



**FINAL**  
**Phase I Environmental Site**  
**Assessment**

Georgian Court Estates - 611  
Surrey Lane Burlington, Ontario

Prepared for:

**bcIMC Realty Corporation**  
77 Bloor Street West, Suite 2000  
Toronto, ON, M5S 1M2

Attn: Greg Speirs

May 18, 2017

Pinchin File: 204040



**Phase I Environmental Site Assessment**

Georgian Court Estates - 611 Surrey Lane, Burlington, Ontario  
bclMC Realty Corporation

May 18, 2017  
Pinchin File: 204040  
FINAL

<b>Issued To:</b>	<b>bclMC Realty Corporation</b>
<b>Contact:</b>	<b>Greg Speirs</b>
<b>Issued On:</b>	<b>May 18, 2017</b>
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## EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on May 1, 2017 through an Authorization to Proceed signed by Greg Speirs of Realstar Management, on behalf of bcIMC Realty Corporation (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at Georgian Court Estates - 611 Surrey Lane in Burlington, Ontario (Site). The Site is developed with twenty-eight residential buildings, a tractor shop and a pool shed (hereafter collectively referred to as "Site Buildings").

Pinchin was advised that the purpose of the Phase I ESA was to assess potential issues of environmental concern as part of the internal due diligence requirements.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

*This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.*

*This report has been issued without having received a response from the Ontario Ministry of the Environment and Climate Change. Once a response from this regulatory body is received, the information will be reviewed by Pinchin and, if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to Client under separate cover. Our conclusions and recommendations may be amended based on this information.*



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**Phase I Environmental Site Assessment**

Georgian Court Estates - 611 Surrey Lane, Burlington, Ontario  
bcIMC Realty Corporation

May 18, 2017  
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**FIGURES**

FIGURE 1	Key Map
FIGURE 2	Site and Surrounding Land Use Plan

**APPENDICES**

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## **1.0 INTRODUCTION**

### **1.1 Background**

Pinchin Ltd. (Pinchin) was retained on May 1, 2017 through an Authorization to Proceed signed by Greg Speirs of Realstar Management, on behalf of bcIMC Realty Corporation (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at Georgian Court Estates - 611 Surrey Lane in Burlington, Ontario (Site). The Site is developed with twenty-eight residential buildings, a tractor shop and a pool shed (hereafter collectively referred to as "Site Buildings").

Pinchin was advised that the purpose of the Phase I ESA was to assess potential issues of environmental concern as part of the internal due diligence requirements.

### **1.2 Scope of Work**

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on May 4, 2017, and was accompanied by Mr. David Johnston (Resident Manager at the Site since 2014, and hereafter referred to as the 'Site Representative').

In addition, Pinchin reviewed copies of the following reports as provided by Client:

- "*Phase I Environmental Site Assessment of 611 Surrey Lane-631 Marley Road, Burlington, Ontario*" prepared by Halsall Environmental Inc. (Halsall) for Realty Advisors Inc. c/o Realstar Management, dated January 1995 (1995 Halsall Phase I ESA Report);
- "*Phase I Environmental Site Assessment, Georgian Court Estates Burlington, Ontario*", prepared by RiskCheck Environmental Ltd. (RiskCheck) for GWL Realty Advisors Inc., dated November 2007 (2007 RiskCheck Phase I ESA Report);
- "*Phase I Environmental Site Assessment, Georgian Court Estates, Burlington Ontario*" prepared by RiskCheck for GWL Realty Advisors Inc., dated November 2008 (2008 RiskCheck Phase I ESA Report);
- "*Phase I Environmental Site Assessment, Georgian Court Estates, 611 Surrey Lane, Burlington, Ontario*" prepared by Golder Associates Inc. (Golder) for British Columbia Investment Management Corporation, dated November 2013 (2013 Golder Phase I ESA Report);



- *“Hazardous Building Materials Survey, Georgian Court Estates, 611 Surrey Lane, 865-875 King Street, 651-699 & 630 Marley Road, 847-937 Warwick Drive, Burlington, Ontario”, prepared by Premier Environmental Services Inc. (Premier) for 2730979 Canada Inc. c/o Realstar Management Partnership, dated July 2014 (2014 Premier Hazardous Building Materials Survey);*
- *“Re-assessment of Previously Identified Asbestos Containing Material, Georgian Court Estates, 865-875 King Street, 615-699 and 630 Marley Road, 858-876, 847-861, 894-916, 917-937 and 863-869 Warwick Drive and 610-740 and 611-645 Surrey Lane, Burlington, Ontario”, prepared by Exp Services Inc. (Exp) for Realstar Management, dated August 2015 (2015 Exp Re-Assessment of ACMs); and*
- *“Phase I Environmental Site Assessment, 611 Surrey Lane, Burlington, Ontario”, prepared by Pinchin for 2730979 Ontario Inc. c/o Realstar Management Partnership, dated January 2016 (2016 Pinchin Phase I ESA Report).*

## 2.0 SITE DESCRIPTION

### 2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is partly bound by King Road to the southwest, Surrey Lane to the northwest, Warwick Drive to the northeast and Marley Road to the southeast, in Burlington, Ontario. The Site is situated in an area that predominantly consists of residential land use. Figure 2 illustrates the Site and surrounding area.

A summary of the physical description of the Site, including the Site Buildings, is provided below:

Topic	Details
Approximate Site Area	8.4 hectares (20.7 acres).
Buildings on-Site	28 multi-tenant residential buildings are located on-Site, as well as a tractor shop and a pool shed.
Approximate Years of Construction and Significant Additions or Renovations	All residential Site Buildings range between circa 1967 until 1970.
Number of Floors (Including ground level)	All residential Site Buildings are two-storey structures. The tractor shop and the pool shed are one-storey structures.
Subsurface Levels	All residential Site Buildings contain one subsurface level. No subsurface levels were observed within the tractor shop or pool shed.



Topic	Details
Approximate Footprint Areas of Buildings	Residential Site Buildings: Ranges from 258 square metres (m <sup>2</sup> ) (2,775 square feet (ft <sup>2</sup> )) to 1,267 m <sup>2</sup> (13,640 ft <sup>2</sup> ). Tractor Shop: 46 m <sup>2</sup> (495 ft <sup>2</sup> ). Pool Shed: 152 m <sup>2</sup> (1,640 ft <sup>2</sup> ).
Approximate Total Areas of Buildings	Residential Site Buildings: Ranges from 516 m <sup>2</sup> (5,550ft <sup>2</sup> ) to 2,543 m <sup>2</sup> (27,280 ft <sup>2</sup> ). Tractor Shop: 46 m <sup>2</sup> (495 ft <sup>2</sup> ). Pool Shed: 152 m <sup>2</sup> (1,640 ft <sup>2</sup> ).
Heating / Cooling	Heating for the residential buildings and pool shed is provided by natural gas-fired boilers supplying hydronic baseboard heaters or natural gas-fired forced air furnaces. Cooling for the residential buildings is provided by tenant-owned electrically-powered window-mounted air-conditioning units.  Heating for the tractor shop is provided by a natural gas-fired suspended unit heater.
Elevators	None observed and none reported by the Site Representative.
Emergency Generators	None observed and none reported by the Site Representative.
Landscaped / Grassed/Bare Ground Areas	Trees and shrubs were present along the Site perimeter as well as in between the Site Buildings.
Paved or Other Sealed Surface Materials	A portion of the Site exterior consists of asphalt-paved parking areas and access routes.

## 2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site generally slopes downwards to the east.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties.
Subsurface Soils	Coarse-textured glaciolacustrine deposits consisting of sand, gravel, minor silt and clay as per the information published by the Ontario Geological Survey (OGS).
Fill Materials	None observed and none reported by the Site Representative.
Bedrock Type	Shale, limestone, dolostone and siltstone of the Queenston Formation as per the information published by the OGS.



Topic	Findings
Inferred Bedrock Depth	Unknown based on the information reviewed.
Inferred Groundwater Depth	As per the information provided by the Ontario Ministry of the Environment and Climate Change (MOECC) Well Records database, the inferred groundwater depth is greater than 3 metres below ground surface (mbgs).
Nearest Open Water Body	Indian Creek is located adjacent to the northeast of the Site. Indian Creek flows southeast and discharges into Lake Ontario, located approximately 3.6 kilometres of the Site.
Inferred Groundwater Flow Direction	Southeast based on the nearest body of water.

### 2.3 Site Operations

The Site is developed with 28 residential two-storey townhouses (back-to-back) and maisonette buildings as well as a pool shed and a tractor shop (Site Buildings). On Figure 2, the Site Buildings are identified as follows:

SITE BUILDING I.D.	ADDRESS
SITE BUILDING A	865 King Road
SITE BUILDING B	875 King Road
SITE BUILDING C	610 Surrey Lane
SITE BUILDING D	611-633 Surrey Lane
SITE BUILDING E	645 Surrey Lane
SITE BUILDING F	632-654 Surrey Lane
SITE BUILDING G	615-633 Marley Road
SITE BUILDING H	635-647 Marley Road
SITE BUILDING I	649-661 Marley Road
SITE BUILDING J	663-677 Marley Road
SITE BUILDING K	656-670 Surrey Lane
SITE BUILDING L	672-686 Surrey Lane
SITE BUILDING M	688-706 Surrey Lane



SITE BUILDING I.D.	ADDRESS
SITE BUILDING N	724-740 Surrey Lane
SITE BUILDING O	708-722 Surrey Lane
SITE BUILDING P	878-892 Warwick Drive
SITE BUILDING Q	679-693 Marley Road
SITE BUILDING R	699 Marley Road
SITE BUILDING S	858-866 Warwick Drive
SITE BUILDING T	868-876 Warwick Drive
SITE BUILDING U	894-906 Warwick Drive
SITE BUILDING V	908-916 Warwick Drive
SITE BUILDING W	917-937 Warwick Drive
SITE BUILDING X	875-915 Warwick Drive
SITE BUILDING Y	873 Warwick Drive
SITE BUILDING Z	871 Warwick Drive
SITE BUILDING AA	863-869 Warwick Drive
SITE BUILDING AB	847-861 Warwick Drive

Six of the Site Buildings (645 Surrey Lane, 699 Marley Road, 865 King Road, 875 King Road, 871 Warwick Drive and 873 Warwick Drive) are maisonettes. These buildings have a common hallway between the units as well as a shared laundry room (Site Buildings D,F and G are back-to-back townhouses). The townhouse Site Buildings have laundry facilities within the basement of the residential tenant unit.

Heating for the Site Buildings was provided by natural gas-fired boilers (6 boilers in total) supplying hydronic baseboard heaters or natural gas-fired forced air furnaces. A natural gas-fired suspended unit heater supplies heating within the maintenance shop located on the northeast side of 611-633 Surrey Lane. Cooling for the Site Buildings was provided by electrically-powered window-mounted air-conditioning units.

