario:

Provincial

[LIMO](#)

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

[MINE](#)

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial [MNR](#)

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Feb 2022

National Analysis of Trends in Emergencies System (NATES):

Federal [NATE](#)

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial [NCPL](#)

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2020

National Defense & Canadian Forces Fuel Tanks:

Federal [NDFT](#)

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal [NDSP](#)

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal [NDWD](#)

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal [NEBI](#)

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

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal [NEBP](#)

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

[NPCB](#)

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

[NPRI](#)

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

[OGWE](#)

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

Government Publication Date: 1988-Feb 28, 2022

Ontario Oil and Gas Wells:

Provincial

[OOGW](#)

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

Government Publication Date: 1800-Jan 2021

Inventory of PCB Storage Sites:

Provincial

[OPCB](#)

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

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

Orders:

Provincial

[ORD](#)

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

Government Publication Date: 1994 - Feb 28, 2022

Canadian Pulp and Paper:

Private

[PAP](#)

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Federal

[PCFT](#)

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: Oct 2011- 28 Feb 2022

Pipeline Incidents:

Provincial PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing in an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2021

Private and Retail Fuel Storage Tanks:

Provincial PRT

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

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

Government Publication Date: 1994 - Feb 28, 2022

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-1990, 1992-2019

Record of Site Condition:

Provincial RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Feb 2022

Retail Fuel Storage Tanks:

Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Sep 30, 2021

Scott's Manufacturing Directory:

Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X. The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: 1988-Sep 2020; Dec 2020-Mar 2021

Wastewater Discharger Registration Database:

Provincial [SRDS](#)

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

Government Publication Date: 1990-Dec 31, 2019

Anderson's Storage Tanks:

Private [TANK](#)

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal [TCFT](#)

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Dec 2020

Variations for Abandonment of Underground Storage Tanks:

Provincial [VAR](#)

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

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory:

Provincial [WDS](#)

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

Government Publication Date: Oct 2011- Feb 28, 2022

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial [WDSH](#)

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30th, 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: Sep 30, 2021

