PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

VACANT PROPERTY 1450 KING ROAD BURLINGTON, ONTARIO

ASTRA CAPITAL PROPERTIES INCORPORATED

PROJECT NO.: OESAR2210
MAY 2023

Prepared for:
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"Effective September 21, 2022, Wood Environment & Infrastructure Solutions Canada Limited is now operating as WSP E&I Canada Limited. No other aspects of our legal entity, contractual terms or capabilities have changed in relation to this report submission."

May 1, 2023

Reference No. OESAR2210

Mr. Shaun Harcus
Director, Facilities & Real Estate
Astra Capital Properties Incorporated
2213 North Sheridan Way
Mississauga, ON L5K 1A3

Dear Mr. Harcus,

Subject: **Final Report – Phase One Environmental Site Assessment**
Vacant Property
1450 King Road, Burlington, ON

Please find enclosed two (2) hard copies and one (1) electronic copy, in PDF format, of our final report entitled "Phase One Environmental Site Assessment, Vacant Property, 1450 King Road, Burlington, ON."

We thank you for entrusting us with this assignment and look forward to future opportunities with your firm. In the meantime, should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Yours sincerely,
WSP E&I Canada Limited



Ian. A Powell, P.Geo, QPESA
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EXECUTIVE SUMMARY

WSP E&I Canada Limited ("WSP") was retained by Astra Capital Properties Incorporated ("ACPI") to conduct a Phase One Environmental Site Assessment (ESA) of a vacant property located at 1450 King Road, Burlington, ON (hereinafter referred to as the "Phase One Property"). The Phase One Property is identified in Ontario Land Titles (LT) as Property Identification Number (PIN) 07194-0093 and 07194-0094 and is legally described as Plan 20M-745, Blocks 1 and 2. The Phase One Property is currently owned by ACPI. It consists of vacant land with a Storm Water Management Pond (SWMP) in the southern portion.

ACPI retained WSP to provide an evaluation of known and possible environmental issues at the Phase One Property in support of the proposed rezoning application of the Phase One Property. This Phase One ESA was conducted in accordance with the requirements of Schedule D of *Ontario Regulation 153/04 – Records of Site Condition, Part XV.1 of the Environmental Protection Act (EPA Part XV.1 of the Environmental Protection Act (EPA)*, as amended ("O.Reg. 153/04"). This Phase One ESA was carried out in accordance with the Terms of Reference provided in WSP's proposal/work agreement POESAR22283 dated 05 August 2022 and subsequent amendments.

In accordance with the requirements of Schedule D of O.Reg. 153/04, the Phase One ESA for the Phase One Property included: 1) a records review; 2) interviews with one (1) or more person having knowledge of the Phase One Property; 3) a reconnaissance of the Phase One Property and Phase One study Area; 4) an evaluation of the information gathered from the records review, interviews, and site reconnaissance; 5) preparation of this Phase One ESA report; and, 6) submission of this Phase One ESA report to the owner of the Phase One Property.

Under the supervision of Marcia Lim, Associate Engineer, Qualified Person, Allan Liu, Environmental Technician, and Meagan Pidhayny, Junior Environmental Technician of WSP conducted a reconnaissance of the Phase One Property on 16 September 2022 to evaluate current and past uses and Potentially Contaminating Activities (PCAs) on, in or under the phase one property and, as practicable, current and past uses and activities and PCAs in the Phase One Study Area that may have and/or are currently impacting the environmental condition of the Phase One Property. As part of the project, WSP interviewed Mr. Shawn Harcus, Director with Quantum Realty Management (the "Phase One Property representative"). The Phase One Property representative accompanied WSP during the site reconnaissance. On the day of the site reconnaissance the weather was clear and cloudy and the temperature was approximately 18°C. Ground cover conditions at the time of the site reconnaissance were

According to historical records obtained by WSP, including street directories, fire insurance plans and aerial photography/satellite imagery, and from discussions from the Phase One Property representative, the Phase One Property has never been developed other than the SWMP.

The findings of the Phase One ESA completed by WSP have identified past or present uses on, in or under the Phase One Property, and PCAs on, in or under the Phase One Property or within the Phase One Study Area, that comprise Areas of Potential Environmental Concern (APECs) on the Phase One Property where one (1) or more contaminants may be present.

Area of Potential Environmental Concern	Location of APEC on Phase One Property	Potentially Contaminating Activity*	Location of PCA	Contaminants of Potential Concern	Media Potentially Impacted
APEC-1: De-icing activities completed on adjacent roadways	Northeast and southeast boundaries of Phase One Property	PCA 1: OTHER – De-icing activities	Off Phase One Property, to the northeast and southeast	EC/SAR, Na, Cl	Soil Groundwater
APEC-2 De-icing activities completed on and vehicular usage of adjacent roadways and associated runoff	Storm Water Management Pond (SWMP) located in the southern portion of the Site and soil stockpiles from the creation of the SWMP located in the northern and southern corners of the Site	PCA 1: OTHER – De-icing activities and vehicle traffic	Off Phase One Property, to the northeast and southeast	PHCs, PAHs, EC/SAR, Na, Cl	Soil Groundwater

Notes:
PCA - *Potentially Contaminating Activity as provided in Schedule D of O.Reg. 153/04 as amended, where applicable.
EC – Electrical Conductivity
Cl^- - Chloride
Na – Sodium
PAH – Polycyclic Aromatic Hydrocarbons
PHC – Petroleum Hydrocarbons
SAR – Sodium Adsorption Ratio

The specific objectives of the ESA was to assess the APECs identified at the Phase One Property in the context of the existing regulatory framework and legislation regarding contaminated sites and Brownfields in the Province of Ontario to confirm whether contaminants are present on, in or under the Phase One Property, and, if so, what the contaminants are, where they are located on, in or under the Phase One Property and at what concentrations.

Although a Qualified Person can determine that, if an applicable site condition standard is exceeded because a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, the applicable site condition standard is not exceeded for the purpose of Part XV.1 of the Act, there is a risk of environmental impairment as a result of the presence of the SWMP as a depositional environment for roadway runoff that may contain contaminants other than salt (e.g., PAHs and PHCs).

Two (2) overgrown stockpiles were observed in the northern and southern corners of the property (Figure 2). According to exp Services Inc., the stockpiles were likely from the excavation of the on-site SWMP (exp Services Inc., 2017). No known testing was undertaken, so it was recommended in 2017 that testing of the material be conducted prior to future development use or offsite disposal.

As a result of the possible production and storage of hazardous wastes at the northwest-adjacent Kaltech Ltd. property since at least 2014, consideration should be given to conducting a Phase II ESA to reduce uncertainty and provide greater assurance with respect to soil and groundwater quality at or beneath the Site.

Based on the findings of this Phase One ESA, a Phase Two ESA will be required at the Phase One Property based on the identified APECs and other risks of environmental impairment. Also, based on the findings of this Phase

One ESA, a Phase Two ESA will be required at the Phase One Property if an RSC needs to be submitted to the Environmental Site Registry based on intended future land use.

Elements of O.Reg.406/19 "On-Site and Excess Soil Management", came into force on July 1, 2021, including the adoption of the soil reuse rules, the use of the excess soil quality standards, and clear waste designation guidance. The new regulation includes specific requirements for Sampling and Analysis Plans and Soil Characterization Reports (e.g., description of characterization/testing methods, borehole frequency per area requirements for in-situ sampling, etc.) and requires the preparation, certification, and registering of the Assessment of Past Uses report, Sampling and Analysis Plans, Soil Characterization Reports, and Soil Destination report on an online Excess Soil Registry by January 1, 2023. The management of excess soils, stockpiled materials, or materials dredged from the storm water management pond as part of any future Site redevelopment would be subject to the testing and future administrative requirements of O.Reg.406/19.

Under Ontario Regulation 903 – Wells ("O.Reg. 903"), any well that is not being used or maintained for future use as a well must be abandoned in accordance with the procedures set forth in the Regulation. This Regulation also applies to monitoring and test wells such as those routinely installed for environmental and/or geotechnical testing purposes.

NOTE: The Executive Summary highlights the key points of the Phase One ESA only. For complete information and findings, as well as the limitations, the reader should examine the complete report.

TABLE OF CONTENTS

1 INTRODUCTION 1

1.1 Phase One Property Information 1

2 SCOPE OF INVESTIGATION 2

2.1 Report Format 4

2.2 Report Preparation 4

2.3 Assumptions and Limitations 4

3 RECORDS REVIEW 5

3.1 General 5

3.1.1 Phase One Study Area Determination 5

3.1.2 First Developed Use Determination 6

3.1.3 Fire Insurance Plans 6

3.1.4 Property Underwriters' Reports and Plans 6

3.1.5 Chain of Title 6

3.1.6 City Directories 7

3.1.7 Environmental Reports 8

3.2 Environmental Source Information 9

3.2.1 Municipal Records 9

3.2.1.1 City of Burlington Land Use Bylaw 9

3.2.2 Provincial and Federal Records 9

3.2.3 Environmental Risk Information Services Database Report 11

3.2.3.1 Database Records Within the Phase One Property 12

3.2.3.2 Database Records Within the Phase One Study Area 12

3.3 Physical Setting Sources 14

3.3.1 Aerial Photographs/Satellite Imagery 14

3.3.2 Topography, Hydrology, Geology 17

3.3.3 Fill Materials 18

3.3.4 Water Bodies, Areas of Natural Significance and Groundwater Information 18

3.3.4.1 Water Bodies 18

3.3.4.2 Areas of Natural Significance 18

3.3.5 Well Records 19

3.4 Site Operating Records 19

4 INTERVIEWS 20

5 SITE RECONNAISANCE 20

5.1 General 20

5.2 Specific Observations at Phase One Property 21

5.2.1 Structures and Other Improvements 21

5.2.2 Below Grade Structures 21

5.2.3 Storage Tanks 21

5.2.4 Potable and Non-Potable Water Supplies 21

5.2.5 Underground Utilities and Service Corridors 21

5.2.6 Building / Structure Entry and Exit Points 22

5.2.7 Existing and Former Heating Systems 22

5.2.8 Cooling Systems 22

5.2.9 Drains, Pits and Sumps 22

5.2.10 Stains or Corrosion on Floors Near Discharge Location 22

5.2.11 Water Wells 22

5.2.11.1 Phase One Property 22

5.2.11.2 Phase One Study Area 23

5.2.12 Other Wells 23

5.2.13 Sewage Works 23

5.2.14 Ground Surface Cover 23

5.2.15 Former Railway Lines or Spurs 23

5.2.16 Stained Soil, Vegetation or Pavement 23

5.2.17 Stressed Vegetation 24

5.2.18 Fill and/or Debris Placements 24

5.2.19 Unidentified Substances 24

5.3 Enhanced Investigation Property 24

5.3.1 Site Operations, Processing and Manufacturing 25

5.3.2 Hazardous Materials Used/Stored at the Phase One Property 25

5.3.3 Products Manufactured at the Phase One Property 25

5.3.4 By Products and Waste Produced at the Phase One Property 25

5.3.5 Raw Materials Storage and Handling 25

5.3.6 Drum, Tote and Bin Storage Areas 25

5.3.7 Oil Water Separators 25
5.3.8 Vehicle Storage and Maintenance Areas 26
5.3.9 Spills 26
5.3.10 Liquid Discharge Points 26
5.3.11 Details of Operations at the Property, Including Processing or Manufacturing and Equipment Used in Processing or Manufacturing 26
5.3.12 Hydraulic Lift Equipment 26
5.4 Other Items 26
5.4.1 Air Emissions 26
5.4.2 Designated Substances 26
5.4.2.1 Asbestos 27
5.4.2.2 Lead 28
5.4.2.3 Mercury 28
5.4.3 Methane 29
5.4.4 Mould 29
5.4.5 Ozone Depleting Substances 30
5.4.6 Polychlorinated Biphenyls 30
5.4.7 Electrical Transformers 30
5.4.8 Light Ballasts 30
5.4.9 PCB Storage Sites 30
5.4.10 Radioactive Materials 31
5.4.11 Radon 31
5.4.12 Urea Formaldehyde Foam Insulation 32
5.5 Written Description of the Investigation 32
6 REVIEW AND EVALUATION OF INFORMATION 33
6.1 Current and Past Uses 33
6.2 Potentially Contaminating Activity 33
6.3 Areas of Potential Environmental Concern 33
6.4 Phase One Conceptual Site Model 34
6.4.1 Property Location and Description 34
6.4.2 Development and Use 35

6.4.3 Drinking Water Wells 35
6.4.4 Topography and Drainage 35
6.4.5 Geology & Hydrogeology 35
6.4.6 Water Bodies and Areas of Natural Significance 35
6.4.7 Potentially Contaminating Activities 36
6.4.8 Areas of Potential Environmental Concern 36
6.4.9 Preferential Pathways 37
6.4.10 Uncertainty 37

7 CONCLUSIONS 37

7.1 Whether Phase Two Environmental Site Assessment Required Before Record of Site Condition Submitted 39

7.2 Record of Site Condition Based on Phase One Environmental Site Assessment Alone 39

7.3 Signatures 39

8 CLOSURE 40

9 REFERENCES 41

TABLES

Table 1.1: Phase One Property Information....1
Table 1.2: Phase One Property Owner Information....2
Table 3.2: Chain of Title Search....7
Table 3.3: Business Directory - Surrounding Properties Listings....8
Table 3.4: Previous Environmental Reports....8
Table 3.5: Regulatory Database Information....9
Table 3.6: Summary of ERIS Database Report Findings – Phase One Study Area....12
Table 3.7.: Aerial Photographs/Satellite Imagery....15
Table 3.8: Topography, Hydrology and Geology....17
Table 3.9: Water Well Record Data....19
Table 4.1: Interviewees....20
Table 6.1: Potentially Contaminating Activities in the Phase One Study Area....33
Table 6.2: Table of Areas of Potential Environmental Concern....34
Table 6.3: Potentially Contaminating Activities in the Phase One Study Area....36
Table 6.4: Areas of Potential Environmental Concern....37

FIGURES

Figure 1 Key Plan
Figure 2 Generalized Site Plan
Figure 3 Phase One Study Area
Figure 4 Potentially Contaminating Activities within the Phase One Study Area
Figure 5 Areas of Potential Environmental Concern

APPENDICES

Appendix A	Regulatory
Appendix A	Chain of Title
Appendix B	City Directories
Appendix C	Company Records
Appendix D	Regulatory Correspondence
Appendix E	ERIS Database Report
Appendix F	Aerial Photographs
Appendix G	Photographs
Appendix H	Qualifications of the Assessor
Appendix I	Limitations

LIST OF ACRONYMS AND ABBREVIATIONS

ACM	Asbestos Containing Material
AFFF	Aqueous Film-Forming Foam
APEC	Area of Potential Environmental Concern
AST	Aboveground Storage Tank
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CFC	Chlorofluorocarbon
CHIP	Canadian Home Insulation Program
C of A	Certificate of Approval
COPC	Contaminant of Potential Concern
EACO	Environmental Abatement Council of Ontario
EC	Electrical Conductivity
ECA	Environmental Compliance Approval
ERIS	Environmental Risk Information Services
ESA	Environmental Site Assessment
FCSI	Federal Contaminated Sites Inventory
FIP	Fire Insurance Plan
FOI	Freedom of Information
HCFC	Hydrochlorofluorocarbon
HEIRS	Historical Environmental Information Reporting System
HLUI	Historical Land Use Inventory
HVAC	Heating, Ventilation and Air Conditioning
HWIN	Hazardous Waste Information Network
LCP	Lead-Containing Paint
LT	Land Titles
MECP	Ministry of the Environment, Conservation and Parks
MOL	Ministry of Labour
MSDS	Material Safety Data Sheet
NPRI	National Pollutant Release Inventory
ODS	Ozone-Depleting Substances
OGS	Ontario Geological Survey
OHSA	Occupational Health and Safety Act
OLMS	Old Landfill Management Strategy
PAH	Polynuclear Aromatic Hydrocarbons
PCA	Potentially Contaminating Activity
PCB	Polychlorinated Biphenyls
PHC	Polynuclear Aromatic Hydrocarbons
PIN	Property Identification Number
RSC	Record of Site Condition
SAR	Sodium Adsorption Ratio
TSSA	Technical Standards and Safety Authority
UFFI	Urea Formaldehyde Foam Insulation
UST	Underground Storage Tank
VOC	Volatile Organic Compound

1 INTRODUCTION

WSP E&I Canada Limited ("WSP") was retained by Astra Capital Properties Incorporated (ACPI) to conduct a Phase One Environmental Site Assessment (ESA) of vacant property located at 1450 King Road, in Burlington, Ontario (hereinafter referred to as the "Phase One Property").

1.1 PHASE ONE PROPERTY INFORMATION

The Phase One Property is comprised of two (2) parcels, combined for an approximately 3.4 hectare parcel, located at 1450 King Road. The Phase One Property is an irregularly shaped parcel with a frontage of approximately 174 metes (m) along King Road and a horizontal depth of approximately 190 m. A key plan showing the location of the Phase One Property is provided on Figure 1.

The Phase One Property is identified in Ontario Land Titles (LT) as Property Identification Number (PIN) 07194-0093 and 07194-0094 and is legally described as Plan 20M-745, Blocks 1 and 2.

The Phase One Property is located on the southern side of King Road, at the intersection with North Service Road (Figure 1). The Phase One Property lies in the outskirts of a municipal urban setting in an area of primarily commercial and institutional (school) land use.

The Phase One Property consists of vacant land with a Storm Water Management Pond (SWMP) in the southern portion. A generalized site plan depicting the layout of the Phase One Property is provided on Figure 2.

General information concerning the Phase One Property is provided in Table 1 below.

Table 1.1: Phase One Property Information

Municipal Address	1450 King Road, Burlington, ON					
Legal Description	Plan 20M-745 Blocks 1 and 2					
Property Identification Number	07194-0093 and 07194-0094					
Property Area	3.4 hectares (8.5 acres)					
UTM (NAD 83)	Zone:	17T	Easting:	593661	Northing:	4798011
Current Phase One Property Use	Vacant, SWMP in the southern portion					
Proposed Phase One Property Use	Vacant, SWMP on the property					
Municipal Zoning	Business Corridor 2					
Phase One Property Dimensions	Frontage:	174 m	Lot Depth:	190 m		
Phase One Property Occupant	Vacant		N/A			

WSP was retained by ACPI to prepare this Phase One ESA. It is WSP's understanding that the Phase One ESA is required in support of the proposed rezoning application of the Phase One Property.

Contact information for the owner of the Phase One Property is provided in Table 2 below.

Table 1.1: Phase One Property Owner Information

Phase One Property Owner	Astra Capital Properties Incorporated	2213 North Sheridan Way, Mississauga, ON, L5K 1A3
Client or Authorizing Agent (if different from the Phase One Property Owner)	Same as above	Owner's Representative: Mr. Shaun Harcus

2 SCOPE OF INVESTIGATION

A Phase One ESA is defined as a qualitative process to systematically assess the environmental condition of a property based on its historical and current use. The general objectives of a Phase One ESA are to achieve the following: 1) to develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One Property; 2) to determine the need for a Phase Two Environmental Site Assessment; 3) to provide a basis for carrying out any Phase Two Environmental Site Assessment required; and 4) to provide adequate preliminary information about environmental conditions in the land or water on, in or under the Phase One Property for the conduct of a risk assessment following completion of a Phase Two Environmental Site Assessment.

ACPI retained WSP to provide an evaluation of known and possible environmental issues at the Phase One Property in support of the proposed rezoning application of the Phase One Property. This Phase I ESA was conducted in accordance with the Terms of Reference provided in WSP's proposal/work agreement POESAR2283 dated 5 August 2022. As per the specific scope of work developed for this project as requested by ACPI, this Phase One ESA does not contain the required elements stipulated under Schedule D of *Ontario Regulation 153/04 – Records of Site Condition, Part XV.1 of the Environmental Protection Act (EPA Part XV.1 of the Environmental Protection Act (EPA)*, as amended ("O.Reg. 153/04") and is thus not intended to support the filing of a Record of Site Condition (RSC).

In accordance with the requirements of Schedule D of O.Reg. 153/04 the Phase One ESA for the Phase One Property included the following components:

- A records review;
- Interviews with one or more person having knowledge of the Phase One Property;
- A reconnaissance of the Phase One Property and Phase One study Area;
- An evaluation of the information gathered from the records review, interviews, and site reconnaissance;
- The preparation of a Phase One ESA report; and,
- The submission of the Phase One ESA report to the owner of the Phase One Property.

The scope of work carried out in completing this Phase One ESA consisted of the following activities and tasks:

- Reviewing the historical occupancy of the Phase One Property and surrounding properties within the Phase One Study Area through the use of available archived and relevant (in WSP's opinion) municipal and

business directories, fire insurance plans (FIPs), historical plans (if applicable), underwriters' reports, topographic maps and aerial photographs to identify past or present uses and/or Potentially Contaminating Activities and/or land uses that may have impacted its environmental condition and to document the history of the Phase One Property to its first development or 1875, whichever is earlier;

- Reviewing available topographic and geologic maps and water well records for Phase One Property and Phase One Study Area to determine the general physiological, geological and hydrogeological setting for the Phase One Property and Phase One Study Area and the locations of any water bodies therein;
- Conducting a "walk-through" visual assessment (i.e., site reconnaissance) of the Phase One Property and building facilities to observe the current activities and operations and any associated land use practices and/or Potentially Contaminating Activities that may have impacted the Phase One Property's environmental condition;
- Conducting a visual reconnaissance of the Phase One Study Area from publicly accessible areas to identify the surrounding land use activities and any associated land use practices and/or Potentially Contaminating Activities that may have impacted their environmental condition;
- Conducting interviews with designated representative(s) as a resource for current and historical Phase One Property information, as well as to provide WSP staff with unrestricted access to all areas of the Phase One Property and its buildings (as required by *O. Reg. 153/04*);
- Reviewing available company records including but not necessarily limited to Phase One Property/building plans, operational records, production and maintenance records, (material) safety data sheets, chemical inventories, permits and approvals, and previous environmental and/or geotechnical reports;
- Contacting municipal, provincial and federal agencies and local conservation authorities to determine the existence of records of environmental regulatory non-compliance, areas of natural significance, environmentally sensitive areas, and wellhead protection areas, if any, and reviewing such records where available. It should be noted that responses from these agencies may not be received prior to preparation of the report. ACPI will be notified when a response is received and advised of any additional costs to obtain these records;
- Obtaining a search of land titles and assessment rolls for the Phase One Property;
- Obtaining an Environmental Risk Information Services Ltd. (ERIS) database report for the Phase One Property and surrounding properties within the Phase One Study Area including but not limited to searches of databases for registered PCB storage sites, active and closed landfill sites, waste generator registrations, Certificates of Approval/Environmental Compliance Approvals ;
- Obtaining copyrighted FIPs and/or privately held Property Underwriters' Reports and Property Underwriters' Plans for the Phase One Property from Opta Information Intelligence ("Opta") through its Historical Environmental Information Reporting System (HEIRS™) and reviewing such records, where available;
- Evaluating the findings obtained through the tasks identified to determine if Areas of Potential Environmental Concern that may be impacting the quality of soil, groundwater, sediment and/or surface water exist at the Phase One Property through observations about current and past uses and Potentially Contaminating Activities on, in or under the Phase One Property and, as practicable, current and past uses and activities and Potentially Contaminating Activities in the Phase One Study Area; and,
- Preparing a report of our findings in accordance with Table 1. Mandatory Requirements for Phase One Environmental Site Assessment Reports of Schedule D of O.Reg.153/04.

2.1 REPORT FORMAT

This Phase One ESA report has been prepared in general accordance with O. Reg. 153/04, Schedule D – Phase One Environmental Site Assessments. As specified in Table 1 of Schedule D, "Mandatory Requirements for Phase One ESA Reports" this Phase One ESA report has been prepared with the following section headings:

Executive Summary
Section 1 - Introduction
Section 2 - Scope of Investigation
Section 3 - Records Review
Section 4 - Interviews
Section 5 - Site Reconnaissance
Section 6 - Review and Evaluation of Information
Section 7 – Conclusions
Section 8 – References
Section 9 – Closure

Appendices including a current plan of survey of the Phase One Property that has been prepared, signed and sealed by a surveyor and a topographic map (Ontario Base Map series) that includes the Phase One Study Area additional supporting information are provided at the end of this report.

2.2 REPORT PREPARATION

This report was prepared by Kristina Shantz, Environmental Scientist, under the supervision of Marcia Lim, Associate Engineer, Qualified Person for ESAs (QP_{ESA}) as defined by O. Reg. 153/04. The report was reviewed by Ian A. Powell, P.Geo., QPESA. Activities of the Phase One Environmental Site Assessment were completed under the supervision of a Qualified Person as defined by *O.Reg. 153/04*, as amended. In addition, the Qualified Person prepared the Conceptual Site Model, in accordance with Part VII of the Regulation. Statements of qualifications for the above-noted personnel are provided in Appendix H.

2.3 ASSUMPTIONS AND LIMITATIONS

WSP has prepared this Phase One ESA using reasonable efforts to identify Potentially Contaminating Activities, or past or present land uses on, in or under the Phase One Property or within the Phase One Study Area, that comprise Areas of Potential Environmental Concern on the Phase One Property where one or more contaminants may be present. The findings presented in this Phase One ESA have been made applying professional judgment based on the facts currently available to WSP within the limits of the existing data, scope of work, budget, and schedule.

Background information gathered for surrounding properties was limited to information that was readily available during this assessment. Historical records reviewed generally included records available for properties located adjacent to or within 250 m radius of the Phase One Property centroid or boundaries, except where noted otherwise in this Phase I ESA. This assessment included an overview of the adjacent or surrounding properties and does not constitute a complete assessment of those properties.

In evaluating the property, WSP has relied in good faith on information provided by other individuals noted in this report. WSP has assumed that responses to questions during interviews have been truthful, and that

information contained in previous reports for the Phase One Property or surrounding properties, where available, is accurate unless contradicted by WSP's observations or contradicted by other credible referenced sources reviewed.

Independent data research companies including Environmental Risk Information System (ERIS) and Opta Information Intelligence were contracted to provide WSP with the government and public agency database search report, fire insurance plans, underwriters' reports and plans, and urban and rural directories referenced in this Phase I ESA. The information provided from the searches was assumed to be true and accurate unless obviously contradicted by WSP's observations or contradicted by another credible referenced source reviewed by WSP.

Our discussion of information included herein and as provided by the Client, or as publicly available information, should not be considered as a peer review by WSP, but rather as a presentation of factual information. Specifically, WSP has not been provided with Third Party Reliance on the records referenced herein and, therefore, WSP accepts no responsibility for the validity and accuracy of the information contained therein.

WSP did not conduct any intrusive investigations in completing the scope of work. No sampling and/or analyses of soil, sediment, water, liquid, gas, or air was performed at or in the vicinity of the Phase One Property. This Phase I ESA report is not to be construed as a regulatory compliance audit or review. Although Section 5.4 of this report discusses designated substances and hazardous materials normally reviewed as part of a Phase I ESA including asbestos containing materials (ACM), lead, mercury, ozone depleting substances (ODS), polychlorinated biphenyls (PCB) and mould, the review was performed at a cursory level and for the Phase One Property as a whole. No sampling or analytical testing for designated substances and/or hazardous materials was performed. This report should thus not be construed as a designated substance or hazardous materials survey or assessment. Recommendations made with respect to these items are provided as guidance only.

3 RECORDS REVIEW

A records review was completed to obtain and review records pertaining to the Phase One Property and properties within the Phase One Study Area and the current and past uses and activities and PCAs at the Phase One Property and within the Phase One Study Area that may have or may be affecting the Phase One Property to determine if an APEC exists.

3.1 GENERAL

3.1.1 PHASE ONE STUDY AREA DETERMINATION

The Phase One Study Area means the area that includes a Phase One property, any other property that is located, wholly or partly, within 250 metres from the nearest point on a boundary of the Phase One Property and any property that the Qualified Person determines should be included as a part of the Phase One Study area. The Qualified Person determined the default 250 m radius around the Property was sufficient to identify PCA and/or past or present uses that could potentially result in APECs on, in or under the Phase One Property based on the geology, the historical development and land use on the Phase One Property and surrounding

area. No additional properties outside the 250 m radius were included in the Study Area. The Phase One Study Area is shown on Figure 3.

The limit of the Phase One Study Area was adjusted, as necessary, to include any properties bisected by the 250 m limit.

Based on a review of publicly available mapping, and information obtained during the records review (Section 3), interviews (Section 4), and site reconnaissance (Section 5), no information was identified for a property not located, wholly or partly, within 250 metres of the Phase One Property, that could reasonably be interpreted to materially and adversely affect environmental conditions on, in or under the Phase One Property.

3.1.2 FIRST DEVELOPED USE DETERMINATION

According to historical records obtained by WSP, including street directories, fire insurance plans and aerial photography, and from discussions from the Phase One Property representatives, the Phase One Property has never been developed and no PCAs have ever taken place at the Phase One Property.

3.1.3 FIRE INSURANCE PLANS

Fire Insurance Plans (FIP) were first published in 1875 and typically included coverage of hamlets, villages, towns or cities. Publication of FIPs was discontinued in 1975 due to escalating production costs and declining demand. Fire insurance plans prepared in Canada between 1875 and 1975 have been catalogued by Dubreuil and Woods (2002).

The Phase One Study Area was listed in the *Catalogue of Canadian Fire Insurance Plans 1875-1975*. Publicly available FIPs for the years 1904, 1924, 1932, and 1971 were obtained from Library and Archives Canada's on-line digital library and/or the University of Calgary Spatial and Numeric Data Services. Upon review, The FIPs did not include coverage of the Phase One Property or the Phase One Study Area.

3.1.4 PROPERTY UNDERWRITERS' REPORTS AND PLANS

According to the ERIS report, Property Underwriters' Reports and/or Property Underwriters' Plans were not available for the Phase One Property and/or surrounding properties.

3.1.5 CHAIN OF TITLE

A chain of title search was completed for the Phase One Property, based on the property address and related PIN, to assess the first developed use, document the ownership of the Phase One Property from its transfer from the Crown to the present owner, and to identify title documents of potential environment significance. The various parcels that comprise the Phase One Property were acquired by the current owner in 2014. Previous owners included private individuals, banks, investment companies and Ontario numbered companies.

Based of WSPs review of the title search and historical imagery, the potential first developed use of the Phase One Property was determined to be in 1802. The property owners, the inferred property uses, and title documents of potential environmental significance are summarized in the table below.