Two pools, a splash pad, a basketball court, a tennis court and a playground were located in the central portion of the Site. There is no day care on-Site.

Site maintenance activities involve painting, replacement of light fixtures, minor plumbing and electrical work on an as-needed basis.

### **3.0 HISTORICAL RECORDS REVIEW**

#### **3.1 Site Interviews and Records**

The Site Representative advised Pinchin of the following with respect to the historical occupancy and operations at the Site:

- The Site Buildings were constructed between circa 1967 until 1970;
- The Site Buildings have always been used for residential purposes;
- No dry cleaning operations have historically taken place at the Site; and
- No retail fuel outlets (RFOs) have operated at the Site.

#### **3.2 Aerial Photographs and Satellite Imagery**

Copies of aerial photographs dated 1951, 1965, 1974, 1979, 1986 and 1992 were previously obtained from the National Air Photo Library in Ottawa, Ontario and reviewed by Pinchin. In addition, Pinchin reviewed Google Earth™ satellite imagery dated 2004, 2009 and 2016. A summary of information inferred with respect to the Site is provided in the following table:

<b>Year of Photograph</b>	<b>Site</b>
1951	Agricultural land with apparent residential dwellings along a road similar in orientation and location to present-day King Road.
1965	Undeveloped land and a road similar in orientation and location to present-day Marley Road appeared to have been built adjacent to the southeast portion of the Site.
1974 to 2016	Buildings that were similar in size and configuration to the present-day Site Buildings were evident on-Site. Roads similar in orientation and location to present-day Surrey Lane and Warwick Drive appeared to have been built across the Site.

A summary of information inferred with respect to the surrounding area is provided in the following table:

<b>Year of Photograph</b>	<b>Northwest</b>	<b>Northeast</b>	<b>Southeast</b>	<b>Southwest</b>
1951	Agricultural land and single-family residential dwellings.	Agricultural land beyond 200 m of the Site.	Agricultural land followed by a road similar in orientation and location to present-day Cedar Avenue.	A road similar in orientation and location to present-day King Road followed by single-family residential dwellings.
1965	Similar to 1951.	Single-family residential dwellings followed by a road similar in orientation and location to present-day Francis Road.	Single-family residential dwellings followed by Cedar Avenue.	Similar to 1951.
1974 to 2009	Single-family residential dwellings and multi-tenant residential buildings similar in size and configuration to present-day.	A park with a bike trail followed by single-family residential dwellings along a road similar in orientation and location to present-day Francis Road.	Similar to 1965.	Similar to 1965.
2016	Similar to 2009.	A community garden and a park with a bike trail followed by single-family residential dwellings along Francis Road.	Similar to 2009.	Similar to 2009.

Based on Pinchin's review of the above-noted aerial photographs, nothing was observed that is likely to result in potential subsurface impacts at the Site.

### 3.3 Opta Information

As part of the 2013 Golder Phase I ESA Report, Opta Information Intelligence (Opta) was contacted to obtain copies of Fire Insurance Plans (FIPs) related to the Site and surrounding area, as well as Property Underwriters' Reports and Property Underwriters' Plans related to the Site. The 2013 Golder Phase I ESA Report included a copy of an FIP dated 1971.

Based on Pinchin's review of the FIP, the current existing Site Buildings were identified as having been constructed and consisted of two-storey structures with brick veneer.

Based on Pinchin's review of the information provided by Opta as provided in the 2013 Golder Phase I ESA Report, nothing was identified that is likely to result in potential subsurface impacts at the Site.

### 3.4 City Directories

City directories for the years 1965 to 2013 were previously reviewed by Pinchin at the Central Public Library in Burlington, Ontario. A summary of information obtained with respect to the Site is provided in the following table:

Year(s)	Occupant Listings for Site Address
1965 to 1966	Not listed.
1967 to 1970	Construction of the various residential buildings for Georgian Court Estates and Apartments.
1971 to 2013	Georgian Court Estates and Apartments.

Several small personal businesses have operated on-Site from approximately 1990 until 2013 (i.e., contractors, out-reach centre, sporting associations etc.). However, nothing was identified that is likely to result in potential subsurface impacts at the Site.

In general, the city directories indicated that the surrounding area has historically consisted of residential land use since 1965. No historical dry cleaning operations, RFOs or other operations of potential environmental concern were identified.

Based on Pinchin's review of the above-noted city directories, nothing was identified that is likely to result in potential subsurface impacts at the Site.

### **3.5 Previous Environmental Reports**

#### 1995 Halsall Phase I ESA Report

The Phase I ESA completed by Halsall in January 1995 consisted of historical reviews, a review of surrounding properties, a regulatory database search and interviews, as well as an interior and exterior assessment of the Site.

The results of the 1995 Halsall Phase I ESA indicated the possible presence of asbestos in drywall joint compound in the Site Buildings. The report indicated that there were no significant potential environmental concerns associated with the current and historical use of the Site and adjacent properties and, as such, no further environmental assessment work was recommended.

#### 2007 RiskCheck Phase I ESA Report

The Phase I ESA completed by RiskCheck in June 2007 consisted of historical reviews, a review of surrounding properties, a regulatory database search and interviews, as well as an interior and exterior assessment of the Site.

The results of the 2007 RiskCheck Phase I ESA Report indicated the following potential issues:

- Oil staining on a concrete pad underneath a pad-mounted transformer on-Site;
- Oil staining on the concrete floors in the boiler rooms under pumps;
- Vinyl floor tiles, wall plaster and texture coating may contain asbestos; and
- Painted surfaces may contain lead.

The report indicated that there were no significant potential environmental concerns associated with the current and historical use of the Site and adjacent properties and, as such, no further environmental assessment work was recommended.

#### 2008 RiskCheck Phase I ESA Report

The Phase I ESA completed by RiskCheck in June 2008 consisted of historical reviews, a review of surrounding properties, a regulatory database search and interviews, as well as an interior and exterior assessment of the Site.

The results of the 2008 RiskCheck Phase I ESA Report indicated that there were no significant potential environmental concerns associated with the current and historical use of the Site and adjacent properties and, as such, no further environmental assessment work was recommended.



### 2013 Golder Phase I ESA Report

The Phase I ESA completed by Golder in October 2013 consisted of historical reviews, a review of surrounding properties, a regulatory database search and interviews, as well as an interior and exterior assessment of the Site.

The results of the 2013 Golder Phase I ESA Report indicated that there were no significant potential environmental concerns associated with the current and historical use of the Site and adjacent properties and, as such, no further environmental assessment work was recommended.

### 2014 Premier Hazardous Building Materials Survey

Premier visited the Site in June 2014 to perform a Hazardous Building Materials Survey and identified the following:

- Asbestos-containing materials (ACMs) are present as texture coating in all townhouse units and basement walls in the Surrey Lane units. Drywall joint compound throughout the complex, air-cell insulation, light reflectors and drain pipe gaskets are also ACMs;
- Lead-based paints, as sampled, are present on-Site and all original painted surfaces should be assumed to contain lead. Also, lead may be present in solder joints of copper pipes;
- Mercury was observed in wall-mounted thermostats in approximately 100 of the 280 suites. Florescent light bulbs and electrical components may also contain mercury;
- Approximately 33% of fluorescent lights inventoried were suspected to contain polychlorinated biphenyls (PCBs);
- Pesticides and herbicides were not identified on-Site;
- Ceramic tiles, concrete and masonry used in the construction of the Site Buildings are assumed to contain silica;
- Benzene containing gasoline and diesel were present in seven jerry cans on-Site;
- Suspect mould growth was present on ceiling tiles in the staircase of 871 Warwick Drive. It was reported the mould growth was caused by a winter water leak and would be repaired; and
- Potential ozone-depleting substances (ODSs) include tenant-owned air conditioning units and refrigerators.



### 2015 Exp Re-Assessment of ACMs

Exp performed a re-assessment of a previous asbestos survey performed by Pinchin (dated March 2008), Golder (dated March 2009), Pinchin (dated February 2011) and Premier (dated July 2014) for the Site.

Exp performed the re-assessment in August of 2015 and identified the following ACMs:

- Texture coating on walls and ceiling throughout the Site Buildings;
- Gypsum wallboards throughout the Site Buildings;
- Drywall joint compound throughout the Site Buildings;
- Aircell pipe insulation in the basement of unit 6 of 645 Surrey Lane;
- Drain pipe gaskets in boiler room within 645 Surrey Lane; and
- Cement (transite) board between duct and power cables in units 6 and 7 at 875 King Street.

Exp provided the following recommendations:

- Damaged asbestos containing texture coating shall be repaired following appropriate asbestos abatement work;
- Damaged asbestos containing gypsum board should be repaired following appropriate asbestos abatement work;
- Any suspect ACMs uncovered during renovations or demolition activities shall be considered asbestos containing until sampling and analysis indicates otherwise;
- Prior to renovation activities, suspect ACMs shall be sampled to confirm content;
- Prior to renovations or demolition activities, ACM must be removed following appropriate asbestos work procedures;
- Sub-trade workers working in proximity to ACM must be informed of its presence; and
- Ontario Regulation 275/05 specifies that an asbestos management plan (AMP) must be implemented if any ACMs are known to be present in the buildings and are to remain in place.

### 2016 Pinchin Phase I ESA Report

The Phase I ESA completed by Pinchin in January 2016 consisted of historical reviews, a review of surrounding properties, a regulatory database search and interviews, as well as an interior and exterior assessment of the Site. The results of the 2016 Pinchin Phase I ESA Report indicated that there were no significant potential environmental concerns associated with the current and historical use of the Site and adjacent properties and, as such, no further environmental assessment work was recommended.



Based on Pinchin's review of the above-referenced reports, nothing was identified that is likely to result in potential subsurface impacts at the Site.

### **3.6 Historical Summary**

Based on the results of the historical review, nothing was identified that is likely to result in potential subsurface impacts at the Site.

## **4.0 REGULATORY INFORMATION AND CORRESPONDENCE**

### **4.1 Site Regulatory Information**

Pinchin requested copies of permits, approvals and registrations from Client and was advised that there is no regulatory information with respect to the Site.

### **4.2 Ontario Ministry of the Environment and Climate Change**

An MOECC Freedom of Information request was submitted to the MOECC for information on file with respect to the Site. Specifically, the MOECC was asked what information it has regarding historical spills, orders, investigations/prosecutions, waste generator numbers/classes, Certificates-of-Approval (C-of-As) and Environmental Compliance Approvals. At the time of writing this report, no response had been received from the MOECC. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of Pinchin's request submitted to the MOECC is provided in Appendix II of this report.

Based on a response from the MOECC, dated January 13, 2016, Pinchin noted the following information:

- An occurrence report, dated May 5, 1997, was filed for the Site associated with an incident relating to blowing fibreglass; and
- GWL Realty Advisors, located at the Site, possess a C-of-A (Certificate Number 5381-7JTQRK), dated September 25, 2008, for six natural gas-fired boilers, one natural gas-fired unit heater and one natural gas-fired hot water heater.

