

Phase I Environmental Site Assessment

2086 Meadowbrook Road
Burlington, Ontario

Prepared for:

1053052 Ontario Inc. o/a Fresco Investments
2258 Mountainside Drive, Unit #2
Burlington, Ontario L7P 1B7

Attn: Ms. Helen Gaganiaras

June 23, 2017

Pinchin File: 206972

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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on June 6, 2017 through an Authorization to Proceed signed by Mr. George Bouzianis of 1053052 Ontario Inc. o/a Fresco Investments (Client) to conduct a Phase I Environmental Site Assessment (ESA) in connection with the property located at 2086 Meadowbrook Road, Burlington, Ontario (Site). The Site is developed with a two-storey multi-unit residential building (Site Building).

Pinchin was advised by Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in connection with the potential redevelopment of the Site. It is Pinchin's understanding that Client intends to construct a residential building (i.e., townhome) on the northwest portion of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled *"Phase I Environmental Site Assessment, CSA Standard Z768-01"* dated November 2001 (reaffirmed 2016), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

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

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.
This report has been issued without having received responses from the Ontario Ministry of the Environment and Climate Change or the Technical Standards & Safety Authority. Once responses from these regulatory bodies are received, the information will be reviewed by Pinchin and, if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to Client under separate cover. Our conclusions and recommendations may be amended based on this information.

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1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on June 6, 2017 through an Authorization to Proceed signed by Mr. George Bouzianis of 1053052 Ontario Inc. o/a Fresco Investments (Client) to conduct a Phase I Environmental Site Assessment (ESA) in connection with the property located at 2086 Meadowbrook Road, Burlington, Ontario (Site). The Site is developed with a two-storey multi-unit residential building (Site Building).

Pinchin was advised by Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in connection with the potential redevelopment of the Site. It is Pinchin's understanding that Client intends to construct a residential building (i.e., townhome) on the northwest portion of the Site.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2016), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on June 12, 2017, and was accompanied by Mr. George Bouzianis (President of Freshco Investments, associated with the Site since 2014 and hereafter referred to as the 'Site Representative').

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located on the northeast side of Meadowbrook Road, approximately 80 metres (m) northwest of the intersection of Meadowbrook Road and Bluefields Drive in Burlington, Ontario. The Site is situated in an area that predominantly consists of residential land use. Figure 2 illustrates the Site and surrounding area.

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

Topic	Details
Approximate Site Area	0.28 hectares (0.68 acres).

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Topic	Details
Buildings on-Site	One (located on the central portion of the Site).
Approximate Year of Construction and Significant Additions or Renovations	Late-1960s.
Number of Floors (Including ground level)	Two.
Subsurface Levels	None observed and none reported by the Site Representative.
Approximate Footprint Area of Building	625 square metres (m²) (6,727 square feet (ft²)).
Approximate Total Area of Building	1,250 m² (13,455 ft²).
Heating / Cooling	Natural gas-fired forced air furnaces (present in each unit) service the Site Building. Tenant-owned electric window-mounted air conditioning units provide cooling to the Site Building.
Elevators	None observed and none reported by the Site Representative.
Emergency Generators	None observed and none reported by the Site Representative.
Landscaped / Grassed/Bare Ground Areas	Landscaping and bare grassed areas are present on the northwest portion and along the Site perimeter.
Paved or Other Sealed Surface Materials	Asphalt-paved parking areas and access routes are present on the southeast portion of the Site.

2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area gradually slope down toward the southeast.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties.
Subsurface Soils	Clay to silt-textured till derived from glaciolacustrine deposits or shale, as per information published by the Ontario Geological Survey (OGS).
Fill Materials	None observed and none reported by the Site Representative.

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Topic	Findings
Bedrock Type	Sedimentary rocks consisting of shale, limestone, dolostone and/or siltstone of the Queenston Formation, as per information published by the OGS.
Inferred Bedrock Depth	Unknown based on the information reviewed.
Inferred Groundwater Depth	Unknown based on the information reviewed.
Nearest Open Water Body	A tributary of Rambo Creek is located approximately 175 m southwest of the Site. This tributary flows southeast and discharges into Lake Ontario, located approximately 4 kilometres southeast of the Site.
Inferred Groundwater Flow Direction	Southeast based on topography and the presence of Lake Ontario.

2.3 Site Operations

The Site Building contains ten residential units. A common laundry room is present on the first floor. There is no day care in the Site Building, nor is there external playground equipment. Site maintenance activities involve painting, replacement of light fixtures, minor plumbing and electrical work on an as-needed basis.

Further details regarding on-Site operations are provided in Section 5.0.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

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

- The Site Building was constructed in the late-1960s on previously undeveloped land;
- Renovations to the interior finishes have been completed over the years;
- Occupants of the Site Building have always been limited to residential tenants;
- No dry cleaning operations have historically taken place at the Site; and
- No retail fuel outlets (RFOs) have operated at the Site.

3.2 Aerial Photographs and Satellite Imagery

Copies of aerial photographs dated 1961, 1969, 1974, 1978, 1979 and 1992 were obtained from the National Air Photo Library in Ottawa, Ontario and the Mills Memorial Library at McMaster University in

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Hamilton, Ontario and reviewed by Pinchin. In addition, Pinchin reviewed Google Earth™ imagery dated 2004, 2005, 2006, 2009, 2014, 2015 and 2016. It should be noted that accurate details could not be determined from the 1961, 1969, 1974, 1979 and 1992 aerial photographs due to the large reference scale and the low resolution of the photographs.

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

Year of Photograph	Site
1961	The Site appeared to consist of vacant undeveloped land.
1969 and 1974	The Site appeared to be developed with a building that was similar in size and configuration to the present-day Site Building; however, accurate details could not be determined due to the clarity of the aerial photographs.
1978 to 2016	A building that was similar in size and configuration to the present-day Site Building was evident on the Site.

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

Year of Photograph	North	East	South	West
1961	Vacant undeveloped land.	Vacant undeveloped land, followed by residential dwellings.	Vacant undeveloped land, followed by an inferred commercial building at the northwest corner of roads similar in location and orientation to present-day Mount Forest Drive and Brant Street.	Vacant undeveloped land, followed by a road similar in location and orientation to present-day Brant Street.
1969	Residential buildings along a road similar in location and orientation to present-day Charles Drive, followed by additional residential buildings.	Residential buildings along roads similar in location and orientation to present-day Meadowbrook Drive and Charles Drive.	A road similar in location and orientation to present-day Meadowbrook Road, followed by residential buildings.	Coverage not provided by the 1969 aerial photograph.

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Year of Photograph	North	East	South	West
1974 to 1992	Similar to 1969.	Similar to 1969.	Similar to 1969.	A road similar in location and orientation to present-day Meadowbrook Road, followed by residential dwellings, followed by vacant undeveloped land.
2004 to 2016	Similar to 1992.	Similar to 1992.	Similar to 1992.	Similar to 1992; however, a highway similar in location and orientation to present-day Highway 407 was visible approximately 130 m west of the Site.

3.3 Opta Information

Pinchin contacted Opta Information Intelligence (Opta) to obtain copies of Fire Insurance Plans related to the Site and surrounding area, as well as Property Underwriters' Reports (PURs) and Property Underwriters' Plans related to the Site. Opta provided Pinchin with a copy of a PUR dated 1993 (see Appendix I). Based on Pinchin's review of the PUR, the following was noted:

- In 1993, the Site Building contained ten residential apartments; and
- Heating was provided by natural gas-fired forced air units;

3.4 City Directories

City directories for the years 1963 to 2013 were reviewed by Pinchin at the Mills Memorial Library at McMaster University in Hamilton, Ontario. It should be noted that no books for the City of Burlington were available subsequent to 2013. A summary of information obtained with respect to the Site is provided in the following table:

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Year(s)	Occupant Listings for Site Address
1963 to 1967	Not listed.
1968 to 2013	Maisonnettes (residential listings)

In general, the city directories indicated that the surrounding area has historically consisted residential land use since 1963. No historical dry cleaning operations, RFOs or other operations of potential environmental concern were identified

3.5 Previous Environmental Reports

No previous reports (i.e., Phase I ESAs, geological or geotechnical reports) were provided for Pinchin's review and, according to the Site Representative, none are available.

3.6 Historical Summary

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

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

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

4.2 Ontario Ministry of the Environment and Climate Change

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

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

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4.3 Technical Standards & Safety Authority

The Technical Standards & Safety Authority (TSSA) was contacted to establish the status of the Site with respect to its files, to identify outstanding instructions, tank registrations, incident reports, fuel/oil spills or contamination records associated with the Site and the off-Site properties listed above. At the time of writing this report, no response had been received from the TSSA. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of Pinchin's request submitted to the TSSA is provided in Appendix II of this report.

4.4 EcoLog ERIS

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

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

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

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- "*Inventory of Coal Gasification Plant Waste Sites in Ontario*", dated April 1987; and
- "*Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*", dated November 1988.