Table 3.2: Chain of Title Search

Years	Owner	Inferred Use
Prior to 1802	Crown	None
1802 to 1879	Private Individuals	Vegetated/Agricultural (grazing land)
1879 to 1879	Canadian Bank of Commerce	Vegetated/Agricultural (grazing land)
1879 to 1929	Private Individuals	Vegetated/Agricultural (grazing land)
1929 to 1990	NSP Investments Limited (formerly National Sewer Pipe Limited)	Vegetated/Agricultural (grazing land)
1990 to 1996	873805 Ontario Inc.	Vegetated/Agricultural (grazing land)
1996 to 2000	Jannock Limited	Vegetated/Agricultural (grazing land)
2000 to 2003	Jannock Properties Limited	Vegetated/Agricultural (grazing land)
2003 to 2005	1146620 Ontario Limited	Vegetated/Agricultural (grazing land)
2006 to 2005	Kimshaw Holdings Limited	Vegetated/Agricultural (grazing land)
2006 to 2014	1687575 Ontario Limited	Vegetated/Agricultural (grazing land)
2014 to Current	Astra Capital Properties Incorporated	Vegetated/Agricultural (grazing land)

No caveats and utility rights-of-way (ROWs), easements, orders, liens, ROWs of concern (APECs) were identified on the Phase One Property in the chain of title review. A copy of the chain of title is included in Appendix A.

Based on the current and historical property owners, along with the historical imagery review (Section 3.3.1), there was no evidence of any large-scale cultivated land, tree farm or orchards currently or historically located on the Phase One Property.

3.1.6 CITY DIRECTORIES

City directories were reviewed to determine historic businesses and activities at the Phase One Property and surrounding properties. The directories are not conclusive as they only suggest potential activities and operations through business names and occasional brief descriptions. WSP reviewed City directories obtained by ERIS from Vernon's Ottawa and Area, Ontario City Directory for the years 1957, 1963, 1968, 1973, 1978, 1983, 1988, 1993, 1998, 2003, 2008, and 2013. The Phase One Property address was not listed in any of the city directories reviewed.

The area surrounding the Phase One Property generally consisted of mixed residential and commercial property uses. The following occupants listed in the vicinity of the Phase One Property that may present environmental concerns were noted:

Table 3.3: Business Directory - Surrounding Properties Listings

From	To	Occupant	Inferred Property Use
649 North Service Road, approximately 115 m northeast			
1993	1993	Simcoe & Erie General Insurance Company	Commercial
1998	1998	GAN Canada Group	Commercial
2003	2013	Wescam Inc.	Commercial
538 King Forest Court, approximately 180 m northwest			
2003	2013	OSG Canada Ltd.	Commercial
2008	2008	Nas Precision Canada Ltd.	Commercial
2013	2013	OSG Correct Tool Ltd.	Commercial
559 King Forest Court, approximately 85 m northwest			
2008	2013	Alldoor Supply Co.	Commercial
521 North Service Road, approximately 65 m southwest			
2003	2013	Burlington Christian Academy	Institutional (school)
2008	2013	Love And Learn Child Centre of Burlington Inc.	Institutional (childcare)

Copies of the city directories are provided in Appendix B.

3.1.7 ENVIRONMENTAL REPORTS

The following previous investigation report was provided to WSP by the Phase One Property representative:

Table 3.4: Previous Environmental Reports

Title:	Phase I Environmental Site Assessment, 1450 King Road, Burlington, Ontario
Author:	exp Services Inc.
Date:	11 April 2017
Summary:	The report included coverage for the northern parcel of the Phase One Property. According to exp Services Inc., the Phase One Property has been vacant since at least 1954. The report stated that there was "no significant environmental issues" identified at the property and no intrusive investigations were recommended. Building/demolition debris was noted on the property and it was recommended that the debris be removed from the Phase One Property. Stockpiled fill material was also observed, exp Services Inc. recommended testing of the material if it were to be utilized for future development or disposed of. According to exp Services Inc., Bayview Park Landfill (7054) was located approximately 440 m northwest of the Phase One Property. Records indicated that the landfill was utilized for the City of Burlington municipal waste disposal from the early 1960s to early 1970s. exp Services Inc. indicated the closed landfill is approximately 18 ha and up to 15 m deep as a former shale quarry was utilized for the property. The Phase I ESA reviewed a 2015 Annual Groundwater Monitoring Report, completed by WSP Canada Inc. The 2015 report indicated that a monitoring well and gas probe "are located north adjacent to the [Phase One Property] boundary". Results of general landfill indicator parameters and volatile organic compounds (VOCs) were stated to be consistent with concentrations observed at background locations and combustible gas had not been detected at the gas probe location. exp Services Inc. stated that "the potential for the former landfill to have posed an environmental impact to the [Phase One Property] is considered to be low."

Copies of the environmental reports provided by the client are provided in Appendix C.

3.2 ENVIRONMENTAL SOURCE INFORMATION

Environmental source information was acquired from a variety of sources including municipal records, provincial records and federal records. In addition to these sources, WSP retained Environmental Risk Information Services (ERIS) to prepare a database report for properties within the Phase One Study Area. The ERIS database report includes all information sources or documents referred to in paragraph 7 of subsection 3 (2) of O.Reg. 153/04. It noted that information presented in the ERIS database report may be duplicated where searches of the originating or source database have also been completed by WSP.

3.2.1 MUNICIPAL RECORDS

3.2.1.1 CITY OF BURLINGTON LAND USE BYLAW

According to the City of Burlington, the Phase One Property is zoned as "Business Corridor 2" (BC2) and "Open Space 2" (O2).

3.2.2 PROVINCIAL AND FEDERAL RECORDS

Provincial and Federal environmental source information was evaluated though a review of available documents published by the Ministry of the Environment, Conservation and Parks (MECP); requests for information submitted to the MEPC and Technical Standards and Safety Authority (TSSA) made under the Freedom of Information (FOI) Act; and searches of provincial on-line registries and databases. The findings of the provincial and federal records review are summarized in the table below.

Table 3.5: Regulatory Database Information

Information Source	Findings	Potentially Contaminating Activity	Details
Ministry of the Environment, Conservation and Parks (MECP), Freedom of Information (FOI). Electronic search of records since 1985 for outstanding actions, violations, control orders, summons, complaints, spills hazardous waste documents, or certificates of approval for the Phase One Property. FOI Request submitted Freedom of Information and Protection of Privacy Office on 04 October 2022.	WSP has requested the FOI search and is waiting for results. If the FOI is received after the submission of the Phase One Report, any information found will be added accordingly.	None identified	N/A
Technical Standards and Safety Authority (TSSA) Information concerning presence of petroleum storage tanks, fuel spill records, accidents or fuel-related incidents which may be registered for Phase One Property or surrounding properties. TSSA contacted by email on 21 September 2022	The response received from the TSSA on 21 September 2022 stated that there were no fuel storage table records registered for the Phase One Property.	None identified	N/A
Inventory of Coal Gasification Plant Waste Sites in Ontario, (Intera, 1987)	No Coal Gasification Plants were found to have been registered on the Phase One Property.	None identified	N/A

Information Source	Findings	Potentially Contaminating Activity	Details
Inventory of Industrial Sites Producing or Using Coal Tar and Related Sites in Ontario, (Intera, 1988).	No Industrial Sites Producing or Using Coal Tar were found to have been registered on the Phase One Property.	None identified	N/A
Waste Disposal Site Inventory, prepared Waste Management Branch, Ontario Ministry of the Environment, June 1991.	No waste disposal sites for which a Certificate of Approval (CofA) for operation was issued by the Ontario Ministry of the environment were listed within 1 km of the Phase One property.	None identified	N/A
Ontario Inventory of PCB Storage Sites, Ontario Ministry of the Environment and Energy, October 1995	No PCB storage sites have been filed for the Phase One Property. See ERIS table for Phase One Study Area findings (Section 3.2.3).	None identified	N/A
MECP on-line Brownfields Environmental Site Registry accessed on 04 October 2022 (https://www.ontario.ca/page/brownfields-redevelopment#section-9)	A search of the RSC database has found that no RSC have been filed for the Phase One Property Study Area.	None identified	N/A
Federal Contaminated Sites Inventory (FCSI) accessed on 04 October 2022 (https://map-carte.tbs-sct.gc.ca/map-carte/dfrp-rbif/map-carte.aspx?Language=EN)	No results were identified on the Phase One Property or within the Phase One Study Area.	None identified	N/A
National Pollutant Release Inventory (NPRI) accessed on 04 October 2022 (https://www.canada.ca/en/environment-climate-change/services/national-pollutant-release-inventory/tools-resources-data/access.html)	A review of the NPRI database inventory did not reveal any information related to the Phase One Property. The review identified the Wescam Inc. property, located approximately 115 m northeast of the Phase One Property. Reports between 2016 to 2019 included atmospheric releases of varying sizes of particulate matter, isopropyl alcohol, nitrogen oxides, and sulphur dioxide. Based on the distance from the Phase One Property and releases to air, this property is not considered to pose a concern to the Phase One Property. The search did not identify any other properties within the Phase One Study Area.	None identified	N/A
Local Conservation Authority Records	N/A	None identified	N/A

Copies of records and/or correspondence associated with the above-noted regulatory searches are provided in Appendix D.

3.2.3 ENVIRONMENTAL RISK INFORMATION SERVICES DATABASE REPORT

Environmental Risk Information Services (ERIS) is a national service that provides site-specific environmental, and property use information. An ERIS database report contains detailed provincial and federal government and private sector records concerning possible environmental liabilities associated with a property and the surrounding neighbourhoods.

A complete ERIS database report was acquired for the Phase One Property. For the Phase One Property, the ERIS Project Number is 22092104349. A copy of the ERIS database report is provided in Appendix E. The databases searched by ERIS included the following:

Federal Databases	
Dry Cleaning Facilities (DRYCLEANERS)	National Defense & Canadian Forces Spills (NDSP)
Environmental Effects Monitoring (EEM)	National Defence & Canadian Forces Waste Disposal Sites (NDWD)
Environmental Issues Inventory System (EIIS)	National Energy Board Pipeline Incidents (NEBI)
Federal Convictions (FCON)	National Energy Board Wells (NEBW)
Contaminated Sites on Federal Land (FCS)	National Environmental Emergencies System (NEES)
Fisheries & Oceans Fuel Tanks (FOFT)	National PCB Inventory (NPCB)
Greenhouse Gas Emissions from Large Facilities (GHG)	National Pollutant Release Inventory (NPRI)*
Indian & Northern Affairs Fuel Tanks (IAFT)	Parks Canada Fuel Storage Tanks (PCFT)
National Analysis of Trends in Emergencies System (NATES)	Transport Canada Fuel Storage Tanks (TCFT)
National Defense & Canadian Forces Fuel Tanks (NDFT)	
Provincial Databases	
Abandoned Aggregate Inventory (AAGR)	Environmental Penalty Annual Report (MISA PENALTY)*
Aggregate Inventory (AGR)	Mineral Occurrences (MNR)
Abandoned Mine Information System (AMIS)	Non-Compliance Reports (NCPL)*
Borehole (BORE)	Ontario Oil and Gas Wells (OOGW)
Certificates of Approval (CA)*	Inventory of PCB Storage Sites (OPCB)*
Commercial Fuel Oil Tanks (CFOT)*	Orders (ORD)*
Inventory of Coal Gasification Plants & Coal Tar Sites (COAL)*	Pesticide Register (PES)
Compliance and Convictions (CONV)*	TSSA Pipeline Incidents (PINC)*
Certificates of Property Use (CPU)*	Private and Retail Fuel Storage Tanks (PRT)*
Drill Hole Database (DRL)	Permit to Take Water (PTTW)*
Environmental Activity and Sector Registry (EASR)*	Ontario Regulation 347 Waste Receivers Summary (REC)*
Environmental Registry (EBR)*	Record of Site Condition (RSC)*
Environmental Compliance Approval (ECA)*	Ontario Spills (SPL)*
Emergency Management Historical Event (EMHE)*	Wastewater Discharger Registration Database (SRDS)*
List of TSSA Expired Facilities (EXP)*	TSSA Variances for Abandonment of Underground Storage Tanks (VAR)
Fuel Storage Tank (FST)*	Waste Disposal Sites MOE CA Inventory (WDS)*
Fuel Storage Tank – Historic (FSTH)*	Waste Disposal Sites - MOE 1991 Historical Approval Inventory (WDSH)*
Ontario Regulation 347 Waste Generators Summary (GEN)	Water Well Information System (WWIS)
TSSA Historic Incidents (HINC)*	
TSSA Incidents (INC)*	
Landfill Inventory Management Ontario (LIMO)	
Private Databases	
Anderson's Waste Disposal Sites (ANDR)	Oil and Gas Wells (OGW)
Automobile Wrecking & Supplies (AUWR)	Canadian Pulp and Paper (PAP)

Chemical Register (CHEM)	Retail Fuel Storage Tanks (RST)
Compressed Natural Gas Stations (CNG)	Scott's Manufacturing Directory (SCT)
ERIS Historical Searches (EHS)	Anderson's Storage Tanks (TANK)
Canadian Mine Locations (MINE)	

* Denotes information sources or documents referred to in paragraph 7 of subsection 3 (2) of O.Reg. 153/04.

3.2.3.1 DATABASE RECORDS WITHIN THE PHASE ONE PROPERTY

Based on the results provided in the ERIS database report, no environmentally significant information in reference to the Phase One Property was identified.

3.2.3.2 DATABASE RECORDS WITHIN THE PHASE ONE STUDY AREA

Based on the results provided in the ERIS database report, environmentally significant information identified in reference to the Phase One Study Area is summarized in the table below. Other records contained in the ERIS report referencing the Phase One Study Area were reviewed and determined not to result in Areas of Potential Environmental Concern at the Phase One Property.

Table 3.6: Summary of ERIS Database Report Findings – Phase One Study Area

Database	Address	Summary of Findings	Potentially Contaminating Activity	Details
CA	North Service Road/King Road	Municipal Sewage	None identified	N/A
CA	North Service Road/King Road/Wyatt Way	Municipal Sewage and Municipal Water	None identified	N/A
CA	With Site/North Service Road/East of King Road	Municipal Sewage	None identified	N/A
CA	North Service Road	Municipal Water	None identified	N/A
CA	North Service Road at King Road	Municipal Water	None identified	N/A
CA	North Service Road/King Road	Municipal Sewage	None identified	N/A
CA	North Service Road/King Road	Municipal Water	None identified	N/A
EHS	521 North Service Road	Report Date: 07/05/2012	None identified	N/A
EHS	598 King Forest Court	Report Dates: 01/12/2007 and 11/19/2013	None identified	N/A
EHS	558 and 578 King Forest Court	Report Date: 12/06/2016	None identified	N/A
EHS	King Forest Court	Report Date: 09/21/2012	None identified	N/A
EHS	King Road and North Service Road	Report Date: 09/01/2004	None identified	N/A
EHS	King Road and North Service Road	Report Date: 04/26/2006	None identified	N/A
GEN	538 King Forest Court (approximately 165 m northwest of the Phase One Property)	Generator Number: ON8365555 and Waste Class: 252, Waste Oils & Lubricants. Issued in 2007, 2008, 2012 to 2016, 2018, and 2020, 2022 to OSG Correct Tool Ltd./OSG Canada Ltd. (Machine Shop).	None identified	N/A

Database	Address	Summary of Findings	Potentially Contaminating Activity	Details
GEN	598 King Forest Court (northwest-adjacent the Phase One Property)	Limited details included. Generator Number: ON6983079 and Waste Class: 252 L. Issued "As of October 2019" to Kaltech Ltd.	None identified	N/A
GEN	King Road/403 Underpass (approximately 50 m southeast of the Phase One Property)	Generator Number: ON7672476, Waste Class: 146, Other Specified Inorganics. Approval was issued in 2013 to Brennan Paving Limited for roadwork.	None identified	N/A
SCT	559 King Forest Court (approximately 85 m northwest of the Phase One Property)	Alldoor Supply Company. Listed descriptions included building supply wholesaler/distributor – building supply, hardware, lumber, plywood, millwork, electrical wiring, and construction; and metal services centre	None identified	N/A
SCT	538 King Forest Court (approximately 165 m northwest of the Phase One Property)	OSG Canada Ltd. Listed descriptions included wholesaler/distributor: mining and oil and gas well machinery, equipment and supplies, hardware, industrial machinery, equipment and supplies. Established 07-01/1988 with a plant size of approximately 1,900 m2. OSG Correct Tool Ltd. Listed descriptions included coating, engraving, heat treating and allied activities. Established 07/01/1991 with an approximate plant size of 650 m2.	None identified	N/A
SPL	642 North Service Road. (approximately 75 m east of the Phase One Property)	L-3 Communications Electronic Systems Inc.: a motor vehicle leaked approximately 5 L oil (petroleum based, not specified) on pavement on 09/29/2014. It was noted that the spill was contained and cleaned up.	None identified	N/A
WWIS	568 Key [sic] Forest Court	One test hole (2810207) was drilled in February 2015.	None identified	N/A

Although there are manufacturing and waste generating properties within 100 m of the Phase One Property, based on the lack of environmental reports and spill/incident reports, along with observations from the reconnaissance (i.e. no evidence of groundwater monitoring wells, well-maintained properties, etc.) and assumed operations in conjunction with operating years, WSP did not identify any PCA associated with the properties listed above. However, as a result of the possible production and storage of hazardous wastes at the northwest-adjacent Kaltech Ltd. property since at least 2014, consideration should be given to conducting a Phase II ESA to reduce uncertainty and provide greater assurance with respect to soil and groundwater quality at or beneath the Site.

3.3 PHYSICAL SETTING SOURCES

3.3.1 AERIAL PHOTOGRAPHS/SATELLITE IMAGERY

Aerial photographs/satellite imagery of the Phase One Study Area were obtained from the ERIS database, for the years 1965, 1986 and 1992; on-line from Google Earth™ for the years 2004, 2013, 2014 and 2021. A review of selected historical images was conducted to determine the general development history of the Phase One Property and surrounding properties. Aerial photography/satellite imagery does not provide a continuous record of property development and it is possible that features of interest may have appeared or disappeared between the dates of coverage. An interval of approximately 10 years between each aerial photograph/satellite image, subject to availability and scale, was deemed sufficient to characterize changes in the Phase One Study Area during its history. In some cases, available aerial photography/satellite image may be at a scale that precludes a detailed interpretation of the Phase One Property and surrounding property uses. During periods of rapid change, an attempt was made to reduce the interval between aerial photographs to gain a better understanding of the Phase One Study Area.

Copies of the aerial photographs/satellite imagery are presented in Appendix F. Relevant information interpreted from the historical images reviewed concerning the Phase One Property and its surrounding properties including past or present uses, and PCAs is summarized in the table below.

Table 3.7.: Aerial Photographs/Satellite Imagery

Date Roll No.	Phase One Property	Surrounding Properties	Potentially Contaminating Activity	Details
1965	The Phase One Property was vacant and appeared to be vegetated/grazing land. A stand of trees transected the Phase One Property.	The Phase One Study Area was primarily vacant and appeared to be vegetated/forested/grazing land. What is now King Road and North Service Road were northeast- and southeast-adjacent to the Phase One Property, respectively. Indian Creek was located approximately 55 m northeast of the Phase One Property while an unnamed creek was located approximately 20 m southwest of the Phase One Property. What is now Highway 403 was further southeast of North Service Road. Soil disturbances were visible on the property south of the King Road and North Service Road intersection.	None identified	N/A
1986	The Phase One Property was generally unchanged from the 1965 aerial photograph. Evidence of assumed vehicle paths were visible on the property.	The Phase One Study Area was generally unchanged from the 1965 aerial photograph. What appeared to be limited surface scraping and vehicle paths was visible on the northwest-adjacent property.	None identified	N/A
1992	The Phase One Property was generally unchanged from the 1986 aerial photograph. The assumed vehicle paths were overgrown with vegetation. Limited surface scraping/disturbance was visible along the northeast property line.	Fern Hill School was located approximately 115 m northeast of the Phase One Property. Vehicle paths/surface scraping visible on the northwest-adjacent property was overgrown with vegetation. The remaining Phase One Study Area was generally unchanged from the 1986 aerial photograph.	None identified	N/A

Date Roll No.	Phase One Property	Surrounding Properties	Potentially Contaminating Activity	Details
November 2004 Google Earth™	Surface scraping was visible in the western portion of the Phase One Property. A low-lying area was located near the central portion of the southeast property line. Various vehicle paths were visible on the Phase One Property.	King Forest Road was located approximately 75 m northwest of the Phase One Property. Two (2) commercial-/light industrial-style buildings and associated yards/parking areas were located northwest of King Forest Road (Alldoor Supply and OSG Canada Ltd. at the time of the site reconnaissance; approximately 85 m and 165 m from the Phase One Property, respectively). Burlington Christian Acadamy was located approximately 65 m southwest of the Phase One Property. The remaining properties within the Phase One Study Area were generally unchanged from the 1992 aerial photograph.	None identified	N/A
September 2013 Google Earth™	The Phase One Property was generally unchanged from the 2004 satellite image. The vehicle paths were overgrown with vegetation.	Further commercial-/light industrial-style development was visible northwest-adjacent to the Phase One Property (Gypsum Technologies Inc. at the time of the site reconnaissance). The remaining properties within the Phase One Study Area were generally unchanged from the 2004 satellite image.	None identified	N/A
November 2014 Google Earth™	The Phase One Property was generally unchanged from the 2013 satellite image.	Further commercial-/light industrial-style development was visible northwest-adjacent to the Phase One Property (Keltech at the time of the site reconnaissance). The remaining properties within the Phase One Study Area were generally unchanged from the 2013 satellite image.	None identified	N/A
November 2021 Google Earth™	The Phase One Property was generally unchanged from the 2014 satellite image.	Properties within the Phase One Study Area were generally unchanged from the 2014 satellite image.	None identified	N/A

Based on the historical imagery review, along with the current and historical property owners (Section 3.1.5), there was no evidence of any large-scale cultivated land, tree farm or orchards currently or historically located on the Phase One Property.

Although there are manufacturing and waste generating properties within 100 m of the Phase One Property identified above and in Section 3.2.3.2, based on the lack of environmental reports and spill/incident reports, along with observations from the reconnaissance (i.e. no evidence of groundwater monitoring wells, well-maintained properties, etc.) and assumed operations in conjunction with operating years, WSP did not identify any PCA associated with the properties listed above. However, as a result of the possible production and storage of hazardous wastes at the northwest-adjacent Kaltech Ltd. property since at least 2014, consideration should be given to conducting a Phase II ESA to reduce uncertainty and provide greater assurance with respect to soil and groundwater quality at or beneath the Site.

3.3.2 TOPOGRAPHY, HYDROLOGY, GEOLOGY

The general topography, hydrology and geology of the Phase One Property and surrounding area were determined from the following information sources:

- Barnett, P.J., Cowan, W.R. and Henry, A.P. 1991. Quaternary Geology of Ontario, Southern Sheet, Map 2556, Scale 1: 1 000 000.
- Natural Resources Canada. (2015). The Atlas of Canada - Toporama, 2.0. Retrieved 12 October 2022, from http://atlas.gc.ca/toporama/en/index.html.
- Natural Resources Canada, Centre for Topographic Information. 1999. Hamilton-Burlington, Ontario, 30 M/5, Edition 10, Scale 1:50 000.
- Online sources: GoogleEarthTM, local municipality GIS websites.
- Ontario Geological Survey. 1991. Bedrock Geology of Ontario, Southern Sheet, Map No. 2544, Scale 1:1 000 000.

Table 3.8: Topography, Hydrology and Geology

Elevation:	Ranges from 116 metres above sea level (m.a.s.l.). in the eastern corner and 125 m.a.s.l. in the north and west corners.
Topography:	Undulating
Relief:	9 m
Native Surficial Deposits:	Halton Till (Ontario-Erie lobe). Consists of predominantly silt to silty clay materials, high carbonate content and poor clast.
Bedrock:	Shale, limestone, dolostone, and siltstone; Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood Member, Eastview Member
Depth to Bedrock:	Unknown
Nearest Water Body:	A SWMP is in the southern portion of the Phase One Property. An unnamed creek was located approximately 20 m southwest of the Phase One Property with Indian Creek located approximately 55 m to the northeast. Lake Ontario is located approximately 2.7 km southeast of the Phase One Property.
Inferred Direction of Regional Groundwater Flow:	South/southeast.
Phase One Property Grade Relative to Surrounding Properties:	At grade relative to the northwestern surrounding properties with a gradual slope towards the SWMP.

Surface Runoff	Expected to percolate the property soils or flow towards the SWMP in the southern portion of the Phase One Property.
Prominent Physical Features:	A SWMP was in the southern portion of the Phase One Property.

It should be noted that local ground water flow may be influenced by underground features including utility trenches, conduits, buildings and other subgrade structures, variations in soil type, and minor fluctuations in topography. A subsurface investigation including soil and ground water sampling and the installation of ground water monitoring wells would be required to acquire a more accurate description of geology, ground water flow, and ground water quality.

3.3.3 FILL MATERIALS

Based on observations made at the time of the site reconnaissance, significant fill placements beyond that required for construction and development purposes are not inferred to be present at the Phase One Property. The Phase One Property is generally graded even with the surrounding properties. There was no evidence from the historical review to suggest that significant in-filling beyond that typically required for typical construction and grading purposes had occurred on the Phase One Property. The Phase One Property representative indicated that to their knowledge no significant quantities of fill have been placed at the property.

Two (2) overgrown stockpiles were observed in the northern and southern corners of the property (Figure 2). According to exp Services Inc., the stockpiles were likely from the excavation of the on-site SWMP (exp Services Inc., 2017). No known testing was completed, however, it was recommended that testing of the material be conducted prior to future development use or disposal.

3.3.4 WATER BODIES, AREAS OF NATURAL SIGNIFICANCE AND GROUNDWATER INFORMATION

3.3.4.1 WATER BODIES

Mapping from the Ontario Ministry of Natural Resources and Forestry (MNRF) along with topographical maps were reviewed to determine if water bodies were present on the Phase One Property and/or within the Phase One Study Area.

The SWMP in the southern portion of the Phase One Property only had a small volume of water at its base.

An unnamed creek was located approximately 20 m southwest of the Phase One Property with Indian Creek located approximately 55 m to the northeast. Flow direction at both creeks is southeast, towards Lake Ontario, located approximately 2.7 km southeast of the Phase One Property.

3.3.4.2 AREAS OF NATURAL SIGNIFICANCE

An area of natural significance means any of the following:

An area reserved or set apart as a provincial park or conservation reserve under the Provincial Parks and Conservation Reserves Act, 2006;

An area of natural and scientific interest (life science or earth science) identified by the Ministry of Natural Resources as having provincial significance;

A wetland identified by the Ministry of Natural Resources as having provincial significance;

An area designated by a municipality in its official plan as environmentally significant, however expressed, including designations of areas as environmentally sensitive, as being of environmental concern and as being ecologically significant;

An area designated as an escarpment natural area or an escarpment protection area by the Niagara Escarpment Plan under the Niagara Escarpment Planning and Development Act;

An area identified by the Ministry of Natural Resources as significant habitat of a threatened or endangered species;

An area which is habitat of a species that is classified under section 7 of the Endangered Species Act, 2007 as a threatened or endangered species;

Property within an area designated as a natural core area or natural linkage area within the area to which the Oak Ridges Moraine Conservation Plan under the Oak Ridges Moraine Conservation Act, 2001 applies; and,

An area set apart as a wilderness area under the Wilderness Areas Act.

The MNRF National Heritage Information Centre database for listings of Areas of Natural or Scientific Interest (ANSIs) was reviewed.

Based on a review of the available information sources concerning the above, the Phase One Property is not within or is within 30 metres of an "Area of Natural Significance" and therefore would not be considered an environmentally sensitive area under O.Reg. 153/04.

3.3.5 WELL RECORDS

The MECP on-line well record map (http://www.ontario.ca/environment-and-energy/map-well-record-data) was accessed on 12 October 2022 to identify any wells installed at the Phase One Property or neighbouring properties for which the MECP has received a well record. Where available, supplementary water well information was also obtained from the Water Well Information System (WWIS) database in the ERIS database report. The following information was obtained from water wells records identified at or in the vicinity of the Phase One Property.

Table 3.9: Water Well Record Data

Location	Well ID	Well Type	Well Depth (m)	Stratigraphy	Depth to Bedrock (mbgs)	Depth to Water (mbgs)
558 King Forest Court	2810207	Test Hole	6	Not reported	Not reported	Not reported
649 North Service Road (Fern Hill School)	7303091	Not reported	Not reported	Not reported	Not reported	Not reported

No geological information was able to be obtained from the water well records.

3.4 SITE OPERATING RECORDS

The Phase One Property was vacant at the time of preparation of this report. No operating records were available.

4 INTERVIEWS

Interviews for this Phase One ESA were conducted with persons reasonably expected to possess relevant knowledge concerning the Phase One Property in accordance with O. Reg. 153/04, Schedule D, Sections 6 to 8. The QP_{ESA} selected the persons to be interviewed, approved the initial timing and method of the interview, as well as the topics for each interview; the selected personnel were determined to meet the objectives of the Phase One ESA interviews, as outlined in sections 4 through 8 of Schedule D of O. Reg. 153/04. Such persons were interviewed to obtain information regarding matters referred to in sections 13 and 14 of Schedule D of O.Reg. 153/04 and to assist in determining if an APEC exists and/or to identify details of PCAs or potential contaminant pathways in, on or under the phase one property. Special attention was given to current, past, and historical land uses and other undocumented events that may have occurred within the Phase One Property that could affect the environmental quality of the Phase One Property.

Contacts were made as required to evaluate the existing/historical Phase One Property operations and obtain additional information, as follows:

Table 4.1: Interviewees

Name and Company or Affiliation	Position	Interview Details (Date, Place, Interview Method)	Reason Why the Person was Identified as an Interview Subject
Mr. Shaun Harcus, Quantum Reality Management	Director	Records of interview sent via email on 06 October 2022	Interviewee was self-identified as the interview subject

Relevant information concerning PCAs and APECs provided by the interviewee has been incorporated in Sections 5 and 6 of this report.

5 SITE RECONNAISANCE

5.1 GENERAL

Under the supervision of Marcia Lim, Associate Engineer, Qualified Person (QP), Allan Liu, Environmental Technician, and Meagan Pidhayny, Junior Environmental Technician of WSP conducted a reconnaissance of the Phase One Property on 16 September 2022 to identify and evaluate current and past uses and PCAs on, in or under the Phase One Property and, to the extent practicable, current and past uses and PCAs in the Phase One Study Area that may have and/or are currently impacting the environmental condition of the Phase One Property.

The site reconnaissance was completed at 9:30 am. On the day of the reconnaissance the weather was clear and cloudy and the temperature was approximately 18°C. Ground cover conditions at the time of the site reconnaissance were clear and dry. Following the site reconnaissance, WSP interviewed Mr. Shawn Harcus, Director with Quantum Realty Management (the “Phase One Property representative”), via email. The Phase One Property representative did not accompany WSP during the site reconnaissance.