A copy of Pinchin's request submitted to the MOECC and their response is provided in Appendix II of this report.

Pinchin conducted a search of the MOECC *Brownfields Environmental Site Registry*. Based on the results of Pinchin's search, a Record of Site Condition has not been filed for the Site or neighbouring properties within a 250 m radius of the Site.

#### **4.3 Technical Standards & Safety Authority**

The Technical Standards & Safety Authority (TSSA) was contacted to establish the status of the Site and properties adjacent to the Site with respect to its files, to identify outstanding instructions, tank registrations, incident reports, fuel/oil spills or contamination records associated with the Site and the off-Site properties listed above. Based on a response from the TSSA on December 23, 2015, no information was on file with respect to the Site or in the area surrounding the Site for which records searches were completed. A copy of Pinchin's request submitted to the TSSA and their response is provided in Appendix II of this report.

#### **4.4 EcoLog ERIS**

Pinchin submitted a request to EcoLog Environmental Risk Information Service Ltd. (ERIS) for a review of the following databases, as they pertain to the Site and surrounding properties:

- "Anderson's Storage Tanks";
- "Inventory of PCB Storage Sites";
- "Ontario Regulation 347 Waste Generators Summary";
- "Ontario Spills";
- "Commercial Fuel Oil Tanks";
- "List of TSSA Expired Facilities";
- "Fuel Storage Tank";
- "Fuel Storage Tank – Historic";
- "TSSA Historic Incidents";
- "TSSA Incidents";
- "TSSA Pipeline Incidents";
- "Retail Fuel Storage Tanks";
- "Private and Retail Fuel Storage Tanks";
- "TSSA Variances for Abandonment of Underground Storage Tanks";
- "Waste Disposal Sites - MOE CA Inventory"; and
- "Waste Disposal Sites – MOE 1991 Historical Approval Inventory.

In addition, Pinchin reviewed the following publications prepared by Intera Technologies Inc. for the MOECC:

- "Inventory of Coal Gasification Plant Waste Sites in Ontario", dated April 1987; and

- “*Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*”, dated November 1988.

A copy of the EcoLog ERIS report is provided in Appendix III. Based on a review of the information obtained from the above-noted sources, Pinchin notes the following:

- The Site was not listed in any of the above-noted databases reviewed by Pinchin; and
- The Ontario Spills database indicated that on July 28, 1993, 50-litres of diesel fuel was released onto the ground surface west of King Road on Townsend Avenue, with no anticipated environmental impact indicated. The spill was located approximately 120 m west of the Site situated hydraulically transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance from the Site, as well as the inferred groundwater flow direction, it is Pinchin’s opinion that this historical spill is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin’s review of the above-noted information sources, nothing was identified that is likely to result in potential subsurface impacts at the Site.

#### **4.5 Regulatory Information Summary**

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.

#### **5.0 SITE RECONNAISSANCE**

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on May 4, 2017, and was accompanied by the Site Representative. The Site reconnaissance included a walk-through of accessible areas of the interior of the Site Buildings and exterior areas of the Site while accompanied by the Site Representative. It should be noted that only a representative sample of tenant spaces (i.e., 875 and 865 King Road, 625, 635, 657, 677, 691 and 699 Marley Road, 849, 862, 867, 871, 874, 892, 893, 894, 916 and 919 Warwick Drive and 612, 613, 636, 700, 722 and 732 Surrey Lane) were accessed at the time of Pinchin’s Site reconnaissance in order to minimize tenant disturbance. It should also be noted that a representative for Burlington Hydro, owner of the hydro vault, was not present at the time of the Site reconnaissance and, as such, no access to the hydro vault was available. At the time of the Site reconnaissance, the ground surface was dry and the weather was overcast. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

## 5.1 Hazardous Materials

Topic	Findings
Chemicals	Chemicals typically used for general purpose cleaning and building maintenance (e.g., window cleaners, bleach, paints, deodorizers, etc.) were noted on-Site at the time of the Site reconnaissance. Chemicals observed on-Site were stored within manufacturer-supplied containers in various locations throughout the Site Buildings.  Pool chemicals (i.e., chlorine and cleaning products) were stored in various size manufacturer-supplied containers within the pool shed.  Various paint cans and spray lubricants (approximately 25) were located within the maintenance room located on the northeast side of 611-633 Surrey Lane.
Compressed Gases	None observed and none reported by the Site Representative.
Hazardous Waste	None observed and none reported by the Site Representative.

No spills or evidence of historical spills (i.e., staining) were observed in the chemical storage areas noted above. The interior floor slabs were observed to be in good condition (i.e., no cracking or pitting). No floor drains or catch basins were present in the vicinity of the chemical storage areas.

## 5.2 Storage Tanks

### 5.2.1 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) were observed on-Site, and none were reported by the Site Representative. Although ASTs are commonly associated with buildings of this age (i.e., between circa 1967 and 1970) and operations (i.e., multi-tenant residential), Pinchin was unable to confirm or refute the presence of former on-Site ASTs. No evidence of former ASTs was observed by Pinchin.

### 5.2.2 Underground Storage Tanks

No evidence of underground storage tanks (USTs) (i.e., fill/vent pipes) was observed on-Site, and none were reported by the Site Representative. Although USTs are commonly associated with buildings of this age (i.e., between circa 1967 and 1970) and operations (i.e., multi-tenant residential), Pinchin was unable to confirm or refute the presence of former on-Site USTs. No evidence of former USTs was observed by Pinchin.

### 5.3 Water and Wastewater

Topic	Findings
Water Supply Source	City of Burlington. Water is obtained by the City from Lake Ontario. Groundwater is not used as a source of potable water.
Water Use	Water is primarily used for domestic-related activities, as well as in the heating system.
Sanitary/Process Wastewater Receptor	Municipal sanitary sewer system. No process wastewater is generated at the Site. Wastewater is limited to sanitary effluent.
Pits, Sumps or Lagoons	Two water sumps were located outside adjacent to the northwest side of 873 and 875-915 Warwick Drive. These sumps collect groundwater from Indian Creek located adjacent to the northeast of the Site and pump it to nearby catch basins.  A storm water sump was observed in the basement of 871 Warwick Drive. The Site Representative advised Pinchin that they are in the process of installing more sump pits into the basements of the Site Buildings and currently have approximately 10 sumps on-Site.
Grease Traps	None observed and none reported by the Site Representative.
Oil/Water Separators	None observed and none reported by the Site Representative.
Storm Water Flow and Receptor	On-Site catch basins and interior roof drains are connected to the municipal storm sewer system.
Wells	None observed and none reported by the Site Representative.
Watercourses, Ditches or Standing Water	None observed and none reported by the Site Representative.

### 5.4 Polychlorinated Biphenyls

The use of PCBs as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common up to about 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. In addition, these regulations aim to eliminate the use of high level PCBs (greater than 500 milligrams per kilogram (mg/kg)), as well as low level PCBs (50-500 mg/kg) on or within 100 m of a "Sensitive Site" (e.g., drinking water treatment facility, feed/food processing plant, child care facility, schools, hospitals, etc.), by December 31, 2009. Light ballasts, pole top transformers, and other electrical equipment with low level PCBs (50-500 mg/kg) in non-sensitive sites are aimed to be eliminated by December 31, 2025.

Given the years of construction of the Site Buildings (between circa 1967 and 1970), there is a potential that the following electrical equipment observed on-Site may contain PCBs:

- Light ballasts; and
- Numerous pad-mounted oil-cooled transformers located throughout the Site. No staining was observed on the concrete pads in the vicinities of the transformers.

No hydraulic equipment was observed on-Site and none was reported.

Typical buildings of this age may contain PCBs in mastics, caulking and window putties. Testing for the presence of PCBs in these materials is beyond the scope of this Phase I ESA. The potential presence of PCBs in these materials could result in future costs if extensive renovation requiring removal of these materials or demolition activities are undertaken at the Site. The extent of such potential issues could not be assessed as part of this Phase I ESA.

## **5.5 Asbestos-Containing Materials**

ACMs are commonly found in building construction materials (particularly in older buildings constructed prior to 1985). Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until the mid-1980s. A very limited number of non-friable asbestos products in limited quantities are still in use currently in building construction. The application of friable asbestos was banned by Ontario Regulation 654/85, which came into effect March 1985. On November 1, 2005, this regulation was most recently updated and changed to Ontario Regulation 278/05.

Given the years of construction of the Site Buildings (between circa 1967 and 1970), there is a potential for friable and non-friable ACMs to be present in the Site Buildings. The following non-comprehensive list of building materials, as observed by Pinchin, has the potential to be ACMs:

- Stipple ceiling finish (appeared in good condition) in various locations throughout the Site Buildings;
- Vinyl floor tiles (appeared in good condition) in various locations throughout the Site Buildings; and
- Drywall joint compound (appeared in good condition) in various locations throughout the Site Buildings.

Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA.

Pinchin reviewed copies of asbestos surveys performed by Pinchin (dated March 2008), Golder (dated March 2009), Pinchin (dated February 2011), Premier (dated July 2014) and Exp (dated August 2015) for the Site. The thoroughness of the surveys was not evaluated as it was beyond the scope of this Phase I ESA. The surveys indicated the presence of non-friable and friable ACMs on-Site, as would be expected from the age of the Site Buildings. The reports provided indicates the following ACMs are present in the Site Buildings:

- Acoustic or decorative texture finishes on ceilings in various units;
- Drywall joint compound in various units;
- Texture finish on basement walls of units 678, 692 and 696 Surrey Lane;
- Aircell pipe insulation in the basement of unit 6 of 645 Surrey Lane;
- Gasket material in the bell and spigot style drainage pipe of the boiler room within 645 Surrey Lane; and
- A silver light reflector at 629 Surrey Lane.

Client provided Pinchin with a copy of an AMP for the Site that was dated October 2007. The thoroughness of the AMP was not evaluated as it was beyond the scope of this Phase I ESA. Notification letters were also provided to tenants of the Site Buildings in April 2013 which indicate the presence of ACMs in building materials.

The potential presence of ACMs could result in management issues and future costs if renovations or demolition activities are undertaken at the Site. The extent of such potential issues could not be assessed as part of this Phase I ESA.

## **5.6 Lead-Containing Paints**

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. The current limit set by the federal government is 90 ppm. In 1991, paint manufacturers initiated a voluntary program to limit lead in paint to 600 ppm, which is considered an action level by the provincial labour regulator; however, even today, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road markings.

Given the years of construction of the Site Buildings (between circa 1967 and 1970), there is a potential for paints containing lead to be present in significant levels (i.e., greater than 600 ppm) on interior and exterior surfaces. Pinchin did not conduct a survey of lead in painted surfaces as part of this Phase I ESA, and the Site Representative advised Pinchin that no surveys have been previously conducted at the Site. During Pinchin's Site reconnaissance, painted surfaces (where observed) were in good condition (i.e., no peeling or flaking).