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

- The Site was not listed in any of the above-noted databases reviewed by Pinchin;
- The Ontario Spills database indicated that on October 12, 2007, 12 litres of transformer oil spilled onto the ground surface at 1397 Charles Drive as a result of a transformer leak. This property is located approximately 60 m northeast of the Site and is situated hydraulically transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance between this property and the Site, the relatively limited volume of contaminant spilled and the inferred groundwater flow direction, it is Pinchin's opinion that this historical spill is unlikely to result in potential subsurface impacts at the Site; and
- Additional surrounding properties were identified in the Ontario Spills and TSSA Pipeline Incidents databases; however, based on the information provided within the EcoLog ERIS report, the locations/distances between these properties and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that the potential issues of concern associated with these listings are unlikely to result in potential subsurface impacts at the Site.

4.5 Regulatory Information Summary

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

5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on June 12, 2017, and was accompanied by the Site Representative. The Site reconnaissance included a walk-through of accessible areas of the interior of the Site Building and exterior areas. It should be noted that only a representative sample of tenant spaces were accessed at the time of Pinchin's Site reconnaissance in order to minimize tenant disturbance. At the time of the Site reconnaissance, the ground surface was dry and the weather was clear. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

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5.1 Hazardous Materials

Topic	Findings
Chemicals	Chemicals typically used for general purpose cleaning and building maintenance (e.g., window cleaners, bleach, paints, deodorizers, etc.) were noted on-Site at the time of the Site reconnaissance. Chemicals observed on-Site were stored within manufacturer-supplied containers in various locations within the Site Building.
Compressed Gases	None observed and none reported by the Site Representative.
Hazardous Waste	None observed and none reported by the Site Representative.

No spills or evidence of historical spills (i.e., staining) were observed in the chemical storage areas noted above and the chemicals appeared to be stored in an orderly fashion. No floor drains or catch basins were present in the vicinity of the chemical storage areas.

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) were observed on-Site, and none were reported by the Site Representative. However, Pinchin notes that the Site Representative has not been associated with the Site since its development. Therefore, a representative knowledgeable about the Site was not available to confirm or refute the presence of a former or current AST located at the Site. No evidence of former ASTs was observed by Pinchin.

5.2.2 Underground Storage Tanks

No evidence of underground storage tanks (USTs) (i.e., fill/vent pipes) was observed on-Site, and none were reported by the Site Representative. However, Pinchin notes that the Site Representative has not been associated with the Site since its development. Therefore, a representative knowledgeable about the Site was not available to confirm or refute the presence of a former or current UST located at the Site. No evidence of former USTs was observed by Pinchin.

5.3 Water and Wastewater

Topic	Findings
Water Supply Source	City of Burlington. Water is obtained by the City from Lake Ontario. Groundwater is not used as a source of potable water.
Water Use	Water is primarily used for domestic-related activities.

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Topic	Findings
Sanitary/Process Wastewater Receptor	Municipal sanitary sewer system. No process wastewater is generated at the Site. Wastewater is limited to sanitary effluent.
Pits, Sumps or Lagoons	None observed and none reported by the Site Representative.
Grease Traps	None observed and none reported by the Site Representative.
Oil/Water Separators	None observed and none reported by the Site Representative.
Storm Water Flow and Receptor	Storm water entering exterior roof drains runs overland and discharges into the municipal storm sewers. The municipal storm sewers discharge to Lake Ontario.
Wells	None observed and none reported by the Site Representative.
Watercourses, Ditches or Standing Water	None observed and none reported by the Site Representative.

5.4 Hydraulic Equipment

No evidence of hydraulic equipment (i.e., hydraulic hoists, elevators, compactors, dock levels, etc.) was identified at the Site during the Site reconnaissance.

5.5 Polychlorinated Biphenyls

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

Given the year of construction of the Site Building (circa late-1960s), there is a potential that on-Site electrical equipment (light ballasts) may contain PCBs.

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

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5.6 Asbestos-Containing Materials

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

Given the year of construction of the Site Building (circa late-1960s), there is a potential for friable and non-friable ACMs to be present in the Site Building. The following non-comprehensive list of building materials, as observed Pinchin by, has the potential to be asbestos-containing:

- Fireproof spray insulation observed in the furnace closet; and
- Drywall joint compound.

Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an Asbestos Management Program (AMP) has not been developed for or implemented at the Site. In accordance with Ontario Regulation 278/05, an asbestos survey should be performed in buildings that are known or suspected of containing ACMs. If an asbestos survey confirms the presence of ACMs, an AMP should be developed and implemented, as per the requirements of Ontario Regulation 278/05.

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

5.7 Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, primers and coatings for anti-corrosive purposes, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in consumer paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. As of 2010, the current limit set by the federal government is 90 ppm, however, there is no restriction on lead in paints used for anti-

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corrosion purposes (e.g., steel primers and exterior coatings) and road and line markings. Therefore, the potential for lead in paint may exist in any building.

Pinchin did not conduct an assessment of lead in painted surfaces as part of this Phase I ESA, and the Site Representative advised Pinchin that no surveys have been previously conducted at the Site. Prior to any demolition or renovation activities, a designated substance survey [hazardous materials assessment] (including lead) would be required. During Pinchin's Site reconnaissance, Pinchin observed that painted surfaces were in good condition, with the exception of Peeling/flaking paint observed in the hallways within the Site Building.

5.8 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances (ODSs) was not observed. The Site Representative reported that the bulk storage of ODSs has not been carried out at the Site.

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

5.9 Radon

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

5.10 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

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A comprehensive inspection for mould, which would require intrusive testing, was not performed as part of this Phase I ESA. Visible mould or water-damaged areas were not observed at the time of the Site reconnaissance. The Site Representative was not aware of the presence of mould in the Site Building. In addition, the Site Representative was not aware of any historical leaks in the Site Building or past flooding events.

5.11 Air Emissions

Topic	Findings
Washroom Vents	Washroom vent exhausts are discharged through roof stacks.
Kitchen Vents	None observed and none reported by the Site Representative.
Heating/Cooling	Natural gas-fired forced air furnaces discharge through roof stacks.
Emergency Generators	None observed and none reported by the Site Representative.
Process Vents	None observed and none reported by the Site Representative.
Odours	No strong, pungent or noxious odours were identified.
Permits / Approvals	The Site Representative advised Pinchin that the Site owner does not hold any permits/approvals for the Site, as related to air emissions or discharges.

5.12 Staining and Stressed Vegetation

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance. The Site Representative reported that no known historical chemical spills have occurred on-Site.

5.13 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Domestic refuse is stored in tenant-owned containers and deposited curbside for weekly collection by Halton Region.
Recyclables	Recyclables (i.e., cans, bottles, newsprint, plastics, and cardboard) are stored in plastic bins and deposited curbside for weekly collection by Halton Region.
Other	Compost is stored in plastic totes and deposited curbside for weekly collection by Halton Region.

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6.0 ACTIVITIES ON ADJACENT PROPERTIES

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

	Northeast	Northwest	Southeast	Southwest
Operation or Activity	Single-family residential dwellings, followed by Charles Drive.	Multi-tenant residential buildings, followed by Meadowbrook Road.	A multi-tenant residential building (2076 Meadowbrook Road), followed by Meadowbrook Road.	Meadowbrook Road, followed by multi-tenant residential buildings.
Direction with Respect to Inferred Groundwater Flow	Transgradient.	Upgradient.	Downgradient.	Transgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	None observed.	None observed.

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

7.0 FINDINGS AND RECOMMENDATIONS

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

8.0 TERMS AND LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 2086 Meadowbrook Road, Burlington, Ontario, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site. The scope of work completed by Pinchin, as part of this Phase I ESA, is not sufficient (in and of itself) to meet the requirements for the submission of an RSC in accordance with Ontario Regulation 153/04 (as

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amended). If an RSC is an intended end product of work conducted at the Site, further consultation and/or work will be required.

This report was prepared for the exclusive use of 1053052 Ontario Inc. o/a Fresco Investments, subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

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

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

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

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2016), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

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9.0 REFERENCES

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

1. Mr. George Bouzianis [Site Representative].
2. EcoLog ERIS report entitled "*unknown 2086 Meadowbrook Rd Burlington ON L7P2A4*", dated June 9, 2017 (ERIS Project # 20170607017).
3. Opta Information Intelligence "*2086 Meadowbrook Rd Burlington On*", and dated June 13, 2017 (Opta Order ID: 37409).
4. Toporama – Topographic Maps: http://atlas.gc.ca/site/english/maps/topo/map.
5. Canadian Centre for Occupational Health & Safety: http://www.ccohs.ca/oshanswers/phys_agents/radon.html.
6. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2016.
7. National Air Photo Library, Ottawa, Ontario.
8. Library and Archives of Canada, Ottawa, Ontario.
9. Mills Memorial Library, McMaster University, Hamilton, Ontario.
10. Technical Standards & Safety Authority.
11. Ontario Ministry of the Environment and Climate Change.
12. MOECC Brownfields Environmental Site Registry.
13. Google Earth™.
14. City of Burlington Interactive Maps.
15. Ontario Geological Survey.
16. Health Canada. "*Cross-Canada Survey of Radon Concentrations in Homes – Final Report*", dated March 2012.