The following subsections summarize observations made during the site reconnaissance. The QPESA reviewed the written description of the investigation to ensure that Sections 13 and 14 within Schedule D of O. Reg. 153/04, were completed. Photographs of the Phase One Property and selected properties within the Phase One Study Area are provide in Appendix G.

At the time of the reconnaissance, the Phase One Property was vacant, vegetated land (Photographs 1 and 2, Appendix G). A SWMP was in the southern portion of the property and two groundwater monitoring wells were observed in the northern portion of the property (Figure 2; Photographs 3 and 4, Appendix G). Two overgrown stockpiles were observed in the northern and southern corners of the property (Figure 2).

5.2 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

5.2.1 STRUCTURES AND OTHER IMPROVEMENTS

There are currently no permanent buildings at the Phase One Property, nor were there any historically (Photographs 1 and 2, Appendix G).

5.2.2 BELOW GRADE STRUCTURES

No below grade structures were present at the Phase One Property.

5.2.3 STORAGE TANKS

The Phase One Property representative advised WSP that there are currently no ASTs or USTs at the Phase One Property, nor were there any present historically. WSP did not observe any ASTs, USTs, or any fill or vent pipes that would suggest the presence of USTs at the Phase One Property during the site reconnaissance. There was no information from the historical review completed to indicate the former presence of ASTs or USTs at the Phase One Property.

5.2.4 POTABLE AND NON-POTABLE WATER SUPPLIES

The Phase One Property is not supplied with potable or non-potable water service. The Phase One Property representative was not aware of any current or historical water service at the property.

5.2.5 UNDERGROUND UTILITIES AND SERVICE CORRIDORS

The Phase One Property is not connected to any municipal services, although servicing is readily available and is provided to the neighbouring properties.

5.2.6 BUILDING / STRUCTURE ENTRY AND EXIT POINTS

No entry or exit points were observed on the Phase One Property as no permanent structures were present during the reconnaissance.

5.2.7 EXISTING AND FORMER HEATING SYSTEMS

No evidence of existing or former heating systems were observed on the Phase One Property as no permanent structures were present during the reconnaissance

5.2.8 COOLING SYSTEMS

No cooling systems were observed on the Phase One Property as no permanent structures were present during the reconnaissance.

5.2.9 DRAINS, PITS AND SUMPS

No drains, sumps or pits were observed at the Phase One Property. The Phase One Property representative advised WSP that no drains, sumps or pits are or were ever present at the Phase One Property.

5.2.10 STAINS OR CORROSION ON FLOORS NEAR DISCHARGE LOCATION

No staining, corrosion or discharge locations were observed at the Phase One Property. The Phase One Property representative advised WSP that to their knowledge no discharge locations are or were ever present at the Phase One Property.

5.2.11 WATER WELLS

5.2.11.1 PHASE ONE PROPERTY

No wells defined under the Ontario Water Resources Act were observed at the Phase One Property by WSP during the site reconnaissance. The Phase One Property representative advised WSP that to their knowledge no water wells are currently present at the Phase One Property, nor have any water wells ever been present in the past.

Two (2) groundwater monitoring wells were observed in the northern portion of the Phase One Property (Figure 2; Photographs 3 and 4, Appendix G). Although well tags indicated the wells were registered with the MECP (A319981 and A319985), no information was available in the MECP database. The Phase One Property representative was not aware of any additional information regarding these wells. The 2017 Phase I ESA completed by exp Services Inc. stated that no wells were observed on the Phase One Property (Section 3.1.7).

5.2.11.2 PHASE ONE STUDY AREA

As the Phase One Property and the properties within the Phase One Study Area are assumed to be serviced by a municipal drinking water system, a drive-by survey was completed for the Phase One Study Area for the purpose of identifying any wells that serve a property within the Phase One Study Area for the purpose of supplying water for human consumption or an agricultural use.

No wells fitting the description were observed during the survey. Restricted access to the properties prevented more detailed observations. Water well records identified in the MECP database are discussed in Section 3.3.5.

5.2.12 OTHER WELLS

No wells defined under the Oil, Gas and Salt Resources Act were observed at the Phase One Property by WSP during the site reconnaissance. The Phase One Property representative advised WSP that to their knowledge no such wells are currently present at the Phase One Property, nor have any such wells ever been present in the past.

5.2.13 SEWAGE WORKS

No on-site sewage works were observed at the Phase One Property. The Phase One Property representative advised WSP that to their knowledge no sewage works are or were ever present at the Phase One Property.

Evidence the surrounding properties are connected to the municipal sanitary sewer system was observed during the reconnaissance (Photograph 5, Appendix G).

5.2.14 GROUND SURFACE COVER

The entire Phase One Property is partially vegetated (Figure 2; Photograph 6, Appendix G). The sparsely vegetated area appeared to be a gravel/soil mix which is not conducive to quality vegetation growth. Two (2) overgrown stockpiles were observed in the northern and southern corners of the property (Figure 2). According to exp Services Inc., the stockpiles were likely from the excavation of the on-site SWMP (exp Services Inc., 2017).

5.2.15 FORMER RAILWAY LINES OR SPURS

No railway lines or spurs were observed at the Phase One Property. The Phase One Property representative advised WSP that to their knowledge no railway lines or spurs are or were ever present at the Phase One Property.

5.2.16 STAINED SOIL, VEGETATION OR PAVEMENT

WSP conducted a walkover of the Phase One Property to identify any areas of stained soil, vegetation or pavement or any other potential indicators of surface spills or leaks. No areas of surface staining or stressed vegetation were observed at the Phase One Property at the time of the site reconnaissance. The Phase One

Property representative advised WSP that to their knowledge no areas of stained soil, vegetation or pavement are or were ever present at the Phase One Property.

5.2.17 STRESSED VEGETATION

WSP conducted a walkover of the Phase One Property to identify any areas of stressed vegetation. No areas of stressed vegetation were observed at the Phase One Property at the time of the site reconnaissance. The Phase One Property representative advised WSP that to their knowledge no areas of stressed vegetation are or were ever present at the Phase One Property.

5.2.18 FILL AND/OR DEBRIS PLACEMENTS

As noted in Section 3.3.3, based on observations made at the time of the site reconnaissance, significant fill placements beyond that required for construction and development purposes are not inferred to be present at the Phase One Property. The Phase One Property is generally graded even with the surrounding properties. There was no evidence from the historical review to suggest that significant in-filling beyond that typically required for typical construction and grading purposes had occurred on the Phase One Property. The Phase One Property representative indicated that to their knowledge no significant quantities of fill have been placed at the Phase One Property. The sparsely vegetated area discussed in Section 5.2.14 appeared to be a gravel/soil mix which is not conducive to quality vegetation growth (Photograph 6, Appendix G).

Two (2) overgrown stockpiles were observed in the northern and southern corners of the property (Figure 2). According to exp Services Inc., the stockpiles were likely from the excavation of the on-site SWMP (exp Services Inc., 2017). No known testing was completed; however, it was recommended that testing of the material be conducted prior to future development use or disposal.

5.2.19 UNIDENTIFIED SUBSTANCES

No unidentified substances of determined to be of potential environmental concern were observed at the Phase One Property during the site reconnaissance.

5.3 ENHANCED INVESTIGATION PROPERTY

Clause 32(1)(b) of *O.Reg. 153/04*, as amended, defines an *enhanced investigation property* as a property: (i) that has or is being used for industrial purposes; or (ii) that is being used or has been used, in whole or in part as: a) a garage, b) as a bulk liquid dispensing facility, including a gasoline outlet, or c) for the operation of dry cleaning equipment, unless either of the following two circumstances apply:

- an RSC has been filed for the Phase One Property, (ii) the current Phase One ESA did not identify a Potentially Contaminating Activity at the Phase One Property other than Potentially Contaminating Activities identified in the Phase One ESA used in support of the RSC, and (iii) the current QP determines that there are no Areas of Potential Environmental Concern at the Phase One Property; or
- the Phase One Property is currently used for an agricultural or other use, or a community use, an institutional use, a parkland use or a residential use; and (ii) since the latest date on which the Phase One

Property ceased being used for a purpose that would otherwise qualify it as an enhanced investigation property, an RSC has been filed for the Phase One Property.

The Phase One Property is not considered to be an enhanced investigation property.

5.3.1 SITE OPERATIONS, PROCESSING AND MANUFACTURING

The Phase One Property is vacant, undeveloped land.

5.3.2 HAZARDOUS MATERIALS USED/STORED AT THE PHASE ONE PROPERTY

No hazardous materials were observed in use or being stored at the Phase One Property. The Phase One Property representative advised WSP that to their knowledge no hazardous materials are or were ever used or stored at the Phase One Property.

5.3.3 PRODUCTS MANUFACTURED AT THE PHASE ONE PROPERTY

No product manufacturing was observed at the Phase One Property. The Phase One Property representative advised WSP that to their knowledge no manufacturing takes place at the Phase One Property.

5.3.4 BY PRODUCTS AND WASTE PRODUCED AT THE PHASE ONE PROPERTY

No by-products or waste products were observed being generated or stored at the Phase One Property. The Phase One Property representative advised WSP that to their knowledge no by-products or waste products are generated or stored at the Phase One Property.

5.3.5 RAW MATERIALS STORAGE AND HANDLING

No storage or handling or raw materials was observed at the Phase One Property. The Phase One Property representative advised WSP that to their knowledge no storage or handling of raw materials takes place at the Phase One Property.

5.3.6 DRUM, TOTE AND BIN STORAGE AREAS

No drum, tote or bin storage area were observed at the Phase One Property. The Phase One Property representative advised WSP that to their knowledge no drums, totes or bins are stored at the Phase One Property.

5.3.7 OIL WATER SEPARATORS

No oil water separators were observed at the Phase One Property. The Phase One Property representative advised WSP that to their knowledge no oil water separators are or ever have been present at the Phase One Property.

5.3.8 VEHICLE STORAGE AND MAINTENANCE AREAS

No vehicle storage or maintenance areas were observed at the Phase One Property. The Phase One Property representative advised WSP that to their knowledge no vehicle storage or maintenance areas are or ever have been present at the Phase One Property.

5.3.9 SPILLS

No spills or evidence of spills were observed at the Phase One Property. The Phase One Property representative advised WSP that to their knowledge no spills have ever occurred at the Phase One Property.

5.3.10 LIQUID DISCHARGE POINTS

The liquid discharge points were not observed during the site reconnaissance apart from the entire Phase One Property being vacant, undeveloped land.

5.3.11 DETAILS OF OPERATIONS AT THE PROPERTY, INCLUDING PROCESSING OR MANUFACTURING AND EQUIPMENT USED IN PROCESSING OR MANUFACTURING

No processing or manufacturing was observed at the Phase One Property. The Phase One Property representative advised WSP that to their knowledge no processing or manufacturing takes place at the Phase One Property.

5.3.12 HYDRAULIC LIFT EQUIPMENT

No hydraulic lift equipment was observed at the Phase One Property. The Phase One Property representative advised WSP that to their knowledge no hydraulic lift equipment is present at the Phase One Property.

5.4 OTHER ITEMS

5.4.1 AIR EMISSIONS

WSP did not observe the presence of air emission sources at the time of the site reconnaissance that could possibly affect the environmental condition of the Phase One Property (i.e., building surfaces and/or surficial soils).

5.4.2 DESIGNATED SUBSTANCES

Designated substances are potentially hazardous building materials that must be identified prior to construction or demolition activities that may disturb such materials. In Ontario, exposure to designated substance is regulated under *Ontario Regulation 490/09 - Designated Substances* (O.Reg. 490/09) made under the

Occupational Health and Safety Act (OHSA) and enforced by the Ministry of Labour (MOL). In Ontario, designated substances include the following chemical agents:

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

Where O.Reg. 490/09 applies to a workplace, the employer must conduct an assessment to determine whether the health of a worker may be affected by exposure to the substance. O.Reg. 490/09 outlines a set of required steps to control exposure of workers to the substance and establishes acceptable exposure limits to protect workers.

Of the eleven (11) designated substances, the three that are commonly encountered on a project site include asbestos, lead and mercury.

There are currently no buildings or structures at the Phase One Property, therefore no potential concerns regarding designated substances were not observed during the site reconnaissance.

5.4.2.1 ASBESTOS

Asbestos refers to a group of naturally occurring fibrous mineral silicates that is known to have been used in over 3,000 products commonly referred to as asbestos containing materials (ACM). The ability of asbestos to withstand high temperatures as well as its tensile strength, spinnability, resistance to chemicals, and other properties have resulted in hundreds of applications. Friable forms of ACM can be readily crumbled using hand pressure, allowing separation of the asbestos fibres from the associated binding materials and is commonly seen in boiler and pipe insulation and spray-on fireproofing. Non-friable ACMs are associated with a binding agent that prevents the ready release of airborne fibres and is typically found in roofing tars, floor and drywall compound, plaster and pre-cast asbestos cement products commonly referred to as “transite” (e.g., roof drains and transite panels). Buildings constructed prior to 1980 are more likely to contain both friable and non-friable forms of asbestos as the use of friable asbestos was generally discontinued sometime in the 1990s once stockpiles were exhausted. Non-friable asbestos in the form of caulking, roofing materials, fire stop, mastic or transite piping continue to be in use today.

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

There were no developments or improvements on the Phase One Property at the time of our visit. Therefore, ACMs are not expected to be present.

5.4.2.2 LEAD

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

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

The presence of lead-containing paints (LCP) in buildings represents the most significant hazard of all the above noted lead containing products where persons, notably small children, may ingest peeling or flaking LCPs. The generation of airborne lead containing dust created during renovation, demolition, or construction activities (i.e., during sanding and grinding), or like actions on deteriorated painted surfaces also comprises a potential health concern. The MOL issued the "Lead on Construction Projects" guideline in September 2004 (revised April 2011). The guideline includes legal requirements, health effects, control of the health hazard, classification of construction operations, and measures and procedures for working with the designated substance during operations that create lead dust or fumes.

In 1976, the federal government passed the Hazardous Products (Liquid Coating Materials) Regulations under the *Hazardous Products Act* limiting the amount of lead for interior paints to 0.5%. Exterior and commercial paints could still contain lead. In January 1991, members of the Canadian Paint and Coatings Association agreed to voluntary eliminate all added lead from their products. In April 2005, under the *Canadian Hazardous Products Act*, the Federal Government issued the *Surface Coating Materials Regulations SOR/2005-109*, which limited the amount of lead permissible in paints and other surface coating materials to 0.06% lead by dry weight (600 µg/g). The limit was revised to 0.009% lead by dry weight (90 µg/g) in 2010. This reduction does not generally apply to surface coating applied to buildings or other structures used for agricultural or industrial purposes or as an anti-weathering or anti-corrosive coating.

The OHSA does not set a regulatory limit on the concentration of lead in paint. Based on discussions with the MOL, any concentration of lead in paint applications should be considered to be lead-containing. The presence of LCPs can only be verified through sampling and analysis of suspect paint samples. If present at the Phase One Property, LCPs may be addressed through the implementation of an appropriate management or abatement plans to protect the health of persons working at the site, as required under the OHSA. Where LCPs are in poor condition (i.e., peeling or flaking) and potential human health concerns exist, LCPs may be addressed through encapsulation or removal. Appropriate management plans are also required where maintenance, alteration, renovation, or demolition activities undertaken at a site may disturb these materials.

There were no developments or improvements on the Phase One Property at the time of our visit. Therefore, LCPs are not expected to be present.

5.4.2.3 MERCURY

Mercury can be found in fluorescent, compact fluorescent and high intensity discharge (HID) lamps, electrical switches, thermostats, thermometers, and certain batteries. All fluorescent and compact fluorescent lights contain mercury regardless of the date of manufacture. The Canadian Council of Ministers of the Environment (CCME) "Canada-Wide Standard for Mercury-Containing Lamps" (2001) is largely geared towards reducing the amount of mercury in lamps at the manufacturing stage; however, they do recommend that the release of mercury can be minimized through the proper recycling and disposal of mercury-containing lamps. Mercury

was also added to some leaded paints as a fungal retardant. In January 1991, under the voluntary industry program negotiated by Health Canada, the intentional addition of mercury to Canadian produced consumer paints for interior use ceased. Under the Federal Surface Coating Materials Regulations (SOR/2005-109), the maximum total mercury concentration of paints and other surface coatings is restricted to 10 mg/kg (0.001%) when a dried sample is tested in accordance with a method that conforms to good laboratory practices. The 10 mg/kg mercury restriction is unique to Canada and is based on a toxicological assessment by Health Canada in 1995, which was reconfirmed in 2004.

There were no developments or improvements on the Phase One Property at the time of our visit. Therefore, mercury is not expected to be present.

5.4.3 METHANE

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

As noted above, significant quantities of fill material are not inferred to have been placed at the Phase One Property. Furthermore, the Phase One Property is not near within 400 m of any active or closed landfill sites. Consequently, methane gas is not inferred to be a significant environmental issue at the Phase One Property. The Phase One Property representative indicated that to their knowledge no methane related issues or concerns are known to exist at the Phase One Property.

5.4.4 MOULD

Mould spores are ubiquitous in both indoor and outdoor environments and increased exposure to mould may occur where excessive moisture, such as water damaged building materials, is present resulting in increased mould growth and spore production. Exposure to mould spores may occur during building occupancy and/or building maintenance and/or repair operations. The most common types of moulds are generally not hazardous; however, some moulds may be problematic to some people.

There are currently no regulations specifically covering exposure to mould and/or mould remediation practices in Canada and there are no occupational exposure limits that define acceptable levels of mould exposure without adverse health effects. However, Section 25 and 27 of the OHSA states that an employer and supervisor must take every reasonable precaution to ensure the health and safety of their workers. This includes exposure to moulds and other biological matter. Direction on the assessment and remediation of mould in Ontario is based on the Canadian Construction Association document CCA82 *"Mould Guidelines for the Canadian Construction Industry"* (February 2004) and the Environmental Abatement Council of Ontario (EACO) document *"Mould Abatement Guidelines, Second Edition"* (2010).

There were no developments or improvements on the Phase One Property at the time of our visit. Therefore, mould is not expected to be present.

5.4.5 OZONE DEPLETING SUBSTANCES

Ozone depleting substances (ODS) include any substances containing chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), halon or any other material capable of destroying ozone in the atmosphere. ODSs are mainly found in refrigerants but have been used in rigid polyurethane foam and insulation, laminates, aerosols, air conditioners, fire extinguishers, cleaning solvents and the sterilization of medical equipment. Federal regulations introduced in 1995 required the elimination of production and import of CFCs by January 1, 1996 (subject to certain essential uses) and a freeze on the production and import of HCFC-22 by January 1, 1996. These regulations also require the complete elimination of HCFC-22 by the year 2020. ODSs and other halocarbons are regulated by Ontario Regulation 463/10 made under the Environmental Protection Act (EPA).

There were no developments or improvements on the Phase One Property at the time of our visit. Therefore, ODSs are not expected to be a concern.

5.4.6 POLYCHLORINATED BIPHENYLS

Polychlorinated biphenyls (PCB) are a group of synthetic organic chemicals with high stability, fire-resistance, and heat-transfer properties that were commercially manufactured between the late 1920s and 1977. Most PCBs were used as dielectric fluids (insulating liquids) in electrical transformers and capacitors. PCBs were also used in circuit breakers, switch gears, lamp ballasts and large electrical cables as synthetic cooling and insulating materials. PCBs were also used in heat transfer fluids, dye carriers in carbonless copy paper, adhesives, and caulking compounds and as waterproofing, anti-fouling, and fire retardant additives in paints, coatings and sealants for uses. PCBs were also used in some hydraulic oils, particularly those used in high temperature applications such as casting shop presses.

In Canada, PCBs were prohibited from being used in products, equipment, machinery, electrical transformers and capacitors that were manufactured or imported into the country after July 1980. However, older equipment in use after this date may still contain PCBs if the equipment's fluid has not been changed, or if there was sufficient inventory of such equipment.

There were no developments or improvements on the Phase One Property at the time of our visit. No potential sources of PCB fluids were identified.

5.4.7 ELECTRICAL TRANSFORMERS

There were no developments or improvements on the Phase One Property at the time of our visit and no electrical transformers were observed.

5.4.8 LIGHT BALLASTS

There were no developments or improvements on the Phase One Property at the time of our visit and no light ballasts were observed.

5.4.9 PCB STORAGE SITES

No evidence of current or historical PCB storage was observed at the Phase One Property. The Phase One Property representative indicated that to their knowledge PCBs are not stored at the Phase One Property.

5.4.10 RADIOACTIVE MATERIALS

The Canadian Nuclear Safety Commission (CNSC), under the Nuclear Safety and Control Act, is responsible for the management and licensing of radioactive materials, to ensure that the use of nuclear energy does not pose undue risk to health, safety, security and the environment. The CNSC achieves regulatory control of nuclear facilities and nuclear materials through a comprehensive licensing system, which is administered through the cooperation of federal and provincial government departments such as health, environment, transport and labour. Industrial equipment such as X-ray imagers, metal detection devices and measuring devices may contain radioactive materials and may be a hazard if used or stored improperly.

Radioactive materials or equipment (labelled as such) were not observed at the Phase One Property. The Phase One Property representative indicated that to their knowledge radioactive materials are not stored at the Phase One Property.

5.4.11 RADON

Radon is a naturally occurring radioactive gas produced by the decay of Uranium-238 that tends to concentrate in formations of granite, sandstone, coal, phosphate and uranium deposits as well as from radioactive minerals in some glacial tills. Radon is colourless, odourless and tasteless. As a gas, radon can move freely through the soil, rock and groundwater enabling it to escape to the atmosphere or seep into buildings through foundation openings, cracks and joints. Because the existence of radon is dependent upon geological factors, it is more of a regional concern than site-specific.

In June 2007, following a review of the 1988 federal radon guidelines, Health Canada announced a new (non-regulatory) guideline for acceptable levels of radon in indoor air in a residential setting: “remedial measures should be undertaken in a dwelling whenever the average annual radon concentration exceeds 200 Becquerels per cubic metre (200 Bq/m^3) in the normal occupancy area. The higher the radon concentration, the sooner remedial measures should be undertaken. When remedial action is taken, the radon levels should be reduced to a value as low as practicable. The construction of new dwellings should employ techniques that will minimize radon entry and will facilitate post-construction radon removal, should this subsequently prove necessary."

Health Canada and the Federal Provincial Territorial Radiation Protection Committee (FPTRPC) worked collaboratively to form the new radon guideline, and since 2004 have also worked to develop a program of implementation for the guideline, under the National Radon Program. Several research projects have been ongoing to test radon across the country, and develop a radon potential mapping methodology, which will help to target more research and education efforts. The two-year Cross-Canada Survey of Radon Concentrations in Homes, Final Report (Health Canada, 2012) estimated that the percentage of Canadian homes with radon levels above the 200 Bq/m^3 guideline is 6.9%. The estimate for Ontario of homes exceeding the guideline was less, at 4.6%. Further studies are ongoing to determine any correlations between radon levels and home characteristics, as well as regional potential mapping. The study’s conclusions found that no areas of the country are ‘radon free’, and also emphasized that the results should not be used to determine risk potential, as the only way to know if a building has elevated radon is to test for it.

The Phase One Property representative was not aware of a radon survey undertaken at the Phase One Property. The Phase One Property is located within the Halton Regional Health Unit which covers and area of approximately 967 km². The Health Canada (2012) study identified 4.9% of the number homes studied within the health region exhibited radon concentrations above 200 Bq/m³. This study was not specific to soil type, and locations of the study points were not provided. According to the Radon Potential Map for Ontario (Radon Environmental Management Corp, 2013), the Phase One Property is located in an area of elevated (Zone 2) radon potential.

As discussed in Section 3.3.2, bedrock in the area of the Phase One Property is known to contain shale. Shale is a potential source for radon generation and there is the potential for radon concentrations present in the subsurface to exceed the annual occupational exposure limit. However, a radon survey would be required to determine the actual concentrations in buildings or future structures that may be constructed on the property.

5.4.12 UREA FORMALDEHYDE FOAM INSULATION

Urea formaldehyde foam insulation (UFFI) is a thermal insulation material that was pumped into interstitial spaces between the walls of existing buildings where it hardened to form a solid layer of insulation. UFFI was reportedly was used in the 1970's, most extensively from 1975 to 1978, during the period of the Canadian Home Insulation Program (CHIP). It was banned from use in Canada in December 1980 due to concerns from the release of formaldehyde gas during the curing process and from the breakdown of old insulation due to water or moisture damage. Health Canada has reportedly determined that 0.1 parts per million (ppm) is a safe level of formaldehyde in a residential building. Sensitivity to this concentration may vary based on individual age and health.

There were no developments or improvements on the Phase One Property at the time of our visit. Therefore, UFFI is not expected to be present.

5.5 WRITTEN DESCRIPTION OF THE INVESTIGATION

A site reconnaissance was conducted on 16 September 2022 by Allan Liu, Environmental Technician, and Meagan Pidhayny, Junior Environmental Technician of WSP and included a walk-around inspection of all interior and exterior areas of the Phase One Property to make specific observations at the Phase One Property as per Sections 13 and 14 of Schedule D of O.Reg 153/04 and to identify and evaluate current and past uses and Potentially Contaminating Activities on, in or under the Phase One Property. The site reconnaissance was completed without the accompaniment of the Phase One Property representative.

The Phase One Study Area was observed from the Phase One Property and publicly accessible areas to identify and evaluate current and past uses and activities and Potentially Contaminating Activities in the Phase One Study Area that may have and/or are currently impacting the environmental condition of the Phase One Property.

6 REVIEW AND EVALUATION OF INFORMATION

Based on the QPESA's review, evaluation, and interpretation of the information obtained from the records review, interviews, and site reconnaissance components of the Phase One ESA, the following conclusions are provided as documented in Sections 6.1 to 6.4.

6.1 CURRENT AND PAST USES

According to historical records obtained by WSP, including city directories, FIPs and aerial photography/satellite imagery, and from discussions with the Phase One Property representative, the Phase One Property has historically been, and currently is, vacant, vegetated land.

6.2 POTENTIALLY CONTAMINATING ACTIVITY

One PCA was identified in the Phase One Study Area and is described in Table 6.1. The location of the PCA is shown on Figure 4. Each PCA has been identified with a unique identifier so that the information in the table below can be identified on Figure 4.

Table 6.1: Potentially Contaminating Activities in the Phase One Study Area

PCA Identifier	Potentially Contaminating Activity	Description of the Potentially Contaminating Activity	Location of the PCA Relative to the Phase One Property	Does PCA Result in an APEC at the Phase One Property	Rationale as to Why PCA Does or Does Not Result in an APEC
PCA 1	OTHER - De-Icing Activities	De-icing products applied to adjacent roadways have the potential to migrate onto the Phase One Property	King Road and North Service Road, northeast- and southeast-adjacent to the Phase One Property, respectively	Yes	APEC-1: Northeast and southeast boundaries of Phase One Property

6.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

One past or present uses on, in or under the Phase One Property, and one PCA on, in or under the Phase One Property and/or within the Phase One Study Area, have been identified that comprise APECs on the Phase One Property where one or more Contaminants of Potential Concern may be present. WSP's findings regarding APECs as a result of the records review are presented in Section 3.0, and findings as a result of interviews and the site reconnaissance are presented in Section 5.0 and Section 6.4. The Phase One Conceptual Site Model (Section 6.4), provides more detailed discussion on these findings and their supporting rationale.

The APECs identified at Phase One Property are summarized in Table 6.2 and the locations are shown on Figure 5.

Table 6.2: Table of Areas of Potential Environmental Concern

Area of Potential Environmental Concern	Location of APEC on Phase One Property	Potentially Contaminating Activity*	Location of PCA	Contaminants of Potential Concern	Media Potentially Impacted
APEC-1: De-icing activities completed on adjacent roadways	Northeast and southeast boundaries of Phase One Property	PCA 1: OTHER – De-icing activities	Off Phase One Property, to the northeast and southeast	Na, Cl	Soil Groundwater
APEC-2 De-icing activities completed on and vehicular usage of adjacent roadways and associated runoff	SWMP located in the southern portion of the Site and soil stockpiles from the creation of the SWMP located in the northern and southern corners of the Site	PCA 1: OTHER – De-icing activities and vehicle activities	Off Phase One Property, to the northeast and southeast	PHCs, PAHs, EC/SAR, Na, Cl	Soil Groundwater

Notes:
PCA - *Potentially Contaminating Activity as provided in Schedule D of O.Reg. 153/04 as amended, where applicable.
EC – Electrical Conductivity
Cl- - Chloride
Na – Sodium
PAH – Polycyclic Aromatic Hydrocarbons
PHC – Petroleum Hydrocarbons
SAR – Sodium Adsorption Ratio

De-icing Activities (APEC-1)

De-icing activities completed on adjacent roadways may migrate on to the Phase One Property during application of materials and during snow melt.

De-icing activities and vehicle activities (APEC-2)

De-icing activities completed on adjacent roadways may migrate on to the Phase One Property during application of materials and during snow melt. In addition, roadway runoff may contain contaminates other than salt and the presence of the SWMP may act as a depositional environment for the roadway runoff. Two (2) overgrown stockpiles were observed in the northern and southern corners of the property (Figure 2). According to exp Services Inc., the stockpiles were likely from the excavation of the on-site SWMP (exp Services Inc., 2017). No known testing was undertaken, so it was recommended in 2017 that testing of the material be conducted prior to future development use or offsite disposal.

6.4 PHASE ONE CONCEPTUAL SITE MODEL

6.4.1 PROPERTY LOCATION AND DESCRIPTION

The Phase One Property is comprised of two parcels, combined for an approximately 3.4 hectare parcel, located at 1450 King Road. A key plan showing the location of the Phase One Property is provided on Figure 1. The Phase One Property is located on the southern side of King Road, at the intersection with North Service Road (Figure 1). The Phase One Property lies in the outskirts of a municipal urban setting in an area of primarily commercial and institutional (school) land use.

The Phase One Property is an irregularly shaped parcel with a frontage of approximately 174 m along King Road and a horizontal epth of approximately 190 m. The Phase One Property consist of vacant land. A generalized site plan depicting the layout of the Phase One Property is provided on Figure 2.

6.4.2 DEVELOPMENT AND USE

According to historical records obtained by WSP, including street directories, fire insurance plans and aerial photography/satellite imagery, and from discussions from the Phase One Property representative, the Phase One Property has never been developed.

Roadways and property uses within the Phase One Study Area are shown on Figure 3.

6.4.3 DRINKING WATER WELLS

There are no drinking water wells on the Phase One Property.