As discussed in Section 3.5 of this report, Premier performed a Hazardous Building Materials Survey in June 2014 and identified that lead-based paints are present on-Site and all original painted surfaces should be assumed to be lead-containing. Also, lead may be present in solder joints of copper pipes.

Prior to any demolition or renovation activities, a designated substance (including lead) survey would be required.

### **5.7 Ozone-Depleting Substances**

The bulk storage ODSs was not observed. The Site Representative reported that the bulk storage of ODSs has not been carried out at the Site.

Electrically-powered window-mounted air-conditioning units, as well as residential refrigeration units were observed on-Site. These units may include refrigerants, such as R22 or R12, that are noted within the phase-out schedules for elimination in both Provincial and Federal regulations. No other sources of ODSs were observed at the time of the Site reconnaissance.

### **5.8 Radon**

Radon is a radioactive gas formed by naturally occurring radioactive breakdown of uranium in soil, rocks and even groundwater. Radon is invisible and odourless and, as such, cannot be detected by humans. Furthermore, radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building the concentrations can accumulate to higher levels. Health Canada has developed guidelines for acceptable levels of radon in buildings and has indicated that radon levels should not exceed 200 Becquerel per cubic metre (Bq/m<sup>3</sup>); however, there are currently no regulations governing acceptable levels of radon within buildings, and no requirements for testing or mitigation if levels are found to exceed the current Health Canada guidelines. Testing for radon in the Site Building was beyond the scope of this Phase I ESA. The Site Representative reported that no radon surveys have been carried out at the Site.

### **5.9 Mould or Microbial Contamination**

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries



of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

A comprehensive inspection for mould, which would require intrusive testing, was not performed as part of this Phase I ESA. Visible mould or water-damaged areas were not observed at the time of the Site reconnaissance with the exception of suspect mould located on the bathroom ceiling in 700 Surrey Lane. The Site Representative was not aware of the presence of mould in the Site Buildings. In addition, the Site Representative was not aware of any historical leaks in the Site Buildings or past flooding events. The extent of the suspect mould growth within wall/ceiling cavities was not assessed as part of this Phase I ESA.

### 5.10 Air Emissions

Topic	Findings
Washroom Vents	Washroom vent exhausts are discharged through roof stacks and walls.
Kitchen Vents	None observed and none reported by the Site Representative.
Heating/Cooling	Six natural gas-fired boilers and one natural gas-fired suspended unit heater discharge through wall and roof vents.
Emergency Generators	None observed and none reported by the Site Representative.
Process Vents	None observed and none reported by the Site Representative.
Odours	No strong, pungent or noxious odours were identified.
Permits / Approvals	Client advised Pinchin that the Site holds a C-of-A for the operation of six natural gas-fired boilers, one natural gas-fired unit heater and one natural gas-fired hot water heater, having a combined thermal input of 7.89 Gigajoules per hour.

### 5.11 Staining and Stressed Vegetation

Minor staining was observed on the concrete floor within of the boiler rooms located on-Site. The concrete floor was observed to be in good condition (i.e., no cracking or pitting). No floor drains were observed in the vicinity of the staining. No other evidence of historical chemical discharge or releases (i.e., stained or stressed vegetation) was observed during the Site reconnaissance. The Site Representative reported that no known historical chemical spills have occurred on-Site.

It is Pinchin's opinion that the observed staining is not considered a potential issue of environmental concern.

## 5.12 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Domestic refuse is bagged by the tenants of the Site Buildings and placed by the curb for weekly pickup by the City of Burlington.  Large domestic refuse items are deposited in a metal bin located adjacent to the northeast side of 611-633 Surrey Lane, and are removed for off-Site disposal on an as-needed basis by Progressive Waste Management.
Recyclables	Recyclables (i.e., cans, bottles, newsprint, plastics, and cardboard) are stored in plastic totes by the tenants of the Site Buildings and placed by the curb for weekly pickup by the City of Burlington.

## 6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that predominantly consists of residential land use. A description of the adjacent properties is summarized in the following table, based on Pinchin's observations from the Site and publicly accessible locations:

	Northwest	Northeast	Southeast	Southwest
Operation or Activity	Single-family and multi-tenant residential buildings along Surrey Lane and King Road.	A community garden and park with a bike path followed by single-family residential dwellings along Francis Road.	Marley Road followed by single-family residential dwellings.	King Road followed by single-family residential dwellings.
Direction with Respect to Inferred Groundwater Flow	Upgradient.	Transgradient.	Downgradient.	Transgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	None observed.	None observed.

Based on Pinchin's observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.



## **7.0 FINDINGS AND RECOMMENDATIONS**

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

## **8.0 TERMS AND LIMITATIONS**

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at Georgian Court Estates - 611 Surrey Lane, Burlington, Ontario, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site. The scope of work completed by Pinchin, as part of this Phase I ESA, is not sufficient (in and of itself) to meet the requirements for the submission of a Record of Site Condition (RSC) in accordance with Ontario Regulation 153/04 (as amended). If an RSC is an intended end product of work conducted at the Site, further consultation and/or work will be required.

This report was prepared for the exclusive use of bc|MC Realty Corporation, O/A Georgian Court Estates, subject to the terms, conditions and limitations contained within the duly authorized work plan for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

## 9.0 REFERENCES

The following documents, persons or organizations provided information used in this report:

1. Mr. David Johnston [Site Representative].
2. EcoLog ERIS report entitled "*Unknown, 611 Surrey Lane, Burlington, ON*" dated May 8, 2017 (ERIS Project # 20170503024).
3. The Atlas of Canada – Surficial Materials:  
<http://atlas.nrcan.gc.ca/site/english/maps/environment/land/surficialmaterials/1>
4. The Atlas of Canada – Bedrock Geology:  
<http://atlas.gc.ca/site/english/maps/archives/3rdedition/environment/land/016?w=4&h=4&l=6&r=4&c=12>.
5. Toporama – Topographic Maps:  
<http://atlas.gc.ca/site/english/maps/topo/map>.
6. Canadian Centre for Occupational Health & Safety:  
[http://www.ccohs.ca/oshanswers/phys\\_agents/phys\\_agents/radon.html](http://www.ccohs.ca/oshanswers/phys_agents/phys_agents/radon.html).
7. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2012.
8. National Air Photo Library, Ottawa, Ontario.
9. Library and Archives of Canada, Ottawa, Ontario.
10. Technical Standards & Safety Authority.
11. Ontario Ministry of the Environment and Climate Change.
12. MOECC Brownfields Environmental Site Registry.



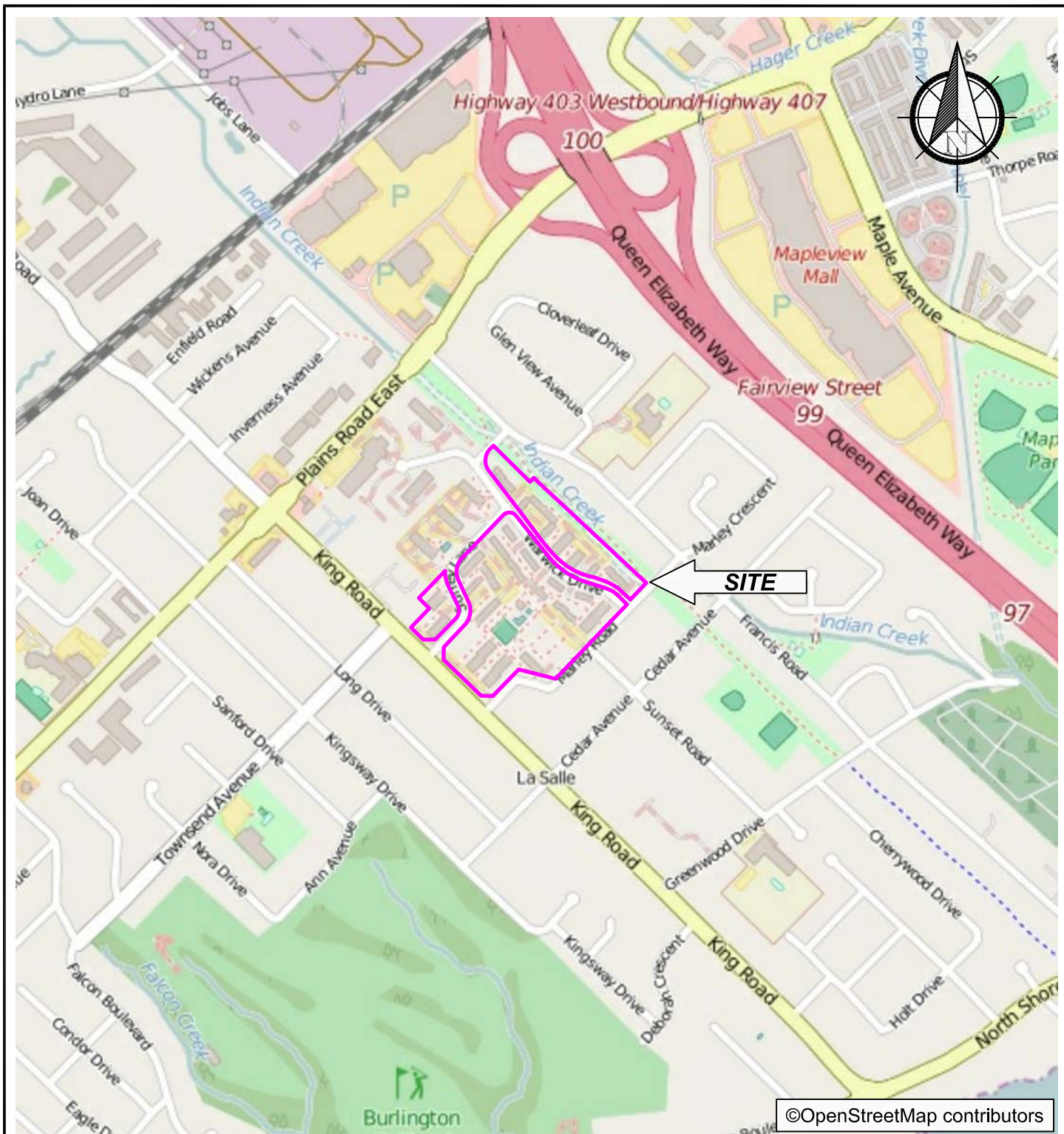
13. Google Earth™.
14. "Cross-Canada Survey of Radon Concentrations in Homes – Final Report", prepared by Health Canada and dated March 2012.
15. "Phase I Environmental Site Assessment of 611 Surrey Lane-631 Marley Road, Burlington, Ontario prepared for Halsall Environmental Inc. for Realty Advisors Inc. c/o Realstar Management, dated January 1995.
16. "Phase I Environmental Site Assessment, Georgian Court Estates, Burlington, Ontario", prepared by RiskCheck Environmental Ltd. for GWL Realty Advisors Inc., dated November 2007.
17. "Phase I Environmental Site Assessment, Georgian Court Estates, Burlington Ontario" prepared by RiskCheck Environmental Ltd. for GWL Realty Advisors Inc., dated November 2008.
18. "Phase I Environmental Site Assessment, Georgian Court Estates, 611 Surrey Lane, Burlington, Ontario" prepared by Golder Associates Inc. for British Columbia Investment Management Corporation, dated November 2013.
19. "Hazardous Building Materials Survey, Georgian Court Estates, 611 Surrey Lane, 865-875 King Street, 651-699 & 630 Marley Road, 847-937 Warwick Drive, Burlington, Ontario", prepared by Premier Environmental Services Inc. for 2730979 Canada Inc. c/o Realstar Management Partnership, dated July 2014.
20. "Re-assessment of Previously Identified Asbestos Containing Material, Georgian Court Estates, 865-875 King Street, 615-699 and 630 Marley Road, 858-876, 847-861, 894-916, 917-937 and 863-869 Warwick Drive and 610-740 and 611-645 Surrey Lane, Burlington, Ontario", prepared by Exp Services Inc. for Realstar Management, dated August 2015.
21. "Phase I Environmental Site Assessment, 611 Surrey Lane, Burlington, Ontario", prepared by Pinchin Ltd. for 2730979 Ontario Inc. c/o Realstar Management Partnership, dated January 2016.