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX D

AERIAL PHOTOGRAPHS

AERIAL PHOTOGRAPHS



Photograph No. 1 – 1934

Photo source: Niagara Air Photo Index, Brock University

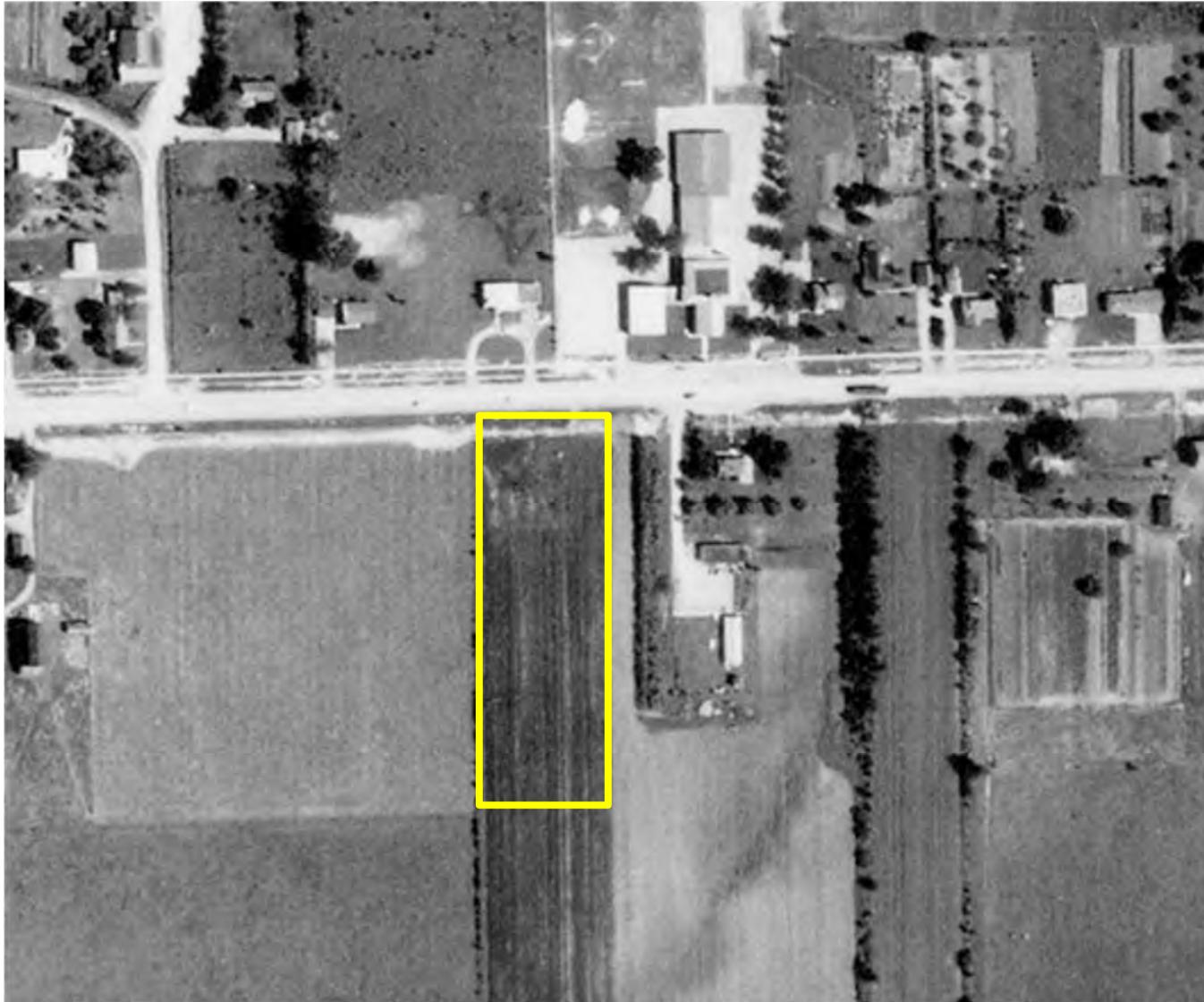
AERIAL PHOTOGRAPHS



Photograph No. 2 – 1954-55

Photo source: Niagara Navigator

AERIAL PHOTOGRAPHS



Photograph No. 3 - 1965

Photo Source: Niagara Air Photo Index, Brock University

AERIAL PHOTOGRAPHS



Photograph No. 4 - 1972

Photo Source: Niagara Air Photo Index, Brock University

AERIAL PHOTOGRAPHS



Photograph No. 5 - 2000