6.4.4 TOPOGRAPHY AND DRAINAGE

The Phase One Property lies at an approximate elevation ranging from 116 m.a.s.l. in the eastern corner to 125 m.a.s.l. in the northern and western corners. The topography across the Phase One Property is undulating and generally at grade with surrounding properties. Surface water is expected to perculate the Phase One Property soils or drain towards the SWMP located in the southern portion of the property.

6.4.5 GEOLOGY & HYDROGEOLOGY

The surficial deposits beneath the Phase One Property consist of Halton Till (Ontario-Erie lobe) which is described as predominately silty to silty clay materials, high carbonate content and poor clast (Barnett, P.J., Cowan, W.R. and Henry, A.P. 1991). The underlying bedrock is the Georgian Bay Formation, Blue Mountain Formation, Billings Formation, CollingWSP Member and Eastview Member which consists of shale, limestone, dolostone, and siltstone (Ontario Geological Survey, 1991).

The depth to bedrock at the Phase One Property is unknown.

The regional ground water flow direction, based on topographic features, is expected to be to the south-southeast towards Lake Ontario. Locally, however, the shallow groundwater flow may be influenced by underground utility trenches, conduits, and structures, variations in soil type, and minor fluctuations in topography.

The depth to groundwater on the Phase One Property is unknown.

6.4.6 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE

A SWMP is in the southern portion of the Phase One Property.

Additionally, an unnamed creek and Indian Creek were located approximately 20 m southwest and 55 m northeast of the Phase One Property, respectively.

Based on a review of the available information sources concerning the above, the Phase One Property does not include land that contains or is within 30 metres of an "Area of Natural Significance" and therefore would not be considered a sensitive site under O.Reg. 153/04.

6.4.7 POTENTIALLY CONTAMINATING ACTIVITIES

One PCA was identified in the Phase One Study Area and is described in Table 6.3. The location of the PCA is shown on Figure 4.

Table 6.3: Potentially Contaminating Activities in the Phase One Study Area

PCA Identifier	Potentially Contaminating Activity	Location of the PCA Relative to the Phase One Property	Does PCA Result in an APEC at the Phase One Property	Location of APEC on Phase One Property
PCA 1	OTHER - De-Icing Activities	King Road and North Service Road, northeast- and southeast-adjacent to the Phase One Property, respectively	Yes	APEC-1: Northeast and southeast boundaries of Phase One Property

6.4.8 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

One (1) past or present uses on, in or under the Phase One Property, and one PCA on, in or under the Phase One Property and/or within the Phase One Study Area, have been identified that comprise APECs on the Phase One Property where one or more Contaminants of Potential Concern may be present. WSP's findings regarding APECs as a result of the records review are presented in Section 3.0, and findings as a result of interviews and the site reconnaissance are presented in Section 5.0 and Section 6.4. The Phase One Conceptual Site Model (Section 6.4), provides more detailed discussion on these findings and their supporting rationale.

The APECs identified at Phase One Property are summarized in Table 6.2 and the locations are shown on Figure 5.

Table 6.4: Areas of Potential Environmental Concern

Area of Potential Environmental Concern	Location of APEC on Phase One Property	Potentially Contaminating Activity*	Location of PCA	Contaminants of Potential Concern	Media Potentially Impacted
APEC-1 De-icing activities completed on adjacent roadways	Northeast and southeast boundaries of Phase One Property	PCA 1: OTHER – De-icing activities	Off Phase One Property, to the northeast and southeast	Na, Cl	Soil Groundwater
APEC-2 De-icing activities completed on and vehicular usage of adjacent roadways and associated runoff	SWMP located in the southern portion of the Site and soil stockpiles from the creation of the SWMP located in the northern and southern corners of the Site	PCA 1: OTHER – De-icing activities and vehicle activities	Off Phase One Property, to the northeast and southeast	PHCs, PAHs, EC/SAR, Na, Cl	Soil Groundwater

Notes:
PCA - *Potentially Contaminating Activity as provided in Schedule D of O.Reg. 153/04 as amended, where applicable.
EC – Electrical Conductivity
Cl- - Chloride
Na – Sodium
PAH – Polycyclic Aromatic Hydrocarbons
PHC – Petroleum Hydrocarbons
SAR – Sodium Adsorption Ratio

6.4.9 PREFERENTIAL PATHWAYS

With the exception of the two groundwater monitoring wells, the property is not known to be provided with other buried utilities or underground structures which could act as preferential pathways to ground water flow. Subsurface utilities and services are assumed to be present for all municipal addresses associated within the Phase One Study Area and would be in close proximity to public roadways. Based on these utility connections, there is potential for preferential flow of Contaminants of Potential Concern within the nearby utility corridors as well as the groundwater monitoring wells.

6.4.10 UNCERTAINTY

The main uncertainty in the CSM is the limited information regarding the two groundwater monitoring wells.

7 CONCLUSIONS

The primary findings of this Phase One ESA are as follows:

- the Phase One Property has never been developed with buildings;
- a SWMP is located in the southern portion of the Phase One Property;

- an unnamed creek and Indian Creek were located approximately 20 m southwest and 55 m northeast of the Phase One Property, respectively; and
- regional groundwater flow is expected to be south-southeast towards Lake Ontario.

The specific objectives of the investigation would be to assess the APECs identified at the Phase One Property in the context of the existing regulatory framework and legislation regarding contaminated sites and Brownfields in the Province of Ontario to confirm whether contaminants are present on, in or under the Phase One Property, and, if so, what the contaminants are, where they are located on, in or under the Phase One Property and at what concentrations.

Although a Qualified Person can determine that, if an applicable site condition standard is exceeded because a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, the applicable site condition standard is not exceeded for the purpose of Part XV.1 of the Act, there is a risk of environmental impairment as a result of the presence of the SWMP as a depositional environment for roadway runoff that may contain contaminants other than salt (e.g., PAHs and PHCs).

Two (2) overgrown stockpiles were observed in the northern and southern corners of the property (Figure 2). According to exp Services Inc., the stockpiles were likely from the excavation of the on-site SWMP (exp Services Inc., 2017). No known testing was undertaken, so it was recommended in 2017 that testing of the material be conducted prior to future development use or offsite disposal.

As a result of the possible production and storage of hazardous wastes at the northwest-adjacent Kaltech Ltd. property since at least 2014, consideration should be given to conducting a Phase II ESA to reduce uncertainty and provide greater assurance with respect to soil and groundwater quality at or beneath the Site.

Based on the findings of this Phase One ESA, a Phase Two ESA will be required at the Phase One Property based on the identified APECs and other risks of environmental impairment. Also, based on the findings of this Phase One ESA, a Phase Two ESA will be required at the Phase One Property if an RSC needs to be submitted to the Environmental Site Registry based on intended future land use.

Elements of O.Reg.406/19 "On-Site and Excess Soil Management", came into force on July 1, 2021, including the adoption of the soil reuse rules, the use of the excess soil quality standards, and clear waste designation guidance. The new regulation includes specific requirements for Sampling and Analysis Plans and Soil Characterization Reports (e.g., description of characterization/testing methods, borehole frequency per area requirements for in-situ sampling, etc.) and requires the preparation, certification, and registering of the Assessment of Past Uses report, Sampling and Analysis Plans, Soil Characterization Reports, and Soil Destination report on an online Excess Soil Registry by January 1, 2023. The management of excess soils, stockpiled materials, or materials dredged from the SWMP as part of any future Site redevelopment would be subject to the testing and administrative requirements of O.Reg.406/19.

Under Ontario Regulation 903 – Wells ("O.Reg. 903"), any well that is not being used or maintained for future use as a well must be abandoned in accordance with the procedures set forth in the Regulation. This Regulation also applies to monitoring and test wells such as those routinely installed for environmental and/or geotechnical testing purposes.

7.1 WHETHER PHASE TWO ENVIRONMENTAL SITE ASSESSMENT REQUIRED BEFORE RECORD OF SITE CONDITION SUBMITTED

Based on the findings of this Phase One ESA, a Phase Two ESA will be required at the Phase One Property before an RSC can be submitted to the Environmental Site Registry, if required. The specific objectives of the investigation would be to assess the APECs identified at the Phase One Property in the context of the existing regulatory framework and legislation regarding contaminated sites and Brownfields in the Province of Ontario to confirm whether contaminants are present on, in or under the Phase One Property, and, if so, what the contaminants are, where they are located on, in or under the Phase One Property and at what concentrations.

7.2 RECORD OF SITE CONDITION BASED ON PHASE ONE ENVIRONMENTAL SITE ASSESSMENT ALONE

As discussed in Section 7.1 above, A Phase Two Environmental Site Assessment is required before an RSC can be filed for the Phase One Property, if required.

7.3 SIGNATURES

I, Ian Powell, Senior Environmental Geoscientist, by the signature provided below, certify that I conducted or supervised the carrying out of this Phase One Environmental Site Assessment and the findings and conclusions of the report. I, Ian A. Powell, P.Geo., QP ESA, by the signature provided below, certify that I completed a technical review of this Phase One Environmental Site Assessment and concur with the findings and conclusions of the report.

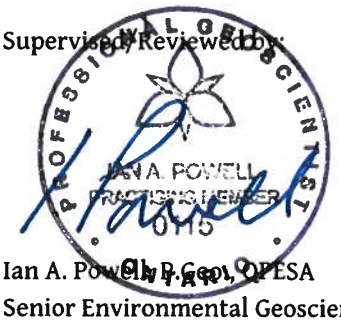
Respectfully Submitted,

WSP E&I Canada Limited

Prepared by:

Kristina Shantz, B.Sc., C.E.S.A.
Environmental Scientist

Supervised/Reviewed by:



Ian A. Powell, P.Geo., QPESA
Senior Environmental Geoscientist

8 CLOSURE

This report was prepared for the exclusive use of Astra Capital Properties Incorporated and is intended to provide a Phase One Environmental Site Assessment (ESA) on the property located at 1450 King Road, Burlington, ON. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from WSP will be required. With respect to third parties, WSP has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the Phase One ESA of the property conducted by WSP. It is based solely on the conditions of the Phase One Property encountered at the time of the site visit on the date(s) set out in this report, supplemented by a review of historical information and data obtained by WSP as described in this report, and discussion with a representative of the owner/occupant, as reported herein. Except as otherwise maybe specified, WSP disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to WSP after the time during which WSP conducted the Phase I ESA.

In evaluating the property, WSP has relied in good faith on information provided by other individuals noted in this report. WSP 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. WSP 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.

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

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

9 REFERENCES

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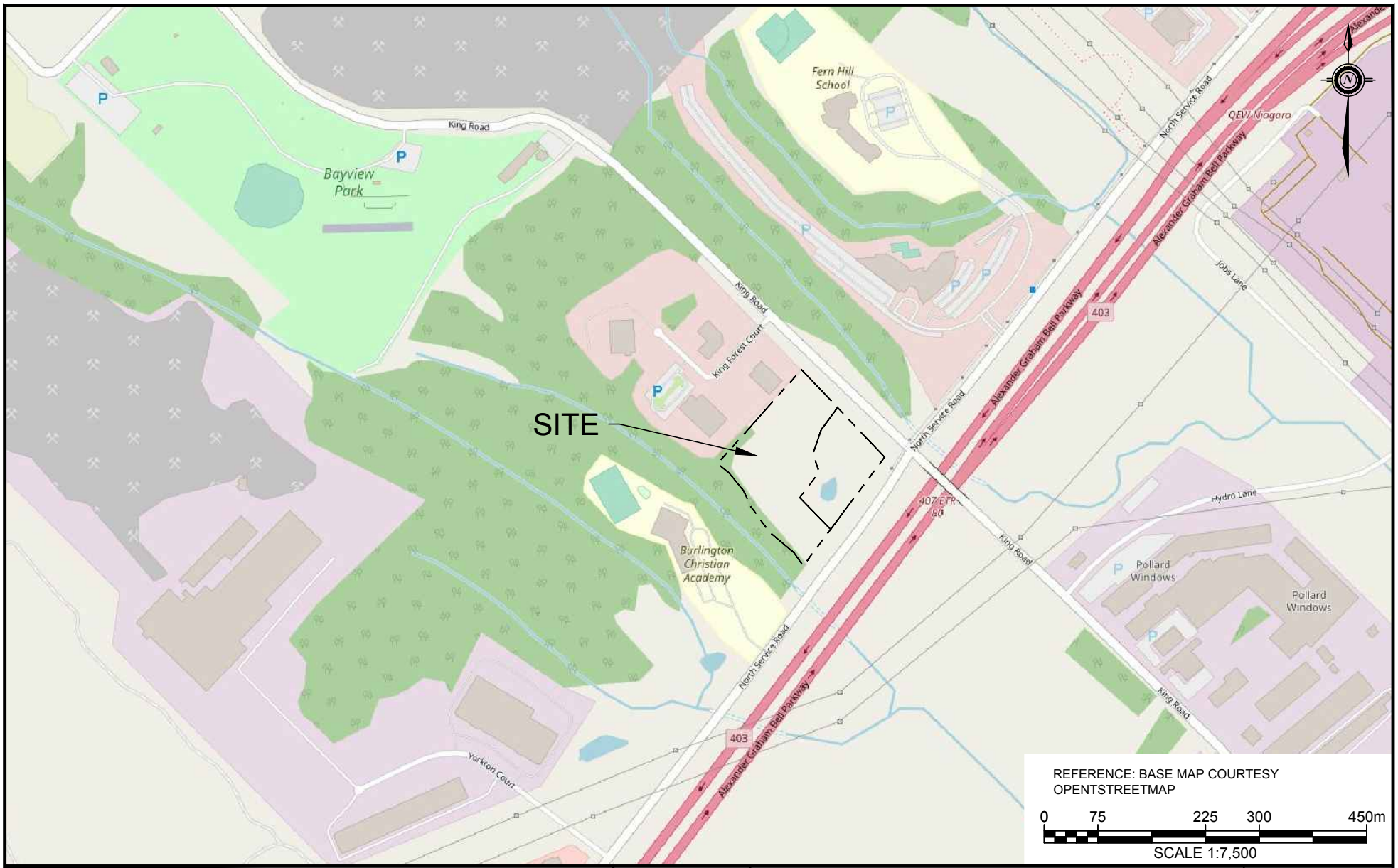
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Ontario Regulation 153/04 – Records of Site Condition – Part XV.1 of the Environmental Protection Act.

Ontario Regulation 490/09 - Designated Substances.

Ontario Regulation 903 – Wells.

Figures



CLIENT
ASTRA CAPITAL PROPERTIES INCORPORATED (ACPI)

WSP E&I Canada Limited
50 Vogell Road, Units 3 and 4
Richmond Hill, Ontario L4B 3K6

DWN BY:	ZF
CHK'D BY:	KS
DATUM:	NAD 83
PROJECTION:	UTM ZONE 17
SCALE:	AS SHOWN

PROJECT
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1450 KING ROAD, BURLINGTON, ONTARIO

TITLE
KEY PLAN

REV. NO.:	A
DATE:	OCTOBER 2022
PROJECT NO:	OESAR2210
DRAWING No.	1

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LEGEND:

PHASE ONE PROPERTY

GROUNDWATER MONITORING WELL

REFERENCE: BASE MAP COURTESY ARCGIS

0 30 60 90m

SCALE 1:1,500

CLIENT:
ASTRA CAPITAL PROPERTIES INCORPORATED (ACPI)

WSP E&I Canada Limited
50 Vogell Road, Units 3 and 4
Richmond Hill, Ontario L4B 3K6

DWN BY:	ZF
CHK'D BY:	KS
DATUM:	NAD 83
PROJECTION:	UTM ZONE 17
SCALE:	AS SHOWN

PROJECT
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1450 KING ROAD, BURLINGTON, ONTARIO

TITLE
GENERALIZED SITE PLAN

DATE:	OCTOBER 2022
PROJECT NO:	OESAR2210
REV. NO.:	A
DRAWING No.	2

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LEGEND:

PHASE ONE PROPERTY

PHASE ONE STUDY AREA

REFERENCE: BASE MAP COURTESY ARCGIS

0 50 100 150 200m

SCALE 1:4,000

CLIENT:

ASTRA CAPITAL PROPERTIES INCORPORATED (ACPI)

WSP E&I Canada Limited
50 Vogell Road, Units 3 and 4
Richmond Hill, Ontario L4B 3K6

DWN BY:	ZF
CHK'D BY:	KS
DATUM:	NAD 83
PROJECTION:	UTM ZONE 17
SCALE:	AS SHOWN

PROJECT

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1450 KING ROAD, BURLINGTON, ONTARIO

TITLE

PHASE ONE STUDY AREA

DATE:	OCTOBER 2022
PROJECT NO:	OESAR2210
REV. NO.:	A
DRAWING No.	3

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No.	POTENTIALLY CONTAMINATING ACTIVITY (PCA)
1	OTHER - DE-ICING ACTIVITIES

LEGEND:

- PHASE ONE PROPERTY
- PHASE ONE STUDY AREA
- PCA1 — POTENTIALLY CONTAMINATING ACTIVITY

REFERENCE: BASE MAP COURTESY ARCGIS

0 50 100 150 200m

SCALE 1:4,000

CLIENT:
ASTRA CAPITAL PROPERTIES INCORPORATED (ACPI)

WSP E&I Canada Limited
50 Vogell Road, Units 3 and 4
Richmond Hill, Ontario L4B 3K6

DWN BY: ZF
CHK'D BY: KS
DATUM: NAD 83
PROJECTION: UTM ZONE 17
SCALE: AS SHOWN

PROJECT
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1450 KING ROAD, BURLINGTON, ONTARIO

TITLE
POTENTIALLY CONTAMINATING ACTIVITIES WITHIN THE PHASE ONE STUDY AREA

DATE: OCTOBER 2022
PROJECT NO: OESAR2210
REV. NO.: A
DRAWING No. 4

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#	POTENTIALLY CONTAMINATING ACTIVITY (PCA)
APEC-1	DE-ICING ACTIVITIES CONDUCTED ON ADJACENT ROADWAYS
APEC-2	DE-ICING ACTIVITIES CONDUCTED ON ADJACENT ROADWAYS AND ASSOCIATED RUNOFF

LEGEND:

- PHASE ONE PROPERTY
- GROUNDWATER MONITORING WELL
- AREA OF POTENTIAL ENVIRONMENTAL CONCERN (APEC)

REFERENCE: BASE MAP COURTESY ARCGIS

0 30 60 90m

SCALE 1:1,500

CLIENT:
ASTRA CAPITAL PROPERTIES INCORPORATED (ACPI)

WSP E&I Canada Limited
50 Vogell Road, Units 3 and 4
Richmond Hill, Ontario L4B 3K6

DWN BY: ZF
CHK'D BY: KS
DATUM: NAD 83
PROJECTION: UTM ZONE 17
SCALE: AS SHOWN

PROJECT
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1450 KING ROAD, BURLINGTON, ONTARIO

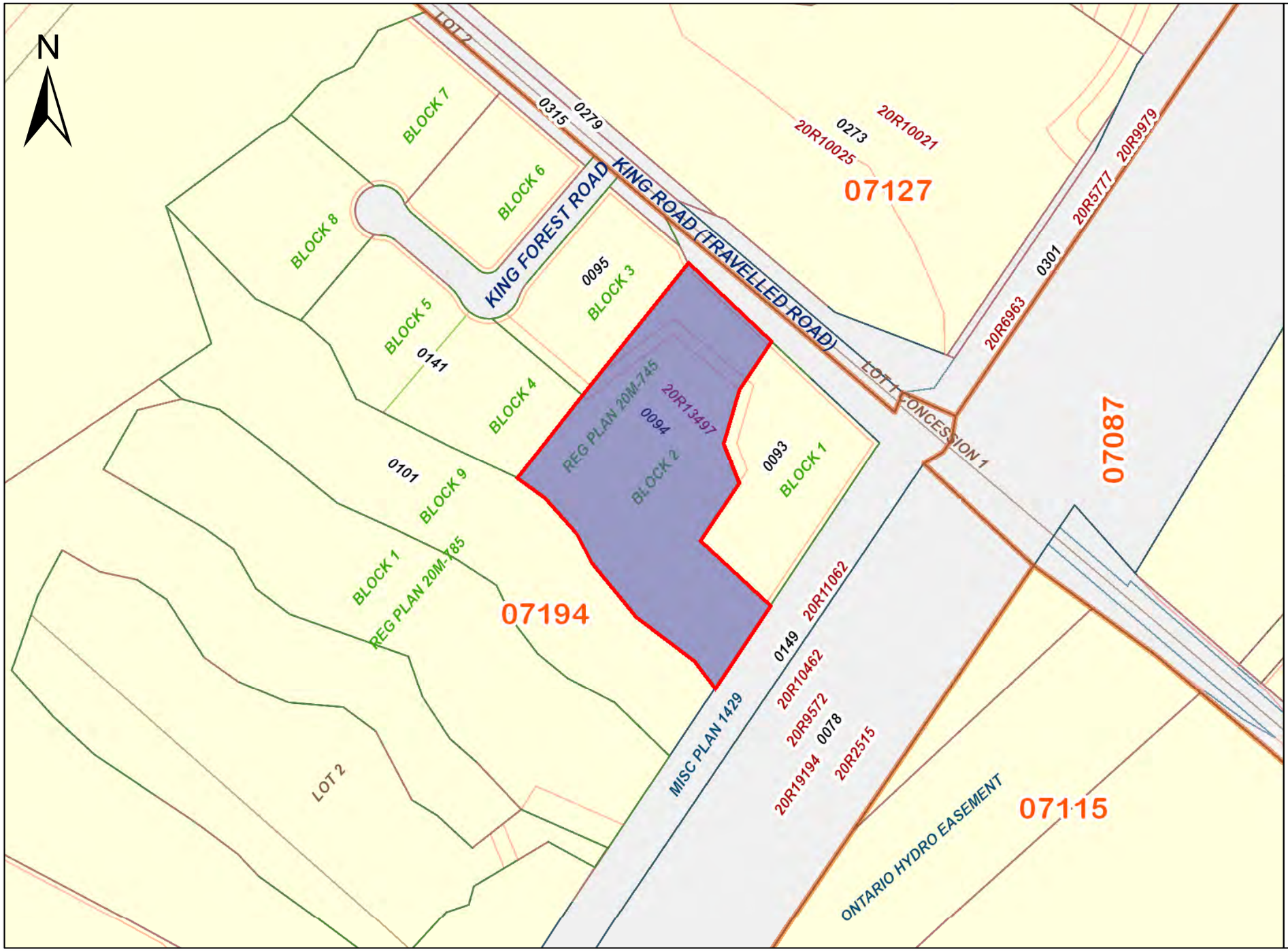
TITLE
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

DATE: OCTOBER 2022
PROJECT NO: OESAR2210
REV. NO.: A
DRAWING No. 5

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Appendix A

Chain of Title



ServiceOntario

PRINTED ON 26 SEP, 2022 AT 09:16:19
FOR BERTUCCI

SCALE

0 30 60 90 120 meters

PROPERTY INDEX MAP

HALTON(No. 20)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	*0449*
BLOCK NUMBER	**08050**
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

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

PROPERTY DESCRIPTION: BLOCK 2, PL 20M745, BURLINGTON. S/T EASE H834026 OVER PT 6, 20R13497. S/T EASE H834027 OVER PTS 1 & 14, 20R13497.

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
RE-ENTRY FROM 07949-0109

PIN CREATION DATE:
2000/02/09

OWNERS' NAMES
ASTRA CAPITAL PROPERTIES INCORPORATED

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/09/22 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 2000/02/09						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2000/02/09 ***						
829150	1994/09/29	AGREEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
H658555	1996/12/24	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** 873805 ONTARIO INC.	JANNOCK LIMITED	
20M745	2000/02/01	PLAN SUBDIVISION				C
20R13497	2000/02/04	PLAN REFERENCE				C
H833895	2000/02/07	NOTICE AGREEMENT		JANNOCK LIMITED	THE REGIONAL MUNICIPALITY OF HALTON	C
H834025	2000/02/08	NOTICE AGREEMENT		JANNOCK LIMITED	THE CORPORATION OF THE CITY OF BURLINGTON	C
H834026	2000/02/08	TRANSFER EASEMENT		JANNOCK LIMITED	THE CORPORATION OF THE CITY OF BURLINGTON	C
H834027	2000/02/08	TRANSFER EASEMENT		JANNOCK LIMITED	BURLINGTON HYDRO INC.	C
H837350	2000/03/03	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** JANNOCK LIMITED	JANNOCK PROPERTIES LIMITED	
H838113	2000/03/10	CHARGE		*** DELETED AGAINST THIS PROPERTY *** JANNOCK PROPERTIES LIMITED	THE TORONTO-DOMINION BANK	
HR253721	2003/12/29	TRANSFER		*** COMPLETELY DELETED *** JANNOCK PROPERTIES LIMITED	1146620 ONTARIO LIMITED	
HR253726	2003/12/29	CHARGE		*** COMPLETELY DELETED *** 1146620 ONTARIO LIMITED	JANNOCK PROPERTIES LIMITED	

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR253732	2003/12/29	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** JANNOCK PROPERTIES LIMITED	THE TORONTO-DOMINION BANK	
	REMARKS: HR253726					
HR253733	2003/12/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
	REMARKS: RE: H838113					
HR307386	2004/07/29	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** ROBERT KIMPINSKI ARCHITECT LTD.		
HR320690	2004/09/16	CERTIFICATE		*** COMPLETELY DELETED *** ROBERT KIMPINSKI ARCHITECT LTD.		
	REMARKS: HR307386					
HR339320	2004/11/26	APL COURT ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	1146620 ONTARIO LIMITED	
	REMARKS: DELETE HR307386 & VACATE HR320690					
HR365573	2005/03/29	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK	JANNOCK PROPERTIES LIMITED	
	REMARKS: HR253726					
HR391445	2005/07/06	CHARGE		*** COMPLETELY DELETED *** 1146620 ONTARIO LIMITED	KIMSHAW HOLDINGS LIMITED	
HR391457	2005/07/07	CAU AGR PUR & SALE		*** COMPLETELY DELETED *** 1146620 ONTARIO LIMITED	KIMSHAW HOLDINGS LIMITED	
HR442813	2005/12/29	TRANSFER		*** COMPLETELY DELETED *** 1146620 ONTARIO LIMITED	KIMSHAW HOLDINGS LIMITED	
HR442815	2005/12/29	WITHDRAWAL CAUTION		*** COMPLETELY DELETED ***	KIMSHAW HOLDINGS LIMITED	
	REMARKS: RE: HR391457					
HR442816	2005/12/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** KIMSHAW HOLDINGS LIMITED		
	REMARKS: RE: HR391445					
HR442817	2005/12/29	NOTICE		*** COMPLETELY DELETED *** KIMSHAW HOLDINGS LIMITED	JANNOCK PROPERTIES LIMITED	
	REMARKS: HR253726					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR461825	2006/03/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** JANNOCK PROPERTIES LIMITED		
	REMARKS: RE: HR253726					
HR465124	2006/03/30	TRANSFER		*** COMPLETELY DELETED *** KIMSHAW HOLDINGS LIMITED	1687575 ONTARIO LIMITED	
	REMARKS: PLANNING ACT STATEMENTS					
HR465174	2006/03/30	CHARGE		*** COMPLETELY DELETED *** 1687575 ONTARIO LIMITED	BUSINESS DEVELOPMENT BANK OF CANADA	
HR1217679	2014/10/01	TRANSFER	$1,883,000	1687575 ONTARIO LIMITED	ASTRA CAPITAL PROPERTIES INCORPORATED	C
	REMARKS: PLANNING ACT STATEMENTS.					
HR1217680	2014/10/01	CHARGE		*** COMPLETELY DELETED *** ASTRA CAPITAL PROPERTIES INCORPORATED	1687575 ONTARIO LIMITED	
HR1258973	2015/04/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUSINESS DEVELOPMENT BANK OF CANADA		
	REMARKS: HR465174.					
HR1552418	2018/06/28	CHARGE	$3,000,000	ASTRA CAPITAL PROPERTIES INCORPORATED	BANK OF MONTREAL	C
HR1552419	2018/06/28	NO ASSGN RENT GEN		ASTRA CAPITAL PROPERTIES INCORPORATED	BANK OF MONTREAL	C
	REMARKS: HR1552418					
HR1553420	2018/06/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1687575 ONTARIO LIMITED		
	REMARKS: HR1217680.					

