Terraprobe

Consulting Geotechnical & Environmental Engineering
Construction Materials Inspection & Testing

PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT
92 PLAINS ROAD EAST
BURLINGTON, ONTARIO

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1.0 EXECUTIVE SUMMARY

Terraprobe Inc. was retained by Ember Dog Inc. to complete a Phase One Environmental Assessment (ESA) on the property located at 92 Plains Road East in Burlington, Ontario. The Phase One ESA involved three main tasks, as follows:

- a records review of historical site use and activities for the Phase One property and for the Phase One study area;
- interviews with available individuals having some knowledge of current and/or site activities; and,
- a reconnaissance inspection of the Property.

The Property was developed with a residential dwelling some time between 1934 and 1954. Since that time the Property has been in residential use. An above ground heating oil tank located in the garage was the source of heat for the apartment above. The potential that historical site activities have resulted in adverse impact to the environmental condition of the Property is considered to be low, but cannot be completely eliminated. Activities on properties in the Phase One Study Area have included some environmentally sensitive activities. The Phase One ESA identified the following Areas of Potential Environmental Concern associated with the Property and properties in the Study Area.

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity		Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-1	92 Plains Road East - above ground heating oil tank in southeast corner of garage	28	Gasoline and Associated Products Storage in Fixed Tanks	on-site	metals, PHCs, PAHs	soil ground water
APEC-2	92 Plains Road East -fill of unknown quality at northwest portion of property	30	Importation of fill material of unknown quality	on-ste	metals, PHCs, PAHs, VOCs	soil groundwater
APEC-3	71 Plains Road East - former gasoline/service station northwest of property	28	Gasoline and Associated Products Storage in Fixed Tanks	off-site	metals, PHCs, PAHs, VOCs	ground water

The Phase One ESA identified Areas of Potential Environmental Concern on the Phase One Property and within the Study Area related to historical site use or activities. On the basis of the above, a requirement for a Phase Two ESA has been identified.

2.0 INTRODUCTION

Terraprobe Inc. (Terraprobe) was retained by Ember Dog Inc. to complete a Phase One Environmental Assessment (ESA) on the property located at 92 Plains Road East in Burlington, Ontario. The general location of the Property is presented on the Site Location Plan (Figure 1).

2.1 Phase One Property Information

The Property information is provided in Table 2.1.1, below.

Table 2.1-1: Phase One Property Information

Legal Description	PART LOTS 34, 35 & 36, PL PF736, AS IN 744002; CITY OF BURLINGTON
PIN	07117-0034(LT)
Municipal Address	92 Plains Road East; Burlington, Ontario
Zoning	RM1 - 346 - Residential
Property Owner Information	Ember Dog Inc.

The Phase One ESA was requested by Ember Dog Inc. to support the redevelopment of the Property. The Property is presently occupied by a residential dwelling and garage with apartment above. It is intended to redevelop the Property for commercial and residential use. A survey plan for the Property is included in Appendix A.

2.2 Site Description

The Property, located on the south side of Plains Road East, is rectangular in shape and has an area of about 0.2 hectares (0.49 acres). The Property has a frontage along the south side of Plains Road East of approximately 45 metres and extends south for approximately 50 metres.

The Property is developed for residential use. A two-storey residential dwelling was established near the northwest corner of the Property and a two-storey garage was established on the south end of the Property. The remaining area of the Property is landscaped with trees and yard space. Access is via a gravel driveway from Plains Road East. General development in the immediate vicinity of the Property is commercial and residential.

2.3 Buildings

The Property is occupied by two buildings. A two-storey residential dwelling occupied the northwest portion of the Property, and a two-storey garage with apartment on the second floor above is located on the southern portion of the Property. In addition, a small shed/greenhouse structure stood in front of the garage. The structure was in poor condition and unused.

2.4 Purpose of Investigation

Based on the information provided, it is understood that the Phase One ESA has been requested to support the redevelopment of the Property and the potential filing of a Record of Site Condition. It is intended to redevelop the Property for residential and commercial use.

The objectives of the Phase One ESA were as follows:

- To assess the environmental condition of the Property.
- To identify potentially contaminating activities within the Phase One study area[1] (Study Area).
- Based on the above, to identify issues of obvious or potential environmental concern with respect to the Property.

The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for Phase One ESAs described in Ontario Regulation 153/04 (O.Reg. 153/04) as amended.

[1] the area that includes a Phase One property, any other property that is located, wholly or partly, within 250 metres from the nearest point on a boundary of the Property and any property that the qualified person determines should be included as part of the Phase One study area

3.0 SCOPE OF INVESTIGATION

The Phase One ESA involved the following principal tasks:

- A review of records and reports regarding historical and current occupancy and activities for the Property and Study Area.
- Interviews with available individuals having some knowledge of current and/or past site activities.
- An inspection of the Property and observation of the Study Area.

The information on the Property and Study Area is summarized in this report. Sampling and analysis of soil, ground water and/or other materials (i.e., construction material, air) for the purpose of assessing environmental quality were not carried out as part of the Phase One ESA. The potential for environmental liability and/or environmental impact is an opinion that had been arrived at based on the information presented in this report.

3.1 Records Review

The records review is designed to provide information on historical and current activities. Specifically, the objectives of the records review are summarized as follows.

- To obtain and review records that relate to the Property and to the current and past uses of and activities at or affecting the Property in order to determine if an area of potential environmental concern exists and to interpret any area of potential environmental concern.
- To obtain and review records that relate to the Study Area, other than the Property, in order to determine if an area of potential environmental concern exists and to interpret any area of potential environmental concern.

The following information sources were reviewed.

- Archival information for the site including aerial photographs, topographic maps, historical maps and drawings.
- Site-specific environmental reports and/or company records (e.g., Certificates of Approval, waste generator registration, approvals, permits) provided to Terraprobe.
- Geological and hydrogeological information in published government maps and/or reports.
- Data bases maintained by EcoLog ERIS containing environmentally related information from private,

provincial, and federal sources.

- Fire insurance plans and insurance inspection reports (and related plans) on file with Opta Environmental Services (Opta).
- Published Ontario Ministry of the Environment and Climate Change (MOE) directories related to active and closed landfill sites.
- The Ontario Ministry of Natural Resources (MNR) Natural Heritage Information Centre data base for information specific to natural areas, such as environmentally sensitive areas, endangered or protected species, etc.
- The Halton Region Official Plan.
- The City of Burlington Official Plan.

In addition, requests were made to various regulatory agencies to establish the status of the Property with them. For this assessment, the following agencies were contacted.

- Technical Standards and Safety Authority
- Ontario Ministry of the Environment and Climate Change - Freedom of Information Office
- Region of Halton - Public Works Wastewater Service Department

3.2 Interviews

The objectives of conducting the Phase One ESA interview with individuals having knowledge of the Phase One property activities are:

- To obtain information to assist in determining if an area of potential environmental concern exists.
- To identify details of potentially contaminating activities or potential contaminant pathways in, on or under the Property.

Key personnel (owners or site managers) are contacted/interviewed and as applicable, are asked to fill out or respond to a series of questions related to specific site activities such as:

- The nature of the operations.
- Handling and storage of environmentally sensitive products and related wastes.

- Environmental approvals and registrations.
- Knowledge of previous reports related to the environmental condition of the Property.
- Issues related to non-compliance, orders, or charges related to environmental conditions on the property.

For this assessment, Mr. Marcel Leclerc of Ember Dog Inc., the owner of the Property, completed Terraprobe's interview questionnaire. The information acquired from the questionnaire will be presented in Section 5.0 of the report.

3.3 Site Reconnaissance

The objectives of the site reconnaissance were:

- To determine if areas of potential environmental concern exist through observations about current and past uses and potentially contaminating activity on, in or under the Property and, as practicable, current and past uses and activities and potentially contaminating activity in the Study Area.
- To identify details of potential contaminant pathways on, in or under the Property and areas of potential environmental concern and contaminants of potential concern.

The site reconnaissance included a review of issues of potential environmental concern, including but not limited to the following:

- Activities and practices including site operations, processes and waste management currently carried out on the Property.
- Evidence of past waste disposal, landfill or fill placement on the Property.
- The presence of hazardous or toxic chemicals, materials, or processes.
- The presence of existing or former above ground or underground fuel storage tanks.
- Identification of heating and cooling systems.
- The presence of floor cracks, hydraulic hoists, elevators, sumps and drains, wells, pits and lagoons.
- Identification of water supply source to the property.
- The presence of various designated substances and building materials, including friable and non-friable asbestos, PCB-containing materials and electrical equipment, lead-based paint, mould, and chlorofluorocarbons (CFCs) in air conditioning and refrigeration equipment.

- Evidence of stained or odorous soils and stressed vegetation.
- Establish, to the extent possible, the locations of buried utility service trenches that could act as a contaminant migration pathway.

In addition, an inspection of adjacent properties within the Study Area (identified in Section 4.1.1) was completed to assess the potential for operations being carried out on those properties to impact on the environmental condition of the Property. The inspection of adjacent properties was limited to inspection from the Property boundaries and public areas (road, sidewalks, etc.).

3.4 Documentation and Evaluation of Information

The information obtained from the records review, interviews and site reconnaissance was described, documented and evaluated as summarized below:

- Documentation of information, as noted in subsequent sections of the report.
- Description of Potentially Contaminating Activities.
- Description of Areas of Potential Environmental Concern.
- Development of a Phase One Conceptual Site Model.
- Discussion of the need, if any, for further investigation.

4.0 RECORDS REVIEW

4.1 General

4.1.1 Phase One Study Area Determination

The Study Area consisted of properties located within a 250 metres radius of the Property. Based on the information that was reviewed for this assessment, it was determined that a 250 metre study area around the property was sufficient to identify issues of potential environmental concern that could potentially impact on the environmental condition of the Property.

The properties within 250 metres of the Property that are developed for residential use were not investigated with respect to current site activities since they were unlikely to have had adverse environmental impact on the Phase One property. Based on information that was reviewed, the municipal addresses included in the Study Area (i.e. those properties established to have been non-residential) are provided in Table 4.1-1, below.

Table 4.1-1: Municipal addresses of properties in Phase One Study Area

North, Northeast, Northwest	91, 105, 168 Plains Road East 1038, 1047, 1050 Cooke Boulevard
East	residential
South, Southwest	residential
West	14, 30, 71 Plains Road East

4.1.2 First Developed Use Determination

The determination of first developed use is based on the review of air photographs, historical maps, topographic maps, and site occupancy records. A 1934 air photo indicated the property was in agricultural use. A 1954 air photograph indicated a residential dwelling on the Property. The Chain of Title indicated that the property was owned by private individuals until 2015 when it was acquired by Ember Dog Inc. There was no indication of property use in the Chain of Title. City directories dating back to 1959, indicate residential occupancy on the Property.

Based on the information that has been reviewed, the first developed use of the Property was some time between 1934 and 1954.

4.1.3 Fire Insurance Plans and Insurance Inspection Reports & Plans

Opta Environmental Services (Opta) is a private organization which provides risk information to insurers, private corporations, and risk managers. Opta was contacted to determine whether their records included any Fire Insurance Plans, insurance inspection reports, or site specific plans for the Property. It was reported that the Opta records included Fire Insurance Plans with coverage of the Study Area in 1971. A copy of the Opta response is included in Appendix B.

Table 4.1-2: Summary of Information Provided in Opta Records

Document (Year)	Details
1971 Fire Insurance Plans	• 4 plans covering portions of the Study Area • Properties to the north included motels and commercial buildings. • Auto service station with associated underground tank located to the northwest • Auto Serivce station with associated underground tank located to the west • Public school located to the southeast

Based on the information in the records that were provided by Opta, the following Potentially Contaminating Activities have been identified.

Table 4.1-3: Summary of Information Provided in Opta Records

	Potentially Contaminating Activity
Phase One Property	• none
Phase One Study Area	• Auto service station with associated underground tank located to the northwest • Auto Serivce station with associated underground tank located to the west

4.1.4 Chain of Title

A chain of title was prepared for Terraprobe by a freelance title search consultant. Historical site ownership is summarized in Table 4.1.3.

Table 4.1-4: Chain of Title

Date	From	To
December 2, 1833	Crown	William Applegarth
November 29, 1854	Willilam Applegarth	Alexander Brown
March 12, 1875	Alexander Brown	Alexander William Brown
April 21, 1941	estate of Alexander William Brown	Charles E. Taylor
August 17, 1950	Charles E. Taylor	William Thomas & Verda Pearl Corp
May 14, 1990	estate of Verda Pearl Corp	Winnifred S. Corp
November 7, 2014	estate of Verda Pearl Corp	Warren Corp & Diana Morris

November 7, 2014	Warren Corp & Diana Morris	Warren Corp
January 30, 2015	Warren Corp	Ember Dog Inc.

The chain of title indicated that the Property was owned by private individuals until 2015, when it was purchased by the current owner, Ember Dog Inc.

4.1.5 City Directories Search

A search of site occupancy records for 92 Plains Road East and properties within the Study Area was conducted. Directories for the following years were searched at the Burlington Central Library: 2013, 2010, 2007, 2004, 2002, 1999, 1996, 1993, 1990, 1985, 1980, 1975, 1970, 1965, 1960, and 1959. City directories at the library did not date earlier than1959. The city directories included occupancy for 94 Plains Road East, which refers to the apartment situated above the garage at the south end of the Property. The summary of occupancy for the Property and for properties in the Study Area are summarized in Table 4.1-4 and Table 4.1-5, below.

Table 4.1-4: Summary of City Directory Information - Phase One Property

Address	Year	Occupant Information
92 Plains Road East	2013 - 1959	residential (includes 94 Plains Road East)

Table 4.1-5: Summary of City Directory Information - Phase One Study Area

Direction	Address	Year	Occupancy Information
North	91 Plains Road East	2013 - 2010	Abbey Stained Glass, Endless Chaos Tattoo & Body Peircing, Everything Video, Klippings Hair Salon, residential
		2010 - 2007	Abbey Stained Glass, Klippings Hair Salon, Everyting Video, Fenworth Florida Homes & Condos Rentals, Fenworth Travel Centre, residential
		2007 - 2004	Abbery Stained Glass, Klippings Hair Salon, residential
		2004 - 2002	Abbery Stained Glass, Spanish Touch, residential
		2002 - 1999	Petro Partners, Abbey Stained Glass, Spanish Touch, residential
		1999 - 1996	Petro Partners, Spanish Touch, residential
		1996 - 1993	Petro Partners, Viking Norstar Development Corp., Spanish Touch, residential
		1993 - 1985	residential
		1985 - 1980	WTK & Associates, Eclipse Productions, Lariot Distributors Inc, Sir Loin Steaks
		1980	Hurley David Insurance Agency Ltd., Dayenu Limited
		1975 - 1959	Glencourt Motel, residential

Table 4.1-5 (cont.): Summary of City Directory Information - Phase One Study Area

Direction	Address	Year	Occupancy Information
North	105 Plains Road East	2013 - 2010	Plains Road Animal Hospital
		2010 - 2007	Askey Animal Hospital, Plains Road Animal Hospital, residential
		2007 - 1975	Plains Road Animal Hospital, residential
		1975 - 1959	residential
East	168 Plains Road East	2013 - 2010	residential
		2010 - 1959	address not listed
West	30 Plains Road East	2013 - 1999	Better Business Machines
		1999 - 1996	residential
		1996 - 1993	vacant
		1993 - 1990	Derek's Mobile TV Service Appliances
		1990 - 1980	Photolab
		1980 - 1975	RJ Performance, residential
		1975 - 1970	Carey's Cupboard
		1970 - 1959	Sweet n Clean Launderette
	14 Plains Road East	2013 - 2010	Lasalle Park Esso, Mac's Convenience Store, Tim Hortons
		2010 - 1990	Mac's Convenience Store
		1990 - 1985	vacant
		1985 - 1975	Aldershot Automotive Self Service Station
		1975 - 1970	La Salle Park Esso
		1970 - 1965	Connolly's Esso Service Station
		1965 - 1960	Greenwood Motoring Services
		1960 - 1959	Llyod's Esso Serivce Centre
Northwest	1038 Cooke Boulevard	2013 - 2010	Burlington Pump Inc., Deluca Roofing Inc., O'Dell Associates, Burlingtoner
		2010 - 2007	Burlington Pump Inc., Deluca Roofing Inc., O'Dell Associates, Lextoner.com
	1038 Cooke Boulevard (cont.)	2007 - 2004	Burlington Pump Inc., Deluca Roofing Inc., O'Dell Associates, Teksmart Inc.
		2004 - 2002	Burlington Pump Inc., Deluca Roofing Inc., O'Dell Associates, ATM Tech Support Inc.
		2002 - 1999	Burlington Pump Inc., Deluca Roofing Inc., O'Dell Associates, Lextoner.com

Table 4.1-5 (cont.): Summary of City Directory Information - Phase One Study Area

Direction	Address	Year	Occupancy Information
Northwest		1999	address not listed
	1047 Cooke Boulevard	2013 - 1999	Etratech Designs
		1999	address not listed
	1050 Cooke Boulevard	2013 - 2007	Investigative Science Inc., Primary Fluid Systems Inc.
		2007 - 2004	Investigative Science Inc., Primary Fluid Systems Inc., Therapy Health Care Inc.
		2004 - 2002	Investigative Science Inc., Primary Fluid Systems Inc.
		2002 - 1999	Investigative Science Inc., Primary Fluid Systems Inc., BHC Cable Assemblers Inc.
		1999 - 1996	Investigative Science Inc., Primary Fluid Systems Inc.
		1996	address not listed
	71 Plains Road East	2013 - 1985	Address not listed
		1985 - 1980	The Burlington Ride Centre
		1980 - 1975	Budget Rent A Car, Sears Rent A Car
		1975 - 1965	vacant
		1965 - 1960	Howie, Hugh, Service Station
		1960 - 1959	Evans, Edward Service Station

The review of site occupancy information has identified the following areas of potential environmental concern related to the historical use of the Property and properties within the Study Area.

Table 4.1-6: Potentially Contaminating Activities from City Directories

Phase One Property	• none
Phase One Study Area	• service station at 14 Plains Road East • serivce station at 71 Plains Road East

4.1.6 Environmental Reports

No previous reports specific to the environmental condition of the property were provided for review. However, a Geotechnical Investigation completed by Terraprobe on March 20, 2015 included limited environmental testing. The following outlines the findings of the report:

- Fill was identified across the site to an average depth of approximately 0.5 metres. In the northwest portion of the Property, west of the residence, fill was encountered to a depth of 1.2 metres. The fill generally consisted of silt or sand or silty sand with some topsoil. The presence of fill on the Property is considered to be an issue of potential environmental concern.

- Four soil samples recovered from the site were analysed for general soil quality (metals and inorganic parameters). The results were compared to O.Reg. 153/04 Table 1 Full Depth Background Site Condition Standards and O.Reg. 153/04 Table 3 Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Industrial/Commercial/Community property use for use. The results confirmed one surface sample taken from BH3 located at the south end of the driveway exceeded the O.Reg 153/04 Table 1 standards for sodium adsorption ratio (SAR), but was within acceptable limits when compared to the O.Reg. 153/04 Table 3 standards for commercial use.
- The Property is currently in residential use. Therefore, for this assessment, the analytical results were also compared to the O.Reg 153/04 Table 3 standards for residential/parkland/institutional use. All the samples submitted for analysis met the O.Reg. 153/04 Table 3 standards for residential use. On this basis, the presence of SAR in not considered to be an area of potential environmental concern.

4.2 Environmental Source Information

4.2.1 Ecolog ERIS

EcoLog Environmental Risk Information Services Ltd. (ERIS) is an organization that maintains and searches various government and private environmental data bases for property-related environmental information. A search of the ERIS data bases was requested for the Property and the Study Area. A copy of the ERIS report can be found in Appendix C.

The EcoLog ERIS search did not identify any records specific to the 92 Plains Road East property. The search identified a number of listings for sites located within the Study Area. Specific details are provided in Appendix C. The following table summarizes the Potentially Contaminating Activities (PCA) in the Study Area that have been identified through the review of the information provided in the ERIS report. Other records are administrative in nature and would not be indicators of environmental impact. Specific details are included in the ERIS report.

Table 4.2-1: ERIS data base entries for PCAs identified within the Study Area

Map Key	Location / Address Company / Site Name	Data Bases	Comments
1	91 Plains Road East Petro-Partners Abbey Stained Glass	RST, SCT	Retail storage tank. Information on size of tank and type of fuel not listed. Low potential for impact interpreted. Glass product manufacturing from purchased glass. No interpreted potential for impact.
2	105 Plains Road East Plains Road Animal Hosital	GEN	Generator of photo processing wastes. No interpreted potential for impact

Table 4.2-1: ERIS data base entries for PCAs identified within the Study Area (cont.)

Map Key	Location / Address Company / Site Name	Data Bases	Comments
4	71 Plains Road East Budget Car and Truck Rentals	GEN, SPL	Generator of other gasoline stations. Low potential for impact is interpreted. Spill of 16 gallons of transformer oil to ground, soil contamination possible. Low potential for impact interpreted.
15	30 Plains Road East Moore Smalley Ltd.	EXP, PRT	Propane refill centre expired in 1993. No potential for impact
17	168 Plains Road East 168 Plains Road East Ltd.	GEN	Lessors of non-residential buildings, type of waste generated not listed. No potential for impact interpreted.
18, 25	1047 Cooke Boulevard Etratech Inc.	NPRI, GEN	Release of lead and its compounds into the environment. Low potential for impact interpreted. Generator of waste oils and lubricants, other specified inorganics, aliphatic solvents. Low potential for impact interpreted.
22	1040 Bedford Avenue Coral Gable Homes Ltd.	GEN	Light fuels. No interpreted potential for impact.
24	1038 Cooke Boulevard O'Dell Associates Inc.	SCT	Wholesale trade agents and brokers. No interpreted potential for impact
26, 27	14 Plains Road East Mac's Convenience Stores Inc. 2296799 Ontario Inc. (ESSO) Imperial Oil Limited Esso Imperial Oil Limited	EXP, FST, GEN, CA, PRT, SPL	Several tanks and associated piping and cylinder exchange listed as expired. Three 50000 litre gasoline and one 25000 litre diesel fibreglass, double walled, tanks installed in 2011. Generator of oil skimmings and sludges, light fuels, waste crankcase oils and lubricants, waste oils/sludges (petroleum based). Spill to the ground from dripping pump due to valve malfunction on tank, soil contamination possible. The property it located cross-gradient. No interpreted potential for impact.
28, 31	1050 Cooke Boulevard Investigative Science Inc.	GEN	Generator of halogenated solvents. Low potential for impact interpreted.

Data Base Descriptions **RST -** retail fuel storage tanks, **EXP** - List of TSSA Expired Facilities, **GEN** - Waste Generators Summary, **PRT** - Private and Retail Fuel Storage Tanks, **SCT** - Scott's Manufacturing Directory, **SPL** - Ontario Spills, **NPRI** - National Pollutant Release Inventory

The ERIS report did not identify any Ministry Orders or issues related to compliance/convictions that would indicate that operations on the Property or within the Study Area had resulted in adverse impact to the environment, or had been charged for non-compliance or violation of current environmental legislation.

Table 4.2-2: Potentially Contaminating Activities from ERIS data base

Phase One Property	• none
Phase One Study Area	• registered waste generators, retail fuel storage tanks.

4.2.2 Ontario Ministry of the Environment and Climate Change

A Freedom of Information request was submitted to the Ontario Ministry of the Environment and Climate Change (MOECC) to determine if there is information regarding orders, investigations or other information on file with respect to the Property. This includes a search for information on Certificates of Approval for air emissions, water, sewage, wastewater and pesticides. The response (Appendix D) indicated no records were located with respect to this request.

Terraprobe also reviewed directories published by the MOECC related to waste disposal sites. The following summarizes the information presented in those records.

- The MOECC ***Waste Disposal Site Inventory (June 1991)*** did not identify the Property as an active or closed waste disposal facility.
- The MOECC ***Waste Disposal Site Inventory (June 1991)*** also indicated that the Property had no recorded history of use as a municipal coal gasification plant or as an industrial site producing and/or using coal tar and related products.
- The review of the MOECC's ***Landfill Inventory Management Ontario (LIMO)*** online database did not identify the Property as an active or closed waste disposal facility.

Information from the MOECC was also reviewed as part of the Ecolog ERIS data base search, which is summarized in Section 4.2.1. No potentially contaminating activities specific to 92 Plains Road East were identified in the review of the above MOECC data bases.

4.2.3 Technical Standards and Safety Authority

The Technical Standards and Safety Authority (TSSA) maintains records related to storage tanks for petroleum related products. A copy of the TSSA response is included in Appendix D. The following table summarizes the information provided by the TSSA.