Photo Source: Niagara Air Photo Index, Brock University

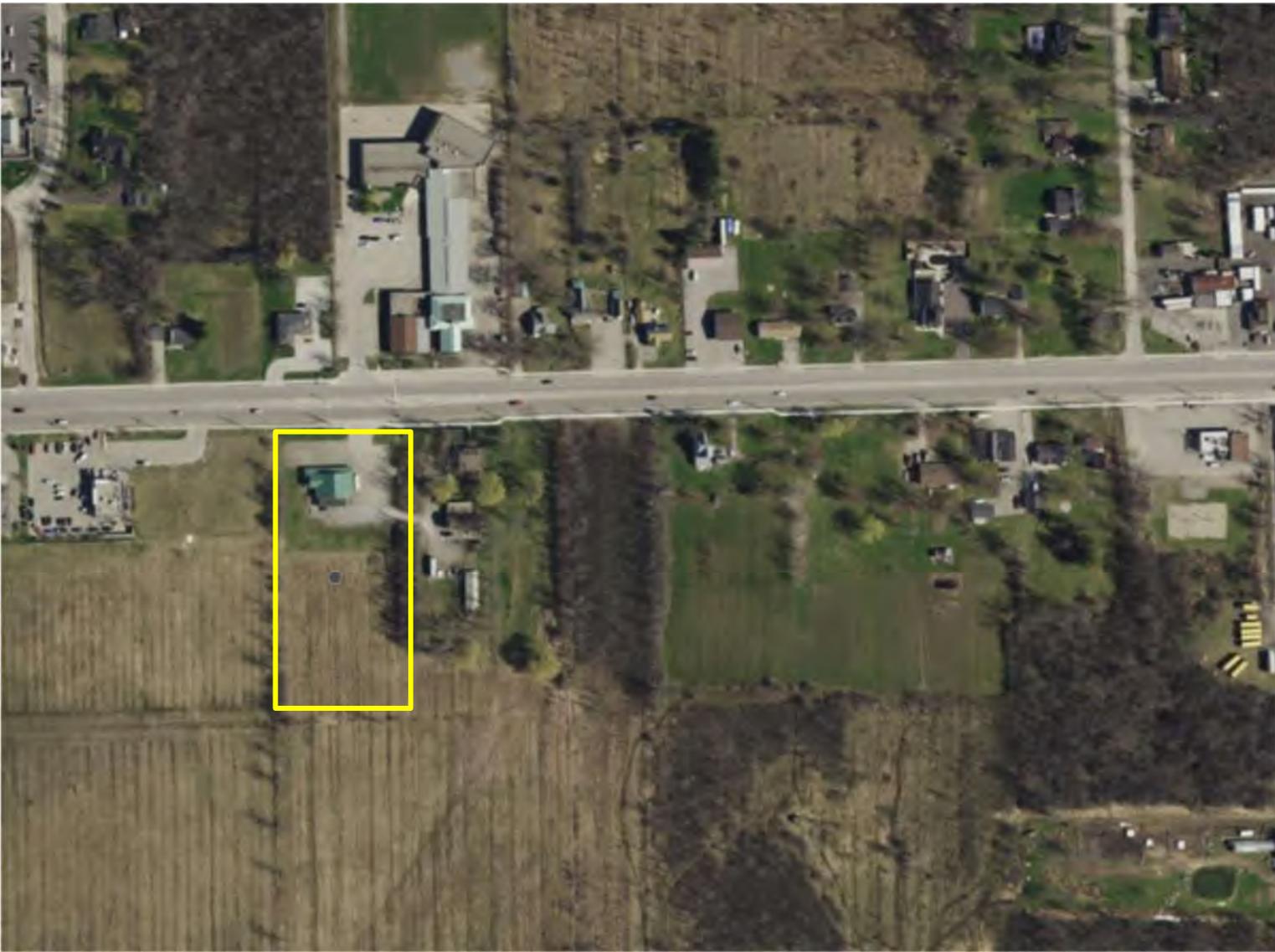
AERIAL PHOTOGRAPHS



Photograph No. 6 - 2006

Photo Source: Niagara Air Photo Index, Brock University

AERIAL PHOTOGRAPHS



Photograph No. 7 – 2015

Photo Source: Google Earth

AERIAL PHOTOGRAPHS



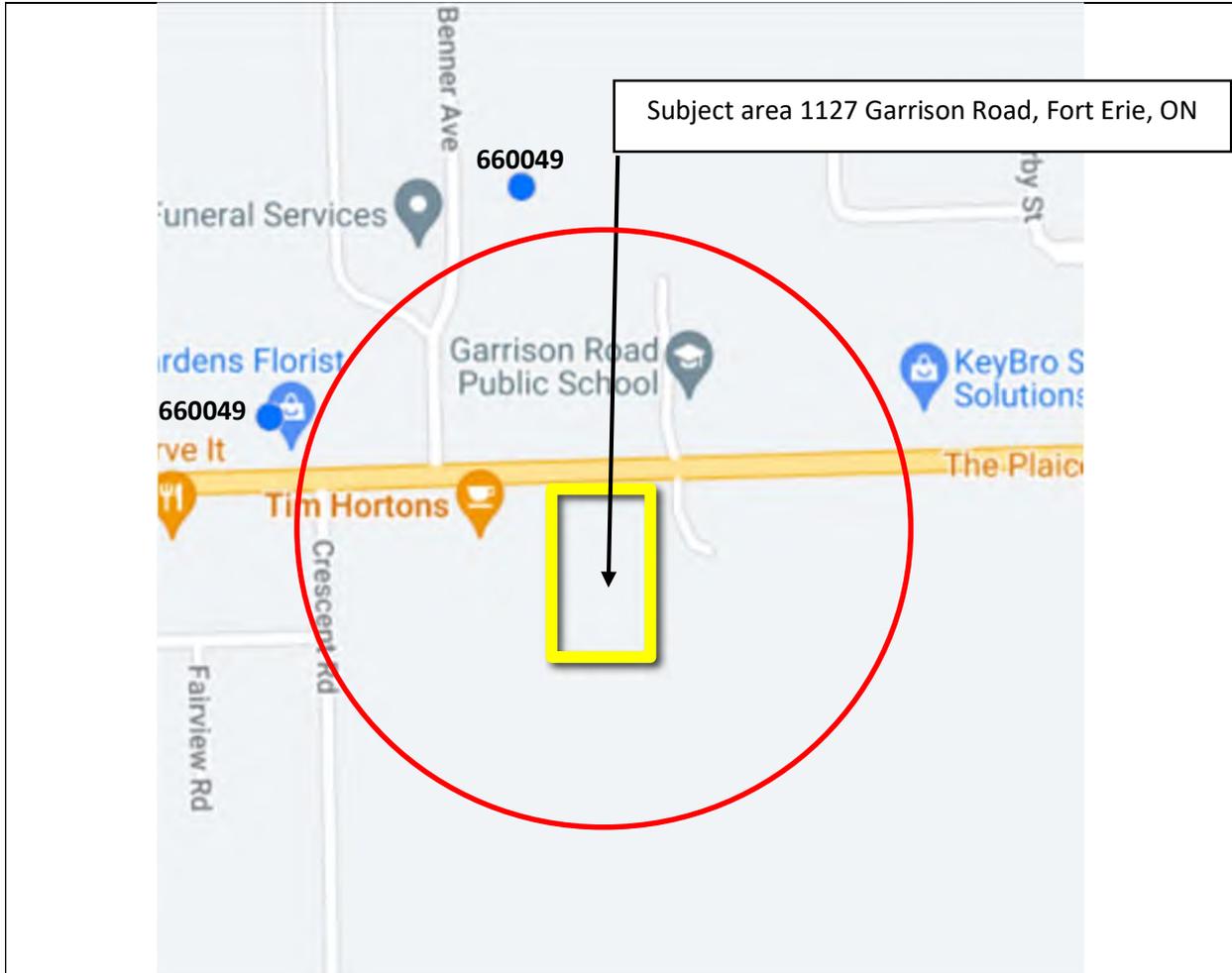
Photograph No. 8 – 2022

Photo Source: Google Earth

APPENDIX E

WELL RECORDS

WATER WELL RECORDS



Map Source: Ministry of Environment and Energy ©2022

Well ID	Well Depth (m)	Date of Completion (MM/DD/YYYY)
660490	14.0	05/07/1949
660491	8.2	09/10/1947