J:\204000s\0204040.000 Realstar,611SurreyLane,Burlington,PHIESA\Deliverables\204040 Phase I ESA 611 Surrey Lane Burlington ON bcIMC Realty Corporation mAY 2017y.docx

Template: Master Report for Ontario Phase I ESA, EDR, April 28, 2017

## FIGURES





©OpenStreetMap contributors



PROJECT NAME  
PHASE I ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME  
bcIMC REALTY CORPORATION

PROJECT LOCATION  
611 SURREY LANE, BURLINGTON, ONTARIO

FIGURE NAME  
KEY MAP

FIGURE NO.

APPROXIMATE SCALE  
AS SHOWN

PROJECT NO.  
204040

DATE  
MAY 2017

1





**APPENDIX I**  
**Opta Response**

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**APPENDIX II**  
**Correspondence with Regulatory Agencies**

Ministry of the Environment  
and Climate Change

Freedom of Information and  
Protection of Privacy Office

12<sup>th</sup> Floor  
40 St. Clair Avenue West  
Toronto ON M4V 1M2  
Tel: (416) 314-4075  
Fax: (416) 314-4285

Ministère de l'Environnement et de  
l'Action en matière de changement  
climatique

Bureau de l'accès à l'information et  
de la protection de la vie privée

12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél. : (416) 314-4075  
Télééc.: (416) 314-4285



January 13, 2016

Irene Hutchison  
Pinchin Environmental Ltd  
2470 Milltower Court  
Mississauga, ON L5N 7W5

Dear Irene Hutchison:

**RE: Freedom of Information and Protection of Privacy Act Request**  
**Our File #: A-2015-07693, Your Reference #: 110955**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 611 Surrey Lane, Burlington.

After a thorough search of the Ministry's Halton Peel District Office, Investigations and Enforcement Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide partial access to the attached information as the identity of complainants has been removed to protect privacy (Section 21(1)(f) of the Act). Please note that pages deemed not relevant were records that originated from the requester, and were asked to be excluded.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 6 pages @ \$0.20/page	\$1.20
• Delivery	3.00
• <b>Total</b>	<b>\$ 34.20</b>
• Deposit Received	- 30.00
• <b>BALANCE WAIVED (NOT REQUIRED)</b>	<b>\$4.20</b>

To conduct a search through the files of the Environmental Approvals Branch requires an additional 8 hours. If you would like us to search for Certificates of Approval at the Environmental Approvals Branch, **please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of \$240.00.** Credit card forms are available on the Ministry's website <http://www.ontario.ca/environment-and-energy/freedom-information-request-form-credit-card-form>. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the search conducted at the Environmental Approvals Branch, the time for answering your request will be extended for an additional 30 days.

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Craig Jackson at (416) 212-0561.

Yours truly,

A handwritten signature in black ink, appearing to read 'Heidi Ritscher', is written over the printed name and title.

Heidi Ritscher  
FOI Manager

Attachments

**Pages 1 to / à 47  
are not relevant  
sont non pertinentes**



## OCCURENCE REPORT

<b>Location of Occurrence:</b> BURLINGTON CITY AS ABOVE  Reg: 3 Dist: HP Municipality: 14101		<b>Source:</b> APARTMENT BLDG. (WESTDALE PROP 695 SURREY LANE, BURLINGTON Sector: RS Source: OT SIC: UTM: N: <input type="checkbox"/> E: <input type="checkbox"/> Zone: <input type="checkbox"/>	
<b>Entered:</b> 1997/05/07 09:34	<b>ORIS No.</b> 9730000984	<b>Abstracts:</b> 0	<b>Diaries:</b> 0
<b>Received By:</b> ANDY NEMET		<b>Batch:</b> 2644	<b>I. E. B. No.</b>
<b>Occurrence Type:</b> C	<b>Subtype:</b> 03	<b>Occurrence Date:</b>	1997/05/06
<b>Work Plan:</b>	11	<b>Occurrence Time:</b>	11:00
s.21		<b>Report to MOE :</b> 1997/05/06 16:30	
		<b>MOE at Scene:</b> 97/05/07 11:30	
		<b>Assigned To:</b>	ANDY NEMET
<b>Address:</b> 611 SURREY LANE BURLINGTON Postal Code:		<b>ERP Contacted:</b> Callout: <input type="checkbox"/> NSP: <input type="checkbox"/> ERP Name:	
<b>Syn:</b> WORK DONE ON GARAGE CEILING - FIBREGLASS PIECES BLOWING IN NEIGHBOURHOOD.			
<b>Brief Summary:</b> BELOW GRADE PARKING AREA HAVING MAINTENANCE DONE. CEILING WAS OPENED UP, WHICH WAS FILLED WITH BLOWN FIBREGLASS. FIBREGLASS PIECES BLOWING ABOUT RESIDENTIAL NEIGHBOURHOOD, LOTS OF CHILDREN. COMPANY DOING WORK OR OWNER/MANAGEMENT OF SOURCE MAKING NO ATTEMPT TO CONTAIN OR CLEAN UP. SEE ORIS # 9730000978 FOR DETAILS.			
If there are related reports, record initial/master ORIS No. here >>			
<b>Followup Action:</b> X Abatement IEB Other <b>BF Date:</b> NO FOLLOW-UP			
<b>File Closed:</b> X Abatement: X IEB Other <b>Suspected Violation:</b> 11			
<b>Report Prepared By:</b> ANDY NEMET		<b>Date:</b> 11/06/97	<b>IEB Investigator:</b>
<b>Approving Officer</b> BOB ADCOCK		<b>Date:</b> 11/06/97	<b>Reviewing Officer:</b> W.E.(BILL) COCKBURN
Specify number(s) for routing Original [ ] [ ] [ ] [ ] [ ]		Continued [ ] Yes	
Specify number(s) for copy distribution [ ] [ ] [ ] [ ] [ ] [ ]			
1. Investigator/E.O.	2. D. O. /File	3. SAC (Initial spills)	
4. Reg. Dir. / _____ Mgr.	5. IEB Reg. Spv	6. IEB H.O./file	7. Other _____
<b>SAC Action Class:</b> 1: 2:			

Material 1:  
Amount :  
Material 2:  
Amount :  
Material 3:

Code :  
UN No.:  
Code :  
UN No.:  
Code :

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





Ministry of the Environment  
Ministère de l'Environnement

**CERTIFICATE OF APPROVAL**

**AIR**

NUMBER 5381-7JTQRK

Issue Date: September 25, 2008

GWL Realty Advisors Inc.  
330 University Ave Suite 300  
Toronto, Ontario  
M5G 1R8

MINISTRY OF  
ENVIRONMENT

OCT 02 2008

HALTON REGIONAL  
DISTRICT OFFICE

Site Location: Georgian Court Estates  
611 Surrey Lane  
Burlington City, Regional Municipality of Halton, Ontario

*You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:*

- six (6) natural gas fired boilers, one (1) natural gas fired unit heaters and one (1) natural gas fired hot water heater, having a maximum combined thermal input of 7.89 Gigajoules per hour,

all in accordance with the Application for Approval (Air & Noise) dated April 9, 2008 and signed by Coellen Linkie, Manager, Corporate Environmental Services, GWL Realty Advisors Inc., and all supporting information associated with the application provided by Pinchin Environmental Limited.

*For the purpose of this Certificate of Approval and the terms and conditions specified below, the following definitions apply:*

- (1) "Equipment" means the combustion equipment described in the Owner's application, this Certificate and in the supporting documentation submitted with the application, to the extent approved by this Certificate;
- (2) "Owner" means GWL Realty Advisors Inc., and includes its successors and assignees.

*You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:*

**TERMS AND CONDITIONS**

1. Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Equipment in accordance with the description given in this Certificate, application for approval of the Equipment and the submitted supporting documents and plans and specifications as listed in this Certificate.

2. Where there is a conflict between a provision of any submitted document referred to in this Certificate and the Conditions of this Certificate, the Conditions in this Certificate shall take precedence, and where there is a conflict between the listed submitted documents, the document bearing the most recent date shall prevail.

*The reasons for the imposition of these terms and conditions are as follows:*

1. Condition Nos. 1 and 2 are imposed to ensure that the Equipment is built and operated in the manner in which it was described for review and upon which approval was granted. These conditions are also included to emphasize the precedence of Conditions in the Certificate and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.

*In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:*

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

*The Notice should also include:*

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

*And the Notice should be signed and dated by the appellant.*

*This Notice must be served upon:*

The Secretary\*  
Environmental Review Tribunal  
655 Bay Street, 15th Floor  
Toronto, Ontario  
M5G 1E5

AND

The Director  
Section 9, *Environmental Protection Act*  
Ministry of the Environment  
2 St. Clair Avenue West, Floor 12A  
Toronto, Ontario  
M4V 1L5

\* Further information on the Environmental Review Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 314-4600, Fax: (416) 314-4506 or [www.ert.gov.on.ca](http://www.ert.gov.on.ca)

*The above noted works are approved under Section 9 of the Environmental Protection Act.*

DATED AT TORONTO this 25th day of September, 2008

THIS CERTIFICATE WAS MAILED	
ON	Sept. 29, 2008
	N.P.
(Signed)	

*Zafar Bhatti*

Zafar Bhatti, P.Eng.

Director

Section 9, *Environmental Protection Act*

DJ/

c: District Manager, MOE Halton-Peel District Office ✓  
Aiden Maher, Pinchin Environmental Ltd.