Table 4.2-3: TSSA Fuel Storage Tank Records

Address	Records
92 Plains Road East, Burlington	no records found

4.2.4 MNR National Heritage Information Centre Data Base

Terraprobe reviewed the Ontario Ministry of Natural Resources National Heritage Information Centre (HNIC) data base for listings of the various classes of natural areas and rare species locations for the Burlington area. The Property was identified as being located approximately 350 metres north of the north end of La Salle Park, which is a designated natural area, and approximately 900 metres north of Lake Ontario. The database also indicated some rare and endangered plant and animal species within 1 km of the Property. The Property was not identified within or adjacent to an Area of Natural or Scientific Interest (ANSI).

4.2.5 Halton Region

A request was submitted to the Public Works Wastewater Services Department at The Regional Municipality of Halton to determine if there were any issues related to sewer use by-law compliance, historic spills, approvals, orders and complaints related to the Property. The response (Appendix D) indicated no records were located with respect to this request.

The Region of Halton Official Plan was reviewed. The following information was provided in this document.

Table 4.2-4: Region of Halton Official Plan Schedules and Appendix Review with Commentary

Figure	Comments
Figure A1 - Evaluated Wetlands in Halton	• The Property is not located within or adjacent to lands identified as a wetland.
Figure A2 - Woodlands 0.5 Hectares or Larger	• The Property is not located within or adjacent to woodlands in excess of 0.5 hectares in area.
Figure A3 and Map 1D - Municipal Wellhead Protection Zones	• The Property is not located within or adjacent to any wellhead protection zones.
Map 1 - Regional Structure	• The Property is located in an Urban Area
Map 1F - Identified Mineral Resource Areas	• The Property is not located within or adjacent to any identified mineral resource areas
Map 1G - Key Features within the Greenbelt and Regional Natural Heritage Systems	• The Property is located approximately 500 meters north of an area designated as a key feature in the Greenbelt and Natural Heritage System.

4.2.6 City of Burlington

The City of Burlington Official Plan was also reviewed. The following information was provided in this document.

Table 4.2-5: City of Burlington Official Plan Schedules and Appendix Review with Commentary

Figure	Comments
Schedule B -Comprehensive Land Use Plan - Urban Planning Area	• The Property is located in a medium density residential area
Appendix G - Regulatory Flood Plain Mapping	• The Property is not located within or adjacent to a regulatory flood plain.

4.2.7 Other Regulatory Agencies

The review of the regulation mapping by Conservation Halton indicated that the Property is not located within or adjacent to lands regulated by the conservation authority.

4.3 Physical Setting Sources

4.3.1 Review of Aerial Photographs and Topographic Mapping

Aerial photographs dating back to 1954/55, and a 1983 Ontario Base map were reviewed. The following summarizes development of the Property, based on these sources of information.

Table 4.3-1: Development of Phase One Property and Surrounding Area from Aerial Photographs & Topographic Maps

Reference	Phase One Property	Phase One Study Area
1934 Aerial Photo	Property is interpreted to be undeveloped; interpreted agricultural use.	Property is located in an area of interpreted rural and agricultural use.
1954 Aerial Photo	Property is developed with small building; interpreted residence	Areas to the east, south and west appear to be predominately residential. Properties to the north are interpreted commercial development. Increase in both residential and commercial development throughout study area, previous agricultural lands are developed.
1983 Ontario Base Map (Figure 2)	one small building established on the north end of the Property	no significant changes
2013 Aerial Photo	one building is established on the northwest portion of the Property and one smaller building established on the southern portion of the property.	Slight increase in commercial development along Plains road.

The review of the historical maps and aerial photographs indicated that the Property was developed some time between 1934 and 1954.

Table 4.3-2: Potentially Contaminating Activities from Air Photographs & Historical Maps

Phase One Property	• none
Phase One Study Area	• none

4.3.2 Topography, Hydrology, and Geology

Based on topographic information from the 1983 Ontario Base Map, the ground surface elevation on the Property is approximately 100 metres above mean sea level, and approximately 25 metres above the level of Lake Ontario. Regionally the ground surface in the area of the Property slopes to the southeast, towards Burlington Bay.

Regional groundwater flow is expected to be in a southerly direction, towards Burlington Bay, located approximately 900 metres south of the Property. Locally, near surface groundwater flow may be influenced by underground structures (i.e. service trenches) or surface water courses.

Based on published geological information for the general area, the near surface soil at and in the vicinity of

the subject property generally consists of Pleistocene age Late Wisconsinan lacustrine outwash sand[2]. Beneath the sequence of overburden deposits is the Upper Ordovician Queenston Formation. The Queenston Formation typically consists of red shale with interlayers of green shale and minor interbeds of limestone and dolomite. The upper 3 metres of shale is typically weathered[3].

It should be noted that the subsurface soil, rock and ground water conditions described above represent generalized conditions only, and should not be considered site specific.

4.3.3 Fill Materials

No deposits of fill materials were identified on the Property on the geological maps.

4.3.4 Water Bodies and Areas of Natural Significance

Burlington Bay is located approximately 900 metres to the south.

As indicated in Section 4.2.4, the review of the MNR Natural Heritage Information Centre data base indicated the Property was identified as being located approximately 350 metres north of La Salle Park, which is designated as a natural area.

4.3.5 Well Records

The MOECC wells records database was searched through Ecolog ERIS. As indicated in Section 4.2.1, no records related to potable water or water supply wells were reported for the Property or Study Area.

4.4 Site Operating Records

No site operating records were provided for review. Based on the use of the site as a residence, operating records related to environmental activities would not be expected, since those operations did not include environmentally sensitive activities, or activities requiring registration with the MOECC (air emissions, waste generator registration, etc.).

[2] Karrow, P.F..; Quaternary Geology of the Hamilton Area, Southern Ontario; Ontario Geological Survey , Map 2509; 1:50 000; 1986

[3] Telford. P.G; Paleozoic Geology. Hamilton; Ontario Division of Mines; Map 2336; 1:50 000; 1976

5.0 INTERVIEWS

Mr. Marcel Leclerc of Ember Dog Inc., completed Terraprobe's 'Interview Questionnaire'. He has recently acquired the Property. A summary of the information that was provided on the questionnaire, based on his knowledge of the Property, is presented below.

Date & Time	Wednesday February 18, 2015
Person Interviewed	Mr. Marcel Leclerc
Reason for Selection	Mr. Leclerc is the owner of the Property
Assessment of the Information	The information provided by Mr. Leclerc appeared to be accurate.
Relevant Information	
• Currently the site is developed with a vacant residence • He is not aware of any previous industrial operations, on-site dry cleaning, fuel distribution or storage, or vehicle service/maintenance activity on the Property. • The building renovations involved the removal and replacement of vinyl floor tile. • There is no air conditioning system • Site operation do not involve the handling, storage or use of environmentally sensitive or hazardous products, such as chemicals, paints, fuels, oil and lubricants. • There are no in-ground oil/water separators or hoist pits located on the property. • He is not aware of any asbestos containing materials, UFFI insulation or PCB containing electrical equipment or any associated issues. • There are no underground fuel storage tanks. • There is one above ground fuel storage tank. Mr. Leclerc was unaware of any leaks or spills associated with the tank • The Property is not registered as a waste generator with the MOECC. • He is unaware if analytical testing of waste water is carried out. • There have not been any sewer use by-law infractions, and there is no surcharge agreement for discharge to the sewers. • The is no Certificate of Approval for air emissions. • Herbicides and pesticides are not used on the Property. • There have been no previous environmental assessments or remediation work completed on the property with respect to soil and ground water. • The Property has never been investigated or cited for violation of any environmental law, nor has it been listed as a property requiring cleanup under environmental law.	

No issues of potential environmental concern were identified in the information that was provided by Mr. Leclerc.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

The conditions at the time of the site reconnaissance are summarized in Table 6.1-1, below.

Table 6.1-1: Details of Site Reconnaissance

Date of Investigation	February 19, 2015 and April 29, 2015
Time of Investigation	10:15 am - 11:30 pm and 1:30- 2:00 pm
Weather Conditions	sunny, -15° C and sunny, +19° C
Duration of Investigation	1.25 hours and 0.5 hours
Was the facility operating?	No - vacant residence
Name and Qualifications of Person(s) Conducting Investigation	Amber Brooks, B.Sc. Peter A. Fortuna, P.Eng, P.Geo, QP_{ESA}
Name and Qualifications of Person(s) supervising the assessment	Peter A. Fortuna, P.Eng, P.Geo, QP_{ESA}

6.2 Specific Observations at Phase One Property

The site inspection included a walking tour of the Property, as well as compiling written and photographic records.

All areas of the Property were accessible, however, during the February 19, 2015 site inspection snow cover was consistent across the Property. Observations of ground surface conditions, vegetation and other surficial features could not be made at that time. Terraprobe returned to the Property on April 29, 2015 to assess the these conditions. Site features are illustrated on the Site Plan (Figure 3), and photographs of the Property are presented in Appendix E.

Inspection of adjacent properties was limited to visual observations from public roads and the Property boundaries.

6.2.1 General Description

The Property, located on the south side of Plains Road East, is rectangular in shape, with an area of approximately, 0.2 hectares (0.49 acres). The Property has frontage along the south side of Plains Road East of approximately 45 metres, and extends to the south approximately 50 metres.

The Property is developed with a two storey residential dwelling and a two storey building consisting of a

garage with apartment above. Access is via a gravel driveway off Plains Road East, at the north end of the Property. Public sidewalks along Plains Road East provide pedestrian access to the Property. The Property is located in the urban area of Burlington. General development in the immediate vicinity of the Property is a mix of residential and commercial.

Site features are presented in the Site Plan (Figure 3).

6.2.2 Building Descriptions

The Property is developed with a two storey residence and a two storey garage/apartment. At the time of the site inspection both buildings were vacant. The building descriptions and interior and exterior finishes are summarized in Tables 6.2-1 and 6.2-2, below.

Table 6.2-1: Building descriptions

Address	Residence Description	Garage/Apartment Description
92 Plains Road East	Dimensions (approx.): ~14 m X 6 m Footprint Area (approx): 84 m² Height: 2-storey residential dwelling Exterior: vinyl siding Roof: sloped asphalt shingled Construction Date: Between 1935 and 1954	Dimensions (approx.): ~7 m X 7 m Footprint Area (approx): 49 m² Height: 2-storey garage/apartment Exterior: vinyl siding Roof: sloped asphalt shingled Construction Date: between 1935 and 1954

Table 6.2-2: Interior finishes

Component	Residence - First and second floor	Residence - basement	Garage	Apartment
Walls	drywall/plaster, wood panelling	brick	open wood joist	drywall/plaster
Ceilings	drywall/plaster, ceiling tiles	open wood joists	open wood joists	drywall/plaster
Floor	vinyl tile, ceramic tile, carpet, wood	concrete	concrete	carpet, vinyl tile
Lighting	incandescent	incandescent	incandescent	incandescent

In addition to the above buildings, a small garden shed/greenhouse was situated infront of the garage. The structure was empty and in poor condition.

6.2.3 Exterior Site Conditions

Exterior site conditions consisted of a gravel driveway extending from Plains Road East to the front of the garage, located at the south end of the Property. The remaining areas of the Property were overgrown landscaped/yard areas consisting of overgrown trees, shrubs and gardens.

The Property was occupied with a residence and a garage with apartment above. The main residence is

located on the northwest portion of the Property. The garage is located at the south end of the Property. The ground surface was generally flat lying. A chain link fence bordered the east, west and south sides of the property.

Approximately eighteen 205 L plastic drums and several compost bins were observed throughout the landscaped/yard portion of the Property. Some of the drums contained a liquid which was confirmed by the property owner to be collected rain water, and was used for landscaping purposes.

Exterior site features are presented on the Site Plan (Figure 3). Additional Property details are provided in Table 6.2-3.

Table 6.2-3: Property Details

Water Sources	The Property is located within a developed area of Burlington. This area is serviced with a municipal water supply.	
Underground Utilities and Services	Hydro	overheard; hydro meters located on east side of residence
	Communications	overhead; enters west side of residence
	Natural Gas	underground; enters residence on west side
	Water	underground; location unknown
	Sanitary Sewer	underground; location unknown
	Storm Sewer	none - surface water runoff infiltrates into the ground in the landscaped/yard areas
Current and Former Wells	No potable ground water wells were observed, and the EcoLog ERIS search did not identify any wells on the Property.	
Sewage Works	The Property is located in an area that is serviced by the municipal sewers.	
Railways	There were no rail lines observed on the Property.	
Unidentified Substances	No unidentified substances were observed.	
Stained and Odorous Soils	No stained or odorous soils were observed.	
Stressed Vegetation	No areas of stressed vegetation were observed.	
Fill Materials	Small (1mx2m) mound of earth fill located at the southeast corner of the Property.	
Watercourses, Ditches or Standing Water	No watercourses, ditches or areas of standing water were observed on the Property.	
Air Emissions	There were no air emission sources.	

6.2.4 Below Ground Structures

No below ground structures were observed.

6.2.5 Above Ground Storage Tanks

One above ground storage tank was located at the southeast corner of the garage. It was likely the source of heat for the garage and above apartment. The 250 gallon tank was of steel construction and situated on the concrete floor. No staining was observed in the area of the tank.

6.2.6 Underground Storage Tanks

No underground fuel storage tanks (or evidence of former underground fuel storage tanks) were observed on the Property.

6.3 Enhanced Phase One Property Investigation

The presence of an above ground heat oil tank is considered a potentially contaminating activity. However, there was no evidence of product loss observed in the area around the tank. Review of historical information has not identified previous use of the Property for industrial use, vehicle maintenance and servicing, dry cleaning, or fuel distribution. On this basis, the Property does not meet the criteria to warrant an Enhanced Phase One property investigation.

6.4 Investigation of Phase One Study Area

At the time of the site inspection, the following land uses were noted on the properties immediately adjacent to the Property.

Table 6.4-1: Summary of Land Use - Phase One Study Area

Direction	Land Uses
North	commercial, residential
East	residential
South	residential
West	residential and commercial

There was no obvious evidence that activities on properties in the immediate vicinity of 92 Plains Road East were resulting in adverse impact to the environmental conditions on the Property.

6.5 Written Description of Investigation

The site reconnaissance inspection was conducted on February 19, 2015. The inspection included all areas of the property. Visual inspection of the ground surface could not be completed due to snow cover. Written and photographic records regarding the condition of the property were complied.

There was no obvious evidence that current site activities on the Property or on properties in the Study Area have resulted in adverse impact to the environmental condition of the Property. However, based on the observations made during the site inspection, potentially contaminating activities on the Property and in the Study Area were identified.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

Current and past uses of the Property have been determined primarily on the basis of the information provided in the air photographs, topographic plan, chain of title, city directory search and conversations with the current property owner. These are summarized below.

Table 7.1-1 Current and Past Uses

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs. Fire Insurance Plans, etc.
PART LOTS 34., 35 & 36, AS IN 744002; CITY OF BURLINGTON				
prior to 1833	Crown	unknown	Agricultural or other use	no other observations
1833 - Nov. 1854	William Applegarth	unknown	Agricultural or other use	no other observations
Nov 1854 - Mar 1875	Alexander Brown	unknown	Agricultural or other use	no other observations
Mar 1875 - Apr 1941	Alexander William Brown	unknown	Agricultural or other use	The 1934 aerial photo indicated that the Property was undeveloped or in agricultural use.
April 1941 - Aug 1950	Charles E. Taylor	unknown	Agricultural or other use	no other observations
Aug 1950 - May 1990	William Thomas & Verda Pearl Corp	interpreted residential use	Residential use	1954 aerial photograph and 1983 OBM indicated a residential sized building on the property
Nov 1990 - Nov 2014	Winnifred S. Corp	interpreted residential use	Residential use	2013 aerial photograph indicate a residence and an associated building at the rear of the property (interpreted garage/storage)
Nov 2014 - Jan 2015	Warren Corp	interpreted residential use	Residential use	no other observations
Jan 2015 - current	Ember Dog Inc.	interpreted residential use	Residential use	no other observations

7.2 Potentially Contaminating Activities

The potentially contaminating activities (PCA) at the Property and in the Study Area are identified in Sections 4 through 6, and are summarized in Table 7.2-1, below. The locations of the PCAs are indicated on Figure 4 (Potentially Contaminating Activities).

Table 7.2-1 Potentially Contaminating Activities (PCA)

PCA	Location of PCA	Description of PCA (as per Table 2, Schedule D of O.Reg. 153/04)		Contaminants of Potential Concern	Media Potentially Impacted
Phase One Property (on-site)					
PCA-1	92 Plains Road East	28	Gasoline and Associated Products Storage in Fixed Tanks	metals, VOCs, PHCs, PAHs	ground water soil
PCA-2	92 Plains Road East	30	Importation of fill of unknown quality	metals VOCs, PHCs, PAHs	ground water soil
Phase One Study Area (off-site)					
PCA-3	105 Plains Road East	other	Registered waste generator of photo processing wastes	VOCs	ground water
PCA-4	71 Plains Road East	28	Gasoline and Associated Products Storage in Fixed Tanks	metals, VOCs, PHCs, PAHs	ground water
PCA-5	14 Plains Road East	28	Gasoline and Associated Products Storage in Fixed Tanks	metals, VOCs, PHCs, PAHs	ground water
PCA-6	1047 Cooke Boulevard	19	Electronic and computer equipment manufacturing	metals, VOCs, PHCs	ground water
		other	Registered waste generator various wastes		
PCA-7	1050 Cooke Boulevard	other	Registered waste generator of halogenated solvents	VOCs	ground water
PCA-8	168 Plains Road East	other	Registered waste generator of various wastes	metals, VOCs, PHCs	ground water
PCA-9	1040 Bedford Avenue	other	Registered waste generator of light fuels	PHCs	ground water

Notes: other - contaminating activity is not specifically identified in Table 2, Schedule D of the regulation

The Property was developed with a residential dwelling some time between 1934 and 1954. Since that time the Property has been in residential use. An above ground heating oil tank (PCA-1) was located in the garage and was the source of heat for the apartment above. The potential that historical site activities have resulted in adverse impact to the environmental condition of the Property is considered to be low, but cannot be completely eliminated. The presence of the heating oil tank has been identified as an Area of Potential Environmental Concern (APEC).

The presence of fill (PCA-2) was identified on the property during a recent Geotechnical Investigation. Due to the unknown quality and quantity, the fill has been identified as an Area of Potential Environmental Concern (APEC).

PCA-3, located to the northeast, is interpreted to be cross-gradient to the Property. This PCA is related to photo processing wastes typically generated by a veterinary clinic. The potential for impact is interpreted to

be very low. On this basis, this is not considered to be an APEC.

PCA-4 is located at 71 Plains Road east, northwest of the Property. This is a former gasoline service station. Based on the interpreted ground water flow direction, the site is up-gradient of the Property and considered to be an APEC.

PCA-5 to PCA-9 are interpreted to be cross-gradient or down-gradient to the Property. Based on the interpreted ground water flow direction to the south and the distance from the Property, the possibility that these PCAs have resulted in adverse impact to the environmental condition of the Property is considered to be low. On this basis, these are not considered to be APECs.

7.3 Areas of Potential Environmental Concern

Table 7.3-1 summarizes the Areas of Potential Environmental Concern (APECs) that may have resulted in adverse impact to the environmental condition of the Property. The locations of the APECS are indicted on Figure 5 (Conceptual Site Model).

Table 7.3-1 Areas of Potential Environmental Concern (APEC)

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity		Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-1	92 Plains Road East -above ground heating oil tank at southeast corner of garage	28	Gasoline and Associated Products Storage in Fixed Tanks	on-site	metals, PHCs, PAHs, VOCs	soil ground water
APEC-2	92 Plains Road East -fill of unknown quality at northwest portion of property	30	Importation of fill material of unknown quality	on-ste	metals, PHCs, PAHs, VOCs	soil groundwater
APEC-3	71 Plains Road East - former gasoline/service station northwest of Property	28	Gasoline and Associated Products Storage in Fixed Tanks	off-site	metals, PHCs, PAHs, VOCs	ground water

7.4 Phase One Conceptual Site Model

Based on the information that was reviewed and the inspection of the Property and Study Area, the following Conceptual Site Model has been developed for the 92 Plains Road East, Burlington property.

Table 7.4.1 Phase One ESA Conceptual Site Model

CSM Element	Discussion
Existing Buildings/Structures	A two storey residential dwelling and a two storey garage with second floor apartment is developed on the Property
Water Bodies	There are no water bodies on the Property. Lake Ontario is located approximately 900 metres to the south.
Areas of Natural Significance	The property is located approximately 500 metres north of La Salle Park, which is designated as a natural area. No areas of scientific interest (ANSI) or environmentally sensitive areas were identified on the Property or within the Phase One Study Area.
Roads, Rail Lines	No rail lines or former rail lines were identified on the Property. The Property is located within the developed area of Burlington. There is a well developed road network.
Adjacent Property Uses	The area is a mix of residential and commercial/retail. Adjacent property use is summarized as follows: north - commercial, residential east - residential south - residential west - residential, commercial
Summary of PCAs (refer to Table 7.2.1 for details and Figure 4 for locations)	9 PCAs were identified. 2 PCAs were identified on-site and 7 were located off-site. The potentially contaminating activities included: **Phase One Property:** 28 - Gasoline and Associated Product Storage in Fixed Tanks 30- Importation of fill material of unknown quality **Phase One Study Area:** 28 - Gasoline and Associated Product Storage in Fixed Tanks 19 - Electronic and Computer Equipment Manufacturing other - registered waste generators
APECs (refer to Table 7.3.1 for details and Figure 5 for locations)	2 on-site and 1 off-site APECs were identified
Contaminants of Concern	metals, VOCs, PHCs, PAHs
Underground Utilities	A natural gas meter was located on the west side of the residence, indicating gas lines running underground along the west side of the building. Overhead hydro wires and communication lines were observed in the area, indicating these services are not buried.
Site Geology	Based on published geological information for the general area, the near surface soil at and in the vicinity of the subject property generally consists of Pleistocene age Late Wisconsinan lacustrine outwash sand. Beneath the sequence of overburden deposits is the Upper Ordovician red shale of the Queenston Formation.
Hydrology	Regional ground water flow is interpreted to be to the south, towards Lake Ontario. Locally, near surface groundwater flow may be influenced by underground structures (i.e. service trenches) or surface water courses.

The information from the various data bases and information sources that were reviewed decreases the potential that a major PCA/APEC or land use was not identified. It is our opinion that based on the nature of historical use on the property (residence), the absence of information specific to the previous historical activities on the Property will not result in any significant uncertainty affecting the validity of the Phase One CSM.

8.0 CONCLUSIONS

8.1 Record of Site Condition Based on Phase One ESA Alone

Based on the review and evaluation of information gathered from the Phase One ESA, a Record of Site Condition cannot be filed based on the Phase One ESA alone.

8.2 Phase Two ESA Required Before Record of Site Condition

The Phase One ESA identified Areas of Potential Environmental Concern on the Phase One Property and within the Study Area related to historical site use or activities.

On the basis of the above, a requirement for a Phase Two ESA has been identified.

8.3 Signatures

The Phase One Environmental Site Assessment has been completed under the direction and supervision of Peter A. Fortuna, P.Geo, P.Eng., QP. Mr. Fortuna was assisted in the completion of the work by Amber D. Brooks, B.Sc. The findings and conclusions presented in this report have been determined on the basis of the information that was obtained and reviewed, and on an assessment of the existing conditions on the Phase One property and properties within the Phase One study area.

Mr. Fortuna is a Senior Environmental Engineer with over thirty-five years experience in the fields of geoscience and environmental assessment. Mr. Fortuna has managed numerous projects including Phase One and Phase Two Environmental Site Assessments and Site Remediation. Mr. Fortuna is an Associate of Terraprobe Inc. and is responsible for environmental projects being completed from Terraprobe's Hamilton-Niagara office. He holds a Bachelor of Applied Science (B.A.Sc.) from the University of Windsor (1974).

Mrs. Brooks is an Environmental Scientist with over eight years of experience in the fields of environmental and geotechnical assessment. She has experience in all aspects of Phase One Environmental Assessments on a variety of properties, interpretation of the data, and preparation of reports. She has considerable experience in the field management of Phase Two Environmental Site Assessments and site remediation as well as in the review and interpretation of the related analytical data and preparation of reports. Mrs. Brooks holds a Bachelor of Science degree (B.Sc.) from Saint Mary's University (2004).