CHAIN OF TITLE REPORT

Project #: OESAR2210.5120.572500
Address: 1450 King Road, Burlington
Legal Description: Block 2 Plan 20M745

Searched at: Milton
LRO #: 20

PIN #: 07194-0094 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 Acres)	17 05 1802	Crown	**Charles KING**
13	Deed	05 04 1845	Charles King	William KING
376	Deed	04 02 1859	William King	James Gage CHISHOLM
439	Deed	10 01 1864	James Gage Chisholm	William KING, Sr.
26	Deed	26 02 1866	William King, Sr.	William KING, Jr.
139	Deed	10 03 1867	William King, Jr.	Thomas EASTERBROOK
2801	Deed	09 09 1879	Thomas Easterbrook	Canadian Bank of Commerce
2843	Deed	27 11 1879	Canadian Bank of Commerce	Charles H. KING
6870	Deed	15 04 1899	Charles H. King	George B. LONG & Emily LONG

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project #: OESAR2210.5120.572500
Address: 1450 King Road, Burlington
Legal Description: Block 2 Plan 20M745

Searched at: Milton
LRO #: 20

PIN #: 07194-0094 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
11032	Deed	18 07 1922	George B. Long & Emily Long	James S. BODDY
12679	Deed	20 06 1929	James S. Boddy	National Sewer Pipe Company Limited
23544	Deed	05 06 1953	National Sewer Pipe Company Limited	National Sewer Pipe Limited
746906	Deed	29 06 1990	NSP Investments Limited (Fmly National Sewer Pipe Limited)	873805 Ontario Inc.
H658555	Deed	24 12 1996	873805 Ontario Inc.	Jannock Limited
H834026	Easement (Over Pt 6, 20R13497)	08 02 2000	Jannock Limited	Corporation of The City of Burlington
H834027	Easement (Over Pts 1 & 14, 20R13497)	08 02 2000	Jannock Limited	Burlington Hydro Inc.
H837350	Deed	03 03 2000	Jannock Limited	Jannock Properties Limited
HR253721	Deed	29 12 2003	Jannock Properties Limited	1146620 Ontario Limited

Project #: OESAR2210.5120.572500
Address: 1450 King Road, Burlington
Legal Description: Block 2 Plan 20M745

Searched at: Milton
LRO #: 20

PIN #: 07194-0094 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
HR442813	Deed	29 12 2005	1146620 Ontario Limited	Kimshaw Holdings Limited
HR465124	Deed	30 30 2006	Kimshaw Holdings Limited	1687575 Ontario Limited
HR1217679	Deed **(Present Owner)**	01 10 2014	1687575 Ontario Limited	**Astra Capital Properties Incorporated**

Appendix B

City Directories

ENVIRONMENTAL RISK INFORMATION SERVICES

CITY DIRECTORY

Project Property: *1450 King Road, Burlington, Ontario*
Report Type: *City Directory*
Order No: *22092104349*
Information Source: *Vernon's Burlington and Hamilton Suburban City Directory*
Date Completed: *2022/09/30*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

City Directory Information Source
Vernon's Burlington and Hamilton Suburban City Directory

PROJECT NUMBER: 22092104349	
Site Address:	1450 King Road, Burlington, Ontario
Year: 2013	
Site Listing:	-Site Not Listed
Adjacent Properties:	
King Road (1250-1475)	-No Listings Within Radius
Highway 403	-No Address Listed Within Radius
King Forest Court (All)	538-OSG Canada Ltd -Osg Correct Tool Ltd -Alldoor Supply Co
North Service Road (521-649 odd)	521-Burlington Christion Academy -Love And Learn Child Centre Of Burlington Inc 649-Wescam Inc

PROJECT NUMBER: 22092104349	
Site Address:	1450 King Road, Burlington, Ontario
Year: 2008	
Site Listing:	-Site Not Listed
Adjacent Properties:	
King Road (1250-1475)	-No Listings Within Radius
Highway 403	-No Address Listed Within Radius
King Forest Court (All)	538-OSG Canada Ltd -Nas Precision CanadaLtd 559-Alldoor Supply Co
North Service Road (521-649 odd)	521-Burlington Christion Academy -Love And Learn Child Centre Of Burlington Inc 649-Wescam Inc

PROJECT NUMBER: 22092104349	
Site Address:	1450 King Road, Burlington, Ontario
Year: 2003	

Site Listing:	-Site Not Listed
Adjacent Properties:	
King Road (1250-1475)	-No Listings Within Radius
Highway 403	-No Address Listed Within Radius
King Forest Court (All)	538-OSG Canada Ltd
North Service Road (521-649 odd)	521-Burlington Christion Academy 649-Wescam Inc

PROJECT NUMBER: 22092104349	
Site Address:	1450 King Road, Burlington, Ontario
Year: 1998	
Site Listing:	-Site Not Listed
Adjacent Properties:	
King Road (1250-1475)	-No Listings Within Radius

Highway 403	-No Address Listed Within Radius
King Forest Court (All)	-Street Not Listed
North Service Road (521-649 odd)	649-G A N Canada Group

PROJECT NUMBER: 22092104349	
Site Address:	1450 King Road, Burlington, Ontario
Year: 1993	
Site Listing:	-Site Not Listed
Adjacent Properties:	
King Road (1250-1475)	-No Listings Within Radius
Highway 403	-No Address Listed Within Radius
King Forest Court (All)	-Street Not Listed
North Service Road (521-649 odd)	649-Simcoe & Erie General Insurance Company

PROJECT NUMBER: 22092104349	
Site Address:	1450 King Road, Burlington, Ontario

Year: 1988	
Site Listing:	-Site Not Listed
Adjacent Properties:	
King Road (1250-1475)	-No Listings Within Radius
Highway 403	-No Address Listed Within Radius
King Forest Court (All)	-Street Not Listed
North Service Road (521-649 odd)	-No Address Listed Within Radius

PROJECT NUMBER: 22092104349	
Site Address:	1450 King Road, Burlington, Ontario
Year: 1983	
Site Listing:	-Site Not Listed
Adjacent Properties:	
King Road (1250-1475)	-No Listings Within Radius

Highway 403	-No Address Listed Within Radius
King Forest Court (All)	-Street Not Listed
North Service Road (521-649 odd)	-No Address Listed Within Radius

PROJECT NUMBER: 22092104349	
Site Address:	1450 King Road, Burlington, Ontario
Year: 1978	
Site Listing:	-Site Not Listed
Adjacent Properties:	
King Road (1250-1475)	-No Listings Within Radius
Highway 403	-No Address Listed Within Radius
King Forest Court (All)	-Street Not Listed
North Service Road (521-649 odd)	-No Address Listed Within Radius

PROJECT NUMBER: 22092104349	

Site Address:	1450 King Road, Burlington, Ontario
Year: 1973	
Site Listing:	-Site Not Listed
Adjacent Properties:	
King Road (1250-1475)	-No Listings Within Radius
Highway 403	-No Address Listed Within Radius
King Forest Court (All)	-Street Not Listed
North Service Road (521-649 odd)	-No Address Listed Within Radius

PROJECT NUMBER: 22092104349	
Site Address:	1450 King Road, Burlington, Ontario
Year: 1968	
Site Listing:	-Site Not Listed
Adjacent Properties:	

King Road (1250-1475)	-No Listings Within Radius
Highway 403	-No Address Listed Within Radius
King Forest Court (All)	-Street Not Listed
North Service Road (521-649 odd)	-No Address Listed Within Radius

PROJECT NUMBER: 22092104349	
Site Address:	1450 King Road, Burlington, Ontario
Year: 1963	
Site Listing:	-Site Not Listed
Adjacent Properties:	
King Road (1250-1475)	-No Listings Within Radius
Highway 403	-No Address Listed Within Radius
King Forest Court (All)	-Street Not Listed
North Service Road (521-649 odd)	-Street Not Listed

PROJECT NUMBER: 22092104349	
Site Address:	1450 King Road, Burlington, Ontario
Year: 1957	
Site Listing:	-Site Not Listed
Adjacent Properties:	
King Road (1250-1475)	-No Listings Within Radius
Highway 403	-No Address Listed Within Radius
King Forest Court (All)	-Street Not Listed
North Service Road (521-649 odd)	-Street Not Listed

Burlington, Ontario is listed from 1957 to 2013 within the city directory archives

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory.

Appendix C

Company Records

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1450 King Road, Burlington, Ontario

Client
Quantum Automotive MBB Inc.
441 North Service Road
Burlington, ON L7P 0A3

Attn: Mr. Shaun Harcus

Project Number

HAM-00801175-A3

Prepared By

exp Services Inc.
80 Bancroft Street
Hamilton, Ontario
L8E 2W5 Canada

Date Submitted

April 11, 2017

Executive Summary

Exp Services Inc. (**exp**) was retained by Quantum Automotive MBB Inc. (client) to complete a Phase I Environmental Site Assessment (ESA) of the property located at 1450 King Road in Burlington, Ontario, hereinafter referred to as the 'Site'.

Exp understands that the client requires this Phase I ESA for due diligence purposes and that a Record of Site Condition is not required at this time. Authorization to proceed with the Phase I ESA was provided by Mr. Shaun Harcus on behalf of Quantum Automotive MBB Inc.

A Phase I ESA is a systematic qualitative process to assess the environmental condition of a Site based on its historical and current uses. The Phase I ESA was completed in general accordance to CSA Standard Z768-01 (R2012). Subject to this standard of care, **exp** makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third party reliance are outlined in Section 10 of this report.

The Site is located on the west side of King Road, in Burlington, Ontario (Figures 1 and 2). The Site abuts North Service Road to the south and King Road to the east and measures approximately 2.0 hectares (5.0 acres) in area and currently consists of vacant undeveloped land.

Based on a review of historical aerial photographs, historical maps, and other records review, the Site has remained vacant undeveloped land since at least 1954.

Based on the Phase I ESA findings, including Site observations, information provided by the Site representative, the review of environmental databases, available historical information, and pending the information requested from the Ministry of Environment and Climate Change (MOECC), no significant environmental issues were identified and as such, no recommendations for further investigation (Phase II ESA) are warranted at this time.

The following observations and recommendations are provided for best management practices:

Issue Identified	Recommendation	Rationale
Subject Property		
Building/demolition debris.	At the time of the Site visit, the Site contained building/demolition debris. The debris should be removed to a licensed waste facility.	As a good housekeeping measure, and to satisfy the regulations with respect to waste storage.
Stockpiles of fill material	Two piles of fill material were noted at the time of the Site visit. If the material is to be re-used for any future development on Site or disposed off-Site, the material should be chemically tested.	To determine the physical and chemical characteristics of the material prior to the handling on or off-Site to comply with current environmental regulations.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety. Limitation of liability, scope of report and third party reliance are outlined in Section 10 of this report.

Table of Contents

Executive Summary ..... **i**

1 Introduction **1**

1.1 Objective 1
1.2 Site Description 1

2 Scope of Investigation **2**

3 Records Review **3**

3.1 General 3
3.2 Groundwater Flow Direction 3
3.3 Aerial Photographs 3
3.4 Fire Insurance Plans 4
3.5 City Directories 4
3.6 Previous Reports 5
3.7 Chain of Title 6
3.8 Regulatory Requests 6
3.8.1 Ministry of the Environment and Climate Change 6
3.8.2 Technical Standards and Safety Authority 6
3.9 Topographic, Geological and Soil Maps 6
3.10 Company Records 7
3.11 Environmental Source Information 7
3.11.1 Waste Disposal Sites 7
3.11.2 Inventory of Coal Gasification Plant Waste Sites in Ontario 8
3.11.3 Ontario Inventory of PCB Storage Sites 8
3.11.4 Hazardous Waste Information Network (HWIN) 8
3.11.5 Record of Site Condition 9
3.12 Utility Company Records 9
3.13 Public Health Concerns 9

4 Interviews **10**

5 Site Reconnaissance **11**

5.1 Site 11
5.1.1 Property Use 11
5.1.2 Buildings and Structures 11
5.1.3 Limitations at the Site 11
5.1.4 Chemical Inventory, Storage and Handling 11
5.1.5 Storage Tanks and Containers 11
5.1.6 Special Attention Substances 12
5.1.6.1 Polychlorinated Biphenyls (PCBs) 12
5.1.6.2 Asbestos-Containing Materials (ACMs) 12
5.1.6.3 Ozone Depleting Substances (ODSs) 12
5.1.6.4 Lead 13
5.1.6.5 Urea Formaldehyde Foam Insulation (UFFI) 13
5.1.6.6 Mercury 13
5.1.6.7 Mould 13
5.1.6.8 Radon 14
5.1.6.9 Other Substances 14

5.1.7 Unidentified Substances 14
5.1.8 Drains and Sumps 14
5.1.9 Building Heating and Cooling Systems 15
5.1.10 Mechanical Equipment 15
5.1.11 Air Emissions 15
5.1.12 Odour and Noise 15
5.1.13 Sewage and Wastewater Disposal 15
5.1.14 Liquid Chemical Waste Generation, Storage & Disposal 15
5.1.15 Solid Waste Generation, Storage & Disposal 15
5.1.16 Topographic, Geologic and Hydrogeologic Conditions 16
5.1.17 Water Courses, Ditches and Site Drainage 16
5.1.18 Abandoned and Existing Wells 16
5.1.19 Potable Water Sources 16
5.1.20 Fill Materials 16
5.1.21 Stained Materials 16
5.1.22 Stressed Vegetation 16
5.1.23 Roads, Parking Facilities and Right of Ways 16
5.1.24 Pits and Lagoons 17
5.1.25 Other Issues 17
5.2 Neighbouring Properties 17
6 Conclusions 19
7 Recommendations 20
8 Qualifications of Assessors 21
9 References 22
10 Limitations and Use of Report 23

List of Figures

Figure 1: Site Location Plan
Figure 2: Site Plan .....

List of Appendices

FIGURES
APPENDIX A: SITE PHOTOGRAPHS
APPENDIX B: AERIAL PHOTOGRAPHS
APPENDIX C: CITY DIRECTORIES
APPENDIX D: REGULATORY CORRESPONDENCE
APPENDIX E: HAZARDOUS WASTE INFORMATION NETWORK (HWIN) SUMMARY

1 Introduction

Exp Services Inc. (**exp**) was retained by Quantum Automotive MBB Inc. (client) to complete a Phase I Environmental Site Assessment (ESA) of the property located at 1450 King Road in Burlington, Ontario, hereinafter referred to as the 'Site'. **Exp** understands that the client requires this Phase I ESA for due diligence purposes and that a Record of Site Condition is not required at this time. Authorization to proceed with the Phase I ESA was provided by Mr. Shaun Harcus on behalf of Quantum Automotive MBB Inc.

1.1 Objective

The objective of this Phase I ESA is to identify potential sources of environmental concern to the Site.

A Phase I ESA is a systematic qualitative process to assess the environmental condition of a Site based on its historical and current uses. The Phase I ESA was completed in general accordance to CSA Standard Z768-01 (R2012). Subject to this standard of care, **exp** makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third party reliance are outlined in Section 10 of this report.

1.2 Site Description

The Site is located on the west side of King Road, in Burlington, Ontario (Figures 1 and 2). The Site abuts North Service Road to the south and King Road to the east and measures approximately 2.0 hectares (5.0 acres) in area and currently consists of a vacant undeveloped land. Based on a review of historical aerial photographs, historical maps, and other records review, the Site has remained vacant undeveloped land since at least 1954.

Photographs of the Site are included in Appendix A.

2 Scope of Investigation

The scope of work for the Phase I ESA consisted of the following activities:

- Reviewing the historical occupancy of the Site through the use of available archived and relevant municipal and business directories, fire insurance plans (FIPs), topographical maps, and aerial photographs;
- Contacting provincial agencies to determine the existence of records of environmental regulatory non-compliance;
- Reviewing available topographic and geological maps for the vicinity of the Site;
- Conducting a reconnaissance of the Site and Site infrastructure in order to identify the presence of actual and/or potential environmental contaminants or concerns of significance;
- Conducting interviews with designated Site representative(s) as a resource for current and historical Site information, as well as to provide **exp** staff with unrestricted access to all areas of the Site and Site buildings;
- Reviewing the current uses of the Site and any land use practices that may have impacted the environmental conditions at the Site;
- From the Site and publicly accessible areas, reviewing the current use of the surrounding properties and any land use practices that may have impacted the environmental condition of the Site; and,
- Preparing a report to document the findings.

In completing the above scope of work, **exp** did not conduct any intrusive investigations, including sampling, analyses or monitoring of materials. In addition, general environmental management and housekeeping practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of this investigation.

Exp personnel who conducted assessment work for this project included Ms. Terri Willert, Hons. B.A., and Mr. Jon Charles, P.Geo. (Limited). An outline of their qualifications is provided in Section 8.

3 Records Review

3.1 General

The Phase I ESA study area as shown on Figure 2 is bound by the former landfill at Bayview Park and a red shale quarry to the north, vacant undeveloped land to the west, Fern Hill School to the east, and North Service Road, Highway 403 and vacant undeveloped land to the south.

Based on a review of historical aerial photographs, historical maps, and other records review, the Site has remained vacant undeveloped land since at least 1954.

The records review is summarized below.

3.2 Groundwater Flow Direction

Intermittent tributaries of Indian Creek are situated east and west of the Site. Lake Ontario is situated approximately 3.0 kilometres (km) southeast of the Site. Based on local topography, the groundwater flow direction in the area is expected to be to the south/southeast towards Lake Ontario.

3.3 Aerial Photographs

Aerial photographs for the Site dated 1954, 1978, 2002 and 2015 were obtained in order to review the development and land use history of the Site as well as determine major developments at and in the immediate vicinity of the Site. The development and land use history of the Site and adjacent properties as depicted on the reviewed aerial photographs are summarized below with copies of the aerial photographs included in Appendix B.

Aerial Photograph	Details
1954	• The Site appears to be agricultural land with no visible structures. • King Road can be seen east of the Site. • The surrounding properties appear to consist of cleared, agricultural and/or forested lands. • The properties to the north and northwest of the Site (present day 1540/1548/1800 King Road and 1775 King Road) appear to be cleared and show evidence of soil disturbance.
1978	• The Site appears similar to the 1954 aerial photograph, however visible tracks can be seen on the Site, notably a circular track, connected by a single track to the adjacent property to the north. • The properties to the north and northwest, beyond the forested land (present day 1540/1548/1800 King Road) appears to be cleared with visible vehicle tracks and evidence of soil disturbance. 1548 King Road is the former landfill identified in Section 3.11.1. • The building at 1540 King Road (present day Burlington Rifle & Revolver Club) to the north of the Site, appears to have been constructed. • North Service Road and Highway 403 can be seen to the southeast of the Site.
2002	• The Site remains undeveloped land.

Aerial Photograph	Details
	• King Forest Court has been constructed and 538 King Forest Court approximately 180 metres (m) to the north of the Site has been developed with the current building and parking lot. The remaining properties on King Forest Court appear to be cleared and undeveloped. • The surrounding properties at 521, 649 and 801 North Service Road have been developed with buildings and parking lots similar in configuration to the current developments. • The landfill identified northwest of the Site appears to be no longer active. However, the property appears to be in use with a parking lot and several small structures.
2015	• The Site remains vacant undeveloped land. • The adjacent and surrounding properties at 559, 578 and 598 King Forest Court have been developed with the current buildings and parking lots seen during the Site visit.

3.4 Fire Insurance Plans

A search of Canadian Underwriter's Association Fire Insurance Plans (FIPs) of the general area was completed at the Hamilton Public Library. Based on the search, no FIPs were available for review for the Site or surrounding properties.

3.5 City Directories

The available City of Burlington Directories dated 1985 through 2013 were reviewed in approximately 5 year increments at the Hamilton Central Library in order to identify the occupancy history of the Site and adjacent properties. A copy of the city directories is provided in Appendix C.

Address	Occupants	Years Occupied
Site: 1450 King Road	Not Listed	1985 - 2013
1548 King Road	Burlington Rifle & Revolver Club	2005 - 2013
538 King Forest Court	OSG Canada Ltd. / OSG Correct Tool Ltd.	2005 - 2013
559 King Forest Court	Alldoor Supply Co	2005 - 2013
521 North Service Road	Love and Learn Child Centre of Burlington Inc	2010 – 2013
	The Burlington Christian Academy	2005
649 North Service Road	Wescam Inc.	2001 - 2013
	Simcoe & Erie General Insurance Company	1995
801 North Service Road	Fern Hill School	2001 - 2013
1570 Yorkton Court	Hanson Brick Ltd.	2005 - 2013
	Canada Brick Ltd.	2001

Based on the street directory review of the surrounding properties, the following pertinent information was noted:

- The Site was not listed in the city directories.

- OSG Canada Ltd., located at 538 King Forest Court, approximately 180 m northwest of the Site, is a machine tool manufacturer. According to the Hazardous Waste Information Network (HWIN) (Section 3.11.2), OSG Canada Ltd is a registered waste generator of waste oils and lubricants for the year 2008, and from 2013 to present. Due to the characteristics of the wastes generated and the visual observations made during the Phase I ESA reconnaissance, the potential for the operations to have posed an environmental impact to the Site is considered low.
- Wescam Inc. located at 649 North Service Road, approximately 20 m east of the Site, is an aerospace company and is registered with HWIN for numerous waste streams for the years 1991 to present. Although the property boundary of this operation is in close proximity to the Site, the operational building is approximately 160 m to the northeast. Due to the distance of the operation from the Site, and the hydraulically trans-gradient location from the Site with respect to the anticipated groundwater flow direction to the south/southeast, the potential for the operations to have posed an environmental impact to the Site is considered to be low.

3.6 Previous Reports

A Phase I Environmental Site Assessment report entitled “DRAFT Phase I Environmental Site Assessment, 1450 King Road, Burlington, Ontario” was completed by Pinchin Environmental July 7, 2014. The report did not provide any recommendations.

A report entitled “Closed Bayview Park Landfill Site, Burlington. 2015 Annual Monitoring Report” was prepared by WSP Canada Inc. for the Regional Municipality of Halton. The report indicates the following pertinent information:

- A leachate collection system was installed around the southern and western parts of the former landfill in 1986 and 1987 to intercept shallow leachate movement at the periphery of the landfill and to help prevent leachate breakout on the landfill slopes;
- The shallow and deep groundwater flow direction is generally described as to the south;
- The landfill monitoring program consists of a network of leachate, groundwater and surface water and gas monitoring stations which are monitored semi-annually;
- Monitoring well OW3 and gas probe GP3 are located north adjacent to the Site boundary;
- The analytical program consists of the analysis of general landfill indicator parameters and Volatile Organic Compounds (VOCs).
- Current and historic analytical data collected from OW3 was generally comparable to the groundwater data collected from the background monitoring well, suggesting that the landfill leachate was not impacting groundwater quality at this location;
- Combustible gas has not been detected at gas probe GP3.

Based on information provided in the report and the approximate distance between OW3 and the northern Site boundary, the potential for the former landfill to have posed an environmental impact to the Site is considered to be low.

3.7 Chain of Title

A Chain of Title search was completed through Teranet Express for the Site. According to the chain of title document provided by the Land Registry Office #20, the property description is:

- BLOCK 2, PL 20M745, BURLINGTON. S/T EASE H834026 OVER PT 6, 20R13497. S/T EASE H834027 OVER PTS 1 & 14, 20R1349. PIN: 07194-0094 (LT).
- Astra Capital Properties Inc. purchased the property in 2014.
- Prior to 2014, the property belonged to Burlington Hydro Inc., the Corporation of the City of Burlington, and the Regional Municipality of Halton.

Based on the Chain of Title document, no environmental concerns have been identified for the Site.

3.8 Regulatory Requests

The appropriate regulatory agencies at the provincial level was contacted to obtain information regarding environmental permits, past or pending environmental control orders or complaints, outstanding environmental regulatory non-compliance issues and Sewer Use By-Law infractions. **Exp** did not identify the need to contact any federal agencies.

3.8.1 Ministry of the Environment and Climate Change

On March 31, 2017, a request for information was submitted to the Ontario Ministry of the Environment and Climate Change (MOECC) Freedom of Information, Protection of Privacy Office for information in their files regarding the Site that pertain to any Environmental Concerns, Orders and Spills. A copy of the request and records are included in Appendix D.

A written response from the MOECC typically requires several months. If upon receipt of the response from the MOECC, any significant environmental issues are identified, **exp** will forward their response to the client as an addendum to this report.

3.8.2 Technical Standards and Safety Authority

The Technical Standards and Safety Authority (TSSA) is the Provincial regulatory agency responsible for overseeing the storage of fuels in Ontario. As such, the TSSA maintains a database (approximately 1987 to present) of all registered fuel storage tanks in Ontario.

On March 30, 2017, a Customer Service Representative for the TSSA was contacted by email and requested to search the TSSA database for records of fuel storage at the Site and adjacent properties. A search of their database indicated that no records were located for the Site or surrounding properties.

A copy of the request and the response from the TSSA is included in Appendix D.

3.9 Topographic, Geological and Soil Maps

The following maps were reviewed:

- “Toporama"; Map 030M04, Natural Resources Canada. Scale 1:50,000. 2008.

- Quaternary Geology of Ontario - geology_ll.shp [computer file],Ontario: Ontario Geological Survey, 2000.
- Bedrock Geology of Ontario - geology_ll.shp [computer file],Ontario: Ontario Geological Survey, 2000.

The review of these maps indicated the following:

- The Site is approximately 120 m above sea level.
- Intermittent tributaries of Indian Creek are situated to the east and west of the Site.
- Lake Ontario is situated approximately 3.0 km south/southeast of the Site.
- Based on local topography, the groundwater flow direction in the area is expected to be to the south/southeast towards Lake Ontario
- The Site and surrounding areas are expected to consist of clay or silt till from the Halton Till deposit.
- The review of the bedrock in the general area is part of a group belonging to the Queenston Formation, consisting of shale, limestone dolostone and/or siltstone

3.10 Company Records

No company records were made available to **exp** at the time of this Phase I ESA.

3.11 Environmental Source Information

Environmental source information includes documents published by the MOECC and online databases maintained by the MOECC. These documents and databases were reviewed to determine if waste disposal, coal gasification, PCB storage sites or sites that generate hazardous wastes were located on or in the immediate vicinity of the Site. The review of the Environmental source information is provided below.

3.11.1 Waste Disposal Sites

The MOECC maintains an inventory of all known active and closed waste disposal sites in Ontario. The review of Waste Disposal Site Inventory published by the MOE indicated the following:

- The Site was not listed as an active or closed landfill.
- The property located approximately 440 m northwest of the Site at 1548 King Road (Site Number 7054) was identified as a closed waste facility for rural municipal domestic wastes (Class A4). The historical landfill property is currently known as Bayview Park. The park includes an enclosed dog park located at 1800 King Road and a Radio Control Modelers (model airplane flying) with a runway and airfield area at 1548 King Road.
- According to a 1980 Ministry of Environment, Old Waste Disposal Site Study, Bayview Park Landfill (7054), was operated as a municipal waste disposal site by the City of Burlington from

the early 1960s to the early 1970s. The landfill covers an area of 18 hectares and is up to 15 m in depth, which was originally a worked-out shale quarry. The information presented in the report was gathered through a hydrological impact study by Morrison Beatty Limited in early 1980.

Based on a review of the 2015 annual monitoring report, the potential for the former landfill to have posed an environmental impact to the Site is considered to be low (refer to Section 3.6).

3.11.2 Inventory of Coal Gasification Plant Waste Sites in Ontario

- The review of the Inventory of Coal Gasification Plant Waste Sites in Ontario did not indicate the presence of any coal gasification sites within 250 m of the Site.

3.11.3 Ontario Inventory of PCB Storage Sites

- A review of the Ontario MOECC Inventory of PCB Storage Sites in Ontario (1999 – 2004) indicated that the Site and surrounding properties within 250 m of the Site were not registered PCB storage sites.

3.11.4 Hazardous Waste Information Network (HWIN)

The review of the Ontario Regulation 347 Waste Generators Summary (HWIN) identifies companies listed as waste generators and/or receivers. The surrounding properties as registered under HWIN are summarized below with a detailed summary of the waste generators included in Appendix E.

The review of the HWIN database indicated the following:

- OSG Canada Ltd., located at 538 King Forest Court, approximately 180 m northwest of the Site, is a machine tool manufacturer. According to the Hazardous Waste Information Network (HWIN) (Section 3.11.2), OSG Canada Ltd is a registered waste generator of waste oils and lubricants for the year 2008, and from 2013 to present. Due to the characteristics of the wastes generated and the visual observations made during the Phase I ESA reconnaissance, the potential for the operations to have posed an environmental impact to the Site is considered low.
- Wescam Inc. located at 649 North Service Road, approximately 20 m east of the Site, is an aerospace company and is registered with HWIN for numerous waste streams for the years 1991 to present. Although the property boundary of this operation is in close proximity to the Site, the operational building is approximately 160 m to the northeast. Due to the distance of the operation from the Site, and the hydraulically trans-gradient location from the Site with respect to the anticipated groundwater flow direction to the south/southeast, the potential for the operations to have posed an environmental impact to the Site is considered to be low.
- Hanson Brick Ltd., located at 1570 Yorkton Court, approximately 400 m west of the Site is listed as a registered waste generator from 1998 to 2015, and the current year. Based on the distance from the Site and the trans-gradient location of this facility with respect to the

anticipated groundwater flow direction to the south/southeast, the potential for the operations to have posed an environmental impact to the Site is considered to be low.

3.11.5 Record of Site Condition

A Record of Site Condition (RSC) summarizes the environmental conditions of a property as determined by a qualified person (QP) by conducting a Phase I ESA, and where necessary a Phase II ESA and, confirmatory sampling and risk assessment. Upon completion of the necessary environmental Site assessments, a RSC for an assessed property can be filed with the MOECC and added to the Environmental Brownfields Site Registry database. This online, publicly available database can be searched to identify properties which may have potential environmental concerns.

No surrounding property was listed in the MOECC Brownfields Environmental Site Registry.

3.12 Utility Company Records

No utility company records were reviewed at the time of **exp**'s Phase I ESA.

3.13 Public Health Concerns

No public health concerns were identified at the time of **exp**'s Phase I ESA.

4 Interviews

Interviews were not conducted by **exp** at the time of the Site visit, or subsequently, as individuals with knowledge of the historical Site uses were not available for interview at the time of this Phase I ESA. A review of historical records indicate the Site has been vacant/undeveloped land and historically used for agricultural purposes.

5 Site Reconnaissance

On April 2, 2017, Ms. Terri Willert of **exp** conducted the Site visit in accordance with **exp**'s internal health and safety protocols and with the Ministry of Labour health and safety regulations. The purpose of the Site visit was to assess the current conditions of the Site.

The general environmental management and housekeeping practices at the Site were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of **exp**'s investigation. The Site and the adjoining properties were observed from the Site and/or publicly accessible areas. Photographs documenting the Site visit are included in Appendix A.

5.1 Site

5.1.1 Property Use

The Site is currently zoned for business corridor use and currently consists of vacant undeveloped land.

5.1.2 Buildings and Structures

At the time of the Site visit, no building structures were observed.

5.1.3 Limitations at the Site

Interviews were not conducted by **exp** at the time of the Site visit, or subsequently, as individuals with knowledge of the historical Site uses were not available for interview at the time of this Phase I ESA. A review of historical records indicates that the Site has been vacant undeveloped land since at least 1954. The Site appears to have been historically used for agricultural purposes.

5.1.4 Chemical Inventory, Storage and Handling

Approximately three (3) opened bags of Miracle Grow fertilizer were observed on the west/central portion of the Site at the time of **exp**'s Site visit.

5.1.5 Storage Tanks and Containers

The presence/absence and condition (if present) of Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs) at the Site were assessed during the Site visit.

No evidence of the presence of USTs (i.e. fill and vent pipes) or ASTs was identified at the Site.

5.1.6 Special Attention Substances

5.1.6.1 Polychlorinated Biphenyls (PCBs)

The manufacture of PCBs in North America was prohibited under the Toxic Substances Control Act (1977). Their use as a constituent of new products manufactured in or imported into Canada was prohibited by regulations in 1977 and 1980. As such, sites developed or significantly renovated after 1980 are unlikely to have PCBs-containing equipment on the Site. Potential equipment, which could contain PCBs include fluorescent mercury and sodium vapour light ballasts, oil filled capacitors and transformers. Recent research has indicated the potential presence of PCBs in window caulking material. A review of the Site was conducted to evaluate the potential presence of PCBs-containing equipment in use or stored at the Site.

Any electrical equipment containing PCBs must be disposed in accordance with Ontario Regulation 362 when it is removed from service. Ongoing operation of equipment containing PCBs is permissible.

Equipment potentially containing PCBs was not observed during the Site visit

5.1.6.2 Asbestos-Containing Materials (ACMs)

Asbestos-containing materials (ACMs) are fibrous hydrated silicates, and can be found in building materials as either "unbound" or "bound" asbestos. Friable asbestos refers to materials where the asbestos fibres can be separated from the material with which it is associated. Non-Friable asbestos refers to asbestos, which is associated with a binding agent (such as tar or cement). Friable asbestos is commonly found in boiler and pipe insulation. Non-Friable asbestos is typically found in roofing tars, floor and ceiling tiles, and asbestos-containing cement.