NIAGARA RIVER FRONT
 10 T 9 R
 Elev. 9 R
 Basin 23

unplottable



66 No 491
 Received
 Apr 24/50

The Well Drillers Act
 Department of Mines, Province of Ontario

Water Well Record

Well No. [redacted] FORT ERIE Con. IV Lot 1 Pt. Lot
 [redacted] Acres
 (not including pump) 16 1/2 E

Pipe and Casing Record

Pumping Test

Casing diameter(s) ... 5 5/8"	Date ... May 7 th 1949
Length(s) of casing(s) ... 14'	Developed Capacity ... 8 Gals Per min.
Length of screen	Duration of Test ... 1 hr.
Type of screen	Pumping Rate ... 8 Gals Per min.
Type of pump	Drawdown ... 28 ft.
Capacity of pump	Static level of completed well ... 46' 12"
Depth of pump setting	Is well a gravel-wall type?

Water Record

Kind (fresh or mineral)	Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
Kind (fresh or mineral) ... Fresh	44'	Fresh	32'
Quality (hard, soft, contains iron, sulphur etc.) ... hard a little sulphur			
Appearance (clear, cloudy, coloured) ... Clear			
For what purpose(s) is the water to be used? ... Domestic + beer house			
How far is well from possible source of contamination? ... 75'			
What is source of contamination? ... Septic Tank			
Enclose a copy of any mineral analysis that has been made of water			

Well Log

Drift and Bedrock Record

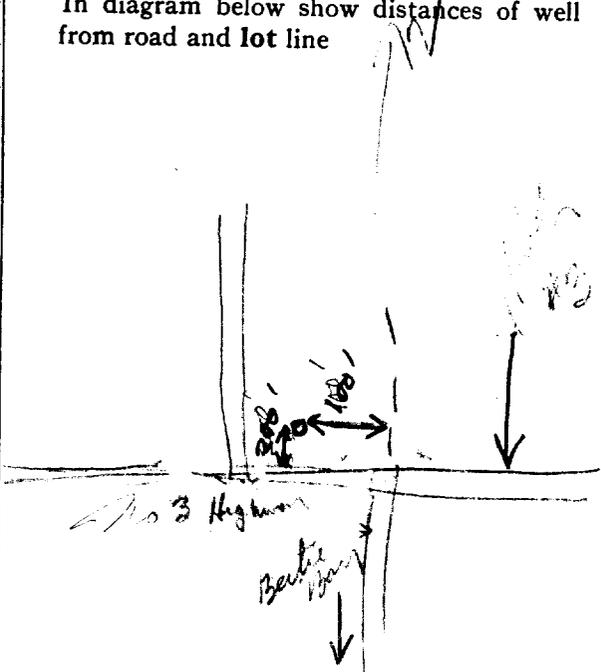
From To

0 ft.	14 .ft.
14 "	46 "

Clay
 Flint Rock

Location of Well

In diagram below show distances of well from road and lot line



Situation: Is well on upland, in valley, or on hillside? ... Level land
 Drilling Firm ... S. Jolniet & son
 Address ... Ridgeway Ont.
 Recorded by ... S. Jolniet
 Address ... Ridgeway Ont.
 Date ... May 7th 1949
 Licence Number ... CSS:58

32

UTM [] Z [] E

66 No 490

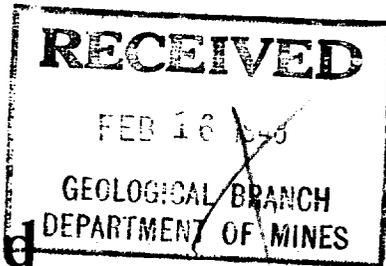
9 R [] N



Elev. 9 R 0617

Basin 23 []

The Well Drillers Act
Department of Mines, Province of Ontario



Water Well Record

FORT ERIE Con. 4 Lot 1 Pt. Lot 1
Acres lot on no. 3 highway

Date Completed Sept 10 Cost of Well (not including pump) 65.00

Pipe and Casing Record

Pumping Test

Casing diameter(s) 5 3/4"
Length(s) of casing(s)
Length of screen
Type of screen
Type of pump
Capacity of pump
Depth of pump setting

Date
Developed Capacity
Duration of Test
Pumping Rate
Drawdown
Static level of completed well
Is well a gravel-wall type?