14th Floor, Centre Tower  
3300 Bloor Street West  
Toronto, Ontario  
Canada M8X 2X4  
Tel.: 416.734.3300  
Fax: 416.231.1626  
Toll Free: 1.877.682.8772  
[www.tssa.org](http://www.tssa.org)

**Tel: (416) 734-3570**

**Fax: (416) 734-3568**

**Email: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)**

**23 December 2015**

**File No: FS 53306**

Irene Hutchison  
Project Assistant  
Environmental Due Diligence & Remediation  
PINCHIN LTD.  
2470 Milltower Court  
MISSISSAUGA ON L5N 7W5

Dear Madam:

**RE: 611 Surrey Lane, Burlington, Ontario – Your Project No: 110955**

This is with reference to your request and fee of \$50.00 + HST, for information on the above location.

After a search of our files, TSSA has no record of any outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

We have no record of retail facilities or underground storage tanks licensed or registered at the above address.

**TSSA cannot guarantee having information on sites that have not been licensed since 1987.**

***It should be noted that the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.***

Yours truly,

  
Prem Lal  
Coordinator Public Information Services



## Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester  Donna Ballentyne Pinchin Ltd. 875 Main Street West, Unit 11 Hamilton, ON L8S 4R9 Email Address: <a href="mailto:dballentyne@pinchin.com">dballentyne@pinchin.com</a>			FOI Request No.	Date Request Received
			Fee Paid \$  ~ ACCT ~ CHQ <input checked="" type="checkbox"/> VISA ~ CASH	
Telephone/Fax Nos. Tel : 905-577-6206 ext 1704 Fax : 905-577-6207	Your Project/Reference No. 204040	Signature of Requester	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
<b>Request Parameters</b>				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 611 Surrey Lane, Burlington , ON				
Present Property Owner(s) and Date(s) of Ownership 2730979 Canada Inc.				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s),(if applicable) <b>Georgian Court Estates</b>				
<b>Search Parameters</b> Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.			<b>Specify Year(s) Requested</b>	
Environmental concerns (General correspondence, occurrence reports, abatement)			All Years	
Orders			All Years	
Spills			All Years	
Investigations/prosecutions ▶ <b>Owner and tenant information must be provided</b>			All Years	
Waste Generator number/classes			All Years	
<b>Certificates of Approval</b> ▶ Proponent information must be provided  1987 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc.				
			<b>SD</b>	<b>Specify Year(s) Requested</b>
air - emissions			Yes	All Years
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)			Yes	All Years
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations			Yes	All Years
waste water - industrial discharge			Yes	All Years
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites			Yes	All Years
waste systems	- haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction		Yes	All Years
pesticides - licenses			NO	

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



345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Tel.: 416 734.3300  
Fax: 416 231.1626  
Toll Free: 1 877 682 8772

[www.tssa.org](http://www.tssa.org)

**Tel: (416) 734-3570**

**Fax: (416) 734-3568**

**Email: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)**

**31 May 2017**

**File No: FS 61454**

Donna Ballentyne  
Project Manager  
Environmental Due Diligence & Remediation  
PINCHIN LTD.  
875 Main Street West  
Suite 200  
HAMILTON ON L8S 4P9

Dear Madam:

**RE: 611 Surrey Lane, Burlington, Ontario – Your Project No: 204040**

This is with reference to your request and fee of \$50.00 + HST, for information on the above location.

After a search of our files, TSSA has no record of any outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

We have no record of retail facilities or underground storage tanks licensed or registered at the above address.

**TSSA cannot guarantee having information on sites that have not been licensed since 1987.**

***It should be noted that the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.***

Yours truly,

  
Prem Lal  
Coordinator Public Information Services

**APPENDIX III**  
**EcoLog ERIS Report**





# DATABASE REPORT

**Project Property:** *unknown*  
611 Surrey Lane  
Burlington ON L7T3S7  
204040

**Project No:**

**Report Type:** *Standard Report*

**Order No:** *20170503024*

**Requested by:** *Pinchin Ltd*

**Date Completed:** *May 8, 2017*

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

**[www.erisinfo.com](http://www.erisinfo.com)**



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## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

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

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# Executive Summary

## Property Information:

**Project Property:** *unknown*  
*611 Surrey Lane Burlington ON L7T3S7*

**Project No:** *204040*

### **Coordinates:**

**Latitude:** *43.319861*  
**Longitude:** *-79.827595*  
**UTM Northing:** *4,797,003.17*  
**UTM Easting:** *595,064.01*  
**UTM Zone:** *UTM Zone 17T*

**Elevation:** *304 FT*  
*92.79 M*

## Order Information:

**Order No:** *20170503024*  
**Date Requested:** *May 3, 2017*  
**Requested by:** *Pinchin Ltd*  
**Report Type:** *Standard Report*

## Historical/Products:

## Executive Summary: Report Summary

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.25 km</b>	<b>Total</b>
AAGR	<i>Abandoned Aggregate Inventory</i>	N	-	-	-
AGR	<i>Aggregate Inventory</i>	N	-	-	-
AMIS	<i>Abandoned Mine Information System</i>	N	-	-	-
ANDR	<i>Anderson's Waste Disposal Sites</i>	N	-	-	-
AUWR	<i>Automobile Wrecking &amp; Supplies</i>	N	-	-	-
BORE	<i>Borehole</i>	N	-	-	-
CA	<i>Certificates of Approval</i>	N	-	-	-
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	N	-	-	-
CNG	<i>Compressed Natural Gas Stations</i>	N	-	-	-
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	N	-	-	-
CONV	<i>Compliance and Convictions</i>	N	-	-	-
CPU	<i>Certificates of Property Use</i>	N	-	-	-
DRL	<i>Drill Hole Database</i>	N	-	-	-
EASR	<i>Environmental Activity and Sector Registry</i>	N	-	-	-
EBR	<i>Environmental Registry</i>	N	-	-	-
ECA	<i>Environmental Compliance Approval</i>	N	-	-	-
EEM	<i>Environmental Effects Monitoring</i>	N	-	-	-
EHS	<i>ERIS Historical Searches</i>	N	-	-	-
EIIS	<i>Environmental Issues Inventory System</i>	N	-	-	-
EMHE	<i>Emergency Management Historical Event</i>	N	-	-	-
EXP	<i>List of TSSA Expired Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	N	-	-	-
FCS	<i>Contaminated Sites on Federal Land</i>	N	-	-	-
FOFT	<i>Fisheries &amp; Oceans Fuel Tanks</i>	N	-	-	-
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	0	0
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	N	-	-	-
HINC	<i>TSSA Historic Incidents</i>	Y	0	1	1
IAFT	<i>Indian &amp; Northern Affairs Fuel Tanks</i>	N	-	-	-
INC	<i>TSSA Incidents</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	N	-	-	-
MINE	<i>Canadian Mine Locations</i>	N	-	-	-
MNR	<i>Mineral Occurrences</i>	N	-	-	-
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	N	-	-	-

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

## 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>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

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

## Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<a href="#">1</a>	HINC		862 KING ROAD [HIGHWAY 2] BURLINGTON ON L7T 3K9	SSW/185.0	-0.21	<a href="#">12</a>
<a href="#">2</a>	SPL	UNKNOWN	ON TOWNSEND AVE. JUST WEST OF KING BURLINGTON CITY ON	W/190.2	2.06	<a href="#">12</a>
<a href="#">3</a>	SPL	Union Gas Limited; Union Gas Limited<UNOFFICIAL>	833 King Road Burlington ON	SSE/224.7	-0.94	<a href="#">12</a>

# Executive Summary: Summary By Data Source

## **HINC - TSSA Historic Incidents**

A search of the HINC database, dated 2006-June 2009\* has found that there are 1 HINC site(s) within approximately 0.25 kilometers of the project property.

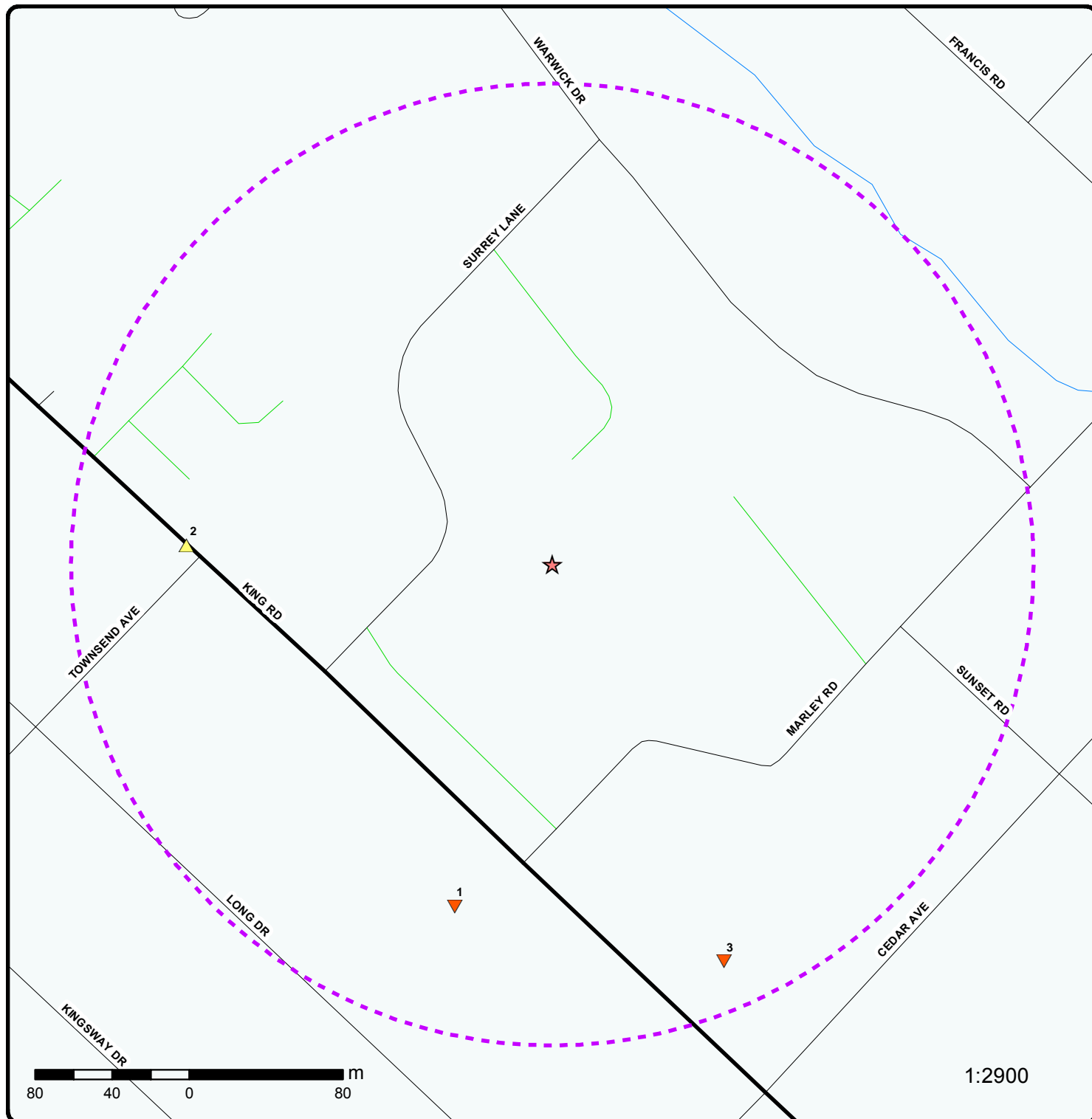
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	862 KING ROAD [HIGHWAY 2] BURLINGTON ON L7T 3K9	SSW	185.01	<a href="#"><u>1</u></a>