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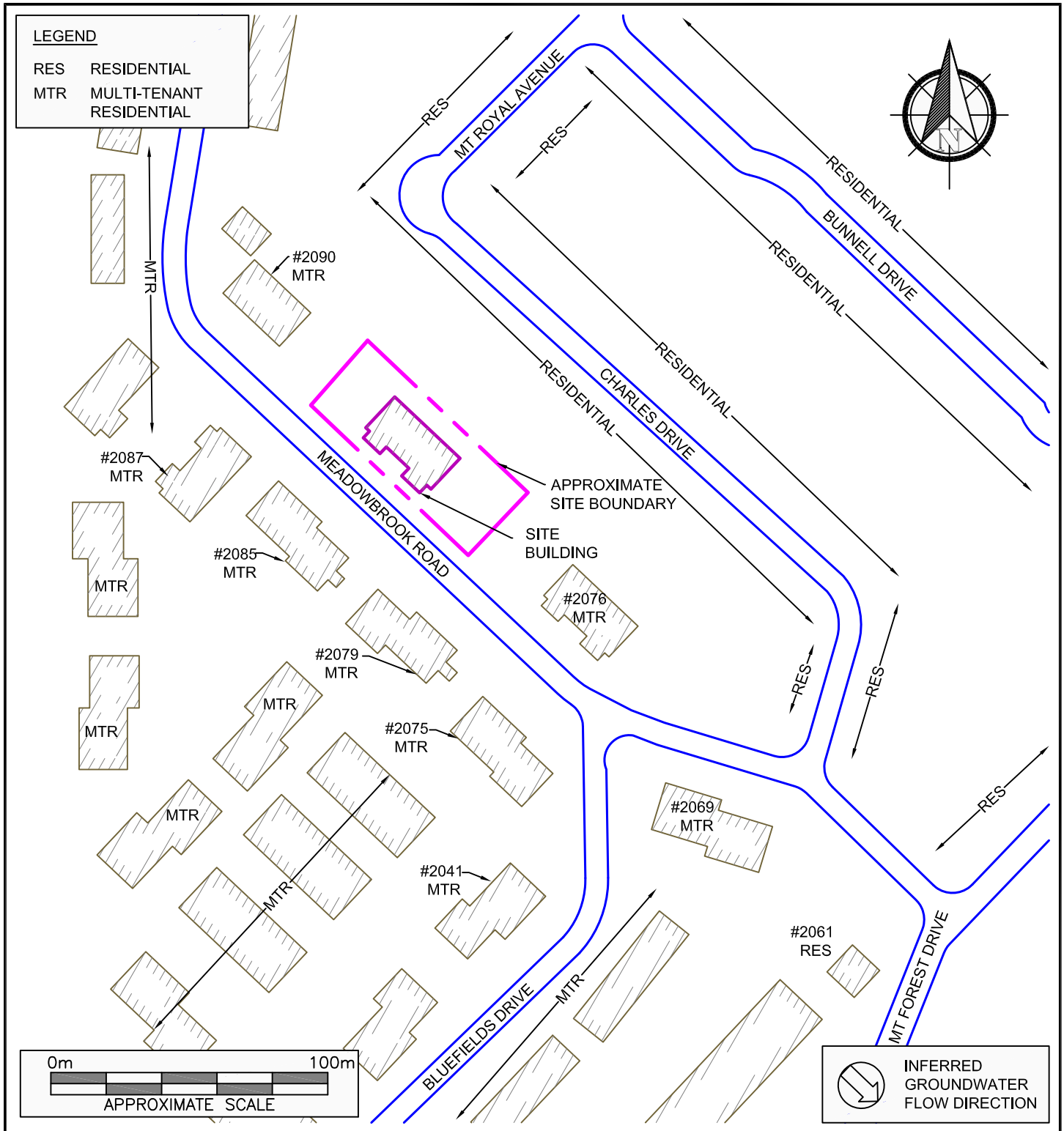
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FIGURES



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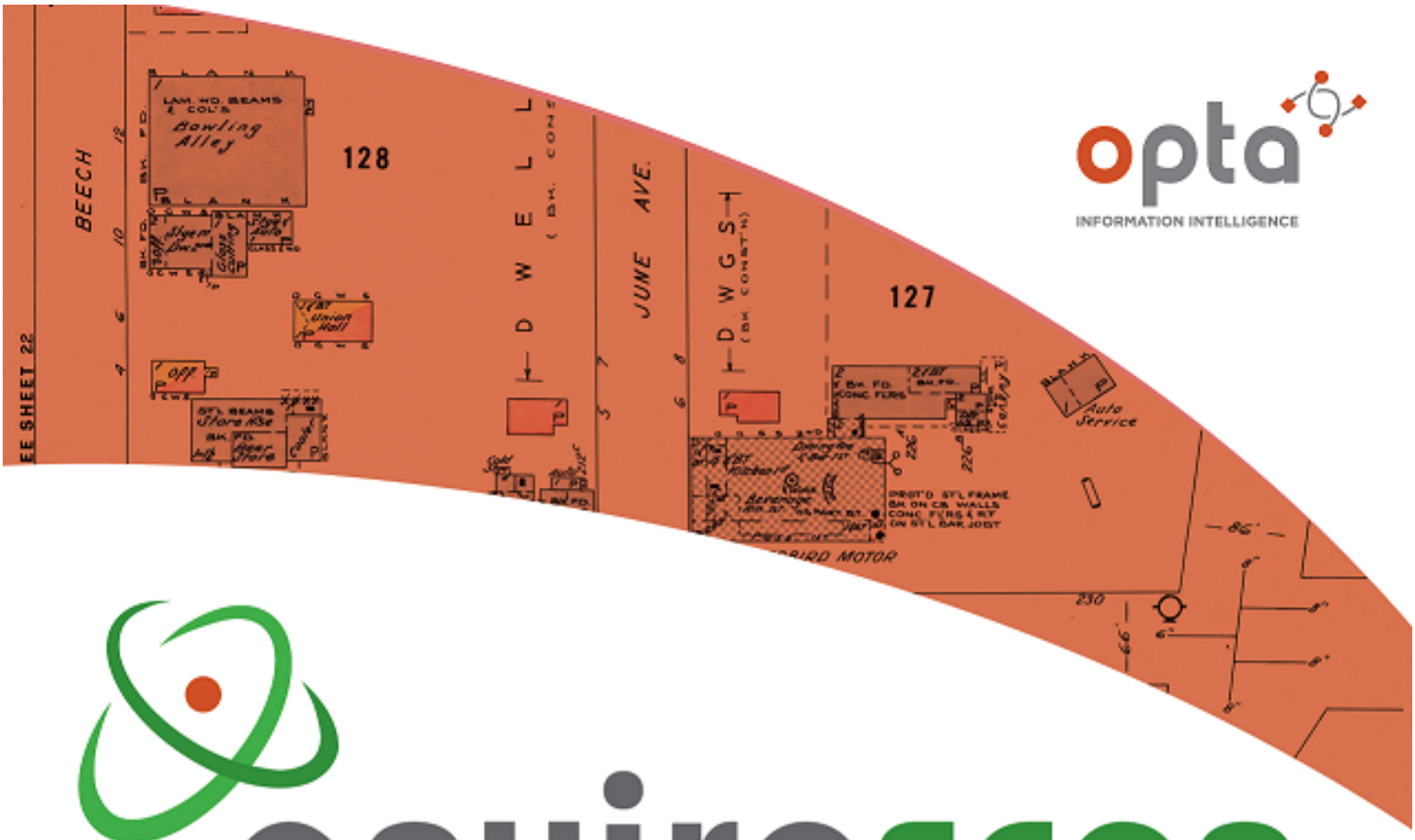
PROJECT NAME: PHASE I ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME: FRESCO INVESTMENTS			
PROJECT LOCATION: 2086 MEADOWBROOK ROAD, BURLINGTON, ONTARIO			
FIGURE NAME: KEY MAP			FIGURE NO.: 1
APPROXIMATE SCALE: AS SHOWN	PROJECT NO.: 206972	DATE: JUNE 2017	



PINCHIN

PROJECT NAME: PHASE I ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME: FRESCO INVESTMENTS			
PROJECT LOCATION: 2086 MEADOWBROOK ROAD, BURLINGTON, ONTARIO			
FIGURE NAME: SITE AND SURROUNDING LAND USE PLAN			FIGURE NO.: 2
APPROXIMATE SCALE: AS SHOWN	PROJECT NO.: 206972	DATE: JUNE 2017	

APPENDIX I
Opta Response



opta
INFORMATION INTELLIGENCE

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An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Stephanie

Site Address:

2086 Meadowbrook Rd Burlington On

Project No:

20170607017

Opta Order ID:

37409

Requested by:

Eleanor Goolab
ERIS

Date Completed:

6/13/2017 10:53:52 AM

Project Name: unknown

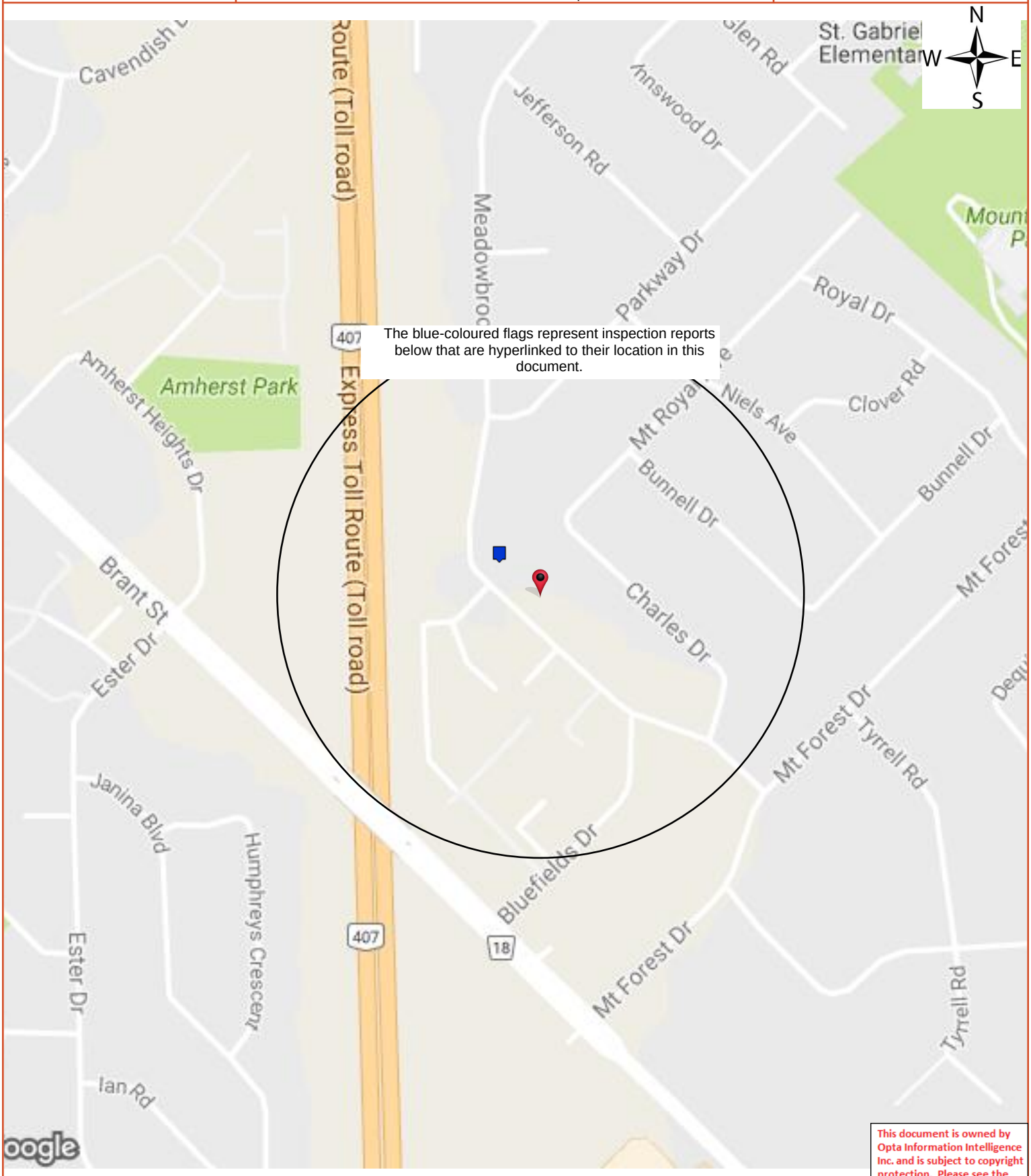
Project #: 20170607017
P.O. #: 206972

ENVIROSCAN Report

Search Area: 2086 Meadowbrook Rd Burlington On

Requested by:
Eleanor Goolab
Date Completed: 06/13/2017 10:53:52

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Opta Historical Environmental Services Enviroscan™ Terms and Conditions

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Governing Document

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

Law

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

ENVIROSCAN Report

Report Index

Page	Report Title
5	(1993) Multirisk Report - 1993 WILLIAM HECK 2086 MEADOWBROOK AV BURLINGTON ON L7P 2A4 Reference No: 70056043 (distance = 91 metres*)

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ENVIROSCAN Report

Multirisk Report - 1993 WILLIAM HECK 2086 MEADOWBROOK AV BURLINGTON ON L7P 2A4
Reference No: 70056043

Requested by:
Eleanor Goolab
Date Completed: 06/13/2017 10:53:52

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Ontario Branch
Confidential Report

MULTIRISK SURVEY

Insured: WILLIAM HECK

Location Surveyed: 2086 MEADOWBROOK AVENUE
BURLINGTON, ONTARIO
L7P 2A4

Person Contacted: Lyn Dewar
Telephone Number: (905) 639-7723

Policy Number: 4414803
AIS Reference: 70056043

Surveyed by: Tim Belanger
Date of Survey: 1993.12.30

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ENVIROSCAN Report

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Date Completed: 06/13/2017 10:53:52

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AIS Ref No.: 70056043

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

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

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AIS Ref No.: 70056043

WILLIAM HECK
2086 AVENUE MEADOWBROOK; BURLINGTON, ONTARIO

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

OCCUPANCY:

The insured is a non-occupant building owner at this location. The premises are in good condition. The insured is interested in loss prevention, however loss information was not available at the time of the survey.

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

  10 Unit apartment townhouse

* Other Classes of Occupants

  10 apartments

* Undersirable Features

  None noted

Risk is rateable under the Apartment House tariff.
It is recommended that this location be resurveyed in 2 year(s).

BUILDING:

* Built - 1975 (est.) Height: Storey(s) (excluding basement) - 2
* There are no additions.
* There are no renovations.
* Building condition - Good

* Area: Ground Floor - 502 sq. m Total (including basement) - 1005 sq. m

BASIC CONSTRUCTION:

* Walls - 100% Brick/stone veneer - Brick Veneer

* Floors - (excluding basement) 90% Wood joist; 10% Concrete on metal pan

* Roof - 100% - Wood joist
  - Surface material(s) - Asphalt shingles
  - Roof replaced, unable to determine when.

INTERIOR FINISH:

* Walls - 100% non-combustible

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* Ceilings - 100% non-combustible

BASEMENTS: None

VERTICAL OPENINGS:

* Stairs - Fire rated enclosure

MEZZANINE: None

OUTBUILDINGS: None

HEATING:

* forced warm air - 100% - Natural gas
  - Possibly upgraded, details could not be determined.
  - Installation appears safe

* Heating appliances - All not enclosed in a separate room
* Combustible materials - Not stored in this room at time of survey

* Fuel Tanks/Supply:
  - Supply - UG Natural Gas connection

* Chimneys:
  - ULC Factory Built - Standard

ELECTRICAL:

* Condition - Good and appeared safe at the time of the survey.
* Wiring - BX, Non-Metallic
* Overcurrent protection - .
* Electrical system - Possibly upgraded, details could not be determined.

PLUMBING:

* Condition - Good at the time of the survey.
* Piping is Copper
* Plumbing - Possibly upgraded, details could not be determined.

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Multirisk Report - 1993 WILLIAM HECK 2086 MEADOWBROOK AV BURLINGTON ON L7P 2A4
Reference No: 70056043

Requested by:
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EXPOSURES: (within 15m of the risk):

* FRONT: OPEN

* REAR: OPEN

* LEFT: OPEN

* RIGHT: OPEN

MUNICIPAL PROTECTION:

* The FUS Public Fire Protection Classification is 3
* Responding (career) fire department Burlington
* Distance from risk less than 2.5 km
* Access via paved roads. Year-round.

* The building itself is easily accesible to the fire department.
* Two hydrants within 155m (standard)

PRIVATE PROTECTION at this location includes the following:

* Standard extinguishers
* Fire detection/alarm system - Local - Partial Heat & Smoke

* An automatic sprinkler system is not present.