Water Record

Kind (fresh or mineral) Fresh
Quality (hard, soft, contains iron, sulphur etc.)
Appearance (clear, cloudy, coloured)
For what purpose(s) is the water to be used? house use
How far is well from possible source of contamination?
What is source of contamination?
Enclose a copy of any mineral analysis that has been made of water

Table with 3 columns: Depth(s) to Water Horizon(s), Kind of Water, No. of Feet Water Rises. Includes handwritten '7'' and '20''.

Well Log

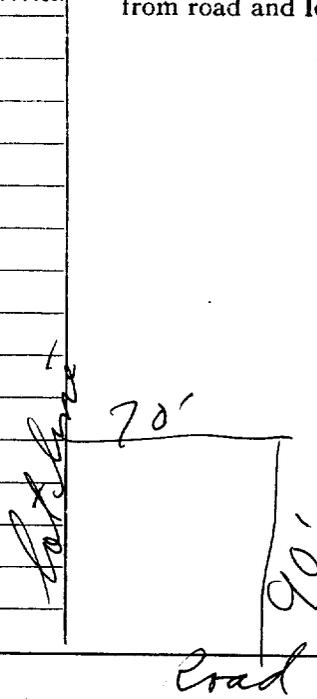
Drift and Bedrock Record

12 feet Surface
15 feet Bedrock

From To
0 ft.ft.

Location of Well

In diagram below show distances of well from road and lot line



Situation: Is well on upland, in valley, or on hillside?
Drilling Firm
Address
Recorded by
Date
Address
Licence Number
CSS.58

APPENDIX F

INTERVIEW & OTHER

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Project Information			
Site Address	1127 GARRISON ROAD, FORT ERIE, ON	NSSL Project No.	NS2230-01
		Date	
Client Information			
Interviewee Name	Kartik Sengar		
Position	Realtor for Buyer	Years Familiar with the Site No History with site	
Current owner(s) of the site, time period	Unknown	NA	
	The current sellers purchased the property on July 29th, 2021		
Historic Information			
Previous owner(s) of the site, time period	Unknown	NA	
	The previous sellers purchased the property on June 13th, 2016		
Current tenant(s) of the site, time period	Unknown	NA	
Previous tenant(s) of the site, time period	Unknown	NA	
Was the property ever used as a dry cleaner, garage, gasoline or liquid dispensing facility, or other industrial use?	Yes	No	Unknown X
	If yes, please elaborate		
Have any reports and/or studies (environmental or other) been completed on the property? If yes, are they available for review?	Yes	No	Unknown
	UNKNOWN		

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Site Information				
What type of potable water supply is available at the Site?	Municipal	Private		None
	Municipal as per Listing agent	Cistern	Drilled Well	
What type of wastewater (sewage) system is available at the Site?	Municipal Sanitary, as per listing	Private		None
		Septic Bed	Other	
Are there any electrical transformers located at the Site?	Yes	No		Unknown X
Has there ever been any fires at the Site? If yes, please provide details.	Yes	No		Unknown
	UNKNOWN			
Has any soil (fill, gravel, topsoil, etc.) been brought to and deposited on the Site for construction, grading or backfill purposes or for the creation of berms?	UNKNOWN			
Are there any existing monitoring wells on the Site?	Yes	No		Unknown X
Building Information				
Are there existing or former buildings at the Site? If yes, please provide details.	Yes	No		Unknown
	UNKNOWN			
Have any additions been constructed on the existing building(s)?	Yes	No		Unknown X
What are the current heating systems associated with the building(s)?	Forced Air, Natural Gas, as per listing			
What were the former heating systems (fuel oil, wood, coal, electric etc.)?	UNKNOWN			
Are there any sumps in the building(s)?	Yes	No		Unknown X
Are there any areas of water damage in the building(s)? If yes, where?	Yes	No		Unknown
	Unknown			

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Building Information cont'd			
Is there evidence of mould growth? If so, where?	Yes	No	Unknown
	UNKNOWN		
Are there any concerns related to indoor air quality in the building(s)?	Yes	No	Unknown X
Is there any asbestos, lead, Urea Foam Formaldehyde Insulation (UFFI) or PCB containing materials in the building(s)? If so, where and what type of building material.	Yes	No	Unknown
	UNKNOWN		
Have any of these materials been previously removed from the building(s)?	Yes	No	Unknown X
Site Operations			
Are there any site plans or drawings, available for review, showing areas of production, manufacturing, chemical or waste storage in the building(s) or Site?	Yes	No	Unknown X
Fuel Storage & Handling, Liquid & Solids Wastes, Chemicals & Spills			
Are there any above ground or underground storage tanks (AST/UST) on Site? If yes, where?	Yes	No	Unknown
	UNKNOWN		
Were any AST/USTs historically removed from the Site?	Yes	No	Unknown X
Are there any current or former fuel pumps or fuelling systems on Site?	Yes	No	Unknown X
Are there any waste oils generated and/or stored on Site?	Yes	No	Unknown X
Are there any oil-water separators and/or floor drains on Site?	Yes	No	Unknown X
Is there any hydraulic lift equipment ie. inground hoists or elevators?	Yes	No	Unknown X
Are any chemicals or solvents stored or used on Site?	Yes	No	Unknown X
Are Material Safety Data Sheets (MSDS) or Safety Data Sheets (SDS) for the chemicals available for review?	Yes	No	Unknown X