## **SPL - Ontario Spills**

A search of the SPL database, dated 1988-Dec 2016 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
UNKNOWN	ON TOWNSEND AVE. JUST WEST OF KING BURLINGTON CITY ON	W	190.17	<a href="#"><u>2</u></a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Union Gas Limited; Union Gas Limited<UNOFFICIAL>	833 King Road Burlington ON	SSE	224.72	<a href="#"><u>3</u></a>



## Map : 0.25 Kilometer Radius

Order No: 20170503024

Address: 611 Surrey Lane, Burlington, ON, L7T3S7



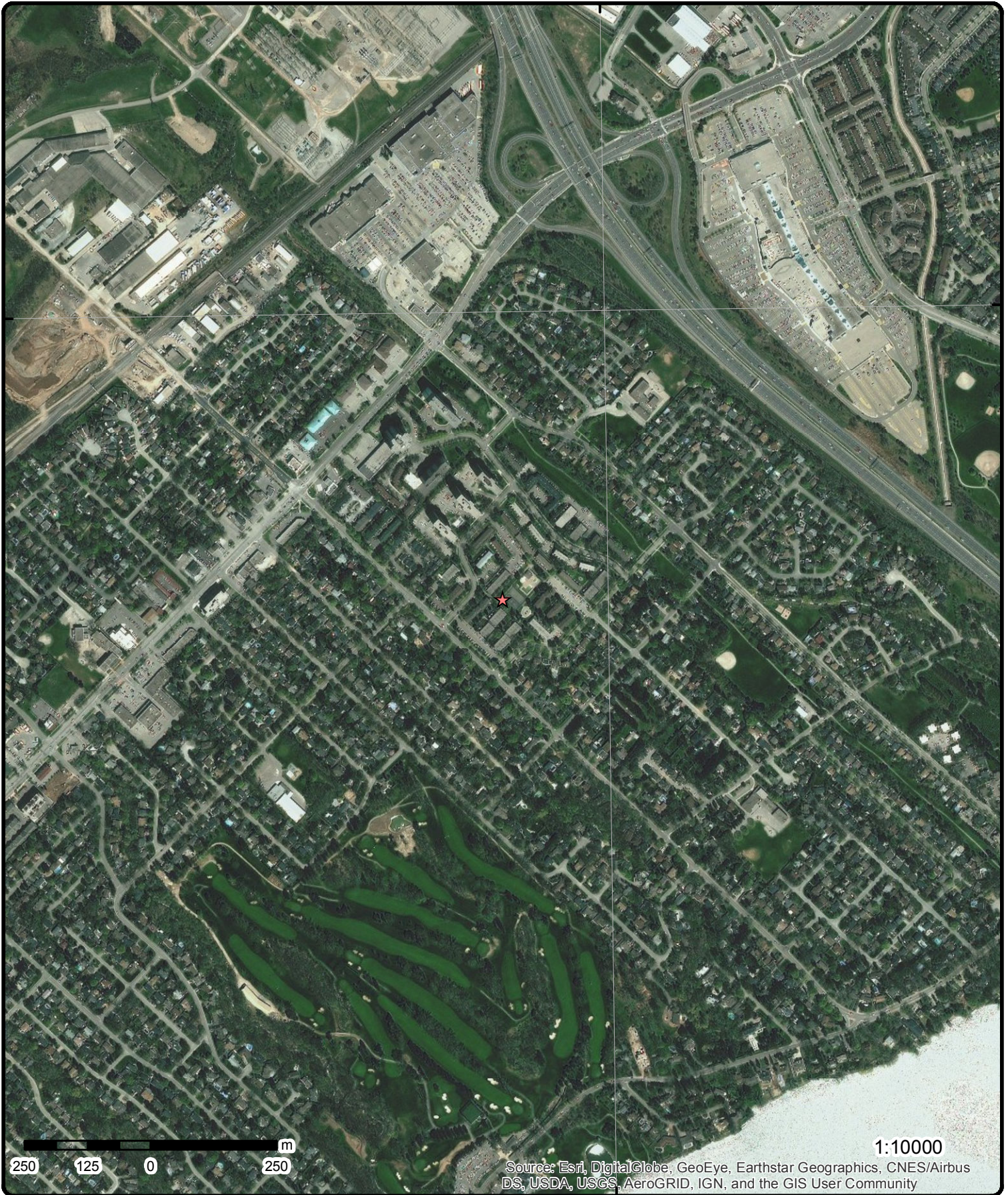
Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range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



79°49'30"W

43°19'30"N

43°19'30"N



## Aerial

**Address: 611 Surrey Lane, Burlington, ON, L7T3S7**

Source: ESRI World Imagery

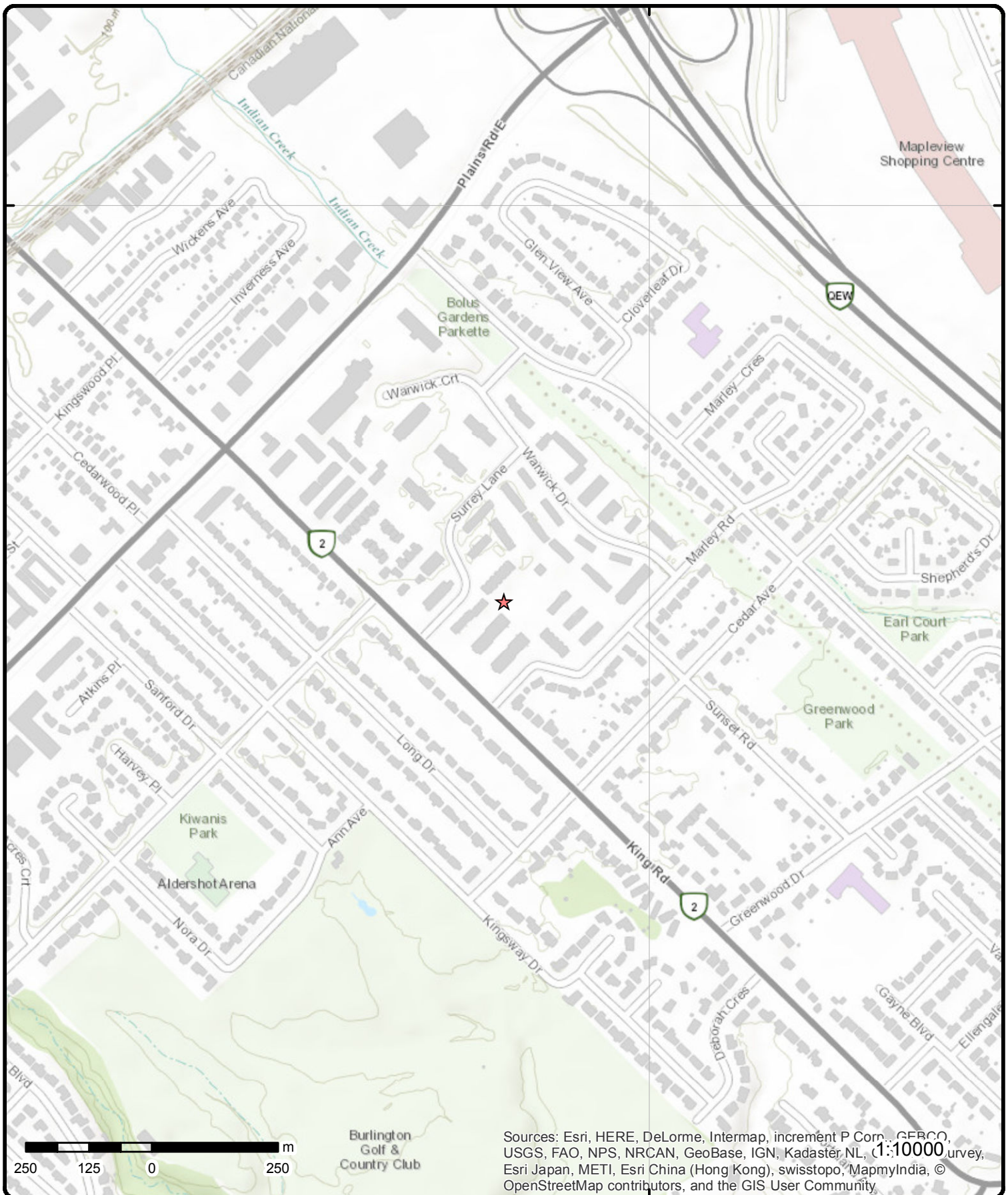
Order No: 20170503024

**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



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# Topographic Map

**Address: 611 Surrey Lane, Burlington, ON, L7T3S7**

**Source:** ESRI World Topographic Map

Order No: 20170503024



© ERIS Information Limited Partnership

# Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<a href="#">1</a>	1 of 1	SSW/185.0	92.6	862 KING ROAD [HIGHWAY 2] BURLINGTON ON L7T 3K9	HINC
<b>External File Num:</b> FS INC 0707-03814 <b>Date of Occurrence:</b> 7/9/2007 <b>Fuel Occurrence Type:</b> Vapour Release <b>Fuel Type Involved:</b> Natural Gas <b>Status Desc::</b> Completed - Causal Analysis(End) <b>Job Type Desc::</b> Incident/Near-Miss Occurrence (FS) <b>Oper. Type Involved::</b> Construction Site (excluding pipeline strike) <b>Service Interruptions::</b> Yes <b>Property Damage::</b> No <b>Fuel Life Cycle Stage::</b> Utilization <b>Root Cause::</b> Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training:Yes Management:Yes Human Factors:Yes <b>Reported Details::</b> <b>Fuel Category::</b> Gaseous Fuel <b>Occurrence Type::</b> Incident <b>Affiliation::</b> Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) <b>County Name::</b> Halton <b>Approx. Quant. Rel::</b> <b>Nearby body of water::</b> <b>Enter Drainage Syst.::</b> <b>Approx. Quant. Unit::</b> <b>Environmental Impact::</b>					
<a href="#">2</a>	1 of 1	W/190.2	94.8	UNKNOWN ON TOWNSEND AVE. JUST WEST OF KING BURLINGTON CITY ON	SPL
<b>Ref No:</b> 87680 <b>Contaminant Code:</b> <b>Contaminant Name:</b> <b>Contaminant Quantity:</b> <b>Incident Cause:</b> UNKNOWN <b>Incident Dt:</b> 6/28/1993 <b>Incident Reason:</b> UNKNOWN <b>Incident Summary:</b> 50 L OF DIESEL FUEL TO DITCH FROM AN UNKNOWN SOURCE. <b>MOE Reported Dt:</b> 6/28/1993 <b>Environmental Impact:</b> NOT ANTICIPATED <b>Nature of Impact:</b> Other <b>Receiving Medium:</b> LAND <b>SAC Action Class:</b> <b>Sector Source Type:</b> <b>Receiving Environment:</b> <b>Incident Event:</b> <b>Site Municipality:</b> 14101					
<a href="#">3</a>	1 of 1	SSE/224.7	91.8	Union Gas Limited; Union Gas Limited<UNOFFICIAL> 833 King Road Burlington ON	SPL