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AIS Ref No.: 70056043

WILLIAM HECK
2086 AVENUE MEADOWBROOK; BURLINGTON, ONTARIO

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

OCCUPANCY - GENERAL INFORMATION

* Neighbourhood is predominantly residential
* Insured - non-occupant building owner Area occupied - 1005 sq. m
* % accessible to the public could not be determined
* Gross revenue - could not be determined at the time of the survey

---

PREMISES information at the time of this survey

* The following appeared to be SATISFACTORY:

  Stairs, ramps, handrails; Floor surfaces & coverings; Wall & ceilings; Inerior Lighting; Exterior Lighting; Emergency Lighting; Interior Housekeeping; Exterior Housekeeping; Sidewalks, Yards & Parking Lots; Snow & ice removal; Roof attachments; Fire exits; Fire alarms

* Other features present:

  Permanent guests or boarders

* Elevating devices in operation - none

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AIS Ref No.: 70056043

WILLIAM HECK
2086 AVENUE MEADOWBROOK; BURLINGTON, ONTARIO

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

NEIGHBOURHOOD:

* Predominantly residential
* Stable
* Best described as having a low crime rate

BUSINESS:

* Description - Building owner
* Hours of Operation - N/A
* Smash and Grab exposure is low
* There is no safe on the premises

GENERAL PROTECTION at the time of this survey:

* The following appeared to be SATISFACTORY:

  Exterior Lighting, Interior Lighting, Roof Accessability, Police Patrols

* Security Alarm System - None

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

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ENVIROSCAN Report

Multirisk Report - 1993 WILLIAM HECK 2086 MEADOWBROOK AV BURLINGTON ON L7P 2A4
Reference No: 70056043

Requested by:
Eleanor Goolab
Date Completed: 06/13/2017 10:53:52

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WILLIAM HECK
2086 AVENUE MEADOWBROOK; BURLINGTON, ONTARIO

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

REMARKS:

* Fire, Liability & Basic Crime - The insured owns this two storey townhouse and has ten units fully rented. One live-in superintendent. Coin operated washer and dryer 1st Floor. Each unit occupies 1st and 2nd Floor, and has individual stairway. Smooth paved parking for tenants and visitors. Housekeeping was good at time of survey.

No recommendations made at this time.

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APPENDIX II
Correspondence with Regulatory Agencies

Grace Thompson

From: Grace Thompson
Sent: Wednesday, June 7, 2017 10:34 AM
To: Public Information Services (publicinformationservices@tssa.org)
Subject: 206972 Archive
Attachments: TSSA PAYMENT.DOC

Good Morning

Can you please complete a full computer database search and archival search for current and archived files to see if there are any outstanding instructions, petroleum tank registrations, incident reports, fuel/oil spills or contamination records associated with a corner lot property 2086 Meadowbrook Road, Burlington, and also the immediately adjacent properties.

Much appreciated – thanks

Grace Thompson
Project Coordinator

Pinchin Ltd.
6-875 Main Street West, Suite 200, Hamilton ON L8S 4P9
T: 905.577.6206 ext. 1717 | C: 289.308.6270 | pinchin.com

Ontario

Ministry of Environment and Energy

Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Grace Thompson Pinchin Ltd. 6-875 Main Street West, Suite 200 Hamilton, ON L8S 4R9 Email Address: gthompson@pinchin.com			FOI Request No.	Date Request Received
			Fee Paid $ ~ ACCT ~ CHQ ☑ VISA ~ CASH	
Telephone/Fax Nos. Tel : 905-577-6206 ext 1717 Fax : 905-577-6207	Your Project/Reference No. 206972	Signature of Requester	☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR ☐ SAC ☐ IEB ☐ EAA ☐ EMR ☐ SWA	

Request Parameters

Municipal Address / Lot, Concession, Geographic Township **(Municipal address essential for cities, towns or regions)**

2086 Meadowbrook Road, Burlington, Ontario

Present Property Owner(s) and Date(s) of Ownership

1053052 Ontario Inc./Fresco Investments

Previous Property Owner(s) and Date(s) of Ownership

Present/Previous Tenant(s),(if applicable)

Search Parameters Files older than 2 years may require $60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	**Specify Year(s) Requested**
Environmental concerns (General correspondence, occurrence reports, abatement)	All Years
Orders	All Years
Spills	All Years
Investigations/prosecutions ▸ ***Owner and tenant information must be provided***	All Years
Waste Generator number/classes	All Years

Certificates of Approval ▸ Proponent information must be provided

1987 and prior records are searched manually. **Search fees in excess of $300.00** could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). **If supporting documents are also required, mark SD box** and specify type e.g. maps, plans, reports, etc.

		SD	Specify Year(s) Requested
air - *emissions*		Yes	All Years
water - *mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)*		Yes	All Years
sewage - *sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations*		Yes	All Years
waste water - *industrial discharge*		Yes	All Years
waste sites - *disposal, landfill sites, transfer stations, processing sites, incinerator sites*		Yes	All Years
waste systems	*- haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction*	Yes	All Years
pesticides - *licenses*		NO	

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

APPENDIX III
EcoLog ERIS Report

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*unknown* *2086 Meadowbrook Rd* *Burlington ON L7P2A4*
Project No:	*206972*
Report Type:	*Standard Report*
Order No:	*20170607017*
Requested by:	*Pinchin Ltd*
Date Completed:	*June 9, 2017*

Environmental Risk Information Services
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:		*unknown* *2086 Meadowbrook Rd Burlington ON L7P2A4*
Project No:		*206972*
Coordinates:		
	Latitude:	*43.350091*
	Longitude:	*-79.829288*
	UTM Northing:	*4,800,358.50*
	UTM Easting:	*594,879.64*
	UTM Zone:	*UTM Zone 17T*
Elevation:		*419 FT* *127.59 M*

Order Information:

Order No:	*20170607017*
Date Requested:	*June 7, 2017*
Requested by:	*Pinchin Ltd*
Report Type:	*Standard Report*

Historical/Products:

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

Executive Summary: Report Summary

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

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

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	SPL		1397 Charles Drive<UNOFFICIAL> Burlington ON L7P 2C8	ENE/104.2	-2.26	12
2	PINC		2116 MOUNT ROYAL AVENUE, BURLINGTON ON	NE/191.4	-0.79	12
2	SPL	Union Gas Limited	2116 Mount Royale Drive Burlington ON	NE/191.4	-0.79	12

Executive Summary: Summary By Data Source

PINC - TSSA Pipeline Incidents

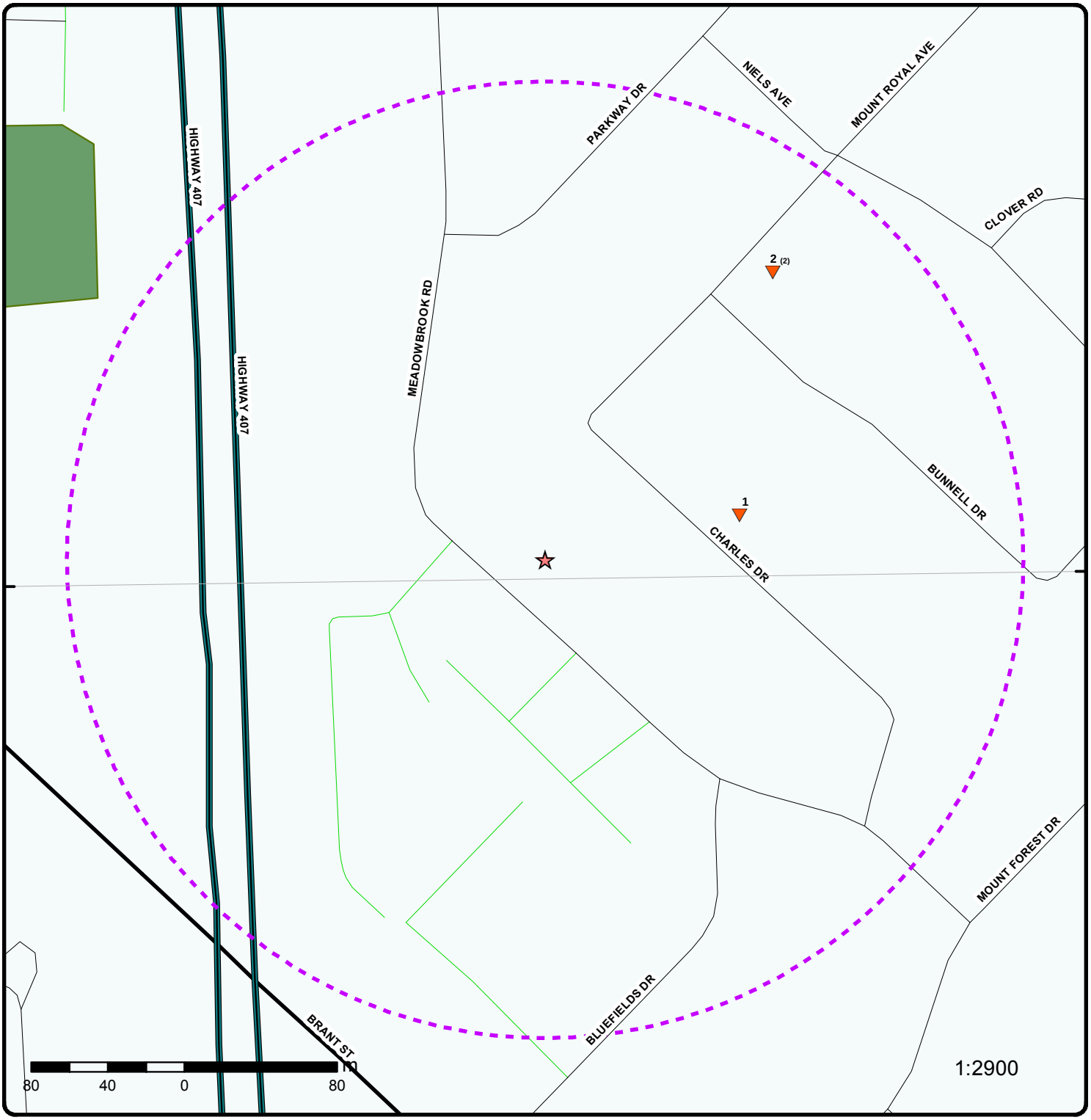
A search of the PINC database, dated Feb 28, 2017 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
	2116 MOUNT ROYAL AVENUE, BURLINGTON ON	NE	191.39	2