We trust this report meets with your requirements. Should you have any questions regarding the information presented, please do not hesitate to contact our office.

Yours truly,
Terraprobe Inc.

Amber D. Brooks, B.Sc.
Environmental Scientist

Peter A. Fortuna, P.Eng., P.Geo., QP$_{ESA}$
Associate

9.0 REFERENCES

Information in the Public Domain

Karrow, P.F.; Quaternary Geology, Hamilton Area, Southern Ontario; Ontario Geological Survey; Map 2509 (Revised); 1986

Telford, P.G.; Paleozoic Geology, Hamilton, Southern Ontario; Ontario Division of Mines; Map 2336; 1976

Ministry of Environment Waste Disposal Site Inventory (June, 1991)

Ministry of Environment Landfill Inventory Management Ontario (LIMO) data base on MOECC web-site

Ministry of Environment and Energy Coal Tar Site Investigations 1986 - 1995 (January, 1997)

Ministry of Natural Resources Heritage Information Centre data base

Air Photographs - 1934, 1954, 2013

Ontario Base Map - 1983

Service Ontario - chain of title/ownership records

City of Burlington Official Plan (2008)

Halton Regional Official Plan (2006)

Burlington Public Library (Central Branch) - City Directories

Commercial Data Bases

Ecolog ERIS - review of 50 provincial, federal and private environmental data bases for the Phase One property and Phase One study area (250 metre radius)

Opta Environmental Services (Opta) - fire insurance plans, insurance inspection reports and site specific plans

10.0 LIMITATIONS AND USE OF REPORT

This report was prepared for the exclusive use of Ember Dog Inc. and their legal counsel, and is intended to provide an assessment of the environmental conditions on the property identified as 92 Plains Road East in Burlington, Ontario.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Terraprobe Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, including consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The assessment should not be considered a comprehensive audit that eliminates all risks of encountering environmental problems. The information presented in this report is based on information collected during the completion of the Phase One ESA by Terraprobe Inc.. It is based on the conditions on the Property at the time of the site inspection supplemented by a review of historical information to assess the environmental conditions on the Property, as reported herein.

Sampling and analysis of soil, ground water or any other material was not carried out as part of this assessment. Consequently, the presence and/or extent of any adverse environmental impact cannot be verified. The potential for environmental liability and/or environmental impact is an opinion that has been arrived at within the scope of this assessment.

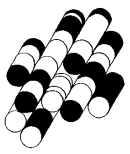
In assessing the environmental conditions / history of the Property, Terraprobe Inc. has relied in good faith on information provided by others, as noted in this report, and has assumed that the information provided by those individuals is factual and accurate. Terraprobe Inc. accepts no responsibility for any deficiency, misstatement or inaccuracy in this report resulting from the information provided by those individuals.

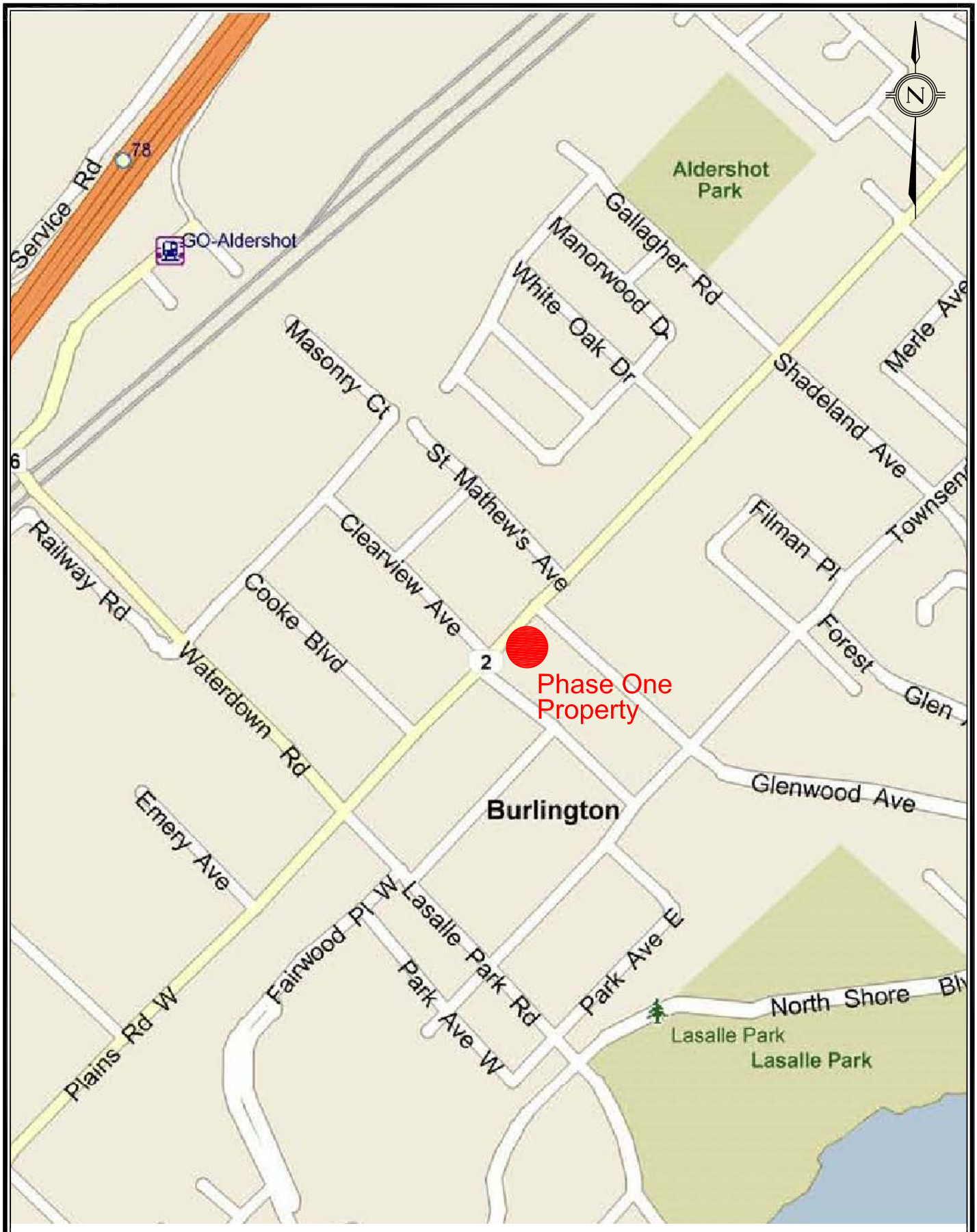
There is no warranty expressed or implied by this report regarding the environmental status of the Property. Professional judgement was exercised in gathering and analysing information collected by our staff, as well as that submitted by others. The conclusions presented are the product of professional care and competence, and cannot be construed as an absolute guarantee.

In the event that during future work new information regarding the environmental condition of the Property is encountered, or in the event that the outstanding responses from the regulatory agencies indicate outstanding issues on file with respect to the Property, Terraprobe Inc. should be notified in order that we may re-evaluate the findings of this assessment and provide amendments, as required.

FIGURES

Terraprobe Inc.





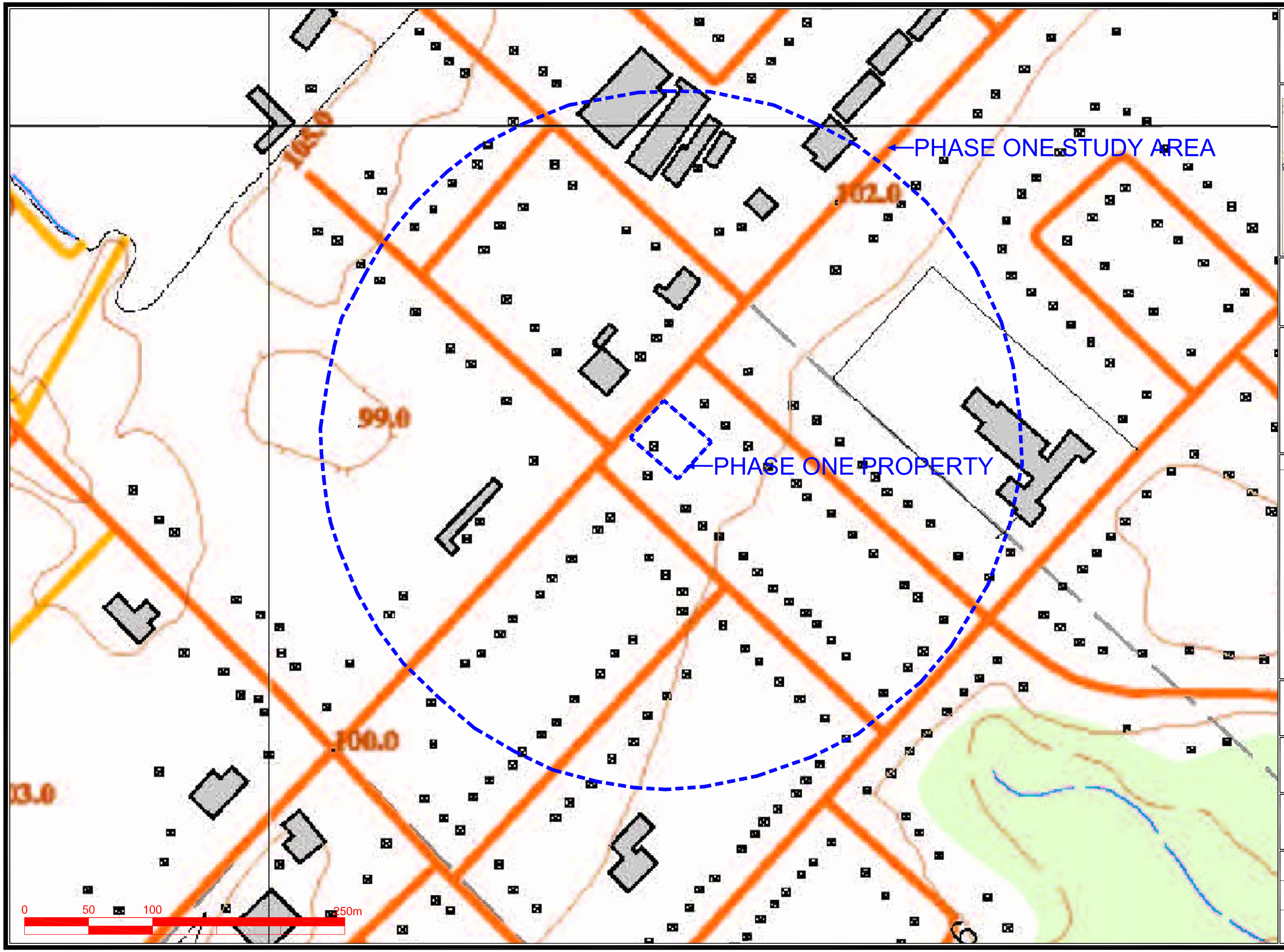
Terraprobe

903 Barton Street - Unit 22, Stoney Creek, Ontario, L8E 5P5
Tel: (905) 643-7560, Fax: (905) 643-7559

Title: SITE LOCATION PLAN
92 Plains Road East, Burlington, Ontario

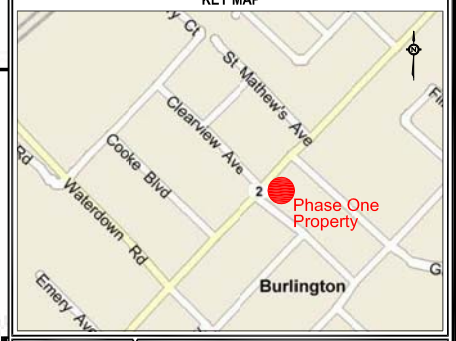
File No. 73-15-5001

FIGURE : 1



Terraprobe Inc.
Consulting Geotechnical & Environmental Engineering
Construction Materials, Inspection & Testing

KEY MAP



REFERENCE:
1983 Ontario Base Map
2013 Microsoft Streets and Trips

NOTES:
Client: Ember Dog Inc.

LEGEND:

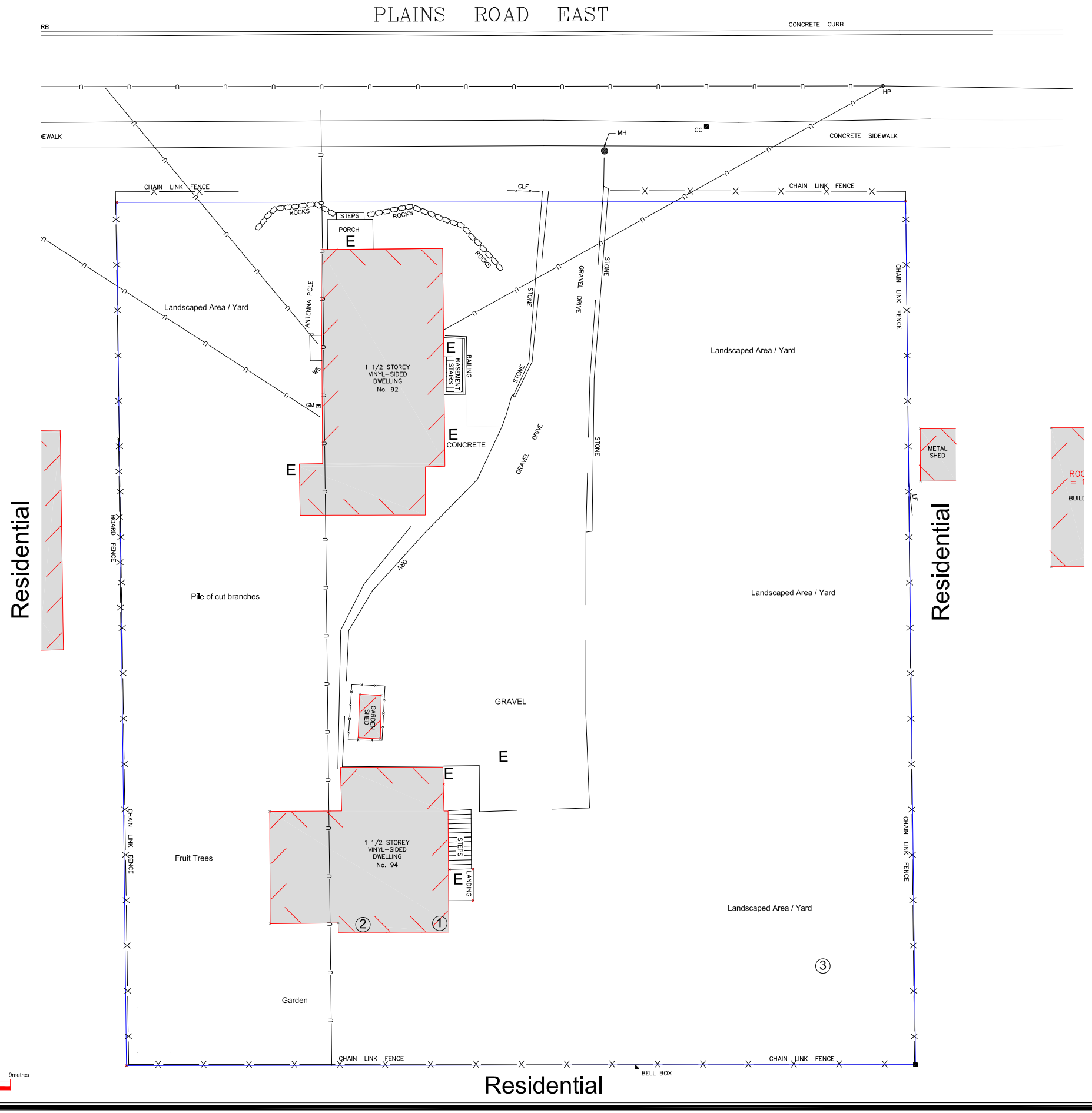
PROJECT TITLE:
Phase One Environmental Site Assessment

SITE LOCATION:
92 Plains Road East
Burlington, Ontario

FIGURE TITLE:
1983 Ontario Base Map

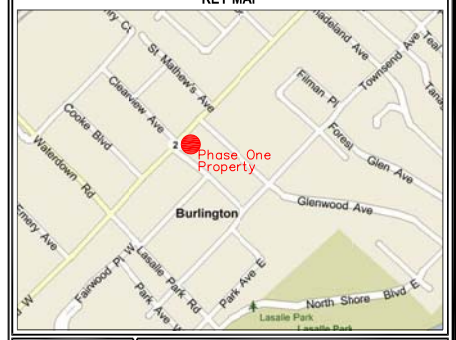
REV NO.:	FILE NO.:
0	73-15-5001
SCALE: AS SHOWN	**FIGURE NO.:** 2
DATE: April, 2015	

Commercial



Terraprobe Inc.
Consulting Geotechnical & Environmental Engineering
Construction Materials, Inspection & Testing

KEY MAP



REFERENCE:
2013 Microsoft Streets and Trips
A.T. McLaren Limited

NOTES:
Client: Ember Dog Inc.

LEGEND:

①	Above ground heating oil tank
②	Boiler and water heater
③	Small earth fill pile
E	Entrance/Exit
—U—	Overhead Utility
GM	Gas Meter
WS	Water Service

PROJECT TITLE:
Phase I Environmental Site Assessment

SITE LOCATION:
92 Plains Road East
Burlington, Ontario

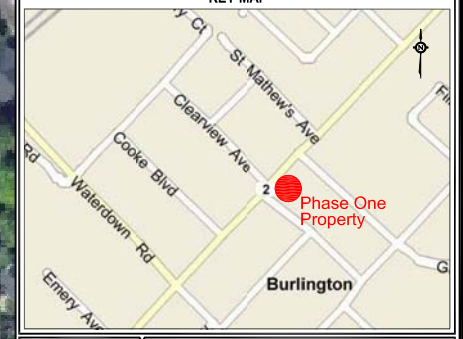
FIGURE TITLE:
SITE PLAN

REV NO.: 0
SCALE: AS SHOWN
DATE: April, 2015
FILE NO.: 73-15-5001
FIGURE NO.: 3



Terraprobe Inc.
Consulting Geotechnical & Environmental Engineering
Construction Materials, Inspection & Testing

KEY MAP



REFERENCE:
2013 Microsoft Streets and Trips

NOTES:
Client: Ember Dog Inc.
Refer to Table 7.2.1 of report for details on PCAs

LEGEND:

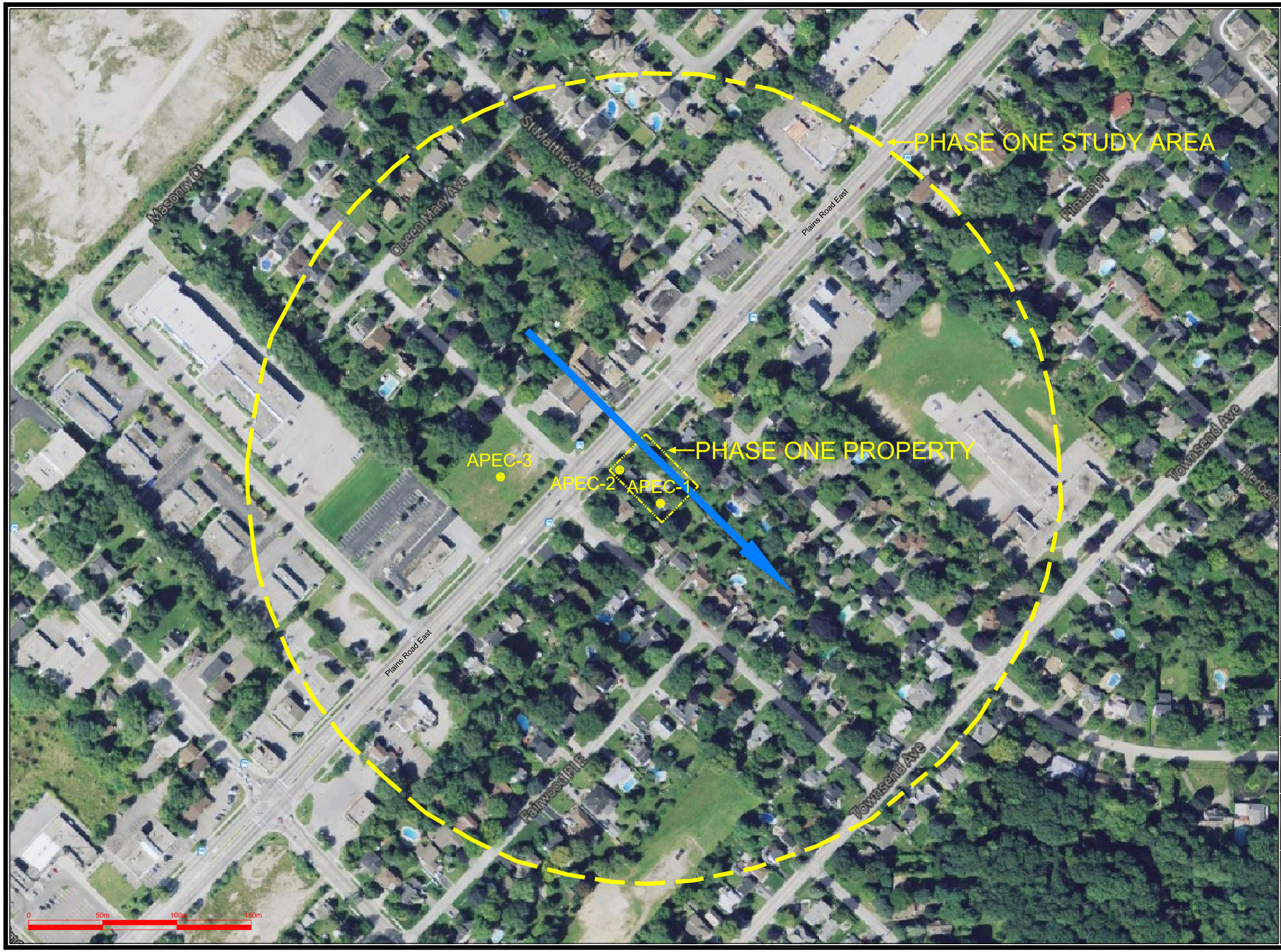
PCA-7	Potentially Contaminating Activities Location

PROJECT TITLE:
Phase One Environmental Site Assessment

SITE LOCATION:
92 PLains Road East
Burlington, Ontario

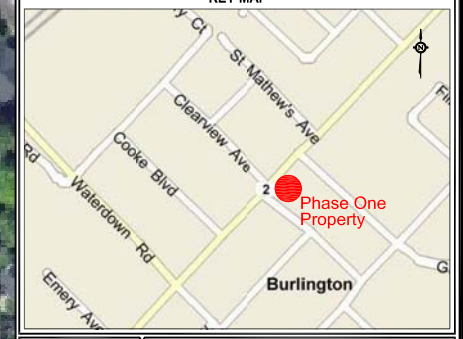
FIGURE TITLE:
Potentionally Contaminating Activities

REV NO.: 0	FILE NO.: 73-15-5001
SCALE: AS SHOWN	FIGURE NO.: 4
DATE: April, 2015	



Terraprobe Inc.
Consulting Geotechnical & Environmental Engineering
Construction Materials, Inspection & Testing

KEY MAP



REFERENCE:
2013 Microsoft Streets and Trips

NOTES:
Client: Ember Dog Inc.
Refer to Table 7.3.1 of report for details on APECS

LEGEND:

APEC-7	APEC Location
←	Interpreted ground water flow direction

PROJECT TITLE:
Phase One Environmental Site Assessment

SITE LOCATION:
92 PLains Road East
Burlington, Ontario

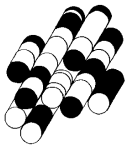
FIGURE TITLE:
Conceptual Site Model

REV NO.: 0	**FILE NO.:** 73-15-5001
SCALE: AS SHOWN	**FIGURE NO.:** 5
DATE: April, 2015	

Survey Plan

APPENDIX A

Terraprobe Inc.