ACMs in the workplace are defined as a Designated Substance under the Ontario Occupational Health and Safety Act (OHSA). Under OHSA, persons in the workplace are required to be notified of the presence of ACMs once they are suspected to be present, and if there is a potential for workers to be exposed. The use of ACMs was discontinued in Canada in the late 1970s/early 1980s, although friable asbestos can still be found in recently constructed buildings.

No suspected ACMs were observed during the Site visit

5.1.6.3 Ozone Depleting Substances (ODSs)

Chlorofluorocarbons (CFCs) often referred to as Freons, ceased production in Canada in 1993 as a result of their ozone-depleting characteristics. Importation of CFCs into Canada ceased in 1997 and a total ban on their use is proposed for 2030. The use of these materials is still permitted in existing equipment, but equipment must be serviced by a licensed contractor such that CFCs are contained and not released to the environment during servicing or operation.

The use of the hydrochlorofluorocarbon HCFC (R-22), commonly found in air conditioning and refrigeration equipment, is not currently regulated, however strict controls over the manufacture and supply of this compound are in place. The Environmental Protection Act specifies various re-fill restrictions for chillers and large refrigeration equipment (compressors with a total capacity greater than 22kW) with certain exceptions (see Appendix C).

Under the management of a licensed contractor, the subject system does not represent a significant threat to human health or the environment. However, if present, CFCs will require replacement by 2030 and as such consideration should be given to future phase out programs.

No items potentially containing ODSs were observed during the Site visit.

5.1.6.4 Lead

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits and soft solders for tinplate and plumbing. The use of lead-based paints (LBPs) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Paint that was produced or used prior to 1950 may contain high levels of lead. The main concern regarding lead paint is its potential to become lead dust or chips either through deterioration and/or mechanical means (i.e., sanding, abrasion, etc.). Exposure to lead dust or chips occurs by ingestion or inhalation.

No materials suspected to contain lead were observed during the Site visit.

5.1.6.5 Urea Formaldehyde Foam Insulation (UFFI)

UFFI was formerly sprayed into cavities of walls and above ceilings as an insulating material. UFFI has been discontinued from commercial use since the early 1980s.

As the Site was vacant with no building structures at the time of the Site visit, this item is not applicable to the Site.

5.1.6.6 Mercury

Mercury was used in some batteries, light bulbs, old paints, thermostats, old mirrors, etc. Based on an investigation by Consumer and Corporate Affairs Canada, and an assessment of potential health risks by Health and Welfare Canada, in 1991 the decision was made to eliminate the use of mercury compounds in indoor latex paints. The Canadian Paint and Coatings Association (CPCA) supported the withdrawal and all Canadian manufacturers and formulators of the preservative voluntarily agreed to remove “interior uses” from their product labels.

No materials suspected to contain mercury were observed during the Site visit

5.1.6.7 Mould

Mould is found in the natural environment and is required for the breakdown of plant debris such as leaves and wood. Mould spores are found in the air in both the indoor and outdoor environments. In order for mould to grow it requires a food source (i.e. gypsum wallboard, carpets, wallpaper, wood, etc.) and moist conditions. Mould can have an impact on human health depending on the species and concentration of the mould. Health effects can include allergies and mucous membrane irritation.

Currently there are no regulations governing mould; however, there are several guidelines addressing mould assessments and abatement. At the moment the industry standards include the Canadian Construction Association (CCA) document 82-2004 titled “Mould guidelines for the Canadian

construction industry" and the Environmental Abatement Council of Ontario (EACO) guidelines titled "EACO Mould Abatement Guidelines, Edition 2 (2010)".

It is important to note that the Ontario Ministry of Labour (MOL) has governed protecting workers under the Occupational Health and Safety Act, which states that employers are required to take every precaution reasonable to protect their workers. This includes protecting workers from mould within workplace buildings.

As the Site is currently undeveloped with no building structures, structural mould is not applicable to the Site.

5.1.6.8 Radon

Radon is a colourless, odourless, radioactive gas that occurs naturally in the environment. It comes from the natural breakdown of uranium in soils and rocks. Exposure to high levels of radon increases the risk of developing lung cancer. This relationship has prompted concern that radon levels in some Canadian buildings may pose a health risk. Radon gas can move through small spaces in the soil and rock and seep into a building through cracks in concrete, sumps, joints and basement drains. Concrete-block walls are particularly porous to radon and radon trapped in water from wells can be released into the air when the water is used.

Due to the potential health concerns associated with radon, Health Canada released a guideline in June 2007 for a maximum acceptable level of radon gas of 200 becquerels per cubic metre (Bq/m3). Where radon gas is present and the annual radon concentration exceeds 200 Bq/m3 in the normal occupancy area, Health Canada recommends taking the necessary actions to reduce radon levels.

Based on the overburden and bedrock materials underlying the Site, it is unlikely that radon gas emissions would be a concern at the Site. However, only testing can confirm the presence/absence of radon.

5.1.6.9 Other Substances

No special attention substances (such as acrylonitrile or isocyanates) were suspected to be present at the Site at the time of this Phase I ESA.

5.1.7 Unidentified Substances

No unidentified substances were present at the Site at the time of this Phase I ESA.

5.1.8 Drains and Sumps

No drains or sumps were observed on the Site, at the time of this Phase I ESA, however stormwater ponds exist immediately adjacent to the Site, at the corner of King Road and North Service Road. Catch basins, and drainage ditches and grates were observed from the Site boundary.

5.1.9 Building Heating and Cooling Systems

As no structures currently exist on Site, this section is not applicable.

5.1.10 Mechanical Equipment

No mechanical equipment was observed on Site during the Site reconnaissance.

5.1.11 Air Emissions

Air emissions in Ontario are regulated under the Environmental Protection Act (EPA) and its Regulations (O.Reg. 419/05, O.Reg. 245/11). Owners and operators of activities that may discharge a contaminant into the natural environment must seek approval from the Ministry of the Environment (ministry) to carry out these activities. As of October 31, 2011 amendments to the EPA resulted in a two path environmental approval process, the Environmental Compliance Approval (ECA) and Environmental Activity and Sector Registry (EASR). The EASR allows businesses to register certain activities with the ministry, rather than apply for approvals. The EASR is for common systems and processes, currently for heating systems, standby power systems and automotive refinishing, to which preset rules of operation can be applied. Unless explicitly exempted, most industrial processes or modification to industrial processes and equipment require an ECA, formerly a Certificate of Approval (Air and Noise). Retroactive approval should be sought for equipment installed and unchanged between 1972 and June 29th, 1988 when the requirement for a Certificate of Approval was added to the EPA. The EPA provides a list of specific equipment and conditions, which are exempt from approval requirements (i.e. fuel burning equipment for comfort heating in a building using natural gas or number 2 fuel oil at a rate of less than 1.5 million British Thermal Units per hour [BTU/hour]).

Based on the Site visit, no operations were observed on-Site that would require MOECC approval for air emissions.

5.1.12 Odour and Noise

No odour or excessive noise was noted at the Site during the Site visit.

5.1.13 Sewage and Wastewater Disposal

It is assumed the developed properties surrounding the Site are served by municipal sanitary sewer systems. At the time of the Site visit, the Site was not serviced by a sanitary sewer system.

5.1.14 Liquid Chemical Waste Generation, Storage & Disposal

At the time of the Site visit, no liquid waste was generated on-Site.

5.1.15 Solid Waste Generation, Storage & Disposal

Solid waste was not generated on Site at the time of the Site visit.

5.1.16 Topographic, Geologic and Hydrogeologic Conditions

The ground surface at the Site appears to be generally level, sloping gently to the south. The Site is approximately 120 m above sea level. Based on the information provided on the topographic map, regional groundwater is expected to flow to the south/southeast towards Lake Ontario. The actual groundwater flow direction can only be determined by long term groundwater elevation investigation in the area.

The Site is dominated by clay or silt till underlain by shale, limestone, dolostone and/or siltstone of the Queenston Formation.

5.1.17 Water Courses, Ditches and Site Drainage

The Site drains to the south, towards North Service Road. Surface water in the vicinity of the Site drains to the south towards the stormwater ponds. Catch basins, drainage ditches and stormwater grates, were observed from the Site boundary.

5.1.18 Abandoned and Existing Wells

No potable water or observation wells were observed on the Site during the Site visit.

5.1.19 Potable Water Sources

The Site was not connected to the municipal water source at the time of the Site visit.

5.1.20 Fill Materials

Two (2) stockpiles of fill material were observed on-Site at the time of the Site visit. The first stockpile was observed on the northeast portion of the Site near King Road (Photo 1), and the second stockpile was observed on the southwest portion of the Site near North Service Road (Photo 5). Based on information provided by the client, the fill material was likely excavated during recent development of the stormwater management pond southeast of the Site or the developments around King Forest Court.

Various construction debris (bricks and concrete) was also observed on the centre of the Site.

5.1.21 Stained Materials

No staining was observed at the time of the Site visit.

5.1.22 Stressed Vegetation

No stressed vegetation was observed at the time of the Site visit.

5.1.23 Roads, Parking Facilities and Right of Ways

The Site is bound by King Road to the north/northeast, commercial properties to the north/northwest, a ravine and 521 North Service Road to the west/southwest and North Service Road to the south. A vacant lot with stormwater ponds is located immediately adjacent to the Site to the southeast at the

corner of King Road and North Service Road. Access to the Site is provided by King Road or North Service Road.

5.1.24 Pits and Lagoons

No pits or lagoons were observed on the Site at the time of the Phase I ESA.

5.1.25 Other Issues

No other issues were identified during this Phase I ESA.

5.2 Neighbouring Properties

The condition of the adjoining and neighbouring properties was observed at the time of **exp**'s Site visit. The findings of the visual reconnaissance of the adjacent properties indicated mixed industrial/commercial surrounds the Site.

The tenants of the adjacent properties are listed in the following table:

Direction	Property	Occupants
North	559 King Forest Court	ALLDOOR Supply Company
	578 King Forest Court	Gyptech
	559 King Forest Court	ALLDOOR Supply Company
	538 King Forest Court	OSG Canada
	539 King Forest Court	Mercedes-Benz fenced parking lot
	1775 King Road	Land- use under Aggregate Resource Act (quarry)
	1540 King Road	Vacant land / Burlington Rifle & Revolver Club
Northwest	1548 & 1800 King Road	Bayview Park (Dog Park and Radio Control Modelers) – closed landfill site
	1570 Yorkton Court	Hanson Brick Ltd.
West	521 North Service Road	Vacant land Love and Learn Child Centre of Burlington Burlington Christian Academy
Southwest	North Service Road and Highway 403	
South	North Service Road and Highway 403	
	Vacant land	
Southeast	Storm sewer / Wastewater ponds King Road and North Service Road Highway 403	
East	649 North Service Road	Wescam Inc.
	801 North Service Road	Fern Hill School

No evidence of poor housekeeping was observed on the adjacent properties located directly north, south, east and west of the Site at the time of **exp**'s Site visit.

6 Conclusions

Based on the Phase I ESA findings, including Site observations, information provided by the Site representative, the review of environmental databases, available historical information, and pending the information requested from the Ministry of Environment and Climate Change (MOECC), no significant environmental issues were identified and as such, no recommendations for further investigation (Phase II ESA) are warranted at this time.

7 Recommendations

The following observations and recommendations are provided for best management practices:

Issue Identified	Recommendation	Rationale
Subject Property		
Building/demolition debris.	At the time of the Site visit, the Site contained building/demolition debris. The debris should be removed to a licensed waste facility.	As a good housekeeping measure, and to satisfy the regulations with respect to waste storage.
Stockpiles of fill material	Two piles of fill material were noted at the time of the Site visit. If the material is to be re-used for any future development on Site or disposed off-Site, the material should be chemically tested.	To determine the physical and chemical characteristics of the material prior to the handling on or off-Site to comply with current environmental regulations.

8 Qualifications of Assessors

The records review and Site visit for this assessment were conducted by Ms. Terri Willert, Hons. B.A. Terri has five (5) years experience within the environmental consulting industry and been trained in conducting Phase I Environmental Site Assessments in accordance with CSA Standards. Terri has an Honours Bachelor of Arts degree in Environmental Studies from Wilfrid Laurier University.

The report was reviewed by Mr. Jon Charles, P.Geo. (Limited) who is a Senior Environmental Scientist at **exp** with over twenty years environmental consulting experience in Canada. Mr. Charles has managed and conducted numerous Phase I and Phase II Environmental Site Assessments as well as numerous other due diligence projects and is a “Qualified Person” registered with the Ontario Ministry of the Environment and Climate Change.

Exp Services Inc. is a full service consulting and engineering firm and provides a full range of environmental services through the Environmental Services Group. **Exp**'s Environmental Services Group has developed a strong working relationship with clients in both the private and public sectors and has developed a positive relationship with the Ontario Ministry of the Environment and Climate Change. Personnel in the numerous branch offices form part of a large network of full-time dedicated environmental professionals in the **exp** organization.

9 References

1 Canadian Standards Association. November 2001. *Z768-0 Phase I Environmental Site Assessment.*

2 *Occupational Health and Safety Act* - Ministry of Labour (MOL).

3 Toporama; Map 30M04, Natural Resources Canada. Scale 1:50,000. 2008.

4 Quaternary Geology of Ontario - geology_ll.shp [computer file],Ontario: Ontario Geological Survey, 2000.

5 Bedrock Geology of Ontario - geology_ll.shp [computer file],Ontario: Ontario Geological Survey, 2000.

6 Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.

7 Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario. Ontario Ministry of the Environment, November 1988.

8 Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.

9 Ontario Inventory of PCB Storage Sites. Ontario Ministry of the Environment, 1993- 2003-2004.

10 Hazardous Waste Information Network (HWIN, 1986-2015).

11 *"Old Waste Disposal Site Study, Phase II, Part I Preliminary Investigation, Central Region"* Ontario Ministry of the Environment. Morrision Beatty Limited and Gore & Storrie Limited. 1980.

12 "DRAFT Phase I Environmental Site Assessment, 1450 King Road Burlington, Ontario" Pinchin Environmental Ltd. July 7, 2014.

13 *"Closed Bayview Park Landfill Site, Burlington. 2015 Annual Monitoring Report"* WSP Canada Inc. May 27, 2016.

10 Limitations and Use of Report

BASIS OF REPORT

This report ("Report") is based on site conditions known or inferred by the investigation undertaken as of the date of the Report. Should changes occur which potentially impact the condition of the site the recommendations of **exp** may require re-evaluation. Where special concerns exist, or the Client has special considerations or requirements, these should be disclosed to **exp** to allow for additional or special investigations to be undertaken not otherwise within the scope of investigation conducted for the purpose of the Report.

Where applicable, recommended field services are the minimum necessary to ascertain that construction is being carried out in general conformity with building code guidelines, generally accepted practices and **exp**'s recommendations. Any reduction in the level of services recommended will result in **exp** providing qualified opinions regarding the adequacy of the work. **Exp** can assist design professionals or contractors retained by the Client to review applicable plans, drawings, and specifications as they relate to the Report or to conduct field reviews during construction.

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The evaluation and conclusions contained in the Report are based on conditions in evidence at the time of site inspections and information provided to **exp** by the Client and others. The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose as communicated by the Client. **Exp** has relied in good faith upon such representations, information and instructions and accepts no responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of any misstatements, omissions, misrepresentation or fraudulent acts of persons providing information. Unless specifically stated otherwise, the applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the Report are only valid to the extent that there has been no material alteration to or variation from any of the information provided to **exp**. If new information about the environmental conditions at the Site is found, the information should be provided to **exp** so that it can be reviewed and revisions to the conclusions and/or recommendations can be made, if warranted.

STANDARD OF CARE

The Report has been prepared in a manner consistent with the degree of care and skill exercised by engineering consultants currently practicing under similar circumstances and locale. No other warranty, expressed or implied, is made. Unless specifically stated otherwise, the Report does not contain environmental consulting advice.

COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment form part of the Report. This material includes, but is not limited to, the terms of reference given to **exp** by the Client, communications between **exp** and the Client, other reports, proposals or documents prepared by **exp** for the Client in connection with the site described in the Report. In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety. **Exp** is not responsible for use by any party of portions of the Report.

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Where **exp** has submitted both electronic file and a hard copy of the Report, or any document forming part of the Report, only the signed and sealed hard copy shall be the original documents for record and working purposes. In the event of a dispute or discrepancy, the hard copy shall govern. Electronic files transmitted by **exp** utilize specific software and hardware systems. **Exp** makes no representation about the compatibility of these files with the Client's current or future software and hardware systems. Regardless of format, the documents described herein are **exp**'s instruments of professional service and shall not be altered without the written consent of **exp**.

We trust this report satisfies your immediate requirements. If you have any questions regarding the information in this report, please do not hesitate to contact this office.

exp Services Inc.

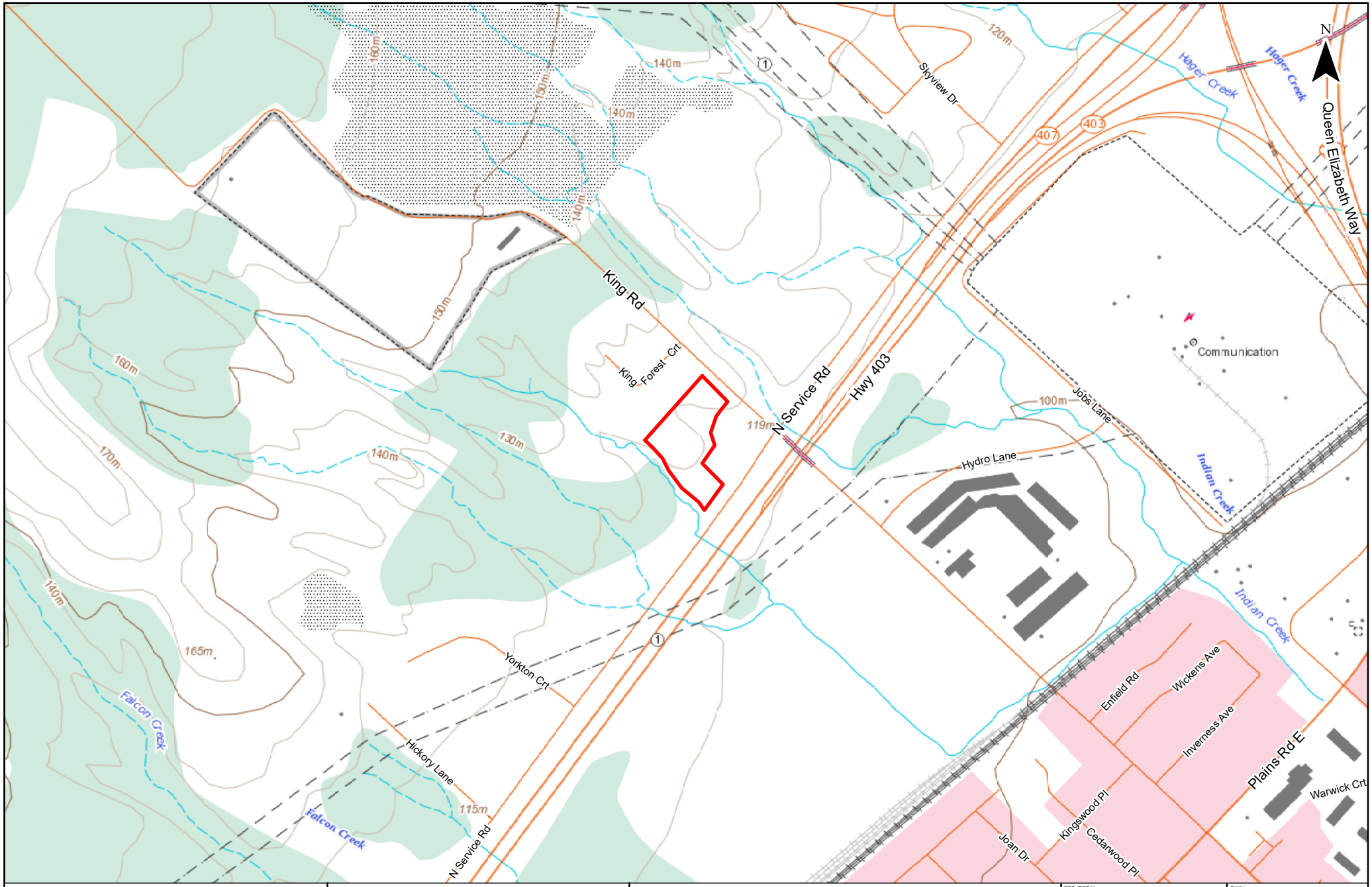


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Figures



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•INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Approximate Site Boundary

0 100 200 300 400 500 m

TITLE AND LOCATION:

SITE LOCATION PLAN
Phase I Environmental Site Assessment
1450 King Road
Burlington, Ontario

PROJECT No.: HAM-00801175-A3	DWN: AC
SCALE: AS NOTED	CHKD: JC
DATE: MARCH 2017	FIG. No.: 1



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Approximate Site Boundary

Phase I Study Area

0 80 160 240 320 400 m

TITLE AND LOCATION:

SITE PLAN
Phase I Environmental Site Assessment
1450 King Road
Burlington, Ontario

PROJECT No.: HAM-00801175-A3	DWN: AC
SCALE: AS NOTED	CHKD: JC
DATE: MARCH 2017	FIG. No.: 2

Appendix A:
Site Photographs



Photo 1: View of the Site entrance from King Road, with fill stockpile (facing northwest).



Photo 2: View of the Site , southeast fence on left (facing west/southwest).



Photo 3: View of construction debris (brick and concrete) on centre of Site (facing north).



Photo 4: Miracle Grow and buckets, at west property line (facing southwest).



Photo 5: Site, facing south/southeast at fill stockpile near North Service Road Entrance.



Photo 6: view of the southeast adjacent property; stormwater drainage ditches/grates (facing south).

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SITE PHOTOGRAPHS

PROJ. NO: HAM-00801175-A3

Phase I ESA
1450 King Road
Burlington, Ontario

SCALE: AS SHOWN

DRAWN: TW

CHECKED: JC

FIGURE
A1

April 2017

Appendix B:
Aerial Photographs



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Approximate Site Boundary

0 50 100 150 200 250 m

TITLE AND LOCATION:

1954/55 AERIAL PHOTOGRAPH
Phase I Environmental Site Assessment
1450 King Road
Burlington, Ontario

PROJECT No.: HAM-00801175-A3	DWN: AC
SCALE: AS NOTED	CHKD: JC
DATE: MARCH 2017	FIG. No.: B1



exp Services Inc.
t: +1.905.573.4000 | f: +1.905.573.9693
80 Bancroft Street
Hamilton, ON L8E 2W5
Canada
www.exp.com

•BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Approximate Site Boundary

0 40 80 120 160 200 m

TITLE AND LOCATION:

1978 AERIAL PHOTOGRAPH
Phase I Environmental Site Assessment
1450 King Road
Burlington, Ontario

PROJECT No.: HAM-00801175-A3	DWN: AC
SCALE: AS NOTED	CHKD: JC
DATE: MARCH 2017	FIG. No.: B2



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80 Bancroft Street
Hamilton, ON L8E 2W5
Canada
www.exp.com

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•INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Approximate Site Boundary

0 50 100 150 200 250 m

TITLE AND LOCATION:

2002 AERIAL PHOTOGRAPH
Phase I Environmental Site Assessment
1450 King Road
Burlington, Ontario

PROJECT No.: HAM-00801175-A3	DWN: AC
SCALE: AS NOTED	CHKD: JC
DATE: MARCH 2017	FIG. No.: B3



exp Services Inc.
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80 Bancroft Street
Hamilton, ON L8E 2W5
Canada
www.exp.com

•BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Approximate Site Boundary

0 50 100 150 200 250 m

TITLE AND LOCATION:

2015 AERIAL PHOTOGRAPH
Phase I Environmental Site Assessment
1450 King Road
Burlington, Ontario

PROJECT No.: HAM-00801175-A3	DWN: AC
SCALE: AS NOTED	CHKD: JC
DATE: MARCH 2017	FIG. No.: B4

Appendix C:
City Directories

City Directory Summary

Phase I Environmental Site Assessment

Site: 1450 King Road, Burlington, Ontario

ADDRESSES	2013	2010	2005	2001	1995	1989	1985
King Forest Court							
538	OSG Canada Ltd OSG Correct Tool Ltd	OSG Canada Ltd OSG Correct Tool Ltd	OSG Canada Ltd	Street Not Listed	Street Not Listed	Street Not Listed	Street Not Listed
578	Not Listed	Not Listed	Not Listed	Street Not Listed	Street Not Listed	Street Not Listed	Street Not Listed
598	Not Listed	Not Listed	Not Listed	Street Not Listed	Street Not Listed	Street Not Listed	Street Not Listed
539	Not Listed	Not Listed	Not Listed	Street Not Listed	Street Not Listed	Street Not Listed	Street Not Listed
559	Alldoor Supply Co	Alldoor Supply Co	Alldoor Supply Co	Street Not Listed	Street Not Listed	Street Not Listed	Street Not Listed
King Road							
1450 (SITE)	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed
1548	Burlington Rifle and Revolver Club	Burlington Rifle & Revolver Club	Burlington Rifle & Revolver Club	Not Listed	Not Listed	Not Listed	Not Listed
1775	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed
North Service Road							
521	Love and Learn Child Center of Burilington Inc The Burlington Christian Academy	Burlington Christian Academy Love and Learn Child Center of Burlington Inc	Burlington Christian Academy	Not Listed	Not Listed	Not Listed	Not Listed
649	Wescam Inc	Wescam Inc	Wescam Inc	Wescam Inc	Simcoe & Erie General Insurance Company	Not Listed	Not Listed
801	Fern Hill School	Fern Hill School	Fern Hill School	Fern Hill School	Not Listed	Not Listed	Not Listed
Yorkton Court							
1570	Hanson Brick Ltd	Hanson Brick Ltd	Hanson Brick Ltd	Canada Brick Ltd	Street Not Listed	Street Not Listed	Street Not Listed

Appendix D:
Regulatory Correspondence

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

PROPERTY DESCRIPTION: BLOCK 2, PL 20M745, BURLINGTON. S/T EASE H834026 OVER PT 6, 20R13497. S/T EASE H834027 OVER PTS 1 & 14, 20R13497.

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
RE-ENTRY FROM 07949-0109

PIN CREATION DATE:
2000/02/09

OWNERS' NAMES
ASTRA CAPITAL PROPERTIES INCORPORATED

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/09/22 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 2000/02/09						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) ***						
829150	1994/09/29	AGREEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
20M745	2000/02/01	PLAN SUBDIVISION				C
20R13497	2000/02/04	PLAN REFERENCE				C
H833895	2000/02/07	NOTICE AGREEMENT		JANNOCK LIMITED	THE REGIONAL MUNICIPALITY OF HALTON	C
H834025	2000/02/08	NOTICE AGREEMENT		JANNOCK LIMITED	THE CORPORATION OF THE CITY OF BURLINGTON	C
H834026	2000/02/08	TRANSFER EASEMENT		JANNOCK LIMITED	THE CORPORATION OF THE CITY OF BURLINGTON	C
H834027	2000/02/08	TRANSFER EASEMENT		JANNOCK LIMITED	BURLINGTON HYDRO INC.	C
HR1217679	2014/10/01	TRANSFER	$1,883,000	1687575 ONTARIO LIMITED	ASTRA CAPITAL PROPERTIES INCORPORATED	C
	REMARKS: PLANNING ACT STATEMENTS.					
HR1217680	2014/10/01	CHARGE	$983,000	ASTRA CAPITAL PROPERTIES INCORPORATED	1687575 ONTARIO LIMITED	C

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

Ministry of the Environment and Climate Change

Freedom of Information and Protection of Privacy Office

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

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

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

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

RECEIVED APR 06 2017

Ontario

March 31, 2017

Terri Willert
exp Services Inc.
80 Bancroft St
Hamilton, ON L8E 2W5

Dear Terri Willert:

RE: ***Freedom of Information and Protection of Privacy Act* Request**
Our File # A-2017-02271, Your Reference HAM-00801175-A0

The Ministry is in receipt of your request made pursuant to the *Freedom of Information and Protection of Privacy Act* and has received your payment in the amount of $5.00 (non-refundable application fee), along with your $30.00 deposit.

The search is being conducted on the following: 1450 King Rd, Burlington. If there is any discrepancy please contact us immediately.

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search, copying and preparation time.

If you have any questions regarding this matter, please contact Jeneska Abano at jeneska.abano@ontario.ca.

Yours truly,

FOI

Janet Dadufalza
FOI Manager

MOE-INFO MGMNT & ACCES
40 ST. CLAIR AVENU M4V1M2
TORONTO ON
20164541
GH2016454151

**** PURCHASE ****

04-04-2017 09:54:14
Acct # ************6717 M
Exp Date **/** Card Type VI
Name:

Trace # 2245
Inv. # 1702271
Auth # 024105 RRN 001004436

Total $35.00

(001) APPROVED-THANK YOU

Retain this copy for your records
Customer copy

Jaclyn Hart

From: Ruchi Chohan <rchohan@tssa.org> on behalf of Public Information Services <publicinformationservices@tssa.org>
Sent: Friday, March 31, 2017 11:31 AM
To: Jaclyn Hart
Subject: RE: Tank Search

Hello Jaclyn,

Thank you for your inquiry.

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

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

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

Thank you and have a great day!