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elevation (m)</i>	<i>Site</i>	<i>DB</i>
<b>Ref No:</b>		0577-947JAN			
<b>Contaminant Code:</b>		35			
<b>Contaminant Name:</b>		NATURAL GAS, COMPRESSED (METHANE)			
<b>Contaminant Quantity:</b>		0 other - see incident description			
<b>Incident Cause:</b>		Leak/Break			
<b>Incident Dt:</b>		21-JAN-13			
<b>Incident Reason:</b>		Operator/Human Error			
<b>Incident Summary:</b>		TSSA FSB: track-heater line strike, made safe			
<b>MOE Reported Dt:</b>		22-JAN-13			
<b>Environmental Impact:</b>		Confirmed			
<b>Nature of Impact:</b>		Air Pollution			
<b>Receiving Medium:</b>					
<b>SAC Action Class:</b>		TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill			
<b>Sector Source Type:</b>		Power Facility (i.e. Wind, Nuclear, Water, Solar, Natural Gas)			
<b>Receiving Environment:</b>					
<b>Incident Event:</b>					
<b>Site Municipality:</b>		Burlington			

## Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
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## Unplottable Report

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

## Appendix: Database Descriptions

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

### **Abandoned Aggregate Inventory:**

Provincial

**AGR**

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

**Government Publication Date: Sept 2002\***

### **Aggregate Inventory:**

Provincial

**AGR**

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

**Government Publication Date: Up to Sep 2016**

### **Abandoned Mine Information System:**

Provincial

**AMIS**

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

**Government Publication Date: 1800-Nov 2016**

### **Anderson's Waste Disposal Sites:**

Private

**ANDR**

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

**Government Publication Date: 1860s-Present**

### **Automobile Wrecking & Supplies:**

Private

**AUWR**

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

**Government Publication Date: 1999 - Oct 2016**

### **Borehole:**

Provincial

**BORE**

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

**Government Publication Date: 1875-Jul 2014**

### **Certificates of Approval:**

Provincial

**CA**

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

**Government Publication Date: 1985-Oct 30, 2011\***



**Commercial Fuel Oil Tanks:**

Provincial

CFOT

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

**Government Publication Date:** Feb 28, 2017

**Chemical Register:**

Private

CHEM

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

**Government Publication Date:** 1999 - Oct 2016

**Compressed Natural Gas Stations:**

Private

CNG

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

**Government Publication Date:** Dec 31, 2012

**Inventory of Coal Gasification Plants and Coal Tar Sites:**

Provincial

COAL

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

**Government Publication Date:** Apr 1987 and Nov 1988\*

**Compliance and Convictions:**

Provincial

CONV

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

**Government Publication Date:** 1989-Mar 2017

**Certificates of Property Use:**

Provincial

CPU

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

**Government Publication Date:** 1994-Mar 2017

**Drill Hole Database:**

Provincial

DRL

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

**Government Publication Date:** 1886-Aug 2015

**Environmental Activity and Sector Registry:**

Provincial

EASR

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

**Government Publication Date:** Oct 2011-Mar 2017

**Environmental Registry:**

Provincial

EBR

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

**Government Publication Date:** 1994-Mar 2017



**Environmental Compliance Approval:**

Provincial

ECA

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

**Government Publication Date: Oct 2011-Mar 2017**

**Environmental Effects Monitoring:**

Federal

EEM

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

**Government Publication Date: 1992-2007\***

**ERIS Historical Searches:**

Private

EHS

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

**Government Publication Date: 1999-Aug 2016**

**Environmental Issues Inventory System:**

Federal

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

The Emergency Management Historical Event data class will store the locations of historical occurrences of emergency events. Events captured will include those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance.

**Government Publication Date: May 31, 2014**

**List of TSSA Expired Facilities:**

Provincial

EXP

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

**Government Publication Date: Feb 28, 2017**

**Federal Convictions:**

Federal

FCON

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

**Government Publication Date: 1988-Jun 2007\***

**Contaminated Sites on Federal Land:**

Federal

FCS

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

**Government Publication Date: June 2000-Aug 2016**

**Fisheries & Oceans Fuel Tanks:**

Federal

FOFT

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

**Government Publication Date: 1964-Sept 2003**

**Fuel Storage Tank:**

Provincial

FST

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

**Government Publication Date: Feb 28, 2017**

**Fuel Storage Tank - Historic:**

Provincial

FSTH

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

**Government Publication Date: Pre-Jan 2010\***

**Ontario Regulation 347 Waste Generators Summary:**

Provincial

GEN

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

**Government Publication Date: 1986-Sep 2016**

**Greenhouse Gas Emissions from Large Facilities:**

Federal

GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO<sub>2</sub> eq).

**Government Publication Date: 2013-Dec 2015**

**TSSA Historic Incidents:**

Provincial

HINC

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

**Government Publication Date: 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\***

**TSSA Incidents:**

Provincial

INC

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

**Government Publication Date: Feb 28, 2017**

**Landfill Inventory Management Ontario:**

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

**Government Publication Date: Dec 31, 2013**

**Canadian Mine Locations:**

Private

MINE

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

**Government Publication Date: 1998-2009\***

**Mineral Occurrences:**

Provincial

MNR

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

**Government Publication Date: 1846-Feb 2016**

**National Analysis of Trends in Emergencies System (NATES):**

Federal

NATE

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

**Government Publication Date: 1974-1994\***

**Non-Compliance Reports:**

Provincial

NCPL

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

**Government Publication Date: Dec 31, 2014**

**National Defense & Canadian Forces Fuel Tanks:**

Federal

NDFT

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

**Government Publication Date: Up to May 2001\***

**National Defense & Canadian Forces Spills:**

Federal

NDSP

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

**Government Publication Date: Mar 1999-Aug 2010**

**National Defence & Canadian Forces Waste Disposal Sites:**

Federal

NDWD

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

**Government Publication Date: 2001-Apr 2007\***

**National Energy Board Pipeline Incidents:**

Federal

NEBI

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

**Government Publication Date: 2008 - Dec 2016**

**National Energy Board Wells:**

Federal

NEBW

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

**Government Publication Date: 1920-Feb 2003\***

**National Environmental Emergencies System (NEES):**

Federal

NEES

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

**Government Publication Date: 1974-2003\*****National PCB Inventory:**

Federal

NPCB

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

**Government Publication Date: 1988-2008\*****National Pollutant Release Inventory:**

Federal

NPRI

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

**Government Publication Date: 1993-2014****Oil and Gas Wells:**

Private

OGW

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

**Government Publication Date: 1988-Jan 2017****Ontario Oil and Gas Wells:**

Provincial

OOGW

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

**Government Publication Date: 1800-Oct 2016****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-Mar 2017****Canadian Pulp and Paper:**

Private

PAP

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

**Government Publication Date: 1999, 2002, 2004, 2005, 2009****Parks Canada Fuel Storage Tanks:**

Federal

PCFT

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

**Government Publication Date: 1920-Jan 2005\***

**Pesticide Register:**

Provincial PES

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

**Government Publication Date: 1988-Oct 2016**

**TSSA Pipeline Incidents:**

Provincial PINC

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

**Government Publication Date: Feb 28, 2017**

**Private and Retail Fuel Storage Tanks:**

Provincial PRT

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

**Government Publication Date: 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-Mar 2017**

**Ontario Regulation 347 Waste Receivers Summary:**

Provincial REC

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

**Government Publication Date: 1986-2013**

**Record of Site Condition:**

Provincial RSC

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

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

**Government Publication Date: 1997-Sept 2001, Oct 2004-Dec 2016**

**Retail Fuel Storage Tanks:**

Private RST

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

**Government Publication Date: 1999 - Oct 2016**

**Scott's Manufacturing Directory:**

Private SCT

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

**Government Publication Date: 1992-Mar 2011\***

**Ontario Spills:**

Provincial SPL

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

**Government Publication Date: 1988-Dec 2016**



**Wastewater Discharger Registration Database:**

Provincial

SRDS

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

**Government Publication Date: 1990-2014**

**Anderson's Storage Tanks:**

Private

TANK

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

**Government Publication Date: 1915-1953\***

**Transport Canada Fuel Storage Tanks:**

Federal

TCFT

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

**Government Publication Date: 1970-Jan 2015**

**TSSA Variances for Abandonment of Underground Storage Tanks:**

Provincial

VAR

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

**Government Publication Date: Feb 28, 2017**

**Waste Disposal Sites - MOE CA Inventory:**

Provincial

WDS

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

**Government Publication Date: 1970-Mar 2017**

**Waste Disposal Sites - MOE 1991 Historical Approval Inventory:**

Provincial

WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERI's Private Source Database section, by the CA number.

**Government Publication Date: Up to Oct 1990\***

**Water Well Information System:**

Provincial

WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

**Government Publication Date: Jun 30, 2016**

# 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 IV**  
**Qualifications of Assessor**





**Amber Harvey, B.Sc., Project Technologist**

Amber Harvey is a Project Technologist within the Environmental Due Diligence & Remediation Group with Pinchin Ltd. Amber studied Biological Sciences at the University of Guelph and completed her studies in 2015. Prior to joining Pinchin Ltd., Ms. Harvey has experience conducting field sampling, monitoring, and preparation of professional reports.

**APPENDIX V**  
**Photographs**



Photo 1 – Typical exterior view of a Site Building (Warwick Drive).



Photo 2 – Typical exterior view of a Site Building (Marley Road).



Photo 3 – Typical exterior view of a Site Building (King Road).



Photo 4 – General interior view of a tenant unit located within the Site Buildings.



Photo 5 – General view of a boiler room located in the basement of five Site Buildings.



Photo 6 – General view of the pool located on the central portion of the Site.





Photo 7 – General interior view of the maintenance shop.



Photo 8 – General interior view of the tractor shed.



Photo 9 – Surrounding properties northwest of the Site.



Photo 10 – Surrounding properties northeast of the Site.



Photo 11 – Surrounding properties southeast of the Site.



Photo 12 – Surrounding properties southwest of the Site.