TOPOGRAPHIC SURVEY
OF PART OF
LOTS 34, 35 AND 36
REGISTERED PLAN 725PF
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:150 METRIC

3 1.5 0 3 6 9 metres

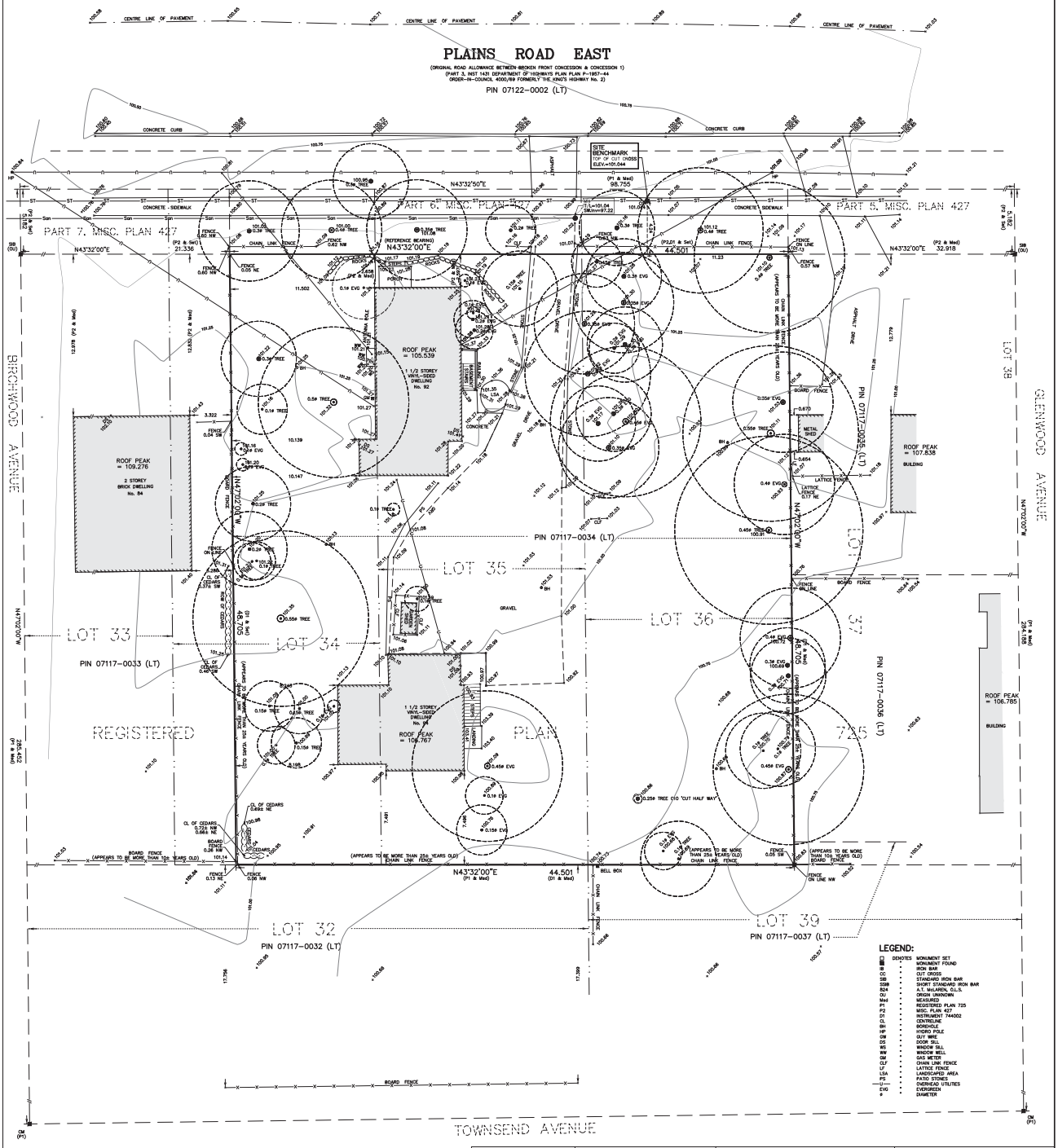
S.D. McLAREN, O.L.S. – 2015

BENCHMARK:

MONUMENT 44

Maplehurst School, 481 Plains Road East (Highway No. 2) 1.92 km northeast of Waterdown Road; tablet in the front of southeast concrete foundation wall, 1.5m southwest of the most easterly of two entrances, 1.04m below red brick siding. No. 3488.

ELEVATION: 98.754 metres CGVD-1928:1978



LEGEND:

■	•	DENOTES MONUMENT SET
	•	MONUMENT FOUND
IB	•	IRON BAR
CC	•	CUT CROSS
SSB	•	STANDARD IRON BAR
SSIB	•	SHORT STANDARD IRON BAR
PEI	•	A.T. McLAREN, O.L.S.
PLS	•	PLANTED MONUMENT
Mea	•	MEASURED
P1	•	REGISTERED PLAN 725
P2	•	MISC. PLAN 427
D1	•	INSTRUMENT 744002
CL	•	CENTRELINE
BH	•	BOREHOLE
HP	•	HYDRO POLE
GW	•	GUY WIRE
DS	•	DOOR SILL
WS	•	WINDOW SILL
MH	•	MANHOLE
BM	•	BENCH MARK
CLF	•	CHAIN LINK FENCE
LF	•	LATTICE FENCE
LSA	•	LANDSCAPED AREA
PS	•	PATIO STONES
U	•	OVERHEAD UTILITIES
EVG	•	EVERGREEN
ø	•	DIAMETER

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

BEARING NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF PLAINS ROAD EAST AS SHOWN ON C. REGISTERED PLAN 725427 AS BEING N43°32'00"E

MARCH 26, 2015
DATE

S. DAN McLAREN, O.L.S.

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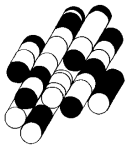
A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032

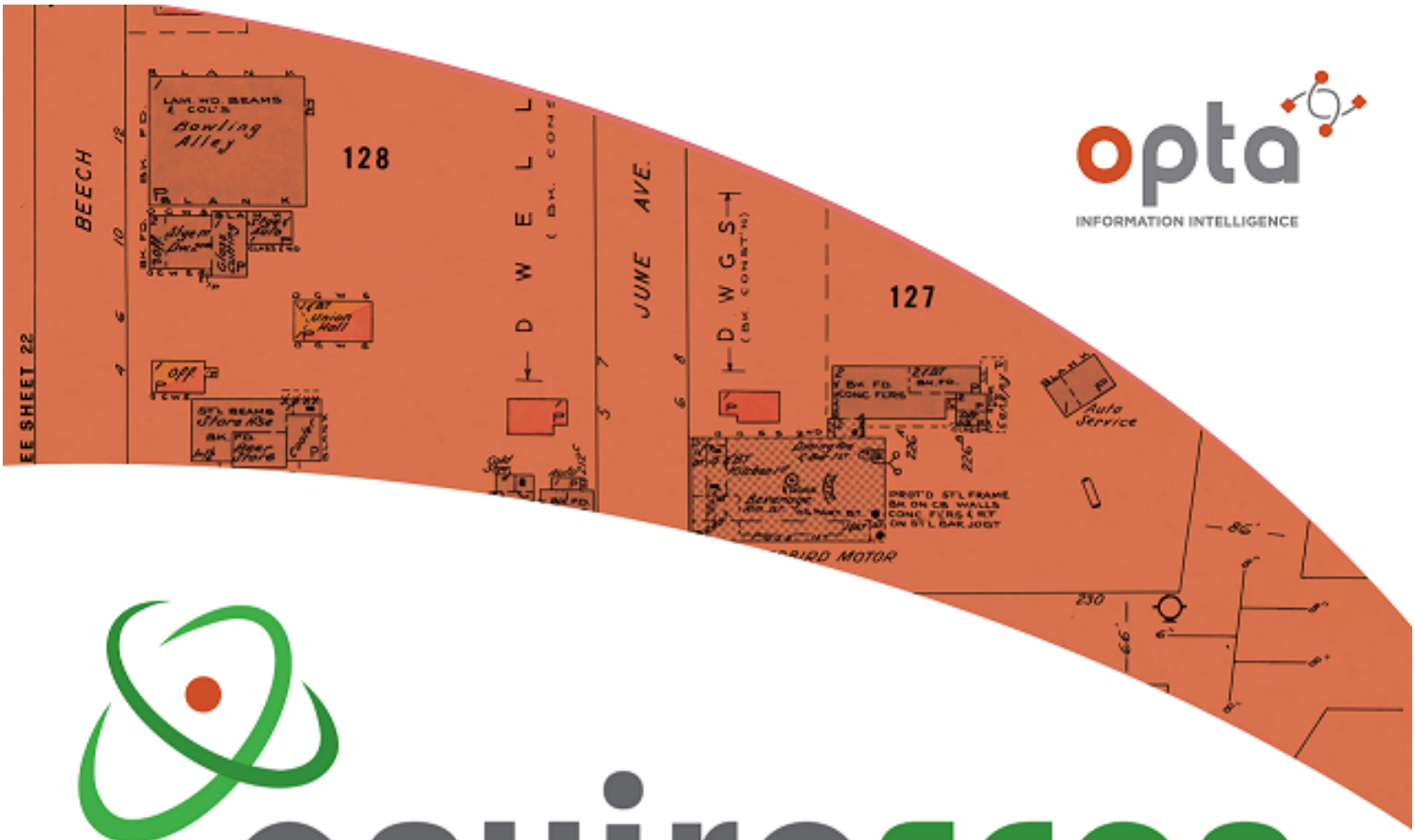
Drawn	Checked	Cross Chkd	Scale	Dwg.No.
JD	RBM	SM	1:150	34581

Opta Environmental Services Report

APPENDIX B

Terraprobe Inc.





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INFORMATION INTELLIGENCE

enviroscan







An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Sutharmina Balachandran

Site Address:

92 Plains Road East Burlington ON Canada

Project No:

73155001

Opta Order ID:

19814

Requested by:

Amber Brooks
Terraprobe Inc.

Date Completed:

2/19/2015 6:09:43 AM

Project Name: 92 Plains Road East Burlington

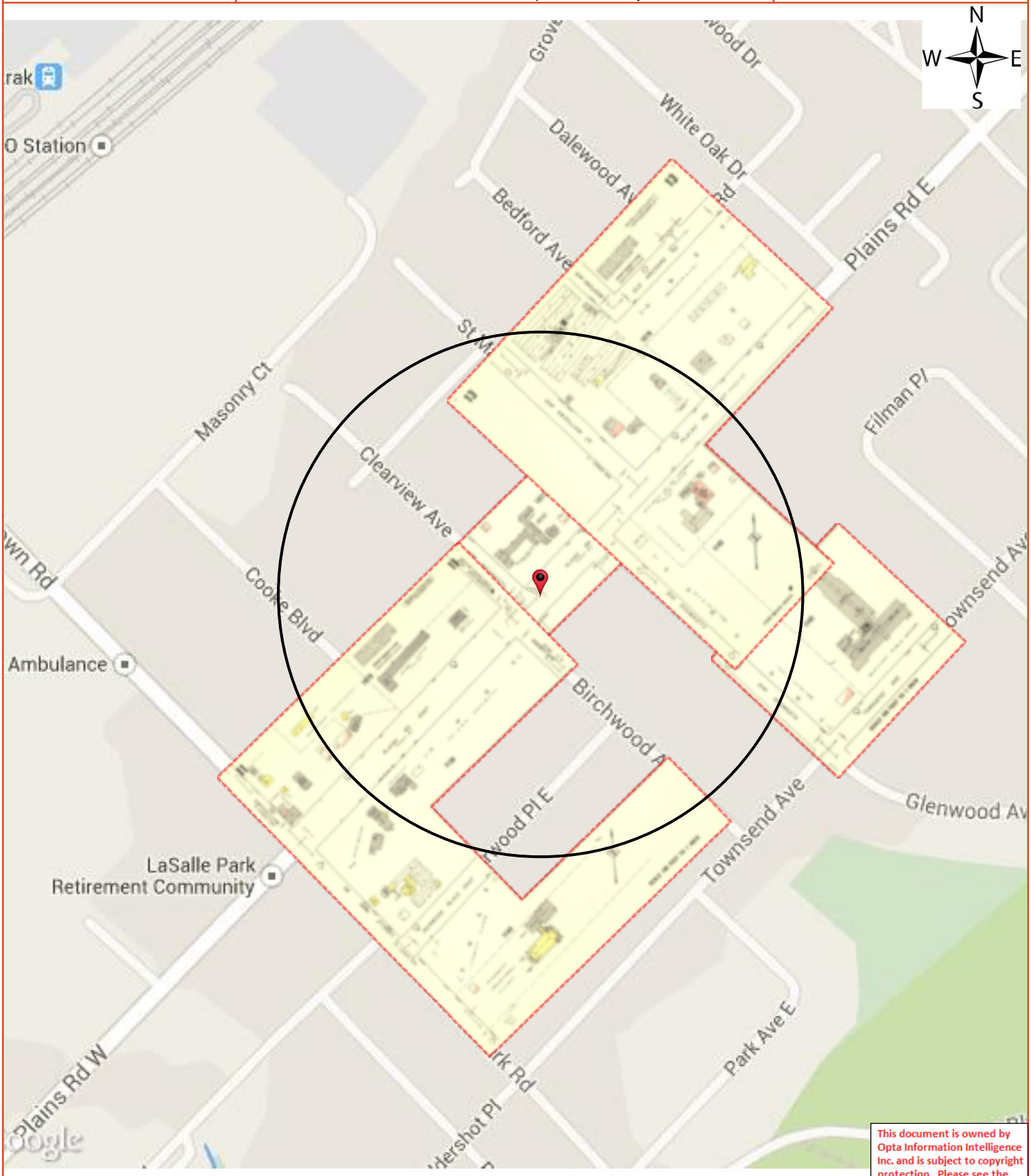
Project #: 73155001

ENVIROSCAN Report

Search Area: 92 Plains Road East Burlington ON Canada

Requested by:
Amber Brooks
Date Completed: February 19, 2015 09:9:43

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Entire Agreement

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

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Law

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ENVIROSCAN Report

Report Index

Requested by:
Amber Brooks
Date Completed: February 19, 2015 06:09:43

OPTA INFORMATION INTELLIGENCE

Page	Report Title
6	(1971) Volume: Burlington Firemap: 11
8	(1971) Volume: Burlington Firemap: 11
10	(1971) Volume: Burlington Firemap: 13
12	(1971) Volume: Burlington Firemap: 13

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N
W E
S

Project Name: 92 Plains Road East Burlington

Project #: 73155001

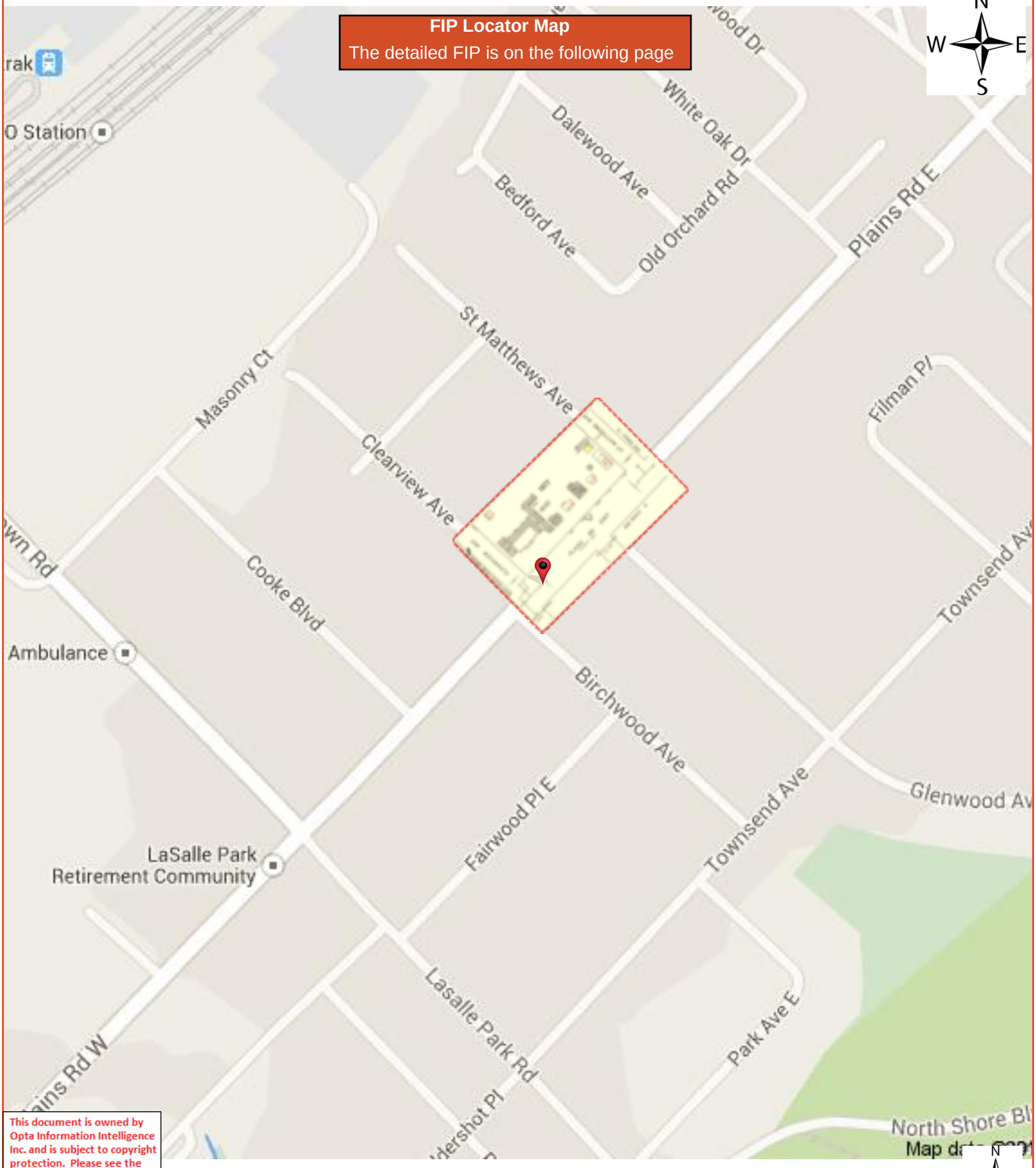
ENVIROSCAN Report

1971 Volume: Burlington Firemap: 11
Burlington Plan: 296 (1971)
Sheet: 11 (1971)

Requested by:
Amber Brooks
Date Completed: February 19, 2015 06:09:43

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FIP Locator Map
The detailed FIP is on the following page



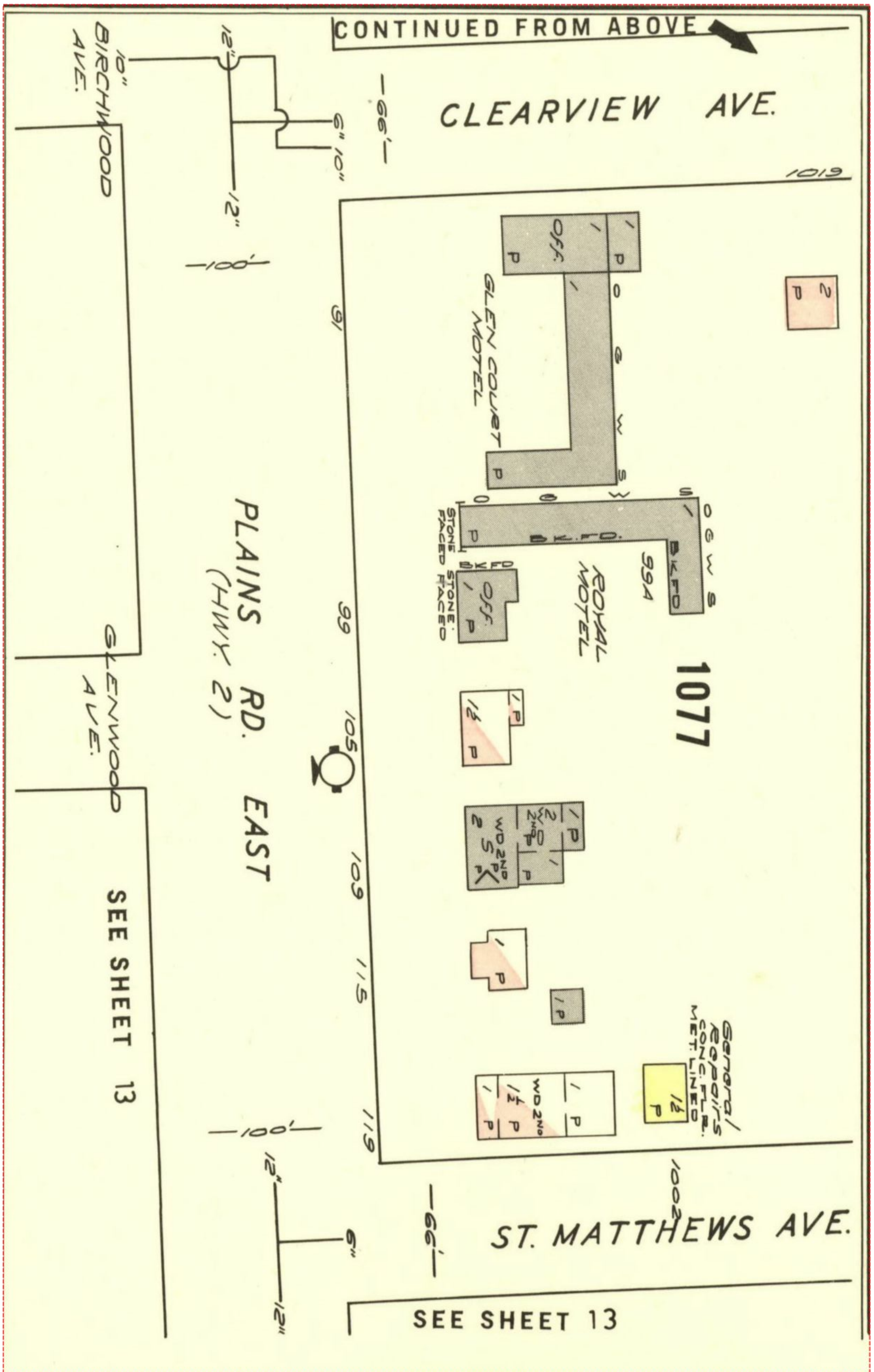
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Burlington Plan: 296 (1971)
Sheet: 11 (1971)

Requested by:
Amber Brooks
Date Completed: February 19, 2015 06:09:43

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Project Name: 92 Plains Road East Burlington

Project #: 73155001

ENVIROSCAN Report

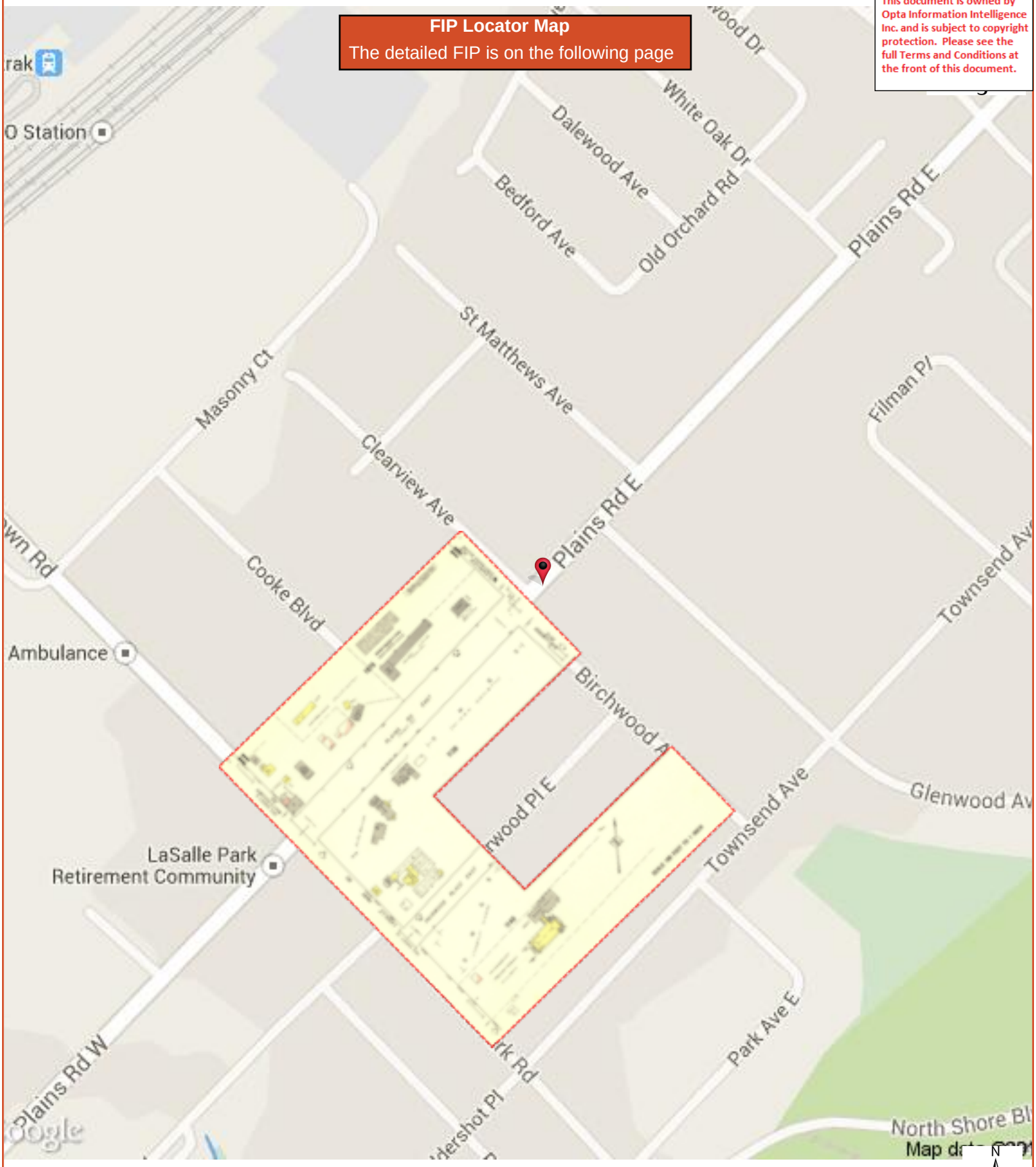
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Burlington Plan: 296 (1971)
Sheet: 11 (1971)