Ruchi

From: Jaclyn Hart [mailto:Jaclyn.Hart@exp.com]
Sent: Thursday, March 30, 2017 4:41 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Tank Search

Hello,

Can you please complete a tank search for the following properties in Burlington, ON:

- 538 King Forest Court
- 539 King Forest Court
- 559 King Forest Court
- 598 King Forest Court
- 1775 King Road
- 1450 King Road
- 1548 King Road
- 801 North Service Road
- 891 North Service Road
- 521 North Service Road

Thanks,
Jaclyn

Jaclyn Hart, B.ES
Environmental Technician
exp Services Inc.
t: 905-573-4000 x.5010 | f: 905-573-9693
80 Bancroft Street
Hamilton, ON L8E 2W5

exp.com | *legal disclaimer*

keep it green, read from the screen

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Appendix E:
Hazardous Waste Information Network (HWIN) Summary

HWIN WASTE GENERATOR

GENERATOR #: **ON0043608** **ADDRESS:** 1570 YORKTON COURT

NAME: HANSON BRICK LIMITED **CITY** BURLINGTON

WASTES:

1986	1987	1988	1989	1990	1991	1992	1993	1994
1995	1996	1997	1998	1999	2000	2001	2002	2003
			PETROLEUM DISTILLATES WASTE OILS & LUBRICANTS OIL SKIMMINGS & SLUDGES INORGANIC LABORATORY CHEMICALS ORGANIC LABORATORY CHEMICALS	WASTE OILS & LUBRICANTS INORGANIC LABORATORY CHEMICALS ORGANIC LABORATORY CHEMICALS PETROLEUM DISTILLATES OIL SKIMMINGS & SLUDGES	WASTE OILS & LUBRICANTS INORGANIC LABORATORY CHEMICALS PETROLEUM DISTILLATES ACID WASTE - HEAVY METALS OIL SKIMMINGS & SLUDGES ALIPHATIC SOLVENTS ORGANIC LABORATORY CHEMICALS	ACID WASTE - HEAVY METALS ORGANIC LABORATORY CHEMICALS OIL SKIMMINGS & SLUDGES INORGANIC LABORATORY CHEMICALS ALIPHATIC SOLVENTS OTHER SPECIFIED INORGANICS WASTE OILS & LUBRICANTS	WASTE OILS & LUBRICANTS PETROLEUM DISTILLATES ALIPHATIC SOLVENTS ORGANIC LABORATORY CHEMICALS ACID WASTE - HEAVY METALS OTHER SPECIFIED INORGANICS LABORATORY CHEMICALS OIL SKIMMINGS & SLUDGES	OTHER SPECIFIED INORGANICS PETROLEUM DISTILLATES ORGANIC LABORATORY CHEMICALS ALIPHATIC SOLVENTS INORGANIC LABORATORY CHEMICALS WASTE OILS & LUBRICANTS ACID WASTE - HEAVY METALS OIL SKIMMINGS & SLUDGES

2004	2005	2006	2007	2008	2009	2010	2011	2012
148 - INORGANIC LABORATORY CHEMICALS 146 - OTHER SPECIFIED INORGANICS 213 - PETROLEUM DISTILLATES 112 - ACID WASTE - HEAVY METALS 263 - ORGANIC LABORATORY CHEMICALS 212 - ALIPHATIC SOLVENTS 251 - OIL SKIMMINGS & SLUDGES 252 - WASTE OILS & LUBRICANTS 146 - OTHER SPECIFIED INORGANICS 252 - WASTE OILS & LUBRICANTS 263 - ORGANIC LABORATORY CHEMICALS	ORGANIC LABORATORY CHEMICALS ACID WASTE - HEAVY METALS OIL SKIMMINGS & SLUDGES WASTE OILS & LUBRICANTS PAINT/PIGMENT/COATI NG RESIDUES INORGANIC LABORATORY CHEMICALS PETROLEUM DISTILLATES ALIPHATIC SOLVENTS OTHER SPECIFIED INORGANICS	INORGANIC LABORATORY CHEMICALS ALIPHATIC SOLVENTS ACID WASTE - HEAVY METALS ORGANIC LABORATORY CHEMICALS WASTE OILS & LUBRICANTS PAINT/PIGMENT/COATI NG RESIDUES OTHER SPECIFIED INORGANICS PETROLEUM DISTILLATES WASTE OILS & LUBRICANTS OIL SKIMMINGS & SLUDGES	ORGANIC LABORATORY CHEMICALS ALIPHATIC SOLVENTS OTHER SPECIFIED INORGANICS INORGANIC LABORATORY CHEMICALS OIL SKIMMINGS & SLUDGES PAINT/PIGMENT/COATI NG RESIDUES INORGANIC LABORATORY CHEMICALS PETROLEUM DISTILLATES WASTE OILS & LUBRICANTS ACID WASTE - HEAVY METALS OIL SKIMMINGS & SLUDGES	WASTE OILS & LUBRICANTS ACID WASTE - HEAVY METALS OTHER SPECIFIED INORGANICS ALIPHATIC SOLVENTS PAINT/PIGMENT/COATI NG RESIDUES ORGANIC LABORATORY CHEMICALS PETROLEUM DISTILLATES ACID WASTE - HEAVY METALS INORGANIC LABORATORY CHEMICALS PETROLEUM DISTILLATES	INORGANIC LABORATORY CHEMICALS OIL SKIMMINGS & SLUDGES PAINT/PIGMENT/COATI NG RESIDUES OIL SKIMMINGS & SLUDGES ORGANIC LABORATORY CHEMICALS ALIPHATIC SOLVENTS WASTE OILS & LUBRICANTS LIGHT FUELS PETROLEUM DISTILLATES OTHER SPECIFIED INORGANICS LABORATORY CHEMICALS ACID WASTE - HEAVY METALS OIL SKIMMINGS & SLUDGES	LIGHT FUELS WASTE OILS & LUBRICANTS OTHER SPECIFIED INORGANICS PAINT/PIGMENT/COATI NG RESIDUES OIL SKIMMINGS & SLUDGES ORGANIC LABORATORY CHEMICALS ALIPHATIC SOLVENTS ACID WASTE - HEAVY METALS INORGANIC LABORATORY CHEMICALS PETROLEUM DISTILLATES	OIL SKIMMINGS & SLUDGES PAINT/PIGMENT/COATI NG RESIDUES ORGANIC LABORATORY CHEMICALS ACID WASTE - HEAVY METALS WASTE OILS & LUBRICANTS LIGHT FUELS PETROLEUM DISTILLATES OTHER SPECIFIED INORGANICS LABORATORY CHEMICALS ALIPHATIC SOLVENTS	PETROLEUM DISTILLATES OTHER SPECIFIED INORGANICS ORGANIC LABORATORY CHEMICALS INORGANIC LABORATORY CHEMICALS PETROLEUM DISTILLATES WASTE OILS & LUBRICANTS ALIPHATIC SOLVENTS LIGHT FUELS ACID WASTE - HEAVY METALS OIL SKIMMINGS & SLUDGES PAINT/PIGMENT/COATI NG RESIDUES

2013	2014	2015
PETROLEUM DISTILLATES PETROLEUM DISTILLATES PAINT/PIGMENT/COATI NG RESIDUES PETROLEUM DISTILLATES LIGHT FUELS ACID WASTE - HEAVY METALS OTHER SPECIFIED INORGANICS ORGANIC LABORATORY CHEMICALS ALIPHATIC SOLVENTS INORGANIC LABORATORY CHEMICALS WASTE OILS & LUBRICANTS OIL SKIMMINGS & SLUDGES	WASTE OILS & LUBRICANTS PETROLEUM DISTILLATES OIL SKIMMINGS & SLUDGES ORGANIC LABORATORY CHEMICALS LIGHT FUELS OTHER SPECIFIED INORGANICS LIGHT FUELS PETROLEUM DISTILLATES INORGANIC LABORATORY CHEMICALS ACID WASTE - HEAVY METALS METALS PETROLEUM DISTILLATES PAINT/PIGMENT/COATI NG RESIDUES OTHER SPECIFIED INORGANICS	OIL SKIMMINGS & SLUDGES INORGANIC LABORATORY CHEMICALS PETROLEUM DISTILLATES ORGANIC LABORATORY CHEMICALS PAINT/PIGMENT/COATI NG RESIDUES PETROLEUM DISTILLATES WASTE OILS & LUBRICANTS PETROLEUM DISTILLATES DISTILLATES ACID WASTE - HEAVY METALS ALIPHATIC SOLVENTS

Current Year

146 T - OTHER SPECIFIED INORGANICS
212 L - ALIPHATIC SOLVENTS
213 L - PETROLEUM DISTILLATES
213 L - PETROLEUM DISTILLATES
213 T - PETROLEUM DISTILLATES
221 I - LIGHT FUELS
252 L - WASTE OILS & LUBRICANTS

HWIN WASTE GENERATOR

GENERATOR #: **ON0043609** **ADDRESS:** 1570 YORKTON COURT

NAME: CANADA (SEE & USE ON0043608) **CITY** Burlington

WASTES:

1986	1987	1988	1989	1990	1991	1992	1993	1994
1995	1996	1997	1998	1999	2000	2001	2002	2003
					OIL SKIMMINGS & SLUDGES WASTE OILS & LUBRICANTS ALIPHATIC SOLVENTS ACID WASTE - HEAVY METALS PETROLEUM DISTILLATES	WASTE OILS & LUBRICANTS PETROLEUM DISTILLATES ACID WASTE - HEAVY METALS OIL SKIMMINGS & SLUDGES ALIPHATIC SOLVENTS		
2004	2005	2006	2007	2008	2009	2010	2011	2012
2013	2014	2015	**Current Year**					

GENERATOR #: **ON2011604** **ADDRESS:** 649 North Service Rd W

NAME: WESCAM **CITY** Burlington

WASTES:

1986	1987	1988	1989	1990	1991	1992	1993	1994
1995	1996	1997	1998	1999	2000	2001	2002	2003
					PAINT/PIGMENT/COATING RESIDUES PETROLEUM DISTILLATES ORGANIC LABORATORY CHEMICALS INORGANIC LABORATORY CHEMICALS ALKALINE WASTES - HEAVY METALS EMULSIFIED OILS WASTE COMPRESSED GASES PETROLEUM DISTILLATES NEUTRALIZED WASTES - HEAVY METALS ALIPHATIC SOLVENTS ACID WASTE - OTHER METALS	ALIPHATIC SOLVENTS ORGANIC LABORATORY CHEMICALS ALKALINE WASTES - HEAVY METALS PAINT/PIGMENT/COATING RESIDUES WASTE COMPRESSED GASES NEUTRALIZED WASTES - HEAVY METALS PETROLEUM DISTILLATES EMULSIFIED OILS ACID WASTE - OTHER METALS INORGANIC LABORATORY CHEMICALS PETROLEUM DISTILLATES	INORGANIC LABORATORY CHEMICALS WASTE OILS & LUBRICANTS PETROLEUM DISTILLATES WASTE COMPRESSED GASES ORGANIC LABORATORY CHEMICALS ALIPHATIC SOLVENTS	WASTE OILS & LUBRICANTS WASTE COMPRESSED GASES ORGANIC LABORATORY CHEMICALS PETROLEUM DISTILLATES INORGANIC LABORATORY CHEMICALS ALIPHATIC SOLVENTS
2004	2005	2006	2007	2008	2009	2010	2011	2012
148 - INORGANIC LABORATORY CHEMICALS 213 - PETROLEUM DISTILLATES 263 - ORGANIC LABORATORY CHEMICALS 252 - WASTE OILS & LUBRICANTS 213 - PETROLEUM DISTILLATES 212 - ALIPHATIC SOLVENTS 331 - WASTE COMPRESSED GASES	INORGANIC LABORATORY CHEMICALS PETROLEUM DISTILLATES ORGANIC LABORATORY CHEMICALS ALIPHATIC SOLVENTS ALKALINE WASTES - HEAVY METALS WASTE OILS & LUBRICANTS WASTE COMPRESSED GASES	ALKALINE WASTES - HEAVY METALS LIGHT FUELS ORGANIC LABORATORY CHEMICALS ACID WASTE - OTHER METALS AMINES WASTE COMPRESSED GASES WASTE OILS & LUBRICANTS EMULSIFIED OILS	ACID WASTE - HEAVY METALS ORGANIC LABORATORY CHEMICALS PETROLEUM DISTILLATES WASTE COMPRESSED GASES ALKALINE WASTES - HEAVY METALS INORGANIC LABORATORY CHEMICALS LABORATORY CHEMICALS OTHER SPECIFIED INORGANICS	ALKALINE WASTES - HEAVY METALS ALIPHATIC SOLVENTS EMULSIFIED OILS OTHER SPECIFIED INORGANICS ORGANIC LABORATORY CHEMICALS LABORATORY CHEMICALS INORGANIC LABORATORY CHEMICALS ACID WASTE - OTHER METALS	ORGANIC LABORATORY CHEMICALS CHEMICALS INORGANIC LABORATORY CHEMICALS LABORATORY CHEMICALS ACID WASTE - HEAVY METALS ALKALINE WASTES - HEAVY METALS WASTE OILS & LUBRICANTS ALIPHATIC SOLVENTS WASTE COMPRESSED GASES OTHER METALS OTHER SPECIFIED INORGANICS	PETROLEUM DISTILLATES WASTE COMPRESSED GASES INORGANIC LABORATORY CHEMICALS WASTE OILS & LUBRICANTS INORGANIC LABORATORY CHEMICALS ACID WASTE - HEAVY METALS ORGANIC LABORATORY CHEMICALS ALKALINE WASTES - HEAVY METALS OTHER METALS WASTE COMPRESSED GASES ALIPHATIC SOLVENTS	INORGANIC LABORATORY CHEMICALS INORGANIC LABORATORY CHEMICALS WASTE OILS & LUBRICANTS CHEMICALS ALKALINE WASTES - OTHER METALS ORGANIC LABORATORY CHEMICALS LABORATORY CHEMICALS CHEMICALS ALKALINE WASTES - HEAVY METALS ALIPHATIC SOLVENTS ACID WASTE - HEAVY METALS ALIPHATIC SOLVENTS	PETROLEUM DISTILLATES INORGANIC LABORATORY CHEMICALS CHEMICALS ALKALINE WASTES - OTHER METALS ORGANIC LABORATORY CHEMICALS CHEMICALS ALIPHATIC SOLVENTS ACID WASTE - HEAVY METALS ALIPHATIC SOLVENTS

HWIN WASTE GENERATOR

				LIGHT FUELS		ACID WASTE - HEAVY METALS	OTHER SPECIFIED INORGANICS	ALIPHATIC SOLVENTS
		NEUTRALIZED WASTES - HEAVY METALS	WASTE OILS & LUBRICANTS	ACID WASTE - HEAVY METALS	OTHER SPECIFIED INORGANICS	WASTE OILS & LUBRICANTS	ALKALINE WASTES - HEAVY METALS	WASTE COMPRESSED GASES
		ALIPHATIC SOLVENTS	ALIPHATIC SOLVENTS	WASTE OILS & LUBRICANTS	ALIPHATIC SOLVENTS	ALKALINE WASTES - OTHER METALS	PETROLEUM DISTILLATES	OTHER SPECIFIED INORGANICS
		INORGANIC LABORATORY CHEMICALS		NEUTRALIZED WASTES - HEAVY METALS	PETROLEUM DISTILLATES			ALIPHATIC SOLVENTS
		OTHER SPECIFIED INORGANICS		WASTE COMPRESSED GASES				INORGANIC LABORATORY CHEMICALS
		PAINT/PIGMENT/COATING RESIDUES		PAINT/PIGMENT/COATING RESIDUES				ORGANIC LABORATORY CHEMICALS
		PETROLEUM DISTILLATES		PETROLEUM DISTILLATES				PETROLEUM DISTILLATES
				AMINES				ALKALINE WASTES - HEAVY METALS
				ALKALINE WASTES - OTHER METALS				PETROLEUM DISTILLATES
								WASTE OILS & LUBRICANTS

2013	2014	2015	Current Year
ALIPHATIC SOLVENTS	PETROLEUM DISTILLATES	ORGANIC LABORATORY CHEMICALS	112 C - ACID WASTE - HEAVY METALS 121 C - ALKALINE WASTES - HEAVY METALS 122 C - ALKALINE WASTES - OTHER METALS 146 T - OTHER SPECIFIED INORGANICS 148 R - INORGANIC LABORATORY CHEMICALS
PETROLEUM DISTILLATES	ALIPHATIC SOLVENTS	WASTE OILS & LUBRICANTS	
ACID WASTE - HEAVY METALS	ALKALINE WASTES - OTHER METALS	ACID WASTE - HEAVY METALS	
ALKALINE WASTES - HEAVY METALS	ORGANIC LABORATORY CHEMICALS	ORGANIC LABORATORY CHEMICALS	
ALKALINE WASTES - OTHER METALS	ALIPHATIC SOLVENTS	ALKALINE WASTES - HEAVY METALS	
PETROLEUM DISTILLATES	ALIPHATIC SOLVENTS	WASTE COMPRESSED GASES	
ORGANIC LABORATORY CHEMICALS	INORGANIC LABORATORY CHEMICALS	ALKALINE WASTES - OTHER METALS	
WASTE OILS & LUBRICANTS	ALIPHATIC SOLVENTS	INORGANIC	
OTHER SPECIFIED INORGANICS	WASTE OILS & LUBRICANTS	LABORATORY CHEMICALS	
INORGANIC LABORATORY CHEMICALS	ORGANIC LABORATORY CHEMICALS	PETROLEUM DISTILLATES	
ALIPHATIC SOLVENTS	WASTE COMPRESSED GASES	ALIPHATIC SOLVENTS	
PETROLEUM DISTILLATES	PETROLEUM DISTILLATES	PETROLEUM DISTILLATES	
ORGANIC LABORATORY CHEMICALS	INORGANIC LABORATORY CHEMICALS	OTHER SPECIFIED INORGANICS	
WASTE COMPRESSED GASES	PETROLEUM DISTILLATES	PETROLEUM DISTILLATES	
INORGANIC LABORATORY CHEMICALS	OTHER SPECIFIED INORGANICS	INORGANIC LABORATORY CHEMICALS	
ALIPHATIC SOLVENTS	ACID WASTE - HEAVY METALS	ALIPHATIC SOLVENTS	
	ALKALINE WASTES - HEAVY METALS	ALIPHATIC SOLVENTS	

GENERATOR #: **ON3550356** **ADDRESS:** 538 King Forest Court

NAME: OSG Canada Ltd **CITY** Burlington

WASTES:

1986	1987	1988	1989	1990	1991	1992	1993	1994
1995	1996	1997	1998	1999	2000	2001	2002	2003
2004	2005	2006	2007	2008	2009	2010	2011	2012

2013	2014	2015	Current Year
WASTE OILS & LUBRICANTS	WASTE OILS & LUBRICANTS	WASTE OILS & LUBRICANTS	252 L - WASTE OILS & LUBRICANTS

HWIN WASTE GENERATOR

GENERATOR #:	**ON8365555**	**ADDRESS:**	538 KING FOREST COURT
NAME:	OSG CORRECT TOOL LTD.	**CITY**	BURLINGTON

WASTES:

1986	1987	1988	1989	1990	1991	1992	1993	1994
1995	1996	1997	1998	1999	2000	2001	2002	2003
2004	2005	2006	2007	2008 WASTE OILS & LUBRICANTS	2009	2010	2011	2012
2013	2014	2015	**Current Year**					

Appendix D

Regulatory Correspondence

Shantz, Kristina

From: Doiron, Sarah
Sent: Tuesday, October 4, 2022 1:50 PM
To: Shantz, Kristina
Subject: FW: Tank Check and Spills Request

See below

Sarah Doiron, B.Sc., EP
Environmental Scientist
Mobile: 647-400-3466
She/Her

From: Public Information Services <publicinformationservices@tssa.org>
Sent: Wednesday, September 21, 2022 11:53 AM
To: Doiron, Sarah <sarah.doiron@woodplc.com>
Subject: RE: Tank Check and Spills Request

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

Please refrain from sending documents to head office. The Public Information (PI) team works remotely, mailing in applications will lengthen the overall processing time.

NO RECORD FOUND IN CURRENT DATABASE

Hello Sarah,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are no records in our current database of any fuel storage tanks at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please submit an application for release of public information (PI Form) through TSSA's new Service Prepayment Portal. The associated fee must be paid via credit card (Visa or MasterCard) through a secure site.
Please follow the steps below to access the new application(s) and Service Prepayment Portal:

1. Click Release of Public Information - TSSA and click "need a copy of a document";
2. Select the appropriate application, download it and complete it in full; and
3. Proceed to page 3 of the application and click the link TSSA Service Prepayment Portal under payment options (the link will take you the secure site to pay for the release via credit card).

Accessing the Service Prepayment Portal:

1. Select new or existing customer (*if you are an existing customer, you will need your account # & postal code to access your account);
2. Select the program area: AD (Amusement Devices), BPV (Boilers and Pressure Vessels), ED (Elevating Devices), FS (Fuels Services), OE (Operating Engineers) or SKI (Ski Lifts) and click continue;
3. Enter the application form number (obtained from bottom left corner of application form) and click continue;
    a. When selecting the application form number from the drop-down menu, please make sure you select the application that begins with "PI" (i.e. PI-FS, PI-BPV etc.);
4. Complete the primary contact information section;
5. Complete the fees section;
6. Upload your completed application; and
7. Upload supporting documents (if required) and click continue.

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Kind Regards,
Kim

Public Information Agent
Facilities and Business Services
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org
www.tssa.org

From: Doiron, Sarah <sarah.doiron@woodplc.com>
Sent: September 21, 2022 9:22 AM
To: Public Information Services <publicinformationservices@tssa.org>; Pidhayny, Meagan <meagan.pidhayny@woodplc.com>
Subject: Tank Check and Spills Request

[CAUTION]: This email originated outside the organisation.
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello, Could you please check for records of tanks and spills at the following address in Burlington, Ontario?

- 1450 King Road, Burlington, Ontario

Thank you,

Sarah Doiron, B.Sc., EP
Environmental Scientist
She/Her
Mobile: 647-400-3466
www.woodplc.com



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Appendix E

ERIS Database Report

DATABASE REPORT

Project Property:	*Phase I ESA, 1450 King Road* *1450 King Road* *Burlington ON L7P 5A5*
Project No:	*OESAR2210.5120.572500*
Report Type:	*Standard Report*
Order No:	*22092104349*
Requested by:	*Wood Environment & Infrastructure Solutions Canada Limited*
Date Completed:	*September 26, 2022*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Table of Contents.....2
Executive Summary.....3
Executive Summary: Report Summary.....4
Executive Summary: Site Report Summary - Project Property.....6
Executive Summary: Site Report Summary - Surrounding Properties.....7
Executive Summary: Summary By Data Source.....10
Map.....15
Aerial.....16
Topographic Map.....17
Detail Report.....18
Unplottable Summary.....35
Unplottable Report.....37
Appendix: Database Descriptions.....53
Definitions.....62

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Executive Summary

Property Information:

Project Property:	*Phase I ESA, 1450 King Road* *1450 King Road Burlington ON L7P 5A5*
Project No:	*OESAR2210.5120.572500*

Coordinates:

Latitude:	*43.32905*
Longitude:	*-79.84522*
UTM Northing:	*4,798,003.72*
UTM Easting:	*593,620.77*
UTM Zone:	*17T*

Elevation:	*393 FT* *119.93 M*

Order Information:

Order No:	*22092104349*
Date Requested:	*September 21, 2022*
Requested by:	*Wood Environment & Infrastructure Solutions Canada Limited*
Report Type:	*Standard Report*

Historical/Products:

Aerial Photographs	*Aerials - National Collection*
City Directory Search	*CD - Subject Site plus 250m Radius*
ERIS Xplorer	*ERIS Xplorer*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	5	5
CA	Certificates of Approval	Y	0	8	8
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	7	7
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
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	12	12
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	3	3
SPL	Ontario Spills	Y	0	1	1
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	1	1
	Total:		0	37	37

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	EHS		521 North Service Road Burlington ON L7P 5C3	SSW/115.6	-3.70	18
2	EHS		598 King Forest Crt Burlington ON L7P5C1	NNW/117.1	4.93	18
3	EHS		598 King Forest Court Burlington ON	NNW/123.6	5.05	18
3	GEN	Keltech Ltd.	598 King Forest Court Burlington ON L7P 5C1	NNW/123.6	5.05	18
4	EHS		558 And 578 King Forest Court Burlington ON	NW/148.4	5.37	19
5	EHS		King Forest Court Burlington ON	WNW/154.1	6.29	19
6	CA	JANNOCK PROPERTIES	NORTH SERVICE RD/KING RD. BURLINGTON CITY ON	E/178.2	-7.37	19
6	CA	JANNOCK PROPERTIES	N.SERVICE RD/KING RD/WYATT WAY BURLINGTON CITY ON	E/178.2	-7.37	19
6	CA	JANNOCK PROPERTIES	N.SERVICE RD/KING RD/WYATT WAY BURLINGTON CITY ON	E/178.2	-7.37	20
7	CA	GEOFCOTT HOMES LTD. -N. SERVICE RD.	WITH SITE/N.S.RD/E.OF KING RD. BURLINGTON CITY ON	E/178.9	-7.37	20
7	CA	GEOFCOTT HOMES LTD.	NORTH SERVICE RD. BURLINGTON CITY ON	E/178.9	-7.37	20
7	CA	GEOFCOTT HOMES LTD.	N. SERVICE RD. AT KING RD. BURLINGTON CITY ON	E/178.9	-7.37	20

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
8	WWIS		558 KEY FOREST COURT ON ***Well ID:*** 2810207	NW/179.0	7.26	21
9	CA	GEOFCOTT HOMES LTD.	NORTH SERVICE RD./KING RD. BURLINGTON CITY ON	E/179.0	-7.37	23
9	CA	JANNOCK PROPERTIES	NORTH SERVICE RD/KING RD. BURLINGTON CITY ON	E/179.0	-7.37	23
9	EHS		King Road & North Service Road King Forest Business Park Burlington ON	E/179.0	-7.37	23
9	EHS		King Road & North Service Road Burlington ON	E/179.0	-7.37	24
10	SCT	Alldoor Supply Company	559 King Forest Crt Burlington ON L7P 5C1	NW/189.0	7.70	24
11	BORE		ON	E/195.9	-6.95	24
12	BORE		ON	ESE/196.9	-7.38	26
13	BORE		ON	E/211.2	-6.87	27
14	SPL	L-3 Communications Electronic Systems Inc.	642 North Service Rd Burlington ON	E/220.3	-2.93	28
15	GEN	Brennan Paving Limited	King Rd/403 Underpass Burlington ON	E/228.6	-9.31	28
16	BORE		ON	SSE/242.6	-8.61	29
17	BORE		ON	E/245.2	-10.06	30

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
18	SCT	OSG Canada Ltd.	538 King Forest Crt Burlington ON L7P 5C1	WNW/249.6	9.84	31
18	SCT	OSG Correct Tool Ltd.	538 King Forest Crt Burlington ON L7P 5C1	WNW/249.6	9.84	31
18	GEN	OSG CORRECT TOOL LTD.	538 KING FOREST COURT BURLINGTON ON L7P 5C1	WNW/249.6	9.84	32
18	GEN	OSG Canada Ltd	538 King Forest Court Burlington ON	WNW/249.6	9.84	32
18	GEN	OSG Canada Ltd	538 King Forest Court Burlington ON	WNW/249.6	9.84	32
18	GEN	OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW/249.6	9.84	32
18	GEN	OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW/249.6	9.84	33
18	GEN	OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW/249.6	9.84	33
18	GEN	OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW/249.6	9.84	33
18	GEN	OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW/249.6	9.84	33
18	GEN	OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW/249.6	9.84	34
18	GEN	OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW/249.6	9.84	34

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 5 BORE site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
	ON	E	195.87	11
	ON	ESE	196.92	12
	ON	E	211.22	13
	ON	SSE	242.64	16
	ON	E	245.17	17

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 8 CA site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
JANNOCK PROPERTIES	N.SERVICE RD/KING RD/WYATT WAY BURLINGTON CITY ON	E	178.25	6
JANNOCK PROPERTIES	N.SERVICE RD/KING RD/WYATT WAY BURLINGTON CITY ON	E	178.25	6
JANNOCK PROPERTIES	NORTH SERVICE RD/KING RD. BURLINGTON CITY ON	E	178.25	6

GEOFCOTT HOMES LTD. -N. SERVICE RD.	WITH SITE/N.S.RD/E.OF KING RD. BURLINGTON CITY ON	E	178.86	7
GEOFCOTT HOMES LTD.	N. SERVICE RD. AT KING RD. BURLINGTON CITY ON	E	178.86	7
GEOFCOTT HOMES LTD.	NORTH SERVICE RD. BURLINGTON CITY ON	E	178.86	7
JANNOCK PROPERTIES	NORTH SERVICE RD/KING RD. BURLINGTON CITY ON	E	179.03	9
GEOFCOTT HOMES LTD.	NORTH SERVICE RD./KING RD. BURLINGTON CITY ON	E	179.03	9

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jul 31, 2022 has found that there are 7 EHS site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	598 King Forest Crt Burlington ON L7P5C1	NNW	117.12	2
	598 King Forest Court Burlington ON	NNW	123.60	3
	558 And 578 King Forest Court Burlington ON	NW	148.36	4
	King Forest Court Burlington ON	WNW	154.06	5

Lower Elevation	Address	Direction	Distance (m)	Map Key
	521 North Service Road Burlington ON L7P 5C3	SSW	115.56	1

	King Road & North Service Road Burlington ON	E	179.03	9
	King Road & North Service Road King Forest Business Park Burlington ON	E	179.03	9

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Apr 30, 2022 has found that there are 12 GEN site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
Keltech Ltd.	598 King Forest Court Burlington ON L7P 5C1	NNW	123.60	3
OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW	249.58	18
OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW	249.58	18
OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW	249.58	18
OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW	249.58	18
OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW	249.58	18
OSG CORRECT TOOL LTD.	538 KING FOREST COURT BURLINGTON ON L7P 5C1	WNW	249.58	18
OSG Canada Ltd	538 King Forest Court Burlington ON	WNW	249.58	18

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
OSG Canada Ltd	538 King Forest Court Burlington ON	WNW	249.58	18
OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW	249.58	18
OSG Canada Ltd	538 King Forest Court Burlington ON L7P 5C1	WNW	249.58	18

Lower Elevation	Address	Direction	Distance (m)	Map Key
Brennan Paving Limited	King Rd/403 Underpass Burlington ON	E	228.58	15

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 3 SCT site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
Alldoor Supply Company	559 King Forest Crt Burlington ON L7P 5C1	NW	189.05	10
OSG Canada Ltd.	538 King Forest Crt Burlington ON L7P 5C1	WNW	249.58	18
OSG Correct Tool Ltd.	538 King Forest Crt Burlington ON L7P 5C1	WNW	249.58	18

SPL - Ontario Spills

A search of the SPL database, dated 1988-Sep 2020; Dec 2020-Mar 2021 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