SPL - Ontario Spills

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

Lower Elevation	Address	Direction	Distance (m)	Map Key
	1397 Charles Drive<UNOFFICIAL> Burlington ON L7P 2C8	ENE	104.24	1
Union Gas Limited	2116 Mount Royale Drive Burlington ON	NE	191.39	2



Map : 0.25 Kilometer Radius

Order No: 20170607017

Address: 2086 Meadowbrook Rd, Burlington, ON, L7P2A4

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ENVIRONMENTAL RISK INFORMATION SERVICES

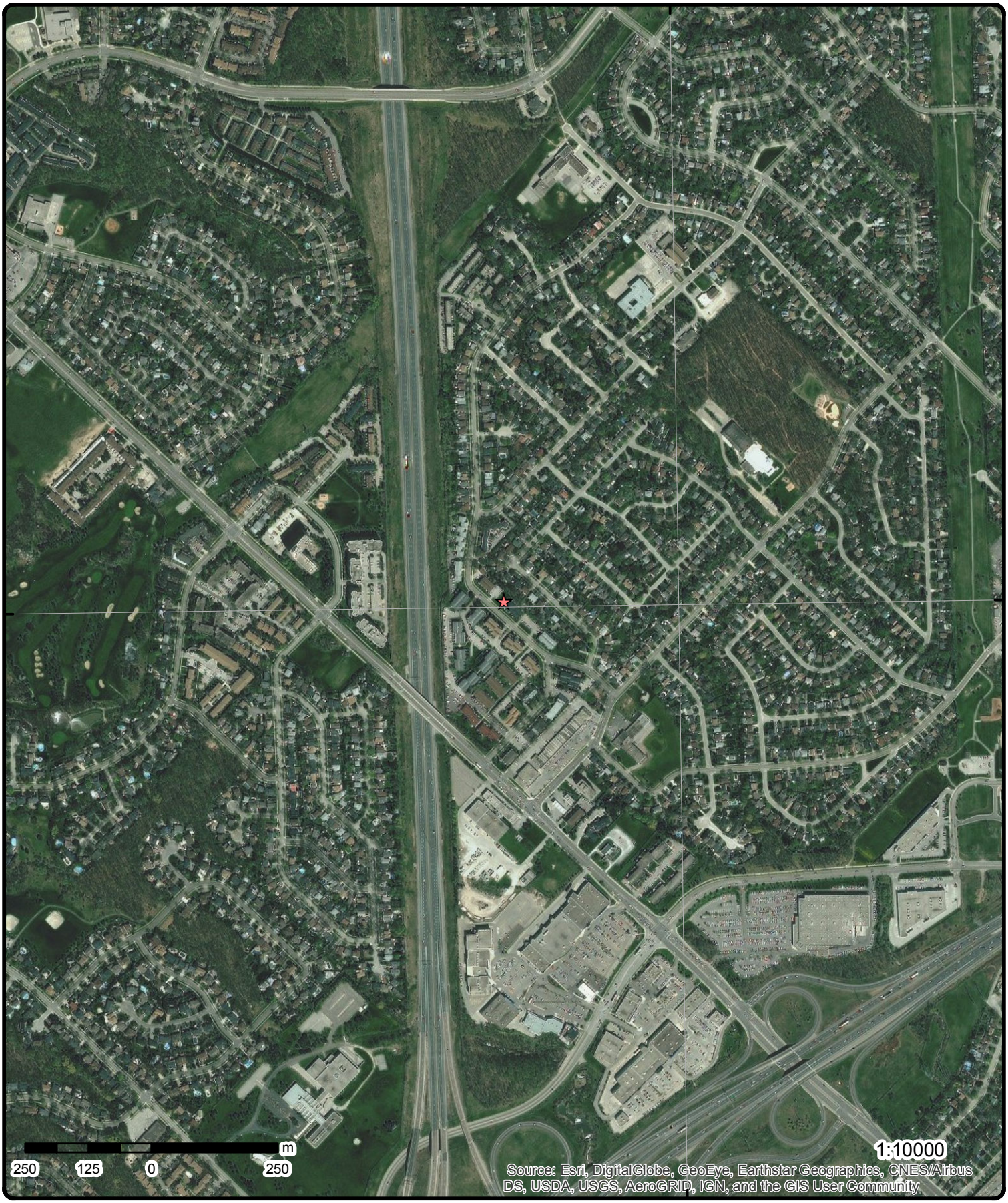
- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Expressway
- Principal Highway
- Secondary Highway
- Major Road
- Local road
- Trail
- Proposed Road
- Ferry Route/Ice Road
- 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: © 2015 DMTI Spatial Inc.

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79°49'30"W

43°21'N



43°21'N

Aerial

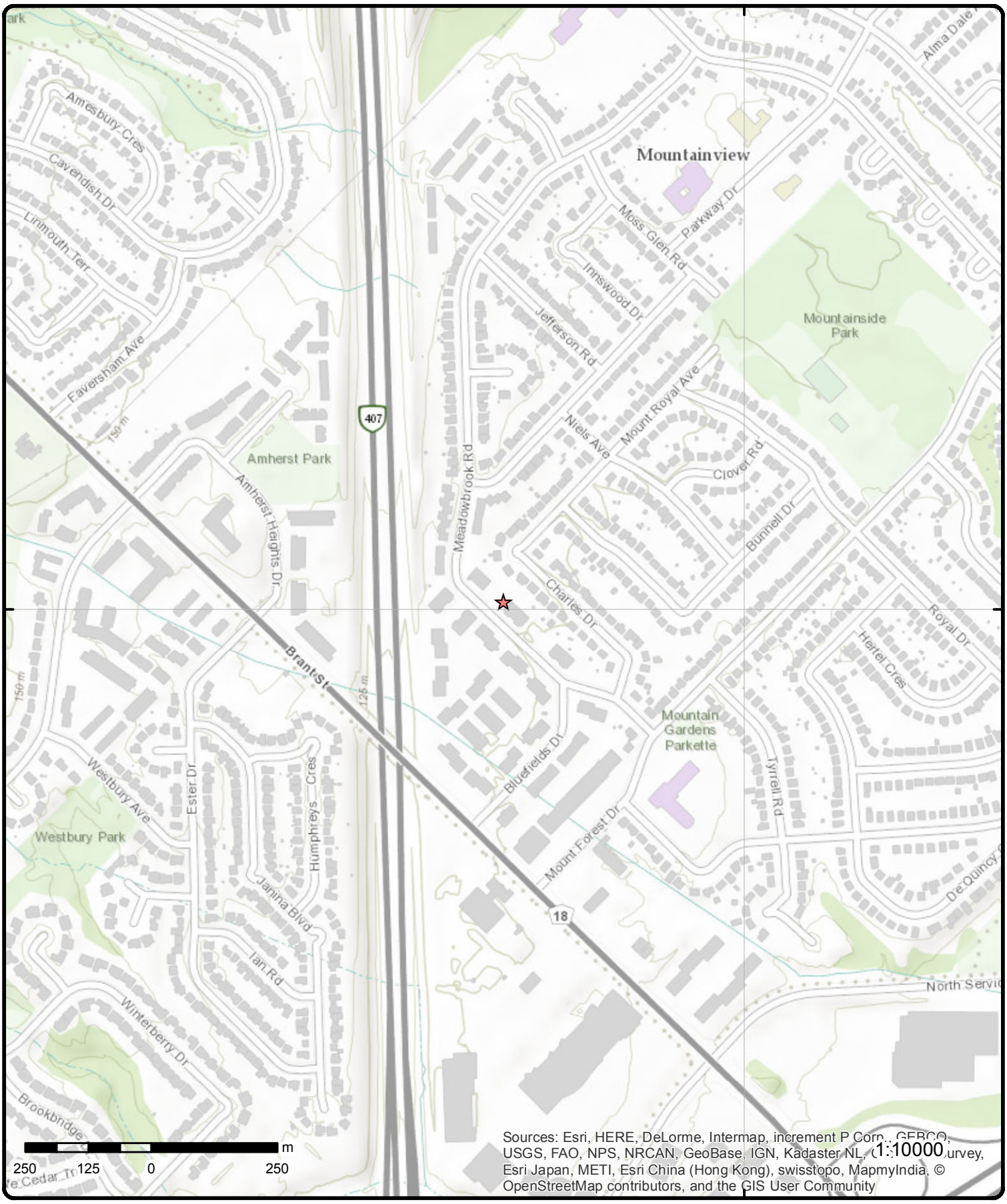
Order No: 20170607017

Address: 2086 Meadowbrook Rd, Burlington, ON, L7P2A4

Source: ESRI World Imagery

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

© ERIS Information Limited Partnership



Topographic Map

Address: 2086 Meadowbrook Rd, Burlington, ON, L7P2A4

Source: ESRI World Topographic Map

Order No: 20170607017

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	1 of 1	ENE/104.2	125.3	1397 Charles Drive<UNOFFICIAL> Burlington ON L7P 2C8	SPL