Requested by:
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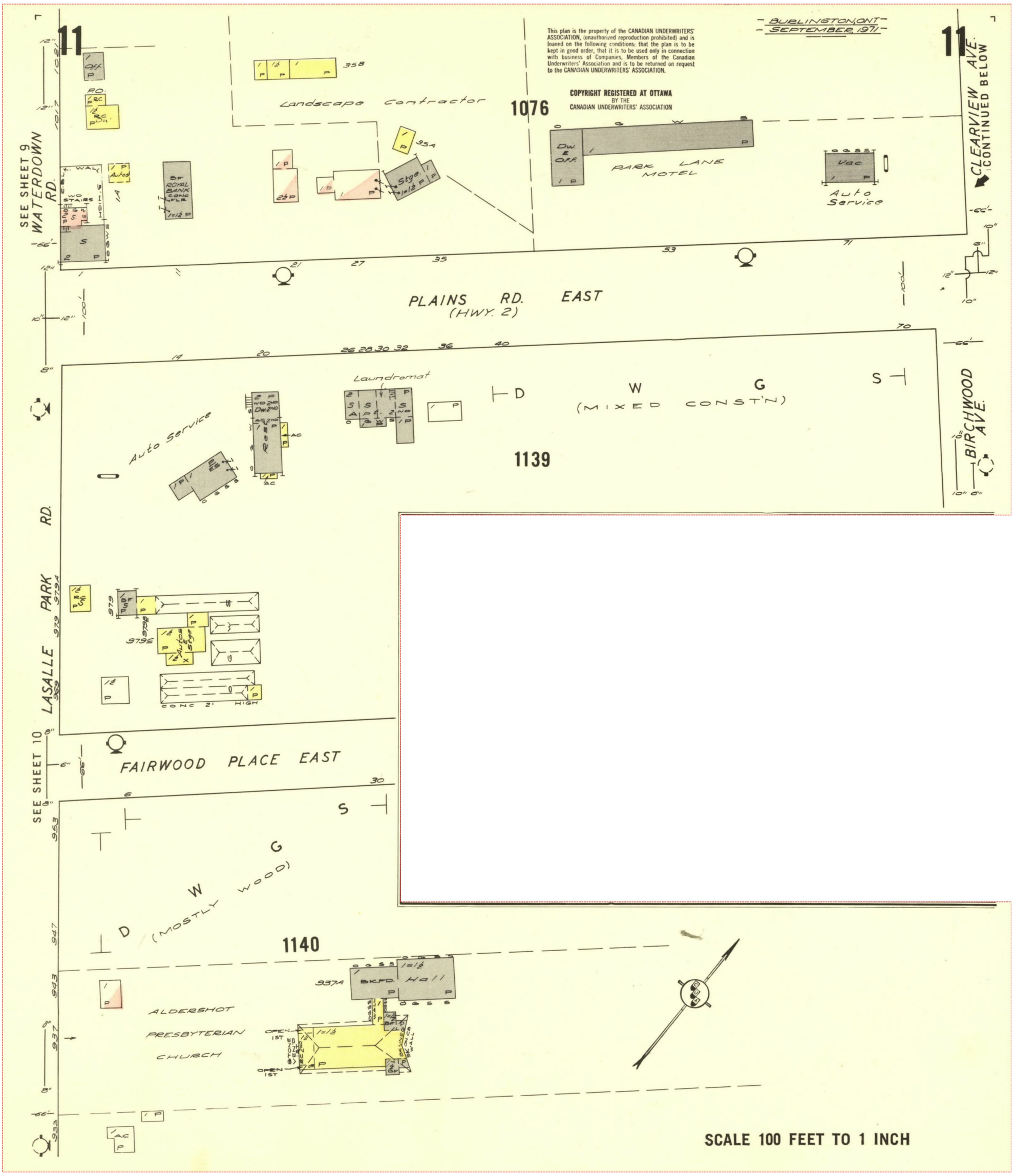


HEIRS Report

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Burlington Plan: 296 (1971)
Sheet: 11 (1971)

Requested by:
Amber Brooks
Date Completed: February 19, 2015 06:09:43

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Project Name: 92 Plains Road East Burlington

Project #: 73155001

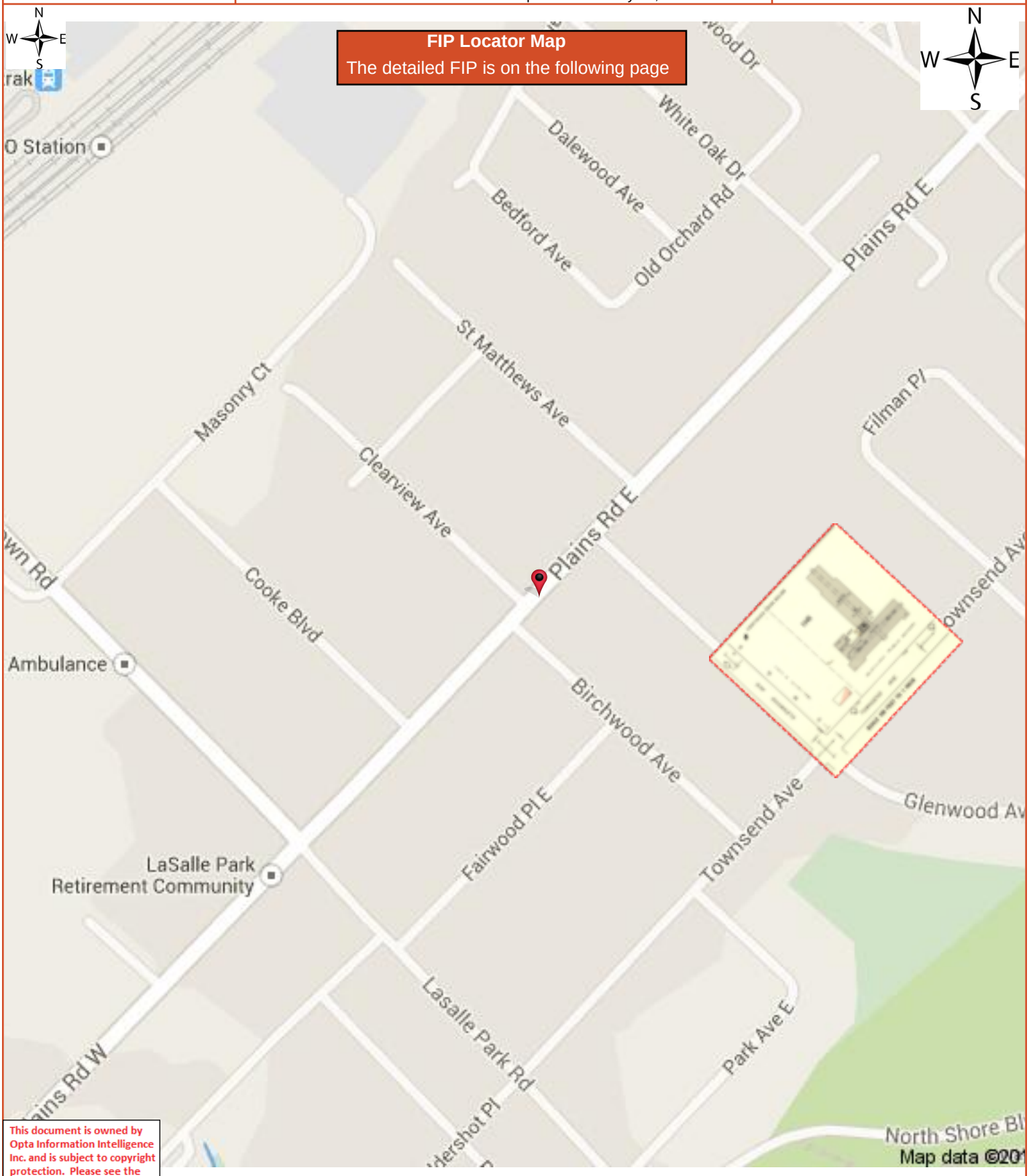
ENVIROSCAN Report

1971 Volume: Burlington Firemap: 13
Burlington Plan: 296 (1971)
Sheet: 13 (1971)

Requested by:
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Date Completed: February 19, 2015 06:09:43

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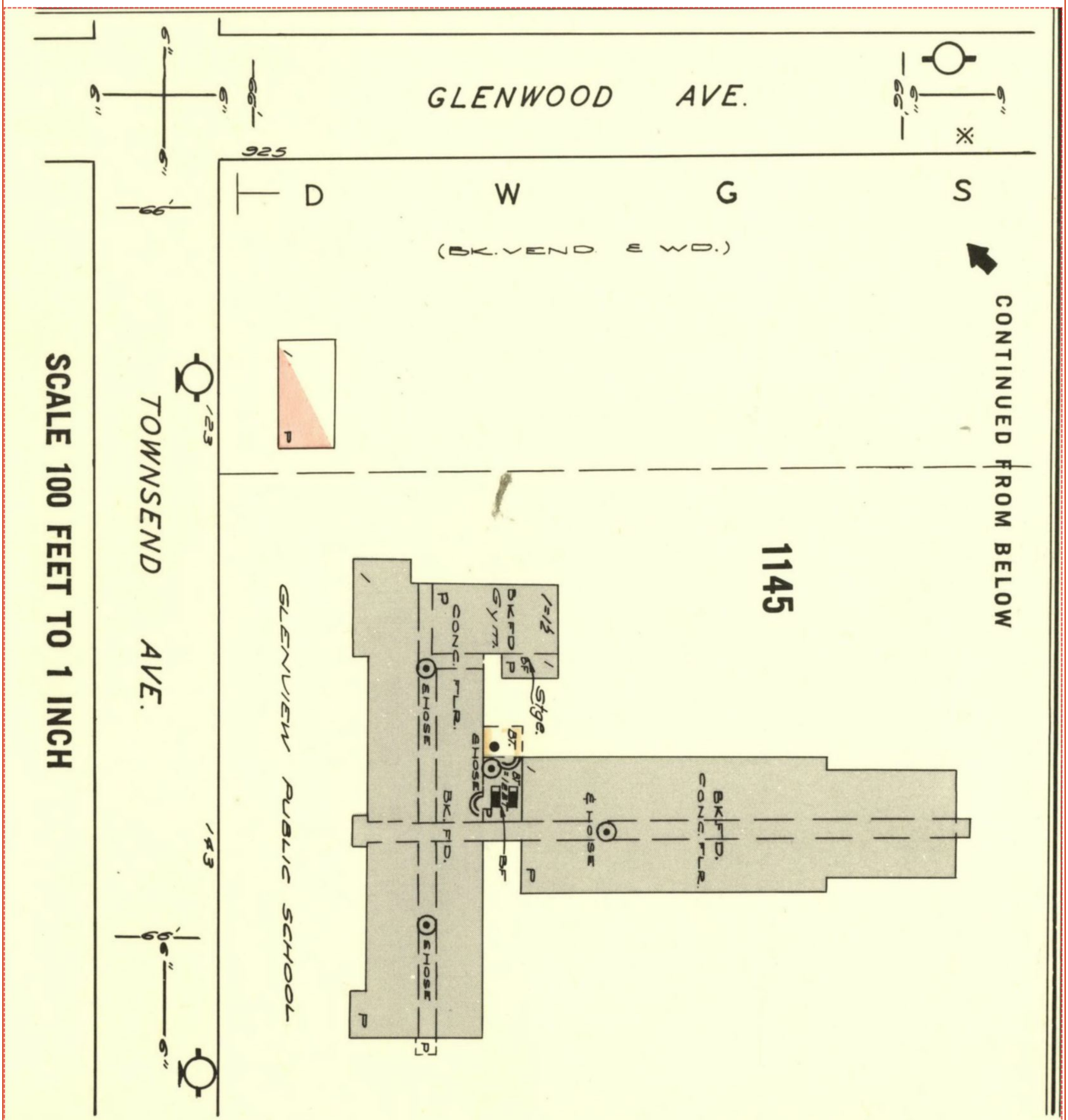
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1971 Volume: Burlington Firemap: 13
Burlington Plan: 296 (1971)
Sheet: 13 (1971)



Project Name: 92 Plains Road East Burlington

Project #: 73155001

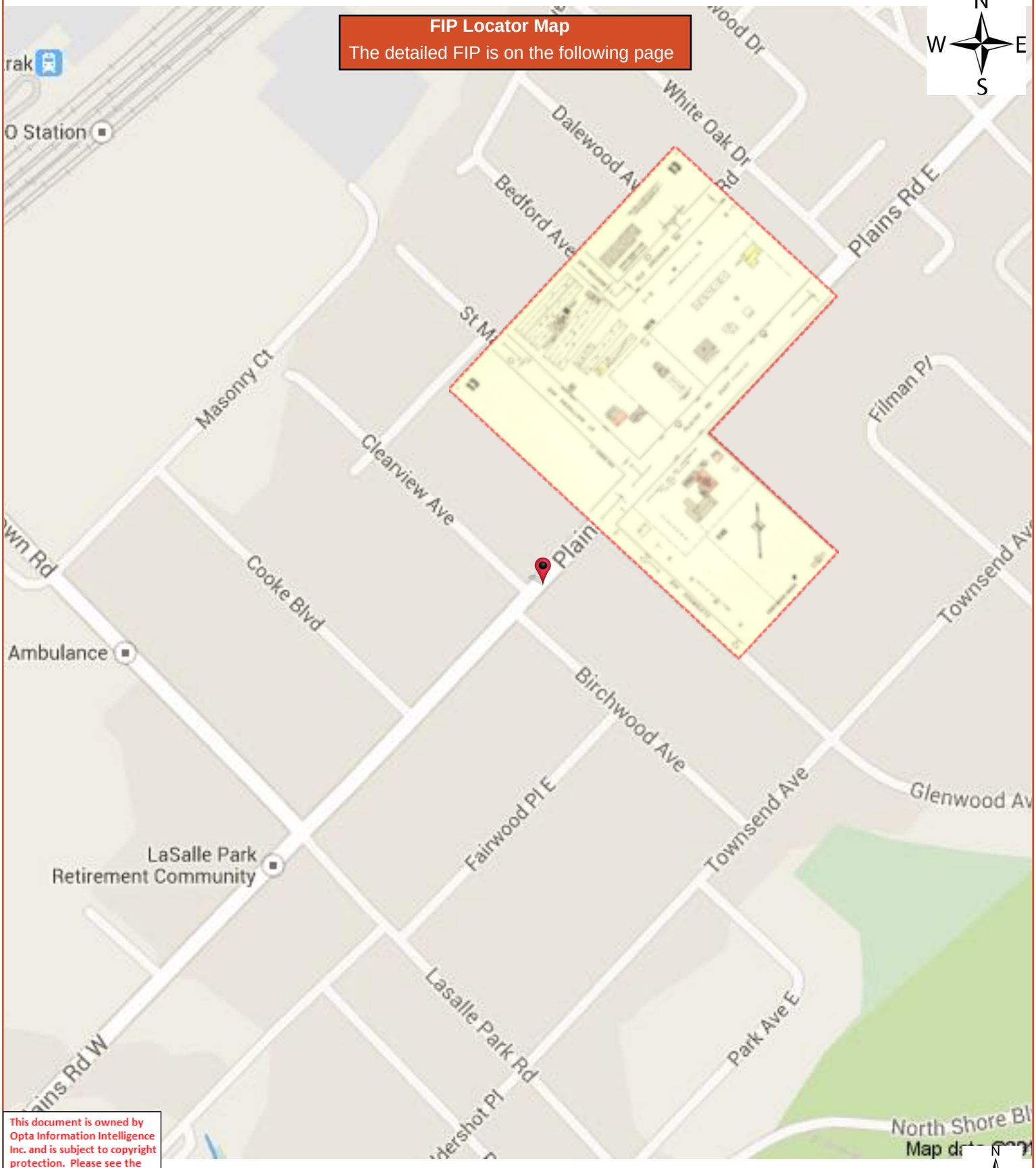
ENVIROSCAN Report

1971 Volume: Burlington Firemap: 13
Burlington Plan: 296 (1971)
Sheet: 13 (1971)

Requested by:
Amber Brooks
Date Completed: February 19, 2015 06:09:43

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The detailed FIP is on the following page



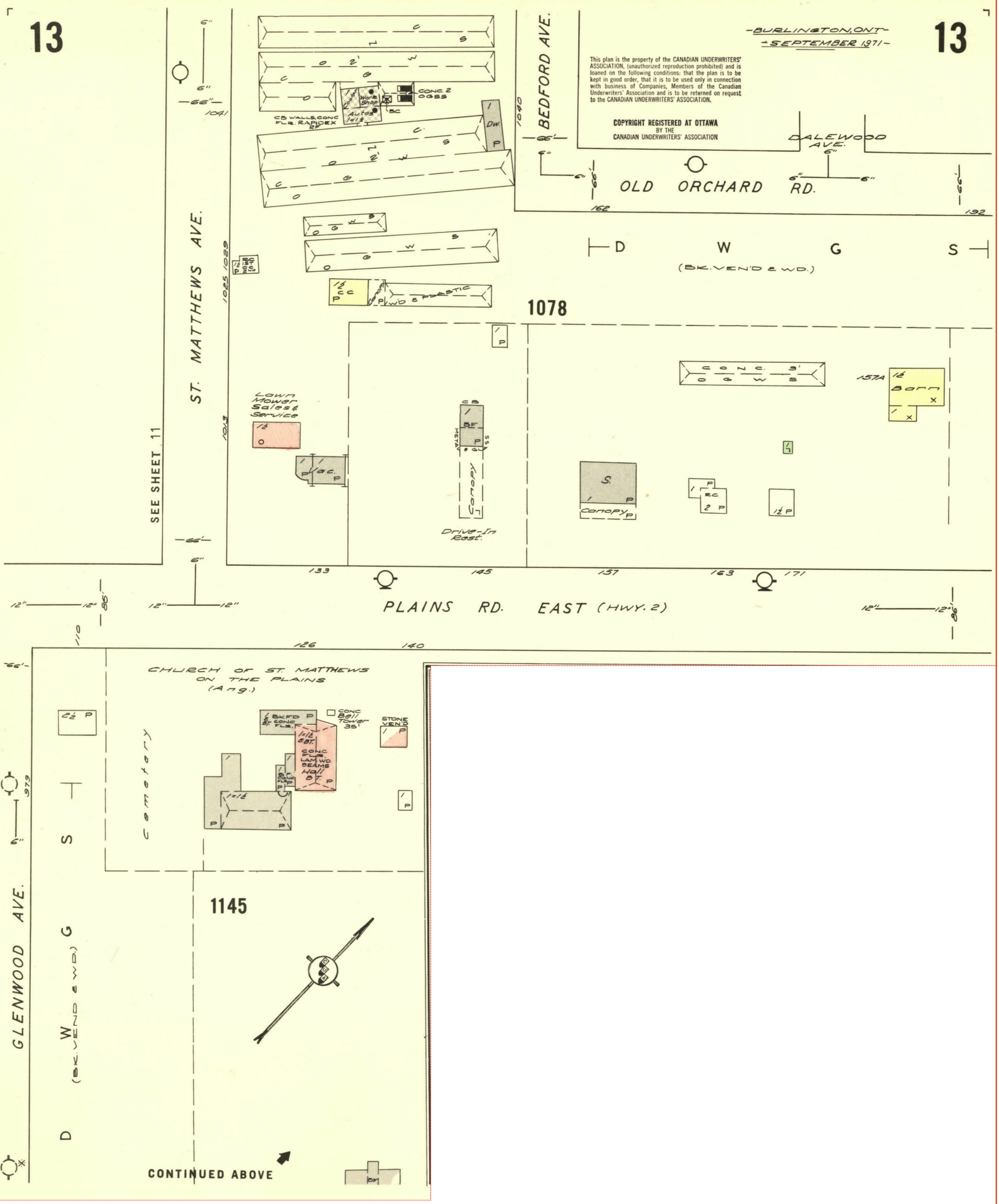
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Burlington Plan: 296 (1971)
Sheet: 13 (1971)

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Amber Brooks
Date Completed: February 19, 2015 06:09:43

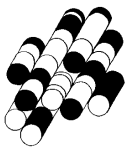
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Ecolog ERIS Reports

APPENDIX C

Terraprobe Inc.