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Environmental Compliance			
Is there any known or suspected soil and/or groundwater contamination at the Site? If yes, please explain.	Yes	No	Unknown
	UNKNOWN		
Are you aware of any site-specific permits, waste generation numbers, Environmental Compliance Approvals or Certificates of Approval associated with the Site? If yes, please list.	Yes	No	Unknown
	UNKNOWN		
Are there any records of spills or records of discharge of contaminants associated with the Site?	Yes	No	Unknown X
Adjacent Site Information			
Are you aware of any current or historic environmental concerns associated with an adjacent property? If yes, please explain.	Yes	No	Unknown
	UNKNOWN		
Additional Information			
Is there another person we should contact for additional information pertaining to the Site?	UNKNOWN		
Do you have any additional comments?	Property was purchased as land value and sitting vacant from current seller. My role was restricted to representing the buyer for the purchase of this property. No additional information was provided from current sellers.		

The above information is a true representation of my knowledge of the Site and operations. I understand that this information will be reviewed by NSSL and compiled in the Environmental Site Assessment report.

Signature of Interviewee: _____

Kartik Sengar



APPENDIX G

SITE RECONNAISSANCE & PHOTOGRAPHIC LOG

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Project Information			
Site Address	1127 Garrison Rd Fort Erie, ON	NTIL Project No.	NS2230-01
		Date	April 21/18
Client Information			
Site Meet	N/A	Damen Nyland	
Position	N/A	Env. Geog.	
Surrounding Land Use Features			
North	Community: Garrison Road Public School. Commercial: Dr. Ordinario		
South	Vacant Lot.		
East	Residential: 1107 Garrison Rd.		
West	Vacant Lot.		
Study Site Features			
Potable Water Source	M		
Waste Water Source	M		
Groundwater Monitoring Wells	N/A		
Fill Material	N/A		
Surface Water Runoff (swales, catch basins)	Southwards boundary, forest line		
Watercourses, ditches, standing water	southern area, ponded water		
Electrical Transformers on site? Company name, transformer #	N/A		
Ground Cover	gravel, asphaltic concrete parking lot, veg: grass, foresting.		
Other	N/A		

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Interior Building Observations	
Interior wall materials	drywall + wood.
Floor materials	concrete
Ceiling materials	wood trusses
Lighting	fluorescent + compact fluorescent.
Oil water separators, floor drains, sumps	N/A
Hydraulic equipment (inground hoists/elevators)	N/A
Pits and Lagoons	N/A
Stained materials	N/A
Chemicals or other generated and/or stored	N/A
Heating System	electric.
UFFI (urea formaldehyde foam insulation)	N/A
PCB's	N/A
Lead	potential paint, due to age? 60's?
Asbestos Containing Materials (ACM)	DWS, ceiling tile,
Mercury	N/A
Water damage	N/A
Mould	N/A
Noise	N/A
Indoor Air Quality	—
Other	— N/A

Remains

PHOTOGRAPHIC LOG

Phase One Property



Photograph No. 1 – Northern portion of the Phase One ESA Study Site. The property contains one [1] commercial building, asphaltic concrete cover for parking, and an open grassed area with some mature trees to the south.

PHOTOGRAPHIC LOG

Phase One Property



Photograph No. 2 – East wall of on-site building.

PHOTOGRAPHIC LOG

Phase One Property



Photograph No. 3 – Southern area of the Study Site.

PHOTOGRAPHIC LOG

Phase One Property



Photograph No. 4 – South wall of the commercial building.

PHOTOGRAPHIC LOG

Phase One Property



Photograph No. 5 – West wall of the commercial building.

PHOTOGRAPHIC LOG

Phase One Property



Photograph No. 6 – Interior of the commercial building. Concrete poured floors, wooden trusses, and drywall were utilized for the interior building materials.

PHOTOGRAPHIC LOG

Phase One Property



Photograph No. 7 – Interior view of the commercial building.

PHOTOGRAPHIC LOG

Phase One Property



Photograph No. 8 – Storage room. Potential designated substances were identified as ceiling tiles.

PHOTOGRAPHIC LOG

Phase One Property



Photograph No. 9 – North adjacent commercial and community properties.

PHOTOGRAPHIC LOG

Phase One Property



Photograph No. 10 – West adjacent vacant lot.

PHOTOGRAPHIC LOG

Phase One Property



Photograph No. 11 – East adjacent residential property.