Ref No: 4327-77WS95
Contaminant Code: 15
Contaminant Name: TRANSFORMER OIL (N.O.S.)
Contaminant Quantity: 12 L
Incident Cause: Other Discharges
Incident Dt:
Incident Reason: Material Failure - Poor design or substandard materials
Incident Summary: Burlington Hydro: 12 L spill, due to aging transformer
MOE Reported Dt: 10/12/2007
Environmental Impact: Not Anticipated
Nature of Impact: Other Impact(s); Soil Contamination
Receiving Medium: Land
SAC Action Class:
Sector Source Type: Transformer
Receiving Environment:
Incident Event:
Site Municipality: Burlington

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
2	1 of 2	NE/191.4	126.8	2116 MOUNT ROYAL AVENUE, BURLINGTON ON	PINC

Incident ID:
Incident No: 1688628
Type: FS-Pipeline Incident
Status Code: Pipeline Damage Reason Est
Fuel Occurrence Tp:
Fuel Type:
Tank Status: RC Established
Task No: 5679617
Spills Action Centre:
Method Details: E-mail
Fuel Category: Natural Gas
Date of Occurrence:
Occurrence Start Date: 2015/09/22
Operation Type:
Pipeline Type:
Regulator Type:
Summary: 2116 MOUNT ROYAL AVENUE, BURLINGTON - PIPELINE HIT - 1/2"
Reported By: John Blakely - UNION GAS
Affiliation:
Occurrence Desc:
Damage Reason: Facility was not located or marked
Notes:
Health Impact:
Environment Impact:
Property Damage: No
Service Interupt:
Enforce Policy: Yes
Public Relation:
Pipeline System:
Depth:
Pipe Material:
PSIG:
Attribute Category: FS-Perform P-line Inc Invest
Regualtor Location:

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
2	2 of 2	NE/191.4	126.8	Union Gas Limited 2116 Mount Royale Drive Burlington ON	SPL

Ref No: 5510-9YQ5AU

Contaminant Code:	35
Contaminant Name:	NATURAL GAS (METHANE)
Contaminant Quantity:	0 other - see incident description
Incident Cause:	
Incident Dt:	7/23/2015
Incident Reason:	Operator/Human Error
Incident Summary:	TSSA FSB 1/2" In damage made safe
MOE Reported Dt:	7/23/2015
Environmental Impact:	
Nature of Impact:	
Receiving Medium:	
SAC Action Class:	TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Sector Source Type:	Unknown / N/A
Receiving Environment:	
Incident Event:	
Site Municipality:	Burlington

Unplottable Summary

Total: 7 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
SPL	Sanimax ABP Inc.	Brant St., N of HWY 5	Burlington ON	
SPL	UNKNOWN	LAKE ONTARIO - OUTFALL AT END OF BRANT ST.	BURLINGTON CITY ON	
SPL	SANEXEN ENVIRONMENTAL SERVICES	TYANDAGA SUBSTATION BRANT STREET PCB DESTRUCTION UNIT	BURLINGTON CITY ON	
SPL		Brant St North of the QEW	Burlington ON	
SPL		Hwy 407 at Appleby Exit<UNOFFICIAL>	Burlington ON	
SPL	CANADIAN NATIONAL RAILWAY	100 FT WEST OF ROAD CROSS ON HWY 407 TRAIN	BURLINGTON CITY ON	
SPL	UNKNOWN	HIGHWAY 407 WEST, AT FARIFIEV, PLAINSVILLE EXIT (QEW) IN WEST DITCH	BURLINGTON CITY ON	

Unplottable Report

Site: ***Sanimax ABP Inc.***
Brant St., N of HWY 5 Burlington ON

Database: ***SPL***

Ref No:	3117-AC3LZM
Contaminant Code:	42
Contaminant Name:	WASTE SLURRY
Contaminant Quantity:	10 kg
Incident Cause:	
Incident Dt:	2016/07/21
Incident Reason:	Weather Conditions
Incident Summary:	Burlington: 10kg Chicken Byproduct to Road.
MOE Reported Dt:	2016/07/21
Environmental Impact:	
Nature of Impact:	
Receiving Medium:	
SAC Action Class:	Highway Spills (usually highway accidents)
Sector Source Type:	Miscellaneous Industrial
Receiving Environment:	Land
Incident Event:	Leak/Break
Site Municipality:	Burlington

Site: ***UNKNOWN***
LAKE ONTARIO - OUTFALL AT END OF BRANT ST. BURLINGTON CITY ON

Database: ***SPL***

Ref No:	31611
Contaminant Code:	
Contaminant Name:	
Contaminant Quantity:	
Incident Cause:	UNKNOWN
Incident Dt:	3/4/1990
Incident Reason:	UNKNOWN
Incident Summary:	EST. 2 L DIESEL FUEL DUMPED TO STORM SEWER & LAKE ONTARIO.
MOE Reported Dt:	3/4/1990
Environmental Impact:	POSSIBLE
Nature of Impact:	Water course or lake
Receiving Medium:	WATER
SAC Action Class:	
Sector Source Type:	
Receiving Environment:	
Incident Event:	
Site Municipality:	14101

Site: ***SANEXEN ENVIRONMENTAL SERVICES***
TYANDAGA SUBSTATION BRANT STREET PCB DESTRUCTION UNIT BURLINGTON CITY ON

Database: ***SPL***

Ref No:	30633
Contaminant Code:	
Contaminant Name:	
Contaminant Quantity:	
Incident Cause:	PROCESS UPSET
Incident Dt:	2/6/1990
Incident Reason:	COMBUSTION PROBLEMS
Incident Summary:	SANEXEN M.D.U. HEATER MALFUNCTION-HEAVY BLACK SMOKE. *MEDIA*
MOE Reported Dt:	2/6/1990
Environmental Impact:	
Nature of Impact:	
Receiving Medium:	AIR

SAC Action Class:
Sector Source Type:
Receiving Environment:
Incident Event:
Site Municipality: 14101

Site: ***Database:*** ***SPL***
Brant St North of the QEW Burlington ON

Ref No: 7003-7U4226
Contaminant Code:
Contaminant Name: SEWAGE,RAW UNCHLORINATED
Contaminant Quantity: 15 L
Incident Cause: Other Discharges
Incident Dt:
Incident Reason: Spill
Incident Summary: Milestones: Sanitary surcharge; 15L raw sewage to CB.
MOE Reported Dt: 7/18/2009
Environmental Impact: Not Anticipated
Nature of Impact: Surface Water Pollution
Receiving Medium:
SAC Action Class: Watercourse Spills
Sector Source Type: Sewer
Receiving Environment:
Incident Event:
Site Municipality: Burlington

Site: ***Database:*** ***SPL***
Hwy 407 at Appleby Exit<UNOFFICIAL> Burlington ON

Ref No: 2810-7BEQQA
Contaminant Code: 41
Contaminant Name: DIESEL FUEL AND WATER MIXTURE
Contaminant Quantity: 20 L
Incident Cause: Other Transport Accident
Incident Dt:
Incident Reason: Error- Operator error
Incident Summary: MVA: 407 & Appleby, Burlington 20 L diesel, to snow
MOE Reported Dt: 2/1/2008
Environmental Impact: Possible
Nature of Impact: Other Impact(s); Soil Contamination
Receiving Medium:
SAC Action Class: Land Spills
Sector Source Type: Other Motor Vehicle
Receiving Environment:
Incident Event:
Site Municipality: Burlington

Site: ***CANADIAN NATIONAL RAILWAY*** ***Database:*** ***SPL***
100 FT WEST OF ROAD CROSS ON HWY 407 TRAIN BURLINGTON CITY ON

Ref No: 223290
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: PIPE/HOSE LEAK
Incident Dt: 3/15/2002
Incident Reason: EQUIPMENT FAILURE
Incident Summary: CNR:TOTAL OF 1000 L OF DIESEL TO TRACK AND GRD
MOE Reported Dt: 3/15/2002
Environmental Impact: POSSIBLE
Nature of Impact: Soil contamination
Receiving Medium: LAND
SAC Action Class:
Sector Source Type:

Receiving Environment:
Incident Event:
Site Municipality: 14101

Site: ***UNKNOWN***
HIGHWAY 407 WEST, AT FARIFIEV, PLAINSVILLE EXIT (QEW) IN WEST DITCH BURLINGTON CITY ON

Database: ***SPL***

Ref No: 224616
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: UNKNOWN
Incident Dt: 5/3/2002
Incident Reason: UNKNOWN
Incident Summary: UNKNOWN: LIME GREENISH MATERIAL IN DITCH-SOURCE NOT KNOWN.
MOE Reported Dt: 5/3/2002
Environmental Impact: POSSIBLE
Nature of Impact: Soil contamination
Receiving Medium: LAND
SAC Action Class:
Sector Source Type:
Receiving Environment:
Incident Event:
Site Municipality: 14101

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory: Provincial AAGR

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

Government Publication Date: Sept 2002*

Aggregate Inventory: Provincial AGR

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

Government Publication Date: Up to Sep 2016

Abandoned Mine Information System: Provincial AMIS

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

Government Publication Date: 1800-Nov 2016

Anderson's Waste Disposal Sites: Private ANDR

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies: Private AUWR

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

Government Publication Date: 1999 - Oct 2016

Borehole: Provincial BORE

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval: Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Commercial Fuel Oil Tanks: Provincial CFOT

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

Government Publication Date: Feb 28, 2017

Chemical Register: Private CHEM

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

Government Publication Date: 1999 - Oct 2016

Compressed Natural Gas Stations: Private CNG

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

Government Publication Date: Dec 31, 2012

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

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions: Provincial CONV

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

Government Publication Date: 1989-Mar 2017

Certificates of Property Use: Provincial CPU

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

Government Publication Date: 1994-Apr 2017

Drill Hole Database: Provincial DRL

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

Government Publication Date: 1886-Aug 2015

Environmental Activity and Sector Registry: Provincial EASR

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

Government Publication Date: Oct 2011-Mar 2017

Environmental Registry: Provincial EBR

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

Government Publication Date: 1994-Apr 2017

Environmental Compliance Approval: Provincial ECA

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

Government Publication Date: Oct 2011-Mar 2017

Environmental Effects Monitoring: Federal EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private EHS

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

Government Publication Date: 1999-Aug 2016

Environmental Issues Inventory System: Federal EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event: Provincial EMHE

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

Government Publication Date: Dec 31, 2016

List of TSSA Expired Facilities: Provincial EXP

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

Government Publication Date: Feb 28, 2017

Federal Convictions: Federal FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land: Federal FCS

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

Government Publication Date: June 2000-Aug 2016

Fisheries & Oceans Fuel Tanks: Federal FOFT

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

Government Publication Date: 1964-Sept 2003

Fuel Storage Tank: Provincial FST

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

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic: Provincial FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary: Provincial GEN

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

Government Publication Date: 1986-Sep 2016

Greenhouse Gas Emissions from Large Facilities: Federal GHG

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

Government Publication Date: 2013-Dec 2015

TSSA Historic Incidents: Provincial HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks: Federal IAFT

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents: Provincial INC

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

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario: Provincial LIMO

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

Government Publication Date: Dec 31, 2013

Canadian Mine Locations: Private MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences: Provincial MNR

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

Government Publication Date: 1846-Feb 2017

National Analysis of Trends in Emergencies System (NATES): Federal NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports: Provincial NCPL

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

Government Publication Date: Dec 31, 2014

National Defense & Canadian Forces Fuel Tanks: Federal NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills: Federal NDSP

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

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents: Federal NEBI

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

Government Publication Date: 2008 - Dec 2016

National Energy Board Wells: Federal NEBW

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal NPRI

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

Government Publication Date: 1993-2014

Oil and Gas Wells: Private OGW

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

Government Publication Date: 1988-Jan 2017

Ontario Oil and Gas Wells: Provincial OOGW

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

Government Publication Date: 1800-Oct 2016

Inventory of PCB Storage Sites: Provincial OPCB

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

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

Orders: Provincial ORD

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

Government Publication Date: 1994-Apr 2017

Canadian Pulp and Paper: Private PAP

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

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

Parks Canada Fuel Storage Tanks: Federal PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register: Provincial PES

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

Government Publication Date: 1988-Oct 2016

TSSA Pipeline Incidents: Provincial PINC

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

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks: Provincial PRT

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

Government Publication Date: 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-Apr 2017

Ontario Regulation 347 Waste Receivers Summary: Provincial REC

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

Government Publication Date: 1986-2013

Record of Site Condition: Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.
RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Apr 2017

Retail Fuel Storage Tanks: Private RST

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

Government Publication Date: 1999 - Oct 2016

Scott's Manufacturing Directory: Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills: Provincial SPL

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

Government Publication Date: 1988-Dec 2016

Wastewater Discharger Registration Database: Provincial SRDS

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

Government Publication Date: 1990-2014

Anderson's Storage Tanks: Private TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks: Federal TCFT

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

Government Publication Date: 1970-Jan 2015

TSSA Variances for Abandonment of Underground Storage Tanks: Provincial VAR

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

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

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

Government Publication Date: 1970-Mar 2017

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

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

Government Publication Date: Up to Oct 1990*

Water Well Information System: Provincial WWIS

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

Government Publication Date: Jun 30, 2016

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX IV
Qualifications of Assessor

Erin Tracey, Project Technologist

Erin Tracey is a Project Technologist with the Environmental Due Diligence & Remediation Group in the St. Catharines Office. Ms. Tracey obtained an Honours Bachelor of Science degree in Biological Sciences from Queen's University in 2013, as well as a post graduate certificate in Environmental Management and Assessment from Niagara College in 2015. Prior to joining Pinchin in 2016, she worked as an Environmental Performance intern at Walker Industries Holdings Ltd.

APPENDIX V
Photographs



Photo 1 – Site Building (southeast elevation).



Photo 2 – Site Building (southwest elevation).

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Photo 3 – Site Building (northwest elevation).



Photo 4 – Site Building (northeast elevation).

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Photo 5 – Properties located northwest of the Site.



Photo 6 – Properties located northeast of the Site.

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Photo 7 – Properties located southwest of the Site.



Photo 8 – Property located southeast of the Site.

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Photo 9 – Representative interior view of a unit within the Site Building.

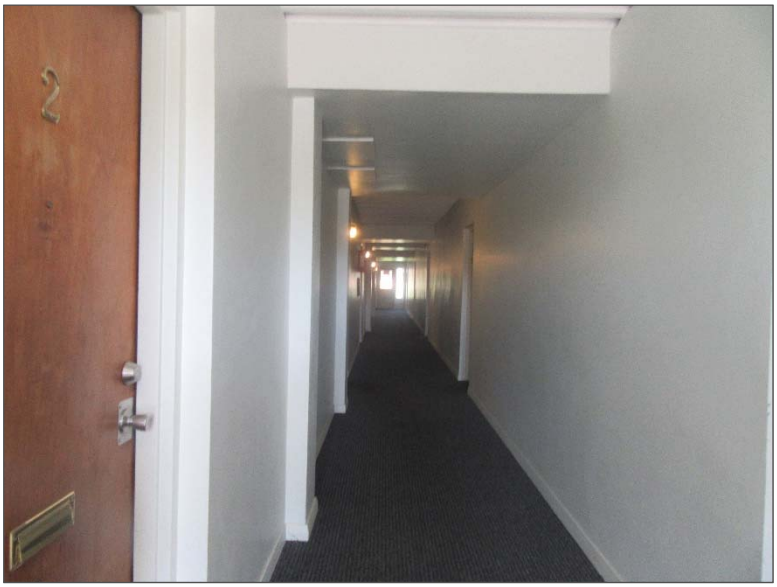


Photo 10 – Representative view of a corridor within the Site Building.

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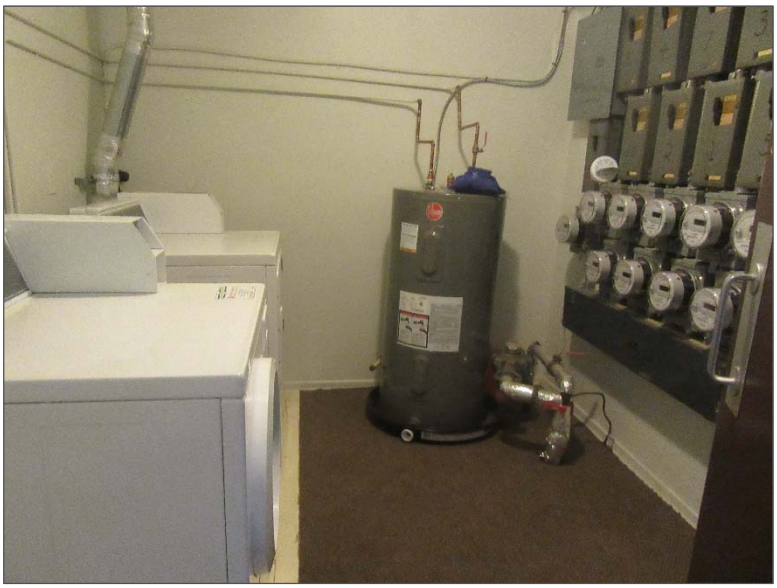


Photo 11 – Common laundry room within the Site Building.



Photo 12 – Fireproof spray insulation observed within the furnace closet.

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