ENVIRONMENTAL RISK INFORMATION SERVICE

DATABASE REPORT

Project Property:	*92 Plains Road East, Burlington* *92 Plains Rd E* *Burlington ON L7T2C1*
P.O. Number	*73-15-5001*
Report Type:	*RSC Report (Urban)*
Order #:	*20150212022*
Requested by:	*Terraprobe Ltd*
Date:	*February 19, 2015*

Ecolog ERIS Ltd.
Environmental Risk Information Service Ltd. (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

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Executive Summary

Property Information:

Project Property:	*92 Plains Road East, Burlington* *92 Plains Rd E Burlington ON L7T2C1*
P.O. Number:	*73-15-5001*

Order Information:

Order No.:	*20150212022*
Date Requested:	*19/02/2015*
Requested by:	*Terraprobe Ltd*
Report Type:	*RSC Report (Urban)*

Additional Products:

Topographic Map	*Ontario Base Map (OBM)*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.30km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	1	1
CA	Certificates of Approval	Y	0	4	4
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	6	6
EIIS	Environmental Issues Inventory System	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	12	12
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	4	4
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	18	18
HINC	TSSA Historic Incidents	Y	0	1	1
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defence & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.30km	Total
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	13	13
OGW	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	TSSA Pipeline Incidents	Y	0	1	1
PRT	Private and Retail Fuel Storage Tanks	Y	0	3	3
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	3	3
RST	Retail Fuel Storage Tanks	Y	0	1	1
SCT	Scott's Manufacturing Directory	Y	0	6	6
SPL	Ontario Spills	Y	0	2	2
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	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	Y	0	5	5
	Total:		0	80	80

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number

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

Executive Summary: Site Report Summary - Surrounding *Properties*

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
1	RST	PETRO-PARTNERS	91 PLAINS RD E BURLINGTON ON L7T 2C2	NW/54.1	97.11	19
1	SCT	Abbey Stained Glass	91 Plains Rd E Burlington ON L7T 2C2	NW/54.1	97.11	19
2	GEN	PLAINS ROAD ANIMAL HOSPITAL	105 PLAINS ROAD EAST BURLINGTON ON L7T 2C2	NNW/57.7	96.77	19
3	HINC		109 PLAINS ROAD EAST BURLINGTON ON L7T 2C2	N/68.2	96.74	19
4	EHS		71 Plains Rd E Burlington ON L7T 2B8	W/87.8	97.05	20
4	GEN	Budget Car and Truck Rentals	71 Plains Road East Burlington ON L7T 2B8	W/87.8	97.05	20
4	SPL	BURLINGTON HYDRO	71 PLAINS RD EAST TRANSFORMER BURLINGTON CITY ON L7T 2B8	W/87.8	97.05	20
5	WWIS		BURLINGTON ON	W/89.2	97.24	20
6	SCT	ABBEY STAINED GLASS	115 Plains Rd E Burlington ON L7T 2C2	N/96.0	96.96	21
7	CA	St. Matthew's Church	126 Plains Road East Burlington ON L7T 2C3	NE/143.8	95.61	21
8	EHS		40 Plains Rd E Burlington ON L7T2B9	SW/160.9	94.98	21
9	WWIS		lot 6 BURLINGTON ON	SW/192.8	95.42	22
10	RSC	Roman Home Builders Inc.	34 Plains Road East Burlington ON	SW/198.6	95.18	22
11	WWIS		BURLINGTON ON	SW/198.3	95.52	22
12	EHS		35 Plains Road East Burlington ON	WSW/201.1	96.22	23
13	EHS		34 Plains Rd E Burlington ON L7T2B9	SW/213.5	95.21	23

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
14	RSC	The Cooke Group Inc.	35 Plains Road East Burlington ON	WSW/211.8	96.90	23
15	EXP	MOORE SMALLEY LTD	30 PLAINS RD E BURLINGTON ON	SW/225.9	95.57	24
15	PRT	MOORE SMALLEY LTD	30 PLAINS RD BURLINGTON ON	SW/225.9	95.57	24
16	BORE		ON	ESE/230.2	91.97	24
17	GEN	168 Plains Road Ltd.	168 Plains Road Burlington ON L7T 1E9	NE/266.3	95.72	25
18	NPRI	ETRATECH INC.	1047 Cooke Boulevard Burlington ON L7T4A8	WNW/255.5	100.55	25
18	NPRI	Etratech Inc.	1047 Cooke Boulevard Burlington ON L7T 4A8	WNW/255.5	100.55	25
18	NPRI	ETRATECH	1047 Cooke Boulevard Burlington ON L7T4A8	WNW/255.5	100.55	25
18	NPRI	ETRATECH	1047 Cooke Boulevard Burlington ON L7T4A8	WNW/255.5	100.55	26
18	NPRI	ETRATECH	1047 Cooke Boulevard Burlington ON L7T4A8	WNW/255.5	100.55	26
18	NPRI	Etratech Inc.	1047 Cooke Boulevard Burlington ON L7T4A8	WNW/255.5	100.55	26
18	NPRI	Etratech Inc.	1047 Cooke Boulevard Burlington ON L7T4A8	WNW/255.5	100.55	26
18	NPRI	ETRATECH	1047 Cooke Boulevard Burlington ON L7T4A8	WNW/255.5	100.55	27
18	NPRI	ETRATECH	1047 Cooke Boulevard Burlington ON L7T4A8	WNW/255.5	100.55	27
18	NPRI	Etratech Inc	1047 Cooke Boulevard Burlington ON L7T 4A8	WNW/255.5	100.55	27
18	NPRI	ETRATECH	1047 Cooke Boulevard Burlington ON L7T4A8	WNW/255.5	100.55	28
18	NPRI	Etratech Inc.	1047 Cooke Boulevard Burlington ON L7T4A8	WNW/255.5	100.55	28
18	NPRI	Etratech Inc.	1047 Cooke Boulevard Burlington ON L7T4A8	WNW/255.5	100.55	28
19	WWIS		BURLINGTON ON	SW/270.0	95.64	28

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
20	CA	Coral Gable Homes Ltd.	1040 Bedford Ave Burlington ON	N/263.6	99.67	29
20	RSC	1478510 Ontario Inc.	1040 Bedford Avenue, Burlington, Ontario , L7T 2K3, ON	N/263.6	99.67	29
21	CA	BURLINGTON CITY	OLD ORCHARD RD/BEDFORD AVE. BURLINGTON CITY ON	N/265.7	99.13	30
22	GEN	Coral Gable Homes Ltd.	1040 Bedford Avenue Burlington ON L7T 2K3	N/266.3	99.73	30
23	EHS		1047 Cooke Blvd Burlington ON L7T4A8	WNW/270.1	100.80	30
24	SCT	O'Dell Associates Inc.	1038 Cooke Blvd Unit 3 Burlington ON L7T 4A8	W/272.3	99.56	31
24	SCT	Lextoner.com	1038 Cooke Blvd Unit 2 Burlington ON L7T 4A8	W/272.3	99.56	31
25	GEN	ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON	WNW/271.3	100.97	31
26	EXP	MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	SW/291.9	95.16	31
26	EXP	MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	SW/291.9	95.16	32
26	EXP	MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	SW/291.9	95.16	32
26	FST	2296799 ONTARIO INC O/A ESSO	14 PLAINS RD E BURLINGTON ON L7T 2B9	SW/291.9	95.16	32
26	FST	2296799 ONTARIO INC O/A ESSO	14 PLAINS RD E BURLINGTON ON L7T 2B9	SW/291.9	95.16	32
26	FST	2296799 ONTARIO INC O/A ESSO	14 PLAINS RD E BURLINGTON ON L7T 2B9	SW/291.9	95.16	33
26	FST	2296799 ONTARIO INC O/A ESSO	14 PLAINS RD E BURLINGTON ON L7T 2B9	SW/291.9	95.16	33
26	GEN	Imperial Oil	14 Plains Road East Burlington ON	SW/291.9	95.16	33
27	CA	Imperial Oil Limited	14 Plains Rd E Burlington ON L7T 2B9	SW/293.7	95.17	34
27	EHS		14 Plains Road East Burlington ON L7T 2B9	SW/293.7	95.17	34
27	EXP	MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON	SW/293.7	95.17	34

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
27	EXP	MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	SW/293.7	95.17	34
27	EXP	MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON	SW/293.7	95.17	35
27	EXP	MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	SW/293.7	95.17	35
27	EXP	MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	SW/293.7	95.17	35
27	EXP	MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON	SW/293.7	95.17	35
27	EXP	MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON	SW/293.7	95.17	35
27	EXP	MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	SW/293.7	95.17	36
27	GEN	Imperial Oil	14 Plains Road East Burlington ON	SW/293.7	95.17	36
27	GEN	Esso Imperial Oil Limited	14 Plains Road East Burlington ON L7T 2B9	SW/293.7	95.17	36
27	GEN	Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	SW/293.7	95.17	36
27	GEN	Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	SW/293.7	95.17	37
27	PRT		14 PLAINS RD. E. BURLINGTON ON	SW/293.7	95.17	37
27	PRT	MACS CONVENIENCE STORES DIV OF SILCORP LTD ATTN MA	14 PLAINS RD E BURLINGTON ON L7T2B9	SW/293.7	95.17	37
27	SPL	MAC'S MILK	14 PLAINS RD AT LASALLE GAS BAR BURLINGTON CITY ON	SW/293.7	95.17	37
28	WWIS		Burlington ON	SW/295.2	95.38	37
29	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	W/286.7	100.25	38
30	PINC		1021 Waterdown Road, Burlington ON	WSW/299.4	97.47	38
31	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	W/299.0	100.48	39
31	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	W/299.0	100.48	39

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
31	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BOULEVARD, UNIT 2 BURLINGTON ON L7T 4A8	W/299.0	100.48	39
31	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	W/299.0	100.48	39
31	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	W/299.0	100.48	40
31	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	W/299.0	100.48	40
31	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	W/299.0	100.48	40
31	SCT	Primary Fluid Systems Inc.	1050 Cooke Blvd Unit 3-4 Burlington ON L7T 4A8	W/299.0	100.48	40
31	SCT	BHC CABLE ASSEMBLIES INC.	1050 Cooke Blvd Unit 3 Burlington ON L7T 4A8	W/299.0	100.48	41

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2014 has found that there are 1 BORE site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
	ON	230.2	16

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 4 CA site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
St. Matthew's Church	126 Plains Road East Burlington ON L7T 2C3	143.8	7
Coral Gable Homes Ltd.	1040 Bedford Ave Burlington ON	263.6	20
BURLINGTON CITY	OLD ORCHARD RD/BEDFORD AVE. BURLINGTON CITY ON	265.7	21
Imperial Oil Limited	14 Plains Rd E Burlington ON L7T 2B9	293.7	27

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 2014 has found that there are 6 EHS site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
	71 Plains Rd E Burlington ON L7T 2B8	87.8	4
	40 Plains Rd E Burlington ON L7T2B9	160.9	8
	35 Plains Road East Burlington ON	201.1	12
	34 Plains Rd E Burlington ON L7T2B9	213.5	13
	1047 Cooke Blvd Burlington ON L7T4A8	270.1	23
	14 Plains Road East Burlington ON L7T 2B9	293.7	27

EXP - List of TSSA Expired Facilities

A search of the EXP database, dated Current to Nov 2014 has found that there are 12 EXP site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
MOORE SMALLEY LTD	30 PLAINS RD E BURLINGTON ON	225.9	15
MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	291.9	26
MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	291.9	26
MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	291.9	26
MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON	293.7	27
MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	293.7	27
MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	293.7	27
MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON	293.7	27
MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON	293.7	27
MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	293.7	27
MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON L7T 2B9	293.7	27
MAC'S CONVENIENCE STORES INC**	14 PLAINS RD E BURLINGTON ON	293.7	27

FST - Fuel Storage Tank

A search of the FST database, dated 2010-Nov 2014 has found that there are 4 FST site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
2296799 ONTARIO INC O/A ESSO	14 PLAINS RD E BURLINGTON ON L7T 2B9	291.9	26
2296799 ONTARIO INC O/A ESSO	14 PLAINS RD E BURLINGTON ON L7T 2B9	291.9	26
2296799 ONTARIO INC O/A ESSO	14 PLAINS RD E BURLINGTON ON L7T 2B9	291.9	26
2296799 ONTARIO INC O/A ESSO	14 PLAINS RD E BURLINGTON ON L7T 2B9	291.9	26

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Apr 2014 has found that there are 18 GEN site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
PLAINS ROAD ANIMAL HOSPITAL	105 PLAINS ROAD EAST BURLINGTON ON L7T 2C2	57.7	2
Budget Car and Truck Rentals	71 Plains Road East Burlington ON L7T 2B8	87.8	4
168 Plains Road Ltd.	168 Plains Road Burlington ON L7T 1E9	266.3	17
Coral Gable Homes Ltd.	1040 Bedford Avenue Burlington ON L7T 2K3	266.3	22
ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON	271.3	25
Imperial Oil	14 Plains Road East Burlington ON	291.9	26
Imperial Oil	14 Plains Road East Burlington ON	293.7	27
Esso Imperial Oil Limited	14 Plains Road East Burlington ON L7T 2B9	293.7	27
Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	293.7	27
Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	293.7	27
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	286.7	29
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	299.0	31
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	299.0	31
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	299.0	31
INVESTIGATIVE SCIENCE INC.	1050 COOKE BOULEVARD, UNIT 2 BURLINGTON ON L7T 4A8	299.0	31
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	299.0	31
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	299.0	31
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	299.0	31

HINC - TSSA Historic Incidents

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

Site	Address	Distance m	Map Key
	109 PLAINS ROAD EAST BURLINGTON ON L7T 2C2	68.2	3

NPRI - National Pollutant Release Inventory

A search of the NPRI database, dated 1993-2013 has found that there are 13 NPRI site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
ETRATECH INC.	1047 Cooke Boulevard Burlington ON L7T4A8	255.5	18
Etratech Inc.	1047 Cooke Boulevard Burlington ON L7T 4A8	255.5	18
ETRATECH	1047 Cooke Boulevard Burlington ON L7T4A8	255.5	18
ETRATECH	1047 Cooke Boulevard Burlington ON L7T4A8	255.5	18
ETRATECH	1047 Cooke Boulevard Burlington ON L7T4A8	255.5	18
Etratech Inc.	1047 Cooke Boulevard Burlington ON L7T4A8	255.5	18
Etratech Inc.	1047 Cooke Boulevard Burlington ON L7T4A8	255.5	18
ETRATECH	1047 Cooke Boulevard Burlington ON L7T4A8	255.5	18
ETRATECH	1047 Cooke Boulevard Burlington ON L7T4A8	255.5	18
Etratech Inc	1047 Cooke Boulevard Burlington ON L7T 4A8	255.5	18
ETRATECH	1047 Cooke Boulevard Burlington ON L7T4A8	255.5	18
Etratech Inc.	1047 Cooke Boulevard Burlington ON L7T4A8	255.5	18
Etratech Inc.	1047 Cooke Boulevard Burlington ON L7T4A8	255.5	18

PINC - TSSA Pipeline Incidents

A search of the PINC database, dated June 2009-2014 has found that there are 1 PINC site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
	1021 Waterdown Road, Burlington ON	299.4	30

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 3 PRT site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
MOORE SMALLEY LTD	30 PLAINS RD BURLINGTON ON	225.9	15
MACS CONVENIENCE STORES DIV OF SILCORP LTD ATTN MA	14 PLAINS RD E BURLINGTON ON L7T2B9	293.7	27
	14 PLAINS RD. E. BURLINGTON ON	293.7	27

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-2014 has found that there are 3 RSC site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
Roman Home Builders Inc.	34 Plains Road East Burlington ON	198.6	10
The Cooke Group Inc.	35 Plains Road East Burlington ON	211.8	14
1478510 Ontario Inc.	1040 Bedford Avenue, Burlington, Ontario , L7T 2K3, ON	263.6	20

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Jul 2014 has found that there are 1 RST site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
PETRO-PARTNERS	91 PLAINS RD E BURLINGTON ON L7T 2C2	54.1	1

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011 has found that there are 6 SCT site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
Abbey Stained Glass	91 Plains Rd E Burlington ON L7T 2C2	54.1	1
ABBEY STAINED GLASS	115 Plains Rd E Burlington ON L7T 2C2	96.0	6
O'Dell Associates Inc.	1038 Cooke Blvd Unit 3 Burlington ON L7T 4A8	272.3	24

Site	Address	Distance m	Map Key
Lextoner.com	1038 Cooke Blvd Unit 2 Burlington ON L7T 4A8	272.3	24
Primary Fluid Systems Inc.	1050 Cooke Blvd Unit 3-4 Burlington ON L7T 4A8	299.0	31
BHC CABLE ASSEMBLIES INC.	1050 Cooke Blvd Unit 3 Burlington ON L7T 4A8	299.0	31

SPL - Ontario Spills

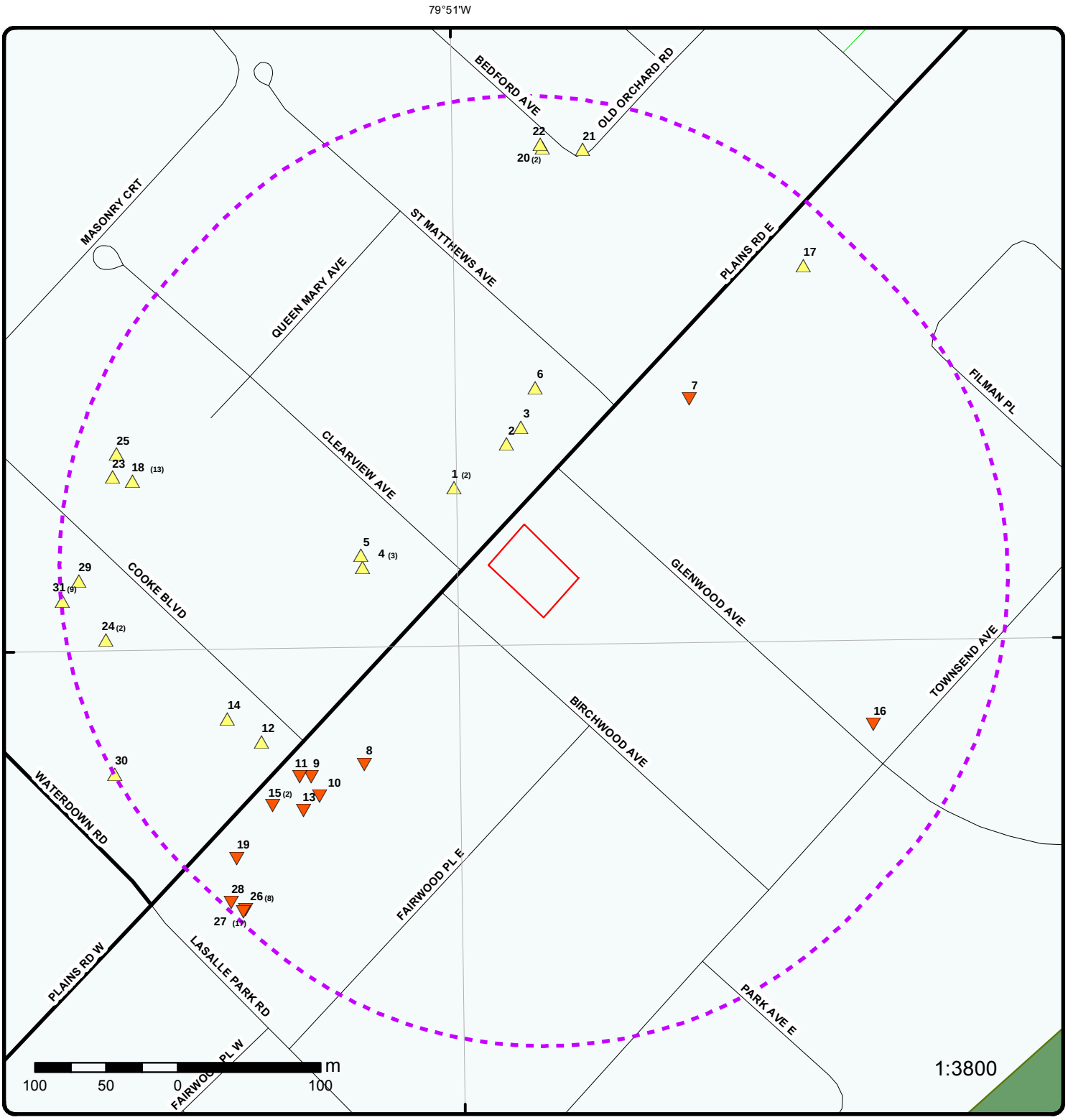
A search of the SPL database, dated 1988-Feb 2014 has found that there are 2 SPL site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
BURLINGTON HYDRO	71 PLAINS RD EAST TRANSFORMER BURLINGTON CITY ON L7T 2B8	87.8	4
MAC'S MILK	14 PLAINS RD AT LASALLE GAS BAR BURLINGTON CITY ON	293.7	27

WWIS - Water Well Information System

A search of the WWIS database, dated 1955-Mar 2014 has found that there are 5 WWIS site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance m	Map Key
	BURLINGTON ON	89.2	5
	lot 6 BURLINGTON ON	192.8	9
	BURLINGTON ON	198.3	11
	BURLINGTON ON	270.0	19
	Burlington ON	295.2	28



Map

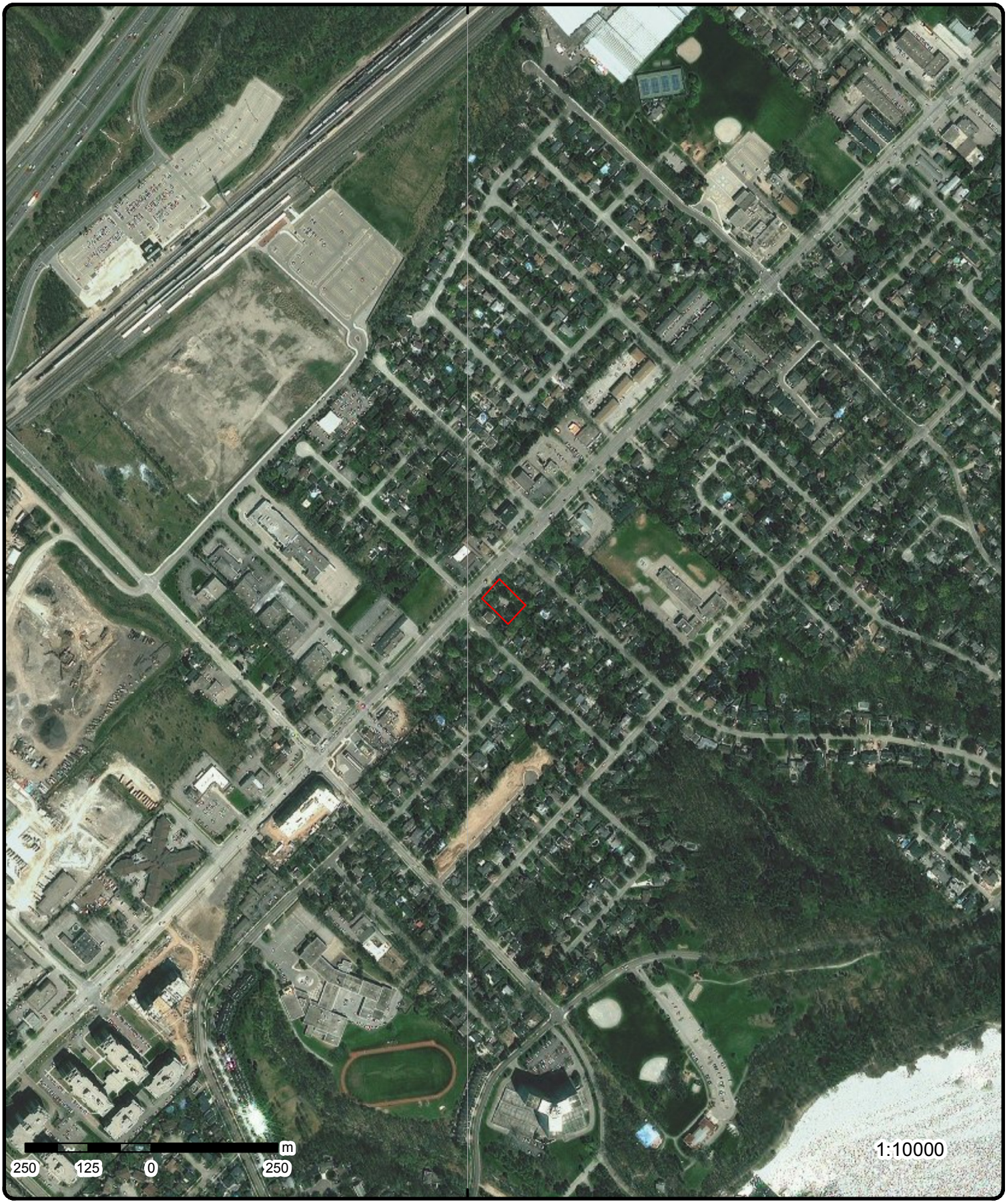
Order No: 20150212022

Address: 92 Plains Rd E, Burlington, ON, L7T2C1

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

Source: © 2014 DMTI Spatial Inc.