APPENDIX H

POTENTIALLY CONTAMINATING ACTIVITIES

POTENTIALLY CONTAMINATING ACTIVITIES

#	Activity	#	Activity
1.	Acid and Alkali Manufacturing, Processing and Bulk Storage	31.	Ink Manufacturing, Processing and Bulk Storage
2.	Adhesives and Resins Manufacturing, Processing and Bulk Storage	32.	Iron and Steel Manufacturing and Processing
3.	Airstrips and Hangars Operation	33.	Metal Treatment, Coating, Plating and Finishing
4.	Antifreeze and De-icing Manufacturing and Bulk Storage	34.	Metal Fabrication
5.	Asphalt and Bitumen Manufacturing	35.	Mining, Smelting and Refining; Ore Processing; Tailings Storage
6.	Battery Manufacturing, Recycling and Bulk Storage	36.	Oil Production
7.	Boat Manufacturing	37.	Operation of Dry Cleaning Equipment (where chemicals are used)
8.	Chemical Manufacturing, Processing and Bulk Storage	38.	Ordnance Use
9.	Coal Gasification	39.	Paints Manufacturing, Processing and Bulk Storage
10.	Commercial Autobody Shops	40.	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
11.	Commercial Trucking and Container Terminals	41.	Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
12.	Concrete, Cement and Lime Manufacturing	42.	Pharmaceutical Manufacturing and Processing
13.	Cosmetics Manufacturing, Processing and Bulk Storage	43.	Plastics (including Fibreglass) Manufacturing and Processing
14.	Crude Oil Refining, Processing and Bulk Storage	44.	Port Activities, including Operation and Maintenance of Wharves and Docks
15.	Discharge of Brine related to oil and gas production	45.	Pulp, Paper and Paperboard Manufacturing and Processing
16.	Drum and Barrel and Tank Reconditioning and Recycling	46.	Rail Yards, Tracks and Spurs
17.	Dye Manufacturing, Processing and Bulk Storage	47.	Rubber Manufacturing and Processing
18.	Electricity Generation, Transformation and Power Stations	48.	Salt Manufacturing, Processing and Bulk Storage
19.	Electronic and Computer Equipment Manufacturing	49.	Salvage Yard, including automobile wrecking
20.	Explosives and Ammunition Manufacturing, Production and Bulk Storage	50.	Soap and Detergent Manufacturing, Processing and Bulk Storage
21.	Explosives and Firing Range	51.	Solvent Manufacturing, Processing and Bulk Storage
22.	Fertilizer Manufacturing, Processing and Bulk Storage	52.	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
23.	Fire Retardant Manufacturing, Processing and Bulk Storage	53.	Tannery
24.	Fire Training	54.	Textile Manufacturing and Processing
25.	Flocculants Manufacturing, Processing and Bulk Storage	55.	Transformer Manufacturing, Processing and Use
26.	Foam and Expanded Foam Manufacturing and Processing	56.	Treatment of Sewage equal to or greater than 10,000 litres per day
27.	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	57.	Vehicles and Associated Parts Manufacturing
28.	Gasoline and Associated Products Storage in Fixed Tanks	58.	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
29.	Glass Manufacturing	59.	Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
30.	Importation of Fill Material of Unknown Quality		

Table 2, Schedule D, Ontario Regulation (O.Reg.) 153/04 (as amended)

APPENDIX I

PHASE ONE CSM



PHASE ONE CONCEPTUAL SITE MODEL

A Phase One Conceptual Site Model (CSM) was prepared in accordance with Schedule D, Part V of O. Reg. 153/04 (as amended). The Phase One Conceptual Site Model is detailed below and should be read along with Figures 1-4.

The Phase One CSM addresses the vacant property located at 1127 Garrison Road, Fort Erie, ON herein referred to as the “Phase One Property” or the “Site”. Refer to Figure 1 for the Site Location Map.

Site Description

The size of the study Site is approximately 0.99 hectares. The property is currently not being utilized for commercial or agricultural land use purposes. The commercial building still occupies a portion of the northwest area of the site. Initial land use was identified as residential dating back to 1934. The 1965 and 1972 images displayed the former foundation outline of the original residential dwelling. The current building was constructed for commercial purposes with a large driveway and parking area adjacent to Garrison Road. The southern portion of the Phase One Property was never developed. The commercial building was in use post 1972 as a general store until 2018 when the property was sold, having never been re-occupied or re-developed. The Site location and layout are illustrated on Figure 2.

Water Bodies & Areas of Natural Significance

Lake Erie is located approximately 2.4 km south of the study Site. NSSL did not identify any significant features including provincially significant wetlands, natural heritage features or Areas of Natural Significance onsite. The Site is not considered a sensitive site based on the definition of O. Reg. 153/04.

The areas to the north and south of the study area were identified as NPCA Regulated Wetlands. The entire study area is located within a Groundwater Protection Zone with the west portion of the study Site identified as Surface Water Intake Protection Zone-IPZ 1 and the east portion of the study Site identified as Surface Water Intake Protection Zone-IPZ2. Surface water runoff and groundwater flow towards Lake Erie [south].