79°51'W



Aerial

Order No: 20150212022

Address: 92 Plains Rd E, Burlington, ON, L7T2C1

Source: ESRI World Imagery, Updated October 2014

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Detail Report

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
1	1 of 2	NW/54.1	97.1	PETRO-PARTNERS 91 PLAINS RD E BURLINGTON ON L7T 2C2	RST

Facility: Oils-Fuel
Description:

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
1	2 of 2	NW/54.1	97.1	Abbey Stained Glass 91 Plains Rd E Burlington ON L7T 2C2	SCT

Established: 01-JUL-83
Plant Size (ft²):
Employment:

--- Details ---
SIC/NAICS Code: 327215
Description: Glass Product Manufacturing from Purchased Glass
+
SIC/NAICS Code: 327215
Description: Glass Product Manufacturing from Purchased Glass

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
2	1 of 1	NNW/57.7	96.8	PLAINS ROAD ANIMAL HOSPITAL 105 PLAINS ROAD EAST BURLINGTON ON L7T 2C2	GEN

Generator #: ON5757660
Approval Yrs: 02,03,04
SIC Code:
SIC Description:

--- Details ---
Waste Code: 264
Waste Description: PHOTOPROCESSING WASTES

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
3	1 of 1	N/68.2	96.7	109 PLAINS ROAD EAST BURLINGTON ON L7T 2C2	HINC

External File Num: FS INC 0703-01041
Date of Occurrence: 2/9/2007
Fuel Occurrence Type: CO Release
Fuel Type Involved: Fuel Oil
Status Desc: Completed - Causal Analysis(End)
Job Type Desc: Incident/Near-Miss Occurrence (FS)
Oper. Type Involved: Multi-unit Residential
Service Interruptions: No
Property Damage: No
Fuel Life Cycle Stage: Utilization
Root Cause: Root Cause: Equipment/Material/Component:N/A Procedures:N/A Maintenance:Yes Design:Yes

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB

Training:Yes Management:Yes Human Factors:Y

Reported Details:
Fuel Category: Unknown
Occurrence Type: Near-miss
Affiliation: Safety Authorities (MOL, ESA, Insurers, etc.)
County Name: Halton
Approx. Quant. Rel:
Nearby body of water:
Enter Drainage Syst.:
Approx. Quant. Unit:
Environmental Impact:

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4 **1 of 3** **W/87.8** **97.0** **71 Plains Rd E**
Burlington ON L7T 2B8 **EHS**

Order No.: 20040401001
Report Date: 4/2/04
Report Type: Site Report
Search Radius (km): 0.25
Addit. Info Ordered:

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4 **2 of 3** **W/87.8** **97.0** **Budget Car and Truck Rentals**
71 Plains Road East
Burlington ON L7T 2B8 **GEN**

Generator #: ON3194901
Approval Yrs: 03,04
SIC Code: 447190
SIC Description: Other Gasoline Stations

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4 **3 of 3** **W/87.8** **97.0** **BURLINGTON HYDRO**
71 PLAINS RD EAST TRANSFORMER
BURLINGTON CITY ON L7T 2B8 **SPL**

Ref No.: 238085
Incident Dt: 9/3/2002
MOE Reported Dt: 9/3/2002
Contaminant Name:
Contaminant Quantity:
Incident Summary: BURLINGTON HYDRO--16 GALL-ONS OF TRANSFORMER OIL (<50 PPM) TO GROUND
Incident Cause: OTHER TRANSPORTATION ACCIDENT
Incident Reason: ERROR
Nature of Impact: Soil contamination
Receiving Medium: LAND
Environmental Impact: POSSIBLE

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5 **1 of 1** **W/89.2** **97.2** **BURLINGTON ON** **WWIS**

Well ID: 2809957
Concession:
County: HALTON
Easting Nad83: 593196
Zone: 17
Primary Water Use:
Lot:
Concession Name:
Municipality: BURLINGTON CITY
Northing Nad83: 4795761
Utm Reliability: margin of error : 100 m - 300 m
Construction Date: 18-MAY-04

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB

Sec. Water Use:		*Well Depth:*	10.7 m
Pump Rate:		*Static Water Level:*	
Flow Rate:		*Clear/Cloudy:*	
Specific Capacity:		*Final Well Status:*	Not A Well
Construction Method:	Boring	*Flowing (y/n):*	
Elevation (m):	98.98	*Elevation Reliability:*	
Depth to Bedrock:		*Overburden/Bedrock:*	Overburden
Water Type:		*Casing Material:*	Not stated

--- Details ---

Thickness:	RED	*Original Depth:*	7.6 m
Material Colour:	FILL, SAND, FILL	*Material:*	7.6 m
+			
Thickness:	BROWN	*Original Depth:*	10.7 m
Material Colour:	SAND, FRACTURED	*Material:*	3.1 m

---

6 | ***1 of 1*** | ***N/96.0*** | ***97.0*** | ***ABBEY STAINED GLASS***
 115 Plains Rd E
 Burlington ON L7T 2C2 | ***SCT***

Established:	0000
Plant Size (ft²):	0
Employment:	0

--- Details ---

SIC/NAICS Code:	327215
Description:	Glass Product Manufacturing from Purchased Glass

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7 | ***1 of 1*** | ***NE/143.8*** | ***95.6*** | ***St. Matthew's Church***
 126 Plains Road East
 Burlington ON L7T 2C3 | ***CA***

Certificate #:	4349-62DQUJ
Application Year:	2004
Issue Date:	6/29/2004
Approval Type:	Municipal and Private Sewage Works
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

---

8 | ***1 of 1*** | ***SW/160.9*** | ***95.0*** | ***40 Plains Rd E***
 Burlington ON L7T2B9 | ***EHS***

Order No.:	20130729043
Report Date:	08-AUG-13
Report Type:	Custom Report
Search Radius (km):	.25
Addit. Info Ordered:	Fire Insur. Maps and/or Site Plans; Title Searches; City Directory; Aerial Photos

---

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
9	1 of 1	SW/192.8	95.4	lot 6 BURLINGTON ON	WWIS

Well ID:	7176158	Lot:	006
Concession:		Concession Name:	FEF BF
County:	HALTON	Municipality:	BURLINGTON CITY
Easting Nad83:	593161	Northing Nad83:	4795606
Zone:	17	Utm Reliability:	margin of error : 30 m - 100 m
Primary Water Use:	Monitoring	Construction Date:	20-OCT-11
Sec. Water Use:	Other	Well Depth:	30 ft
Pump Rate:		Static Water Level:	
Flow Rate:		Clear/Cloudy:	
Specific Capacity:		Final Well Status:	Observation Wells
Construction Method:	Rotary (Convent.)	Flowing (y/n):	
Elevation (m):		Elevation Reliability:	
Depth to Bedrock:		Overburden/Bedrock:	
Water Type:	Untested	Casing Material:	Not stated

--- Details ---

Thickness:	BROWN	Original Depth:	22 ft
Material Colour:	SAND, GRAVEL	Material:	22 ft
+			
Thickness:	BROWN	Original Depth:	30 ft
Material Colour:	SAND	Material:	8 ft

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
10	1 of 1	SW/198.6	95.2	Roman Home Builders Inc. 34 Plains Road East Burlington ON	RSC

Date Submitted:	2014-02-20
Date Acknowledg.:	
Date Returned:	
Certification Date:	
Soil Type:	
Restoration Type:	
Registration #:	212408
Stratified (Y/N):	
Criteria:	
Consultant:	
District Office:	Burlington
Intended Prop Use:	Residential
Current Property Use:	
Certificate Prop Use #:	
Applicable Standards:	
Legal Description:	
Prop. Identification #:	
Entire legal prop. (y/n):	
UTM Coordinates:	
Latitude & Longitude:	
Accuracy Estimate:	
Measurement Method:	
CPU Issued Sect 1686:	

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
11	1 of 1	SW/198.3	95.5	BURLINGTON ON	WWIS

Well ID:	2810154	Lot:	
Concession:		Concession Name:	

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB

County:	HALTON	*Municipality:*	BURLINGTON CITY
Easting Nad83:	593153	*Northing Nad83:*	4795606
Zone:	17	*Utm Reliability:*	
Primary Water Use:		*Construction Date:*	22-NOV-04
Sec. Water Use:		*Well Depth:*	4.5 m
Pump Rate:		*Static Water Level:*	
Flow Rate:		*Clear/Cloudy:*	
Specific Capacity:		*Final Well Status:*	Observation Wells
Construction Method:	Boring	*Flowing (y/n):*	
Elevation (m):	101.27	*Elevation Reliability:*	
Depth to Bedrock:		*Overburden/Bedrock:*	Unknown type in the lower layers(s)
Water Type:		*Casing Material:*	

--- Details ---

Thickness:		*Original Depth:*	4.5 m
Material Colour:		*Material:*	4.2 m
+			
Thickness:	RED	*Original Depth:*	.15 m
Material Colour:	SAND, SILT	*Material:*	.15 m
+			
Thickness:		*Original Depth:*	.3 m
Material Colour:		*Material:*	.15 m

---

12 | ***1 of 1*** | ***WSW/201.1*** | ***96.2*** | ***35 Plains Road East Burlington ON*** | ***EHS***

Order No.:	20131129021
Report Date:	09-DEC-13
Report Type:	Standard Report
Search Radius (km):	.25
Addit. Info Ordered:	Fire Insur. Maps and/or Site Plans

---

13 | ***1 of 1*** | ***SW/213.5*** | ***95.2*** | ***34 Plains Rd E Burlington ON L7T2B9*** | ***EHS***

Order No.:	20131024010
Report Date:	01-NOV-13
Report Type:	RSC Report (Rural)
Search Radius (km):	.3
Addit. Info Ordered:	

---

14 | ***1 of 1*** | ***WSW/211.8*** | ***96.9*** | ***The Cooke Group Inc. 35 Plains Road East Burlington ON*** | ***RSC***

Date Submitted:	9-Sep-14
Date Acknowledg.:	
Date Returned:	
Certification Date:	
Soil Type:	
Restoration Type:	
Registration #:	214146
Stratified (Y/N):	
Criteria:	
Consultant:	

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB

District Office: Burlington
Intended Prop Use: Commercial
Current Property Use:
Certificate Prop Use #:
Applicable Standards:
Legal Description:
Prop. Identification #:
Entire legal prop. (y/n):
UTM Coordinates:
Latitude & Longitude:
Accuracy Estimate:
Measurement Method:
CPU Issued Sect 1686:

---

15 **1 of 2** **SW/225.9** **95.6** **MOORE SMALLEY LTD**
30 PLAINS RD E
BURLINGTON ON
EXP

Instance ID: 397908
TSSA Program Area:
Maximum Hazard Rank:
Instance Number: 9888959
Instance Type: FS Facility
Status: EXPIRED
Description: FS Propane Refill Cntr - Cylr Fill

---

15 **2 of 2** **SW/225.9** **95.6** **MOORE SMALLEY LTD**
30 PLAINS RD
BURLINGTON ON
PRT

Location ID: 19417
Type: retail
Expiry Date: 1993-01-31
Capacity (L): 2000
Licence #: 0076345172

---

16 **1 of 1** **ESE/230.2** **92.0**
ON
BORE

Borehole ID: 622170
Use: Geotechnical/Geological Investigation
Drill Method: Power auger
Easting: 593554
Location Accuracy:
Elev. Reliability Note:
Total Depth m: 7.6
Township:
Lot:
Completion Date: JAN-1961
Primary Water Use: Not Used
Type: Borehole
Status:
UTM Zone: 17
Northing: 4795643
Orig. Ground Elev m: 97.5
DEM Ground Elev m: 97.2
Primary Name:
Concession:
Municipality:
Static Water Level: -999.9
Sec. Water Use:

--- Details ---
Stratum ID: 218424685
Bottom Depth(m): 0.1
Top Depth(m): 0.0
Stratum Desc: SOIL. AGE POST-GLACIAL.
+

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB

Stratum ID:	218424686	*Top Depth(m):*	0.1
Bottom Depth(m):	7.3	*Stratum Desc:*	SAND. BROWN,AGE GLACIAL.
+			
Stratum ID:	218424687	*Top Depth(m):*	7.3
Bottom Depth(m):	7.6	*Stratum Desc:*	SAND. BROWN,AGE GLACIAL. 00180RY S

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17 | ***1 of 1*** | ***NE/266.3*** | ***95.7*** | ***168 Plains Road Ltd.***
168 Plains Road
Burlington ON L7T 1E9 | ***GEN***

Generator #: ON9113361
Approval Yrs: 04
SIC Code: 531120
SIC Description: Lessors of Non-Residential Buildings (except Mini-Warehouses)

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18 | ***1 of 13*** | ***WNW/255.5*** | ***100.5*** | ***ETRATECH INC.***
1047 Cooke Boulevard
Burlington ON L7T4A8 | ***NPRI***

NPRI #: 0000007161
Year: 2013
Longitude: -79.8528
Latitude: 43.3094

--- Details ---
Air: .18
Water:
Land:
Units: kg
Substances Released: Lead (and its compounds)

---

18 | ***2 of 13*** | ***WNW/255.5*** | ***100.5*** | ***Etratech Inc.***
1047 Cooke Boulevard
Burlington ON L7T 4A8 | ***NPRI***

NPRI #: 0000007161
Year: 2002
Longitude: -79.8528
Latitude: 43.3094

--- Details ---
Air: .113
Water:
Land:
Units: kg
Substances Released: Lead (and its compounds)

---

18 | ***3 of 13*** | ***WNW/255.5*** | ***100.5*** | ***ETRATECH***
1047 Cooke Boulevard
Burlington ON L7T4A8 | ***NPRI***

NPRI #: 0000007161
Year: 2007
Longitude: -79.8528
Latitude: 43.3094

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB

--- Details ---
Air: .25
Water:
Land:
Units: kg
Substances Released: Lead (and its compounds)

---

18 **4 of 13** **WNW/255.5** **100.5** **ETRATECH** **NPRI**
1047 Cooke Boulevard
Burlington ON L7T4A8

NPRI #: 0000007161
Year: 2004
Longitude: -79.8528
Latitude: 43.3094

--- Details ---
Air: .113
Water:
Land:
Units: kg
Substances Released: Lead (and its compounds)

---

18 **5 of 13** **WNW/255.5** **100.5** **ETRATECH** **NPRI**
1047 Cooke Boulevard
Burlington ON L7T4A8

NPRI #: 0000007161
Year: 2006
Longitude: -79.8528
Latitude: 43.3094

--- Details ---
Air: .17
Water:
Land:
Units: kg
Substances Released: Lead (and its compounds)

---

18 **6 of 13** **WNW/255.5** **100.5** **Etratech Inc.** **NPRI**
1047 Cooke Boulevard
Burlington ON L7T4A8

NPRI #: 0000007161
Year: 2012
Longitude: -79.8528
Latitude: 43.3094

--- Details ---
Air: .18
Water:
Land:
Units: kg
Substances Released: Lead (and its compounds)

---

18 **7 of 13** **WNW/255.5** **100.5** **Etratech Inc.** **NPRI**
1047 Cooke Boulevard
Burlington ON L7T4A8

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
NPRI #:		0000007161			
Year:		2003			
Longitude:		-79.8528			
Latitude:		43.3094			
--- Details ---					
Air:		.113			
Water:					
Land:					
Units:		kg			
Substances Released:		Lead (and its compounds)			
18	8 of 13	WNW/255.5	100.5	ETRATECH 1047 Cooke Boulevard Burlington ON L7T4A8	NPRI
NPRI #:		0000007161			
Year:		2008			
Longitude:		-79.8528			
Latitude:		43.3094			
--- Details ---					
Air:		.21			
Water:					
Land:					
Units:		kg			
Substances Released:		Lead (and its compounds)			
18	9 of 13	WNW/255.5	100.5	ETRATECH 1047 Cooke Boulevard Burlington ON L7T4A8	NPRI
NPRI #:		0000007161			
Year:		2009			
Longitude:		-79.8528			
Latitude:		43.3094			
--- Details ---					
Air:		.21			
Water:					
Land:					
Units:		kg			
Substances Released:		Lead (and its compounds)			
18	10 of 13	WNW/255.5	100.5	Etratech Inc 1047 Cooke Boulevard Burlington ON L7T 4A8	NPRI
NPRI #:		0000007161			
Year:		2001			
Longitude:		-79.8528			
Latitude:		43.3094			
--- Details ---					
Air:		0			
Water:					
Land:					
Units:		tonnes			
Substances Released:					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
18	11 of 13	WNW/255.5	100.5	ETRATECH 1047 Cooke Boulevard Burlington ON L7T4A8	NPRI

NPRI #: 0000007161
Year: 2005
Longitude: -79.8528
Latitude: 43.3094

--- Details ---
Air: .113
Water:
Land:
Units: kg
Substances Released: Lead (and its compounds)

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
18	12 of 13	WNW/255.5	100.5	Etratech Inc. 1047 Cooke Boulevard Burlington ON L7T4A8	NPRI

NPRI #: 0000007161
Year: 2010
Longitude: -79.8528
Latitude: 43.3094

--- Details ---
Air: .18
Water:
Land:
Units: kg
Substances Released: Lead (and its compounds)

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
18	13 of 13	WNW/255.5	100.5	Etratech Inc. 1047 Cooke Boulevard Burlington ON L7T4A8	NPRI

NPRI #: 0000007161
Year: 2011
Longitude: -79.8528
Latitude: 43.3094

--- Details ---
Air: .18
Water:
Land:
Units: kg
Substances Released: Lead (and its compounds)

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
19	1 of 1	SW/270.0	95.6	BURLINGTON ON	WWIS

Well ID: 2810377
Concession:
County: HALTON
Easting Nad83: 593109
Zone: 17
Primary Water Use:
Sec. Water Use:
Pump Rate:
Lot:
Concession Name:
Municipality: BURLINGTON CITY
Northing Nad83: 4795549
Utm Reliability:
Construction Date: 12-SEP-05
Well Depth: 9.1 m
Static Water Level:

Flow Rate:		*Clear/Cloudy:*	
Specific Capacity:		*Final Well Status:*	Observation Wells
Construction Method:	Boring	*Flowing (y/n):*	
Elevation (m):	101.97	*Elevation Reliability:*	
Depth to Bedrock:		*Overburden/Bedrock:*	Overburden
Water Type:		*Casing Material:*	Not stated
--- Details ---			
Thickness:	GREY	*Original Depth:*	5.1 m
Material Colour:	CLAY	*Material:*	.9 m
+			
Thickness:	BROWN	*Original Depth:*	4.2 m
Material Colour:	SILT, SAND	*Material:*	1.5 m
+			
Thickness:	GREY	*Original Depth:*	2.7 m
Material Colour:	CLAY	*Material:*	1.2 m
+			
Thickness:	BROWN	*Original Depth:*	1.5 m
Material Colour:	SAND, STONES, GRAVEL	*Material:*	1.35 m
+			
Thickness:	BLACK	*Original Depth:*	.15 m
Material Colour:		*Material:*	.15 m
+			
Thickness:	BROWN	*Original Depth:*	9.1 m
Material Colour:	SILT, SAND, WATER-BEARING	*Material:*	4 m

20 ***1 of 2*** ***N/263.6*** ***99.7*** ***Coral Gable Homes Ltd.*** ***CA***
1040 Bedford Ave
Burlington ON

Certificate #:	2776-6TLJL3
Application Year:	2006
Issue Date:	9/15/2006
Approval Type:	Municipal and Private Sewage Works
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

20 ***2 of 2*** ***N/263.6*** ***99.7*** ***1478510 Ontario Inc.*** ***RSC***
1040 Bedford Avenue, Burlington, Ontario , L7T 2K3,
ON

Date Submitted:	11-Oct-06
Date Acknowledg.:	
Date Returned:	
Certification Date:	28-Aug-06
Soil Type:	
Restoration Type:	

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB

Registration #: 3902
Stratified (Y/N):
Criteria:
Consultant:
District Office: BURLINGTON
Intended Prop Use: Residential
Current Property Use: Commercial
Certificate Prop Use #: No CPU
Applicable Standards: Full Depth Site Conditions Standard, with Nonpotable Ground Water, Coarse Textured Soil, for Residential/Parkland/Institutional property use
Legal Description: Part Lot 5, Concession 1, as in FH267116, except 307960; T/W 307960; Burlington/ E Flam Twp
Prop. Identification #: 07114-0044 (LT)
Entire legal prop. (y/n): Yes
UTM Coordinates: NAD83 17-593300-4795800
Latitude & Longitude: 43.30925030N 79.84955020W (converted from UTM)
Accuracy Estimate: 11 to 20 meters
Measurement Method: Interpolation from a map
CPU Issued Sect 1686: No

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21 | **1 of 1** | **N/265.7** | **99.1** | **BURLINGTON CITY**
OLD ORCHARD RD/BEDFORD AVE.
BURLINGTON CITY ON | **CA**

Certificate #: 3-0250-97-
Application Year: 97
Issue Date: 4/25/1997
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

---

22 | **1 of 1** | **N/266.3** | **99.7** | **Coral Gable Homes Ltd.**
1040 Bedford Avenue
Burlington ON L7T 2K3 | **GEN**

Generator #: ON3069698
Approval Yrs: 06
SIC Code: 531390
SIC Description: Other Activities Related to Real Estate

--- Details ---
Waste Code: 221
Waste Description: LIGHT FUELS

---

23 | **1 of 1** | **WNW/270.1** | **100.8** | **1047 Cooke Blvd**
Burlington ON L7T4A8 | **EHS**

Order No.: 20140624044
Report Date: 04-JUL-14
Report Type: Standard Report
Search Radius (km): .25
Addit. Info Ordered:

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
24	1 of 2	W/272.3	99.6	O'Dell Associates Inc. 1038 Cooke Blvd Unit 3 Burlington ON L7T 4A8	SCT

Established: 01-SEP-87
Plant Size (ft²): 3500
Employment:

--- Details ---
SIC/NAICS Code: 419120
Description: Wholesale Trade Agents and Brokers
+
SIC/NAICS Code: 419120
Description: Wholesale Trade Agents and Brokers

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
24	2 of 2	W/272.3	99.6	Lextoner.com 1038 Cooke Blvd Unit 2 Burlington ON L7T 4A8	SCT

Established: 9/1/1995
Plant Size (ft²):
Employment:

--- Details ---
SIC/NAICS Code: 325999
Description: All Other Miscellaneous Chemical Product Manufacturing
+
SIC/NAICS Code: 325999
Description: All Other Miscellaneous Chemical Product Manufacturing

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
25	1 of 1	WNW/271.3	101.0	ETRATECH MANUFACTURING INC. 1047 Cooke Boulevard Burlington ON	GEN

Generator #: ON1622301
Approval Yrs: 2013
SIC Code: 334410
SIC Description: SEMICONDUCTOR AND OTHER ELECTRONIC COMPONENT MANUFACTURING

--- Details ---
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
26	1 of 8	SW/291.9	95.2	MAC'S CONVENIENCE STORES INC** 14 PLAINS RD E BURLINGTON ON L7T 2B9	EXP

Instance ID: 73988
TSSA Program Area:
Maximum Hazard Rank:
Instance Number: 11220888

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Instance Type:		FS Liquid Fuel Tank			
Status:		EXPIRED			
Description:		FS Gasoline Station - Self Serve			

26	***2 of 8***	***SW/291.9***	***95.2***	***MAC'S CONVENIENCE STORES INC***** ***14 PLAINS RD E*** ***BURLINGTON ON L7T 2B9***	***EXP***

Instance ID:	74899
TSSA Program Area:	
Maximum Hazard Rank:	
Instance Number:	11220965
Instance Type:	FS Liquid Fuel Tank
Status:	EXPIRED
Description:	FS Gasoline Station - Self Serve

26	***3 of 8***	***SW/291.9***	***95.2***	***MAC'S CONVENIENCE STORES INC***** ***14 PLAINS RD E*** ***BURLINGTON ON L7T 2B9***	***EXP***

Instance ID:	73854
TSSA Program Area:	
Maximum Hazard Rank:	
Instance Number:	11220921
Instance Type:	FS Liquid Fuel Tank
Status:	EXPIRED
Description:	FS Gasoline Station - Self Serve

26	***4 of 8***	***SW/291.9***	***95.2***	***2296799 ONTARIO INC O/A ESSO*** ***14 PLAINS RD E*** ***BURLINGTON ON L7T 2B9***	***FST***

Instance Number:	64508816
Cont Name:	
Instance Type:	FS Liquid Fuel Tank
Fuel Type:	Gasoline
Status:	Active
Capacity:	50000
Tank Material:	Fiberglass (FRP)
Corrosion Protection:	
Tank Type:	Double Wall UST
Install Year:	2011
Parent Facility Type:	FS Gasoline Station - Self Serve
Facility Type:	FS Liquid Fuel Tank

26	***5 of 8***	***SW/291.9***	***95.2***	***2296799 ONTARIO INC O/A ESSO*** ***14 PLAINS RD E*** ***BURLINGTON ON L7T 2B9***	***FST***

Instance Number:	64508814
Cont Name:	
Instance Type:	FS Liquid Fuel Tank
Fuel Type:	Gasoline
Status:	Active
Capacity:	50000

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB

Tank Material: Fiberglass (FRP)
Corrosion Protection:
Tank Type: Double Wall UST
Install Year: 2011
Parent Facility Type: FS Gasoline Station - Self Serve
Facility Type: FS Liquid Fuel Tank

---

26 | **6 of 8** | **SW/291.9** | **95.2** | **2296799 ONTARIO INC O/A ESSO**
14 PLAINS RD E
BURLINGTON ON L7T 2B9 | **FST**

Instance Number: 64508817
Cont Name:
Instance Type: FS Liquid Fuel Tank
Fuel Type: Diesel
Status: Active
Capacity: 25000
Tank Material: Fiberglass (FRP)
Corrosion Protection:
Tank Type: Double Wall UST
Install Year: 2011
Parent Facility Type: FS Gasoline Station - Self Serve
Facility Type: FS Liquid Fuel Tank

---

26 | **7 of 8** | **SW/291.9** | **95.2** | **2296799 ONTARIO INC O/A ESSO**
14 PLAINS RD E
BURLINGTON ON L7T 2B9 | **FST**

Instance Number: 64508815
Cont Name:
Instance Type: FS Liquid Fuel Tank
Fuel Type: Gasoline
Status: Active
Capacity: 50000
Tank Material: Fiberglass (FRP)
Corrosion Protection:
Tank Type: Double Wall UST
Install Year: 2011
Parent Facility Type: FS Gasoline Station - Self Serve
Facility Type: FS Liquid Fuel Tank

---

26 | **8 of 8** | **SW/291.9** | **95.2** | **Imperial Oil**
14 Plains Road East
Burlington ON | **GEN**

Generator #: ON8073025
Approval Yrs: 2013
SIC Code: 447110
SIC Description:

--- Details ---
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 221
Waste Description: LIGHT FUELS
+

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			

27	***1 of 17***	***SW/293.7***	***95.2***	***Imperial Oil Limited*** ***14 Plains Rd E*** ***Burlington ON L7T 2B9***	***CA***

Certificate #:	1953-8JWLRW
Application Year:	2011
Issue Date:	8/3/2011
Approval Type:	Industrial Sewage Works
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