Ponded surface water was observed within the southern boundary of the Site during the Site visit. NSSL identified Kraft Drain east of the study site. The ponded water could potentially be attributed to the drain. Drains are often constructed during the transformation of lands for agricultural use for the purpose of preventing surface water ponding and controlling runoff without causing erosion of the soil surface. By directing the flowing water over the ground towards the drain, farmers could influence subsurface drainage to allow for crop protection.



Drinking Water Wells

The MECP provides the public with access to their well record inventory. The study Site and area are serviced by the municipal drinking water system, however well records [if available] were accessed and reviewed for information pertaining to the area's hydrogeological and geological characteristics. Two [2] well records were found just beyond the Study area [250 m radius].

Roads Within the Phase One Study Area

Refer to Figure 3 for the names of the roads within the Phase One Study Area.

Uses of Properties Adjacent to the Site

The study area is a mix of residential and commercial properties. Adjacent properties were documented as residential to the east and a commercial building to the west. North of the Site is a public school. South of the study area is agricultural farmland. All adjacent properties are highlighted on Figure 3.

Potentially Contaminating Activities

O. Reg. 153/04 Table 2 of Schedule D – List of Potentially Contaminating Activities [PCAs] are provided in Appendix H for reference purposes. The Phase One ESA investigation revealed one [1] off-site PCA, that did not result in an on-site Area of Potential Environmental Concern [APEC] on the Phase One property. Figure 3 highlights the PCA location.

- **PCA-1: #28. Gasoline and Associated Products Storage in Fixed Tanks.** Based on a review of the EcoLog ERIS report, NSSL identified Jack Shaw Enterprises Ltd. located 198 m west of the Site at 1201 Garrison Road. Jack Shaw Enterprises Ltd. contained fuel gasoline storage tanks. The presence of a gasoline tank is a PCA, however, due to the distance away from the site and an inferred trans-gradient groundwater flow direction this PCA does not result in an on-site APEC.

The PCA identified above did not result in an onsite Area of Potential Environmental Concern [APECs] on the Phase One ESA property with the potential to have impacted the study Site's soil and/or groundwater.

Underground Utilities

The Site was serviced by municipal sewer and water. The specific locations of underground utility and service corridors such as sewer, water, electrical or gas lines for the original lot are unknown.



Regional and Site Specific Geologic and Hydrogeological Information

A review of the Ministry of Natural Resources' "Quaternary Geology, Niagara-Welland Area, Map P2496" indicates that the Site is in an area of Glaciolacustrine nearshore silt and clay. A review of a nearby Water Well [ID 660491] located approximately 250 m northwest of the subject Site completed in 1949 reports clay from 0 m to 4.2 m and flint rock from 4.2 m to 14 m.

The Ministry of Natural Resources' "Paleozoic Geology of Southern Ontario P2254" indicates that the study Site is located atop bedrock consisting of variable cherty, fossiliferous limestone; minor shale from the Onondaga Formation; Edgecliff Member.

The Phase One Property is not located within 30 m of a body of water. Regional groundwater flow is expected to be south towards Lake Erie [Kraft Drainage, 6,286,868 m²]. The Kraft Drainage sub-watershed was identified as the watershed associated with the study Site and study area.

Uncertainty or Absence of Information

There is no other uncertainty or absence of information obtained in each of the components of the Phase One ESA that could affect the results of the Phase One ESA.



PROJECT NO.: NS2230-01

DECEMBER 5, 2022

**Niagara Region
1815 Sir Isaac Brock Way
Thorold, ON
L2V 4T7**

Attention: Alexander Morrison

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1127 GARRISON ROAD, FORT ERIE, ON**

Please consider this letter as our acknowledgement of Niagara Region relying on the following Niagara Soils Solutions Ltd. report: Project No: NS2230-01: "Phase One Environmental Site Assessment, 1127 Garrison Road, Fort Erie, ON" dated May 1st, 2022.

The above referenced report may be relied upon by Niagara Region to the same extent as Trinitystar Developments Inc., except that our potential liability to Niagara Region arising out of the report is limited to the amount of available professional liability insurance coverage maintained, regardless of any limitation on liability agreed to by our client. It is further understood and agreed that Niagara Soils Solutions Ltd. shall be retained for all interpretation if Niagara Region [or their agents] have any questions with respect to the content of the subject report.

We trust that this information is satisfactory for your purposes. Should you have any queries please do not hesitate to contact the undersigned directly.

Yours very truly,
Niagara Soils Solutions Ltd.

A handwritten signature in blue ink, appearing to be 'J. Monkman', is written over a light blue horizontal line.

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

Distribution: Niagara Region [1 pdf copy], Trinitystar Developments Inc. [1 pdf copy]