27	***2 of 17***	***SW/293.7***	***95.2***	***14 Plains Road East*** ***Burlington ON L7T 2B9***	***EHS***

Order No.:	20050809021
Report Date:	8/17/2005
Report Type:	Complete Report
Search Radius (km):	0.25
Addit. Info Ordered:	

27	***3 of 17***	***SW/293.7***	***95.2***	***MAC'S CONVENIENCE STORES INC**** ***14 PLAINS RD E*** ***BURLINGTON ON***	***EXP***

Instance ID:	14495
TSSA Program Area:	
Maximum Hazard Rank:	
Instance Number:	10258878
Instance Type:	FS Facility
Status:	EXPIRED
Description:	FS Cylinder Exchange

27	***4 of 17***	***SW/293.7***	***95.2***	***MAC'S CONVENIENCE STORES INC**** ***14 PLAINS RD E*** ***BURLINGTON ON L7T 2B9***	***EXP***

Instance ID:	
TSSA Program Area:	
Maximum Hazard Rank:	
Instance Number:	11220888
Instance Type:	FS Liquid Fuel Tank
Status:	EXPIRED
Description:	

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
27	5 of 17	SW/293.7	95.2	MAC'S CONVENIENCE STORES INC** 14 PLAINS RD E BURLINGTON ON	EXP

Instance ID: 74416
TSSA Program Area:
Maximum Hazard Rank:
Instance Number: 11220903
Instance Type: FS Piping
Status: EXPIRED
Description: FS Piping

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
27	6 of 17	SW/293.7	95.2	MAC'S CONVENIENCE STORES INC** 14 PLAINS RD E BURLINGTON ON L7T 2B9	EXP

Instance ID:
TSSA Program Area:
Maximum Hazard Rank:
Instance Number: 11220965
Instance Type: FS Liquid Fuel Tank
Status: EXPIRED
Description:

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
27	7 of 17	SW/293.7	95.2	MAC'S CONVENIENCE STORES INC** 14 PLAINS RD E BURLINGTON ON L7T 2B9	EXP

Instance ID:
TSSA Program Area:
Maximum Hazard Rank:
Instance Number: 11220921
Instance Type: FS Liquid Fuel Tank
Status: EXPIRED
Description:

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
27	8 of 17	SW/293.7	95.2	MAC'S CONVENIENCE STORES INC** 14 PLAINS RD E BURLINGTON ON	EXP

Instance ID: 74401
TSSA Program Area:
Maximum Hazard Rank:
Instance Number: 11220943
Instance Type: FS Piping
Status: EXPIRED
Description: FS Piping

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
27	9 of 17	SW/293.7	95.2	MAC'S CONVENIENCE STORES INC** 14 PLAINS RD E BURLINGTON ON	EXP

Instance ID: 73616
TSSA Program Area:
Maximum Hazard Rank:

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Instance Number:		11220984			
Instance Type:		FS Piping			
Status:		EXPIRED			
Description:		FS Piping			

27	***10 of 17***	***SW/293.7***	***95.2***	***MAC'S CONVENIENCE STORES INC***** ***14 PLAINS RD E*** ***BURLINGTON ON L7T 2B9***	***EXP***

Instance ID:	
TSSA Program Area:	
Maximum Hazard Rank:	
Instance Number:	10051642
Instance Type:	FS Facility
Status:	EXPIRED
Description:	

27	***11 of 17***	***SW/293.7***	***95.2***	***Imperial Oil*** ***14 Plains Road East*** ***Burlington ON***	***GEN***

Generator #:	ON8073025
Approval Yrs:	As of April 2014
SIC Code:	
SIC Description:	
--- Details ---	
Waste Code:	252
Waste Description:	Waste crankcase oils and lubricants
+	
Waste Code:	251
Waste Description:	Waste oils/sludges (petroleum based)
+	
Waste Code:	221
Waste Description:	Light fuels

27	***12 of 17***	***SW/293.7***	***95.2***	***Esso Imperial Oil Limited*** ***14 Plains Road East*** ***Burlington ON L7T 2B9***	***GEN***

Generator #:	ON1319742
Approval Yrs:	05
SIC Code:	419120
SIC Description:	Petroleum Product Agents and Brokers
--- Details ---	
Waste Code:	221
Waste Description:	LIGHT FUELS
+	
Waste Code:	251
Waste Description:	OIL SKIMMINGS & SLUDGES

27	***13 of 17***	***SW/293.7***	***95.2***	***Imperial Oil*** ***14 Plains Road East*** ***Burlington ON L7T 2B9***	***GEN***

Generator #:	ON5138284

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Approval Yrs:		2012			
SIC Code:		447110			
SIC Description:		Gasoline Stations with Convenience Stores			
27	14 of 17	SW/293.7	95.2	**Imperial Oil** **14 Plains Road East** **Burlington ON L7T 2B9**	GEN
Generator #:		ON5138284			
Approval Yrs:		2011			
SIC Code:		447110			
SIC Description:					
27	15 of 17	SW/293.7	95.2	**14 PLAINS RD. E.** **BURLINGTON ON**	PRT
Location ID:		2484			
Type:		retail			
Expiry Date:					
Capacity (L):					
Licence #:					
27	16 of 17	SW/293.7	95.2	**MACS CONVENIENCE STORES DIV OF SILCORP LTD ATTN MA** **14 PLAINS RD E** **BURLINGTON ON L7T2B9**	PRT
Location ID:		22654			
Type:		retail			
Expiry Date:		1996-02-28			
Capacity (L):		131800			
Licence #:		0076357524			
27	17 of 17	SW/293.7	95.2	**MAC'S MILK** **14 PLAINS RD AT LASALLE GAS BAR** **BURLINGTON CITY ON**	SPL
Ref No.:		45824			
Incident Dt:		//			
MOE Reported Dt:		1/18/1991			
Contaminant Name:					
Contaminant Quantity:					
Incident Summary:		MAC'S GAS BAR - DRIPPING PUMP FILTER DUE TO VALVE MALFUNCTION ON TANK.			
Incident Cause:		VALVE/FITTING LEAK OR FAILURE			
Incident Reason:		EQUIPMENT FAILURE			
Nature of Impact:		Soil contamination			
Receiving Medium:		LAND			
Environmental Impact:		POSSIBLE			
28	1 of 1	SW/295.2	95.4	**Burlington ON**	WWIS
Well ID:	7167017			*Lot:*	

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB

Concession:		*Concession Name:*	
County:	HALTON	*Municipality:*	BURLINGTON CITY
Easting Nad83:	593105	*Northing Nad83:*	4795518
Zone:	17	*Utm Reliability:*	margin of error : 10 - 30 m
Primary Water Use:	Monitoring	*Construction Date:*	30-MAY-11
Sec. Water Use:		*Well Depth:*	ft
Pump Rate:		*Static Water Level:*	
Flow Rate:		*Clear/Cloudy:*	
Specific Capacity:		*Final Well Status:*	Abandoned-Other
Construction Method:		*Flowing (y/n):*	
Elevation (m):		*Elevation Reliability:*	
Depth to Bedrock:		*Overburden/Bedrock:*	
Water Type:		*Casing Material:*	
--- Details ---			
Thickness:		*Original Depth:*	ft
Material Colour:		*Material:*	ft

29 | ***1 of 1*** | ***W/286.7*** | ***100.2*** | ***INVESTIGATIVE SCIENCE INC.***
1050 COOKE BLVD, UNIT 2
BURLINGTON ON | ***GEN***

Generator #:	ON2335900
Approval Yrs:	2013
SIC Code:	541690, 541380
SIC Description:	OTHER SCIENTIFIC AND TECHNICAL CONSULTING SERVICES, TESTING LABORATORIES
--- Details ---	
Waste Code:	241
Waste Description:	HALOGENATED SOLVENTS

30 | ***1 of 1*** | ***WSW/299.4*** | ***97.5*** | ***1021 Waterdown Road, Burlington ON*** | ***PINC***

Incident ID:	2746722
Tank Status:	RC Established
Attribute Category:	No notification made to the one call center
Task Number:	3341826
SR Type:	FS-Pipeline Incident
Incident Number:	590162
Status Code:	Pipeline Damage Reason Est
Summary:	1021 Waterdown Road, Burlington - 1/2" Pipeline Hit
Spills Action Centre:	
Reported By:	Devay, Lori - Union Gas
Affiliation:	Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)
Method Details:	E-mail
Fuel Category:	Natural Gas
Fuel Occurrence Type:	Pipeline Strike
Date of Occurrence:	4/20/2011 0:00
Occurrence Start Date:	2011/06/09
Health Impact:	No
Occurrence Desc:	excavating, no locates, hit gas line
Environment Impact:	No
Property Damage:	No
Service Interupt:	Yes
Fuel Type:	Natural Gas
Enforce Policy:	Yes
Operation Type:	Construction Site (pipeline strike)
Damage Reason:	FS-Perform P-line Inc Invest

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB

Public Relation: No
Pipeline System:
Pipeline Type: Service / Riser Distribution Pipeline
Depth: 24
Pipe Material: Plastic
Regualtor Location: Outside
PSIG:
Regulator Type: Service Regulator (up to 60 psi intake)
Notes: see inspection report

31	1 of 9	W/299.0	100.5	INVESTIGATIVE SCIENCE INC. 1050 COOKE BLVD, UNIT 2 BURLINGTON ON	GEN

Generator #: ON2335900
Approval Yrs: 2009
SIC Code: 541690, 541380
SIC Description: Other Scientific and Technical Consulting Services, Testing Laboratories

--- Details ---
Waste Code: 241
Waste Description: HALOGENATED SOLVENTS

31	2 of 9	W/299.0	100.5	INVESTIGATIVE SCIENCE INC. 1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	GEN

Generator #: ON2335900
Approval Yrs: 02,03,04,05,06,07,08
SIC Code:
SIC Description:

--- Details ---
Waste Code: 241
Waste Description: HALOGENATED SOLVENTS

31	3 of 9	W/299.0	100.5	INVESTIGATIVE SCIENCE INC. 1050 COOKE BOULEVARD, UNIT 2 BURLINGTON ON L7T 4A8	GEN

Generator #: ON2335900
Approval Yrs: 97,98,99,00,01
SIC Code: 9999
SIC Description: OTHER SERVICES

--- Details ---
Waste Code: 241
Waste Description: HALOGENATED SOLVENTS

31	4 of 9	W/299.0	100.5	INVESTIGATIVE SCIENCE INC. 1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	GEN

Generator #: ON2335900
Approval Yrs: 2012
SIC Code: 541690, 541380
SIC Description: Other Scientific and Technical Consulting Services, Testing Laboratories

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
--- Details ---					
Waste Code:	241				
Waste Description:	HALOGENATED SOLVENTS				
31	5 of 9	W/299.0	100.5	INVESTIGATIVE SCIENCE INC. 1050 COOKE BLVD, UNIT 2 BURLINGTON ON	GEN
Generator #:	ON2335900				
Approval Yrs:	2011				
SIC Code:	541690, 541380				
SIC Description:	Other Scientific and Technical Consulting Services, Testing Laboratories				
--- Details ---					
Waste Code:	241				
Waste Description:	HALOGENATED SOLVENTS				
31	6 of 9	W/299.0	100.5	INVESTIGATIVE SCIENCE INC. 1050 COOKE BLVD, UNIT 2 BURLINGTON ON	GEN
Generator #:	ON2335900				
Approval Yrs:	2010				
SIC Code:	541690, 541380				
SIC Description:	Other Scientific and Technical Consulting Services, Testing Laboratories				
--- Details ---					
Waste Code:	241				
Waste Description:	HALOGENATED SOLVENTS				
31	7 of 9	W/299.0	100.5	INVESTIGATIVE SCIENCE INC. 1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	GEN
Generator #:	ON2335900				
Approval Yrs:	As of April 2014				
SIC Code:					
SIC Description:					
--- Details ---					
Waste Code:	241				
Waste Description:	Halogenated solvents and residues				
31	8 of 9	W/299.0	100.5	Primary Fluid Systems Inc. 1050 Cooke Blvd Unit 3-4 Burlington ON L7T 4A8	SCT
Established:	01-AUG-91				
Plant Size (ft²):	7000				
Employment:					
--- Details ---					
SIC/NAICS Code:	332910				
Description:	Metal Valve Manufacturing				
+					
SIC/NAICS Code:	417230				
Description:	Industrial Machinery, Equipment and Supplies Wholesaler-Distributors				
+					
SIC/NAICS Code:	326198				

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB

Description: All Other Plastic Product Manufacturing
+
SIC/NAICS Code: 332910
Description: Metal Valve Manufacturing
+
SIC/NAICS Code: 327215
Description: Glass Product Manufacturing from Purchased Glass

---

31 **9 of 9** **W/299.0** **100.5** **BHC CABLE ASSEMBLIES INC.**
1050 Cooke Blvd Unit 3
Burlington ON L7T 4A8
SCT

Established: 0000
Plant Size (ft²): 0
Employment: 9

--- Details ---
SIC/NAICS Code: 334410
Description: Semiconductor and Other Electronic Component Manufacturing

Unplottable Summary

DB	Company Name/Site Name	Address	City	Postal
CA	THE COOKE GROUP INC.	COOKE BLVD.	BURLINGTON CITY ON	
CA	THE COOKE GROUP COOKE BUS. PARK	COOKE BLVD.	BURLINGTON CITY ON	
CA		lot 4 and lot 5, Concession 1 & 2, SDS	Burlington ON	
CA	R.M. OF HALTON ST. MATTHEWS AVE.	ST. MATTHEWS AVE/OLD WATERDOWN	BURLINGTON CITY ON	
CA	THE COOKE GROUP INC.	COOKE BLVD.	BURLINGTON CITY ON	
PTTW	Lowville Golf Course	Lot 5	City of Burlington ON	

Unplottable Report

Site: ***THE COOKE GROUP INC.***
COOKE BLVD. BURLINGTON CITY ON

Database: ***CA***

Certificate #:	7-1366-88-
Application Year:	88
Issue Date:	9/2/1988
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***THE COOKE GROUP COOKE BUS. PARK***
COOKE BLVD. BURLINGTON CITY ON

Database: ***CA***

Certificate #:	3-1594-88-
Application Year:	88
Issue Date:	9/2/1988
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site:
lot 4 and lot 5, Concession 1 & 2, SDS Burlington ON

Database: ***CA***

Certificate #:	8780-4LGQG4
Application Year:	00
Issue Date:	6/21/00
Approval Type:	Municipal & Private sewage
Status:	Approved
Application Type:	New Certificate of Approval
Client Name:	Corporation Of The City Of Burlington
Client Address:	P.O. Box 5013, 426 Brant Street
Client City:	Burlington
Client Postal Code:	L7R 3Z6
Project Description:	Extension of existing 965mm x 1625mm storm sewer from existing outlet to proposed culvert, and construction of new storm sewer and catchbasins along Upper Middle Road (from Appleby Line to Orchard Road).
Contaminants:	

Emission Control:

Site: ***R.M. OF HALTON ST. MATTHEWS AVE.***
ST. MATTHEWS AVE/OLD WATERDOWN BURLINGTON CITY ON

Database: ***CA***

Certificate #: 3-2042-89-
Application Year: 89
Issue Date: 10/24/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***THE COOKE GROUP INC.***
COOKE BLVD. BURLINGTON CITY ON

Database: ***CA***

Certificate #: 3-1682-88-
Application Year: 88
Issue Date: 9/13/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***Lowville Golf Course***
Lot 5 City of Burlington ON

Database: ***PTTW***

Year: 2000
EBR Registry No.: IA00E1201
Ministry Ref. No.:
Type: Instrument
Instrument Type: OWRA s. 34 - Permit to take water
Proposal Date: 5/3/01
Location: City of Burlington
Proponent Address: Lowville Golf Course2662 Brittania Road,Burlington, Ontario, L9T 2X6

Appendix: Database Descriptions

Ecolog Environmental Risk Information Services Ltd 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 Ecolog ERIS at the time of update. ***Note:*** *Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Abandoned Aggregate Inventory: Provincial AAGR

The MAAP Program maintains a database of all 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 Aug 2012

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-Jan 2014

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 authoritive. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies: Private AUWR

This database provides an inventory of all 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: 2001-Jul 2014

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: 1948-2014

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: 1992, 1999-Jul 2014

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

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions: Provincial CONV

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

Government Publication Date: 1989-Feb 2014

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-Jan 2015

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-Jan 2014

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 31 2011-Jan 2015

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-Jan 2015

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 CofA's 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 31, 2011-Jan 2015

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

EcoLog 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 2014

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*

List of TSSA Expired Facilities: Provincial EXP

This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Current to Nov 2014

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 all 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-Jan 2015

Fisheries & Oceans Fuel Tanks: Federal FOFT

Fisheries & Oceans Canada maintains an inventory of all 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: 2010-Nov 2014

Fuel Storage Tank - Historic: Provincial FSTH

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: 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-Apr 2014

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 all 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: June 2009-2014

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: 2012

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 planimetric (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-Apr 2013

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: 1994-2012

National Defence & Canadian Forces Fuel Tanks: Federal NDFT

The Department of National Defence 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 Defence & Canadian Forces Spills: Federal NDSP

The Department of National Defence 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 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 all 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. All federal out-of-service PCB containing equipment and all 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: 1993-2013

Oil and Gas Wells: Private OGW

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

Government Publication Date: 1988-2014

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, well cap date, licence 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: 1800-2013

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

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-Jan 2015

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 all 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 Environment maintains a database of all manufacturers and vendors of registered pesticides.

Government Publication Date: 1988-Jun 2013

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: June 2009-2014

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-Jan 2015

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 2004-2014

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-Jul 2014

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-Feb 2014

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: 1990-2011

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-Mar 2007

TSSA Variances for Abandonment of Underground Storage Tanks: Provincial VAR

The TSSA, Under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

Government Publication Date: Current to Nov 2014

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

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

Government Publication Date: 1970-Jan 2015

Waste Disposal Sites - MOE 1991 Historical Approval Inventory: Provincial WDSH

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

Government Publication Date: Up to Oct 1990*

Water Well Information System: Provincial WWIS

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

Government Publication Date: 1955-Mar 2014

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.

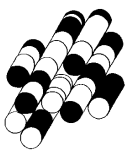
The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

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 were included as reference.

Regulatory Responses and Information

APPENDIX D

Terraprobe Inc.



Amber Brooks

From: squibell@tssa.org on behalf of Public Information Services <publicinformationservices@tssa.org>
Sent: February 12, 2015 9:02 AM
To: Amber Brooks
Subject: Re: Registered Fuel storage tanks

Good morning Amber,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformationservices@tssa.org) or through mail along with a fee of $56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY
"Putting Public Safety First"
14th Floor, Centre Tower
3300 Bloor Street West
Toronto, ON M8X 2X4

www.tssa.org
Toll-Free: 1-877-682-8772

On Thu, Feb 12, 2015 at 8:45 AM, Amber Brooks <abrooks@terraprobe.ca> wrote:

Dear Sir/Madame,

To aid in our Environmental Assessment could you perform a search for registered fuel storage tanks on the following property:

92 Plains Road East, Burlington, Ontario

Please let me know if you need any other information or if there will be a fee for this search.

Thanks,

Amber Brooks, B.Sc.

Environmental Scientist

Terraprobe Inc.

903 Barton Street, Unit 22

Stoney Creek, ON L8E 5P5

Ph: (905) 643-7560

Fx: (905) 643-7559

abrooks@terraprobe.ca

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Amber Brooks

From: squibell@tssa.org on behalf of Public Information Services <publicinformationservices@tssa.org>
Sent: February 25, 2015 9:12 AM
To: Amber Brooks
Subject: Re: Registered fuel storage tanks - 94 Plains Road East, Burlington

Good morning Amber,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformationservices@tssa.org) or through mail along with a fee of $56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY
"Putting Public Safety First"
14th Floor, Centre Tower
3300 Bloor Street West
Toronto, ON M8X 2X4

www.tssa.org
Toll-Free: 1-877-682-8772

On Wed, Feb 25, 2015 at 8:18 AM, Amber Brooks <abrooks@terraprobe.ca> wrote:

Dear Sir/Madame,

To aid in our Environmental Assessment could you perform a search for registered fuel storage tanks on the following property:

94 Plains Road East, Burlington, Ontario

Please let me know if you need any other information or if there will be a fee for this search.

Thanks,

Amber Brooks, B.Sc.

Environmental Scientist

Terraprobe Inc.

903 Barton Street, Unit 22

Stoney Creek, ON L8E 5P5

Ph: (905) 643-7560

Fx: (905) 643-7559

abrooks@terraprobe.ca

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Ministry of the Environment and Climate Change

Freedom of Information and Protection of Privacy Office

12th 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

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

Ontario

March 17, 2015

Amber Brooks
Terraprobe Ltd
22 - 903 Barton Street
Stoney Creek, ON L8E 5P5

RECEIVED
MAR 2 0 2015

Dear Amber Brooks:

RE: ***Freedom of Information and Protection of Privacy Act* Request**
Our File # A-2015-01085, Your Reference 73-15-5001

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 92 Plains Rd E, Burlington.

After a thorough search through the files of the Ministry's Halton Peel District Office, Investigations and Enforcement Branch, Environmental Approvals Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is $30.00 for 1 hour of search time @ $30.00 per hour. **We have applied the $30.00 for this request from your initial payment. This file is now closed.**

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 Daniel Demanuele at (416) 212-3183 or daniel.demanuele@ontario.ca.

Yours truly,

Per Heidi Ritscher
FOI Manager

RECEIVED

MAR 18 2015

Public Works
Wastewater Services
1151 Bronte Road
Oakville ON L6M 3L1
Fax: 905 825-4095

March 12, 2015

Amber Brooks, Environmental Scientist
Terraprobe
903 Barton Street, Unit 22
Stoney Creek, ON, L8E 5P5

Dear Ms Brooks:

RE: Information Request: 92 Plains Road East, Burlington, Ontario
File: 73-15-5001

In response to your written request dated February 12, 2015 we have examined our industrial waste files and have found no records of spill events, industrial waste files, violations, infractions or outstanding orders under the Sewer Use By-law from the above noted address.

We also suggest you contact the City of Burlington and the Ministry of the Environment to determine if the site has any outstanding environmental issues.

For any queries regarding the Region's "Hazardous Land Use & Chemical Occurrence Inventory", please contact our Legislative and Planning Services Department at 905 825-6000 extension 3241.

If we can be of further assistance, please contact the undersigned at extension 7821.

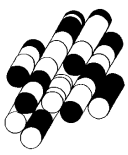
Yours truly,

Maureen Varao
Industrial Waste Abatement Inspector ext. 7821
Maureen.Varao@halton.ca

Photographs

APPENDIX E

Terraprobe Inc.



92 Plains Road East, Burlington





Garage with second floor apartment at south end of Property

West side of Property, looking south



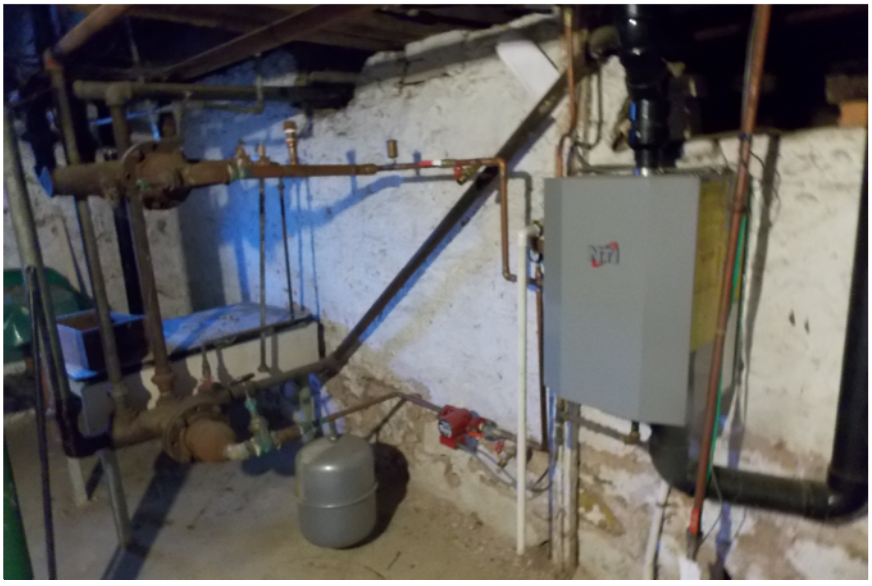
East side of Property, looking north





Typical interior finishes in residence

Basement of residence



Typical finishes in apartment above garage





Heating oil tank in southeast corner of garage

Filler and vent pipes at southeast corner of garage