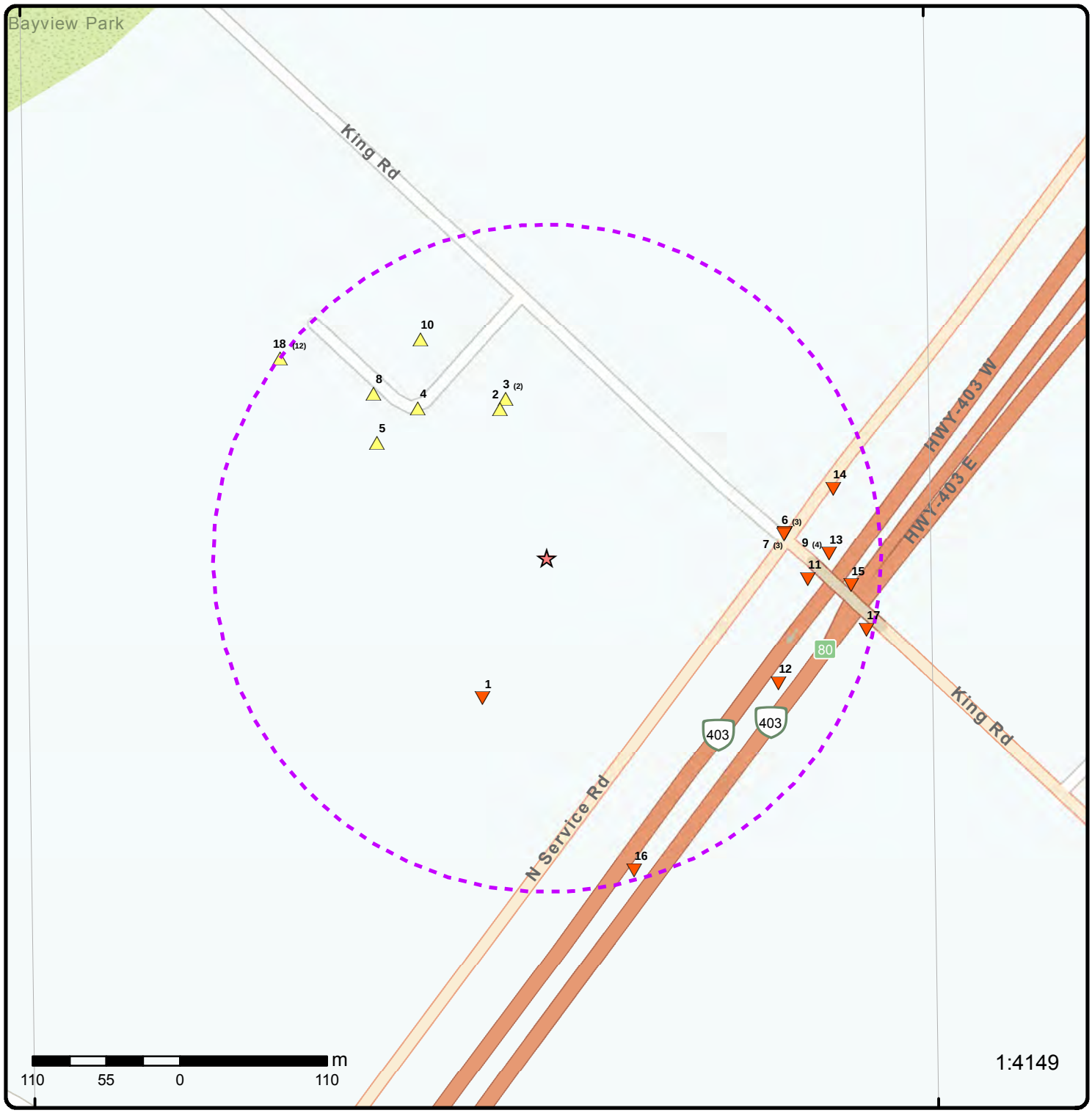
Lower Elevation	Address	Direction	Distance (m)	Map Key
L-3 Communications Electronic Systems Inc.	642 North Service Rd Burlington ON	E	220.34	14

WWIS - Water Well Information System

A search of the WWIS database, dated Jun 30 2022 has found that there are 1 WWIS site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	558 KEY FOREST COURT ON ***Well ID:*** 2810207	NW	178.99	8

79°51'W 79°50'30"W



Map: 0.25 Kilometer Radius

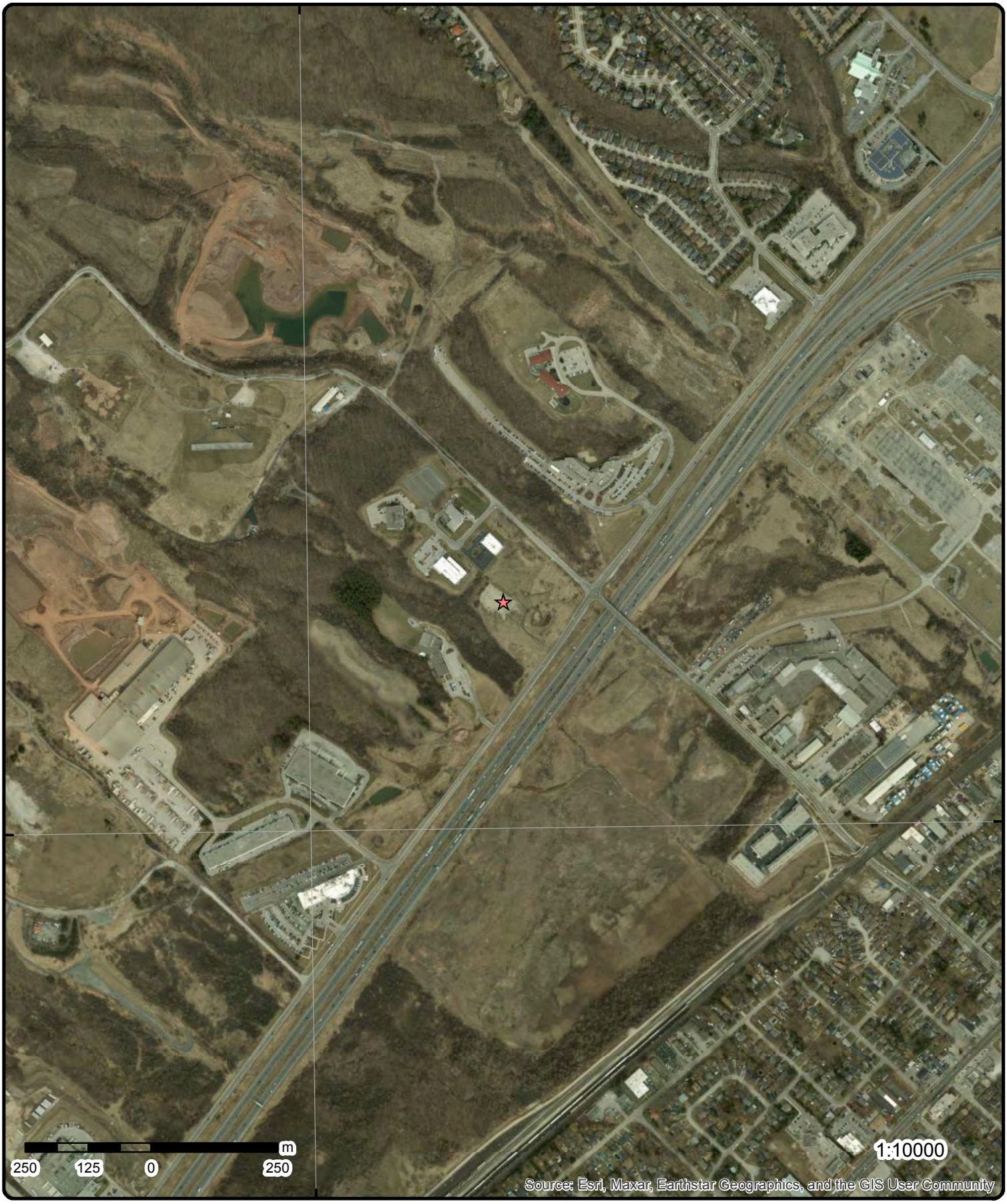
Order Number: 22092104349

Address: 1450 King Road, Burlington, ON

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

Source: © 2021 ESRI StreetMap Premium. © ERIS Information Limited Partnership

79°51'W



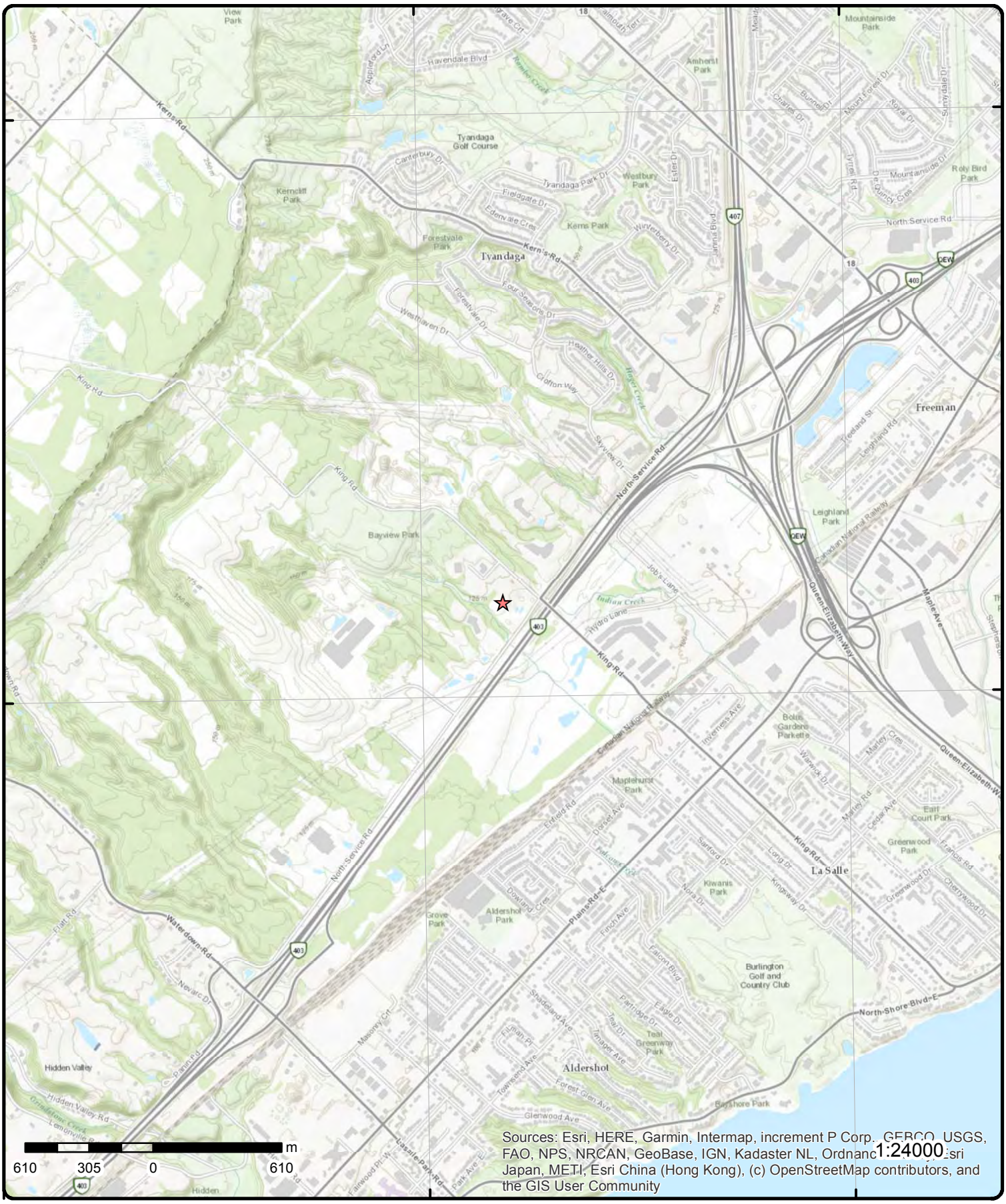
Aerial **Year: 2021**

Order Number: 22092104349

Address: 1450 King Road, Burlington, ON

Source: ESRI World Imagery

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Topographic Map

Address: 1450 King Road, ON

Source: ESRI World Topographic Map

Order Number: 22092104349

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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	SSW/115.6	116.2 / -3.70	521 North Service Road Burlington ON L7P 5C3	EHS

Order No:	20120628006	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Custom Report	**Client Prov/State:**	ON
Report Date:	05-JUL-12	**Search Radius (km):**	.25
Date Received:	28-JUN-12	**X:**	-79.845834
Previous Site Name:		**Y:**	43.328111
Lot/Building Size:			
Additional Info Ordered:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
2	1 of 1	NNW/117.1	124.9 / 4.93	598 King Forest Crt Burlington ON L7P5C1	EHS

Order No:	20131113006	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Custom Report	**Client Prov/State:**	ON
Report Date:	19-NOV-13	**Search Radius (km):**	.25
Date Received:	13-NOV-13	**X:**	-79.845635
Previous Site Name:		**Y:**	43.33006
Lot/Building Size:			
Additional Info Ordered:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	1 of 2	NNW/123.6	125.0 / 5.05	598 King Forest Court Burlington ON	EHS

Order No:	20070104008	**Nearest Intersection:**	King Forest Court & King Road
Status:	C	**Municipality:**	Burlington
Report Type:	CAN - Complete Report	**Client Prov/State:**	
Report Date:	1/12/2007	**Search Radius (km):**	0.25
Date Received:	1/4/2007	**X:**	-79.845582
Previous Site Name:		**Y:**	43.330131
Lot/Building Size:	75 m x 120 m		
Additional Info Ordered:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	2 of 2	NNW/123.6	125.0 / 5.05	Keltech Ltd. 598 King Forest Court Burlington ON L7P 5C1	GEN

Generator No:	ON6983079	**Status:**	Registered
SIC Code:		**Co Admin:**	
SIC Description:		**Choice of Contact:**	
Approval Years:	As of Oct 2019	**Phone No Admin:**	
PO Box No:		**Contam. Facility:**	
Country:	Canada	**MHSW Facility:**	

Detail(s)

Waste Class: 252 L

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Waste Class Desc: Waste crankcase oils and lubricants

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4 | **1 of 1** | **NW/148.4** | **125.3 / 5.37** | **558 And 578 King Forest Court Burlington ON** | **EHS**

Order No: 20161129117
Status: C
Report Type: Standard Report
Report Date: 06-DEC-16
Date Received: 29-NOV-16
Previous Site Name:
Lot/Building Size:
Additional Info Ordered: Fire Insur. Maps and/or Site Plans

Nearest Intersection:
Municipality: Burlington
Client Prov/State: ON
Search Radius (km): .25
X: -79.846395
Y: 43.330074

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5 | **1 of 1** | **WNW/154.1** | **126.2 / 6.29** | **King Forest Court Burlington ON** | **EHS**

Order No: 20120913010
Status: C
Report Type: Standard Report
Report Date: 21-SEP-12
Date Received: 13-SEP-12
Previous Site Name:
Lot/Building Size:
Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Aerial Photos

Nearest Intersection:
Municipality: Burlington
Client Prov/State: ON
Search Radius (km): .25
X: -79.846777
Y: 43.329845

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6 | **1 of 3** | **E/178.2** | **112.6 / -7.37** | **JANNOCK PROPERTIES NORTH SERVICE RD/KING RD. BURLINGTON CITY ON** | **CA**

Certificate #: 3-1537-97-
Application Year: 97
Issue Date: 10/21/1997
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

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6 | **2 of 3** | **E/178.2** | **112.6 / -7.37** | **JANNOCK PROPERTIES N.SERVICE RD/KING RD/WYATT WAY BURLINGTON CITY ON** | **CA**

Certificate #: 3-0831-99-
Application Year: 99
Issue Date: 7/22/1999
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Emission Control:					
6	3 of 3	E/178.2	112.6 / -7.37	JANNOCK PROPERTIES N.SERVICE RD/KING RD/WYATT WAY BURLINGTON CITY ON	CA
Certificate #:		7-0571-99-			
Application Year:		99			
Issue Date:		7/22/1999			
Approval Type:		Municipal water			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					
7	1 of 3	E/178.9	112.6 / -7.37	GEOFCOTT HOMES LTD. -N.SERVICE RD. WITH SITE/N.S.RD/E.OF KING RD. BURLINGTON CITY ON	CA
Certificate #:		3-1450-90-			
Application Year:		90			
Issue Date:		8/8/1990			
Approval Type:		Municipal sewage			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					
7	2 of 3	E/178.9	112.6 / -7.37	GEOFCOTT HOMES LTD. NORTH SERVICE RD. BURLINGTON CITY ON	CA
Certificate #:		7-1256-90-			
Application Year:		90			
Issue Date:		8/16/1990			
Approval Type:		Municipal water			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					
7	3 of 3	E/178.9	112.6 / -7.37	GEOFCOTT HOMES LTD. N. SERVICE RD. AT KING RD. BURLINGTON CITY ON	CA

Certificate #: 7-1257-90-
Application Year: 90
Issue Date: 8/16/1990
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

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8 | **1 of 1** | **NW/179.0** | **127.2 / 7.26** | **558 KEY FOREST COURT ON** | **WWIS**

Well ID: 2810207
Construction Date:
Use 1st: Not Used
Use 2nd:
Final Well Status: Test Hole
Water Type:
Casing Material:
Audit No: Z24965
Tag: A024258
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:
Municipality: BURLINGTON CITY
Site Info:

Flowing (Y/N):
Flow Rate:
Data Entry Status:
Data Src:
Date Received: 18-Apr-2005 00:00:00
Selected Flag: TRUE
Abandonment Rec:
Contractor: 7238
Form Version: 3
Owner:
County: HALTON
Lot:
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/281\2810207.pdf

Additional Detail(s) (Map)

Well Completed Date: 2005/02/28
Year Completed: 2005
Depth (m):
Latitude: 43.3301759864234
Longitude: -79.8467993583012
Path: 281\2810207.pdf

Bore Hole Information

Bore Hole ID: 11319162
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 28-Feb-2005 00:00:00
Remarks:
Loc Method Desc: on Water Well Record

Elevation:
Elevrc:
Zone: 17
East83: 593491.00
North83: 4798127.00
Org CS: UTM83
UTMRC: 4
UTMRC Desc: margin of error : 30 m - 100 m
Location Method: wwr

Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Annular Space/Abandonment Sealing Record

Plug ID:	933267532
Layer:	1
Plug From:	0.0
Plug To:	5.75
Plug Depth UOM:	m

Method of Construction & Well Use

Method Construction ID:	962810207
Method Construction Code:	6
Method Construction:	Boring
Other Method Construction:	

Pipe Information

Pipe ID:	11334017
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930860156
Layer:	1
Material:	5
Open Hole or Material:	PLASTIC
Depth From:	0.0
Depth To:	6.0
Casing Diameter:	5.0
Casing Diameter UOM:	cm
Casing Depth UOM:	m

Construction Record - Screen

Screen ID:	933412365
Layer:	1
Slot:	10
Screen Top Depth:	6.0
Screen End Depth:	10.699999809265137
Screen Material:	5
Screen Depth UOM:	m
Screen Diameter UOM:	cm
Screen Diameter:	6.400000095367432

Hole Diameter

Hole ID:	11537728
Diameter:	15.0
Depth From:	0.0
Depth To:	10.699999809265137

Hole Depth UOM: m
Hole Diameter UOM: cm

Links

Bore Hole ID: 11319162
Depth M:
Year Completed: 2005
Well Completed Dt: 2005/02/28
Audit No: Z24965
Tag No: A024258
Contractor: 7238
Path: 281\2810207.pdf
Latitude: 43.3301759864234
Longitude: -79.8467993583012

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9 | ***1 of 4*** | ***E/179.0*** | ***112.6 / -7.37*** | ***GEOFCOTT HOMES LTD. NORTH SERVICE RD./KING RD. BURLINGTON CITY ON*** | ***CA***

Certificate #: 3-1544-90-
Application Year: 90
Issue Date: 8/16/1990
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

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9 | ***2 of 4*** | ***E/179.0*** | ***112.6 / -7.37*** | ***JANNOCK PROPERTIES NORTH SERVICE RD/KING RD. BURLINGTON CITY ON*** | ***CA***

Certificate #: 7-1137-97-
Application Year: 97
Issue Date: 10/21/1997
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

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9 | ***3 of 4*** | ***E/179.0*** | ***112.6 / -7.37*** | ***King Road & North Service Road King Forest Business Park Burlington ON*** | ***EHS***

Order No: 20040823013
Status: C
Report Type: Complete Report
Report Date: 9/1/04
Date Received: 8/23/04
Previous Site Name:
Lot/Building Size:
Additional Info Ordered: Title Search
Nearest Intersection: King Road && North Service Road
Municipality:
Client Prov/State: ON
Search Radius (km): 0.5
X: -79.849065
Y: 43.321883

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
9	4 of 4	E/179.0	112.6 / -7.37	King Road & North Service Road Burlington ON	EHS

Order No:	20060418013	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Custom Report	**Client Prov/State:**	ON
Report Date:	4/26/2006	**Search Radius (km):**	0.25
Date Received:	4/18/2006	**X:**	-79.849133
Previous Site Name:		**Y:**	43.329148
Lot/Building Size:			
Additional Info Ordered:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
10	1 of 1	NW/189.0	127.6 / 7.70	Alldoor Supply Company 559 King Forest Crt Burlington ON L7P 5C1	SCT

Established:	01-DEC-89
Plant Size (ft²):	10000
Employment:	

--Details--

Description:	Other Specialty-Line Building Supplies Wholesaler-Distributors
SIC/NAICS Code:	416390
Description:	Metal Service Centres
SIC/NAICS Code:	416210
Description:	Other Specialty-Line Building Supplies Wholesaler-Distributors
SIC/NAICS Code:	416390
Description:	Hardware Wholesaler-Distributors
SIC/NAICS Code:	416330
Description:	Lumber, Plywood and Millwork Wholesaler-Distributors
SIC/NAICS Code:	416320
Description:	Electrical Wiring and Construction Supplies Wholesaler-Distributors
SIC/NAICS Code:	416110
Description:	General-Line Building Supplies Wholesaler-Distributors
SIC/NAICS Code:	416310
Description:	Other Building Material Dealers
SIC/NAICS Code:	444190

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
11	1 of 1	E/195.9	113.0 / -6.95	ON	BORE

Borehole ID:	890490	**Inclin FLG:**	No
OGF ID:	215583411	**SP Status:**	Initial Entry
Status:	Decommissioned	**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:	Geotechnical/Geological Investigation	**Primary Name:**	
Completion Date:	13-JUL-1959	**Municipality:**	
Static Water Level:		**Lot:**	LOT 2
Primary Water Use:		**Township:**	EAST FLAMBOROUGH
Sec. Water Use:		**Latitude DD:**	43.328884
Total Depth m:	13	**Longitude DD:**	-79.842815
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	593816

Drill Method:	Diamond Drill	***Northing:***	4797988
Orig Ground Elev m:	114	***Location Accuracy:***	
Elev Reliabil Note:		***Accuracy:***	Within 10 metres
DEM Ground Elev m:	114		

Concession: CON 1

Location D: Foundation report on Proposed Hwy. #403 & relocated gravel rd. Between lots 1 & 2, approximately 2 miles N.E. of Aldershot, Twp. Of Flamborough E., District #4.

Survey D:

Comments:

Borehole Geology Stratum

Geology Stratum ID:	8501779	***Mat Consistency:***	Dense
Top Depth:	9.1	***Material Moisture:***	
Bottom Depth:	11.4	***Material Texture:***	
Material Color:	Red	***Non Geo Mat Type:***	
Material 1:	Till	***Geologic Formation:***	
Material 2:	Clay	***Geologic Group:***	
Material 3:	Gravelly	***Geologic Period:***	
Material 4:		***Depositional Gen:***	

Gsc Material Description:

Stratum Description: Dense red clay till, gravely **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID:	8501780	***Mat Consistency:***	
Top Depth:	11.4	***Material Moisture:***	
Bottom Depth:	13	***Material Texture:***	
Material Color:	Red	***Non Geo Mat Type:***	
Material 1:	Bedrock	***Geologic Formation:***	
Material 2:	Shale	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	

Gsc Material Description:

Stratum Description: Shale bedrock Ax. Core 37'-8in. to 42' - 8in. red & grey shale **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID:	8501776	***Mat Consistency:***	
Top Depth:	0	***Material Moisture:***	
Bottom Depth:	.3	***Material Texture:***	
Material Color:		***Non Geo Mat Type:***	
Material 1:	Topsoil	***Geologic Formation:***	
Material 2:		***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	

Gsc Material Description:

Stratum Description: Topsoil **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID:	8501777	***Mat Consistency:***	Dense
Top Depth:	.3	***Material Moisture:***	
Bottom Depth:	5.8	***Material Texture:***	Fine to Medium
Material Color:	Brown	***Non Geo Mat Type:***	
Material 1:	Till	***Geologic Formation:***	
Material 2:	Clay	***Geologic Group:***	
Material 3:	Silty	***Geologic Period:***	
Material 4:	Gravel	***Depositional Gen:***	

Gsc Material Description:

Stratum Description: Dense brown silty clay till, with fine to medium gravel **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID:	8501778	***Mat Consistency:***	Dense
Top Depth:	5.8	***Material Moisture:***	
Bottom Depth:	9.1	***Material Texture:***	
Material Color:	Grey	***Non Geo Mat Type:***	
Material 1:	Till	***Geologic Formation:***	
Material 2:	Clay	***Geologic Group:***	

Material 3:	Silty	**Geologic Period:**	
Material 4:	Gravelly	**Depositional Gen:**	
Gsc Material Description:			
Stratum Description:	Dense grey silty clay till, gravely **Note: Many records provided by the department have a truncated [Stratum Description] field.		

12 **1 of 1** **ESE/196.9** **112.6 / -7.38** **ON** **BORE**

Borehole ID:	891387	**Inclin FLG:**	No
OGF ID:	215584191	**SP Status:**	Initial Entry
Status:	Decommissioned	**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:	Geotechnical/Geological Investigation	**Primary Name:**	
Completion Date:	26-NOV-1992	**Municipality:**	
Static Water Level:	8.0	**Lot:**	LOT 2
Primary Water Use:		**Township:**	EAST FLAMBOROUGH
Sec. Water Use:		**Latitude DD:**	43.328185
Total Depth m:	10.7	**Longitude DD:**	-79.8431
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	593794
Drill Method:	Solid stem auger	**Northing:**	4797910
Orig Ground Elev m:	109	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Within 10 metres
DEM Ground Elev m:	112		
Concession:	CON 1		
Location D:	Foundation Investigation Report For Culvery #5, W.P. 199-77-01B. Hwy. 403/Q.E.W. (Freeman) Interchange District 4, Burlington		
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	8504713	**Mat Consistency:**	Stiff
Top Depth:	0	**Material Moisture:**	
Bottom Depth:	6.1	**Material Texture:**	
Material Color:	Brown	**Non Geo Mat Type:**	
Material 1:	Till	**Geologic Formation:**	
Material 2:	Silt	**Geologic Group:**	
Material 3:	Clayey	**Geologic Period:**	
Material 4:	Sand	**Depositional Gen:**	glacial
Gsc Material Description:			
Stratum Description:	Heterogeneous mixture of clayey silt, sand and gravel (Glacial Till) Stiff Brown, grey **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	8504714	**Mat Consistency:**	Very Dense
Top Depth:	6.1	**Material Moisture:**	
Bottom Depth:	9.1	**Material Texture:**	
Material Color:	Red	**Non Geo Mat Type:**	
Material 1:	Till	**Geologic Formation:**	
Material 2:	Silt	**Geologic Group:**	
Material 3:	Sand	**Geologic Period:**	
Material 4:	Gravel	**Depositional Gen:**	glacial
Gsc Material Description:			
Stratum Description:	Heterogeneous mixture of silt, sand and gravel (Glacial till) Greyish Red, Very Dense **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	8504715	**Mat Consistency:**	
Top Depth:	9.1	**Material Moisture:**	
Bottom Depth:	10.7	**Material Texture:**	
Material Color:	Red	**Non Geo Mat Type:**	
Material 1:	Bedrock	**Geologic Formation:**	
Material 2:	Shale	**Geologic Group:**	
Material 3:	Siltstone	**Geologic Period:**	

Material 4: ***Depositional Gen:***
Gsc Material Description:
Stratum Description: Shale bedrock with interbedded siltstone. Weak to Very Weak, Unweathered greyish red with greenish grey **Note: Many records provided by the department have a truncated [Stratum Description] field.

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13 | ***1 of 1*** | ***E/211.2*** | ***113.1 / -6.87*** | ***ON*** | ***BORE***

Borehole ID:	890489	***Inclin FLG:***	No
OGF ID:	215583410	***SP Status:***	Initial Entry
Status:	Decommissioned	***Surv Elev:***	No
Type:	Borehole	***Piezometer:***	No
Use:	Geotechnical/Geological Investigation	***Primary Name:***	
Completion Date:	08-JUL-1959	***Municipality:***	
Static Water Level:		***Lot:***	LOT 1
Primary Water Use:		***Township:***	EAST FLAMBOROUGH
Sec. Water Use:		***Latitude DD:***	43.329053
Total Depth m:	12.8	***Longitude DD:***	-79.842615
Depth Ref:	Ground Surface	***UTM Zone:***	17
Depth Elev:		***Easting:***	593832
Drill Method:	Diamond Drill	***Northing:***	4798007
Orig Ground Elev m:	114	***Location Accuracy:***	
Elev Reliabil Note:		***Accuracy:***	Within 10 metres
DEM Ground Elev m:	114		

Concession: CON 1
Location D: Foundation report on Proposed Hwy. #403 & relocated gravel rd. Between lots 1 & 2, approximately 2 miles N.E. of Aldershot, Twp. Of Flamborough E., District #4.
Survey D:
Comments:

Borehole Geology Stratum

Geology Stratum ID:	8501774	***Mat Consistency:***	Dense
Top Depth:	10.1	***Material Moisture:***	
Bottom Depth:	11.3	***Material Texture:***	
Material Color:	Red	***Non Geo Mat Type:***	
Material 1:	Till	***Geologic Formation:***	
Material 2:	Clay	***Geologic Group:***	
Material 3:	Gravelly	***Geologic Period:***	
Material 4:		***Depositional Gen:***	

Gsc Material Description:
Stratum Description: Dense red clay till, gravely **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID:	8501775	***Mat Consistency:***	
Top Depth:	11.3	***Material Moisture:***	
Bottom Depth:	12.8	***Material Texture:***	
Material Color:	Red	***Non Geo Mat Type:***	
Material 1:	Bedrock	***Geologic Formation:***	
Material 2:	Shale	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	

Gsc Material Description:
Stratum Description: Shale bedrock Ax. Core 37'-42' red and grey shale no sign of weathering **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID:	8501771	***Mat Consistency:***	
Top Depth:	0	***Material Moisture:***	
Bottom Depth:	.3	***Material Texture:***	
Material Color:		***Non Geo Mat Type:***	
Material 1:	Topsoil	***Geologic Formation:***	
Material 2:		***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	

Gsc Material Description:
Stratum Description: Topsoil **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID:	8501772	**Mat Consistency:**	Dense
Top Depth:	.3	**Material Moisture:**	
Bottom Depth:	7	**Material Texture:**	
Material Color:	Brown	**Non Geo Mat Type:**	
Material 1:	Till	**Geologic Formation:**	
Material 2:	Clay	**Geologic Group:**	
Material 3:	Silty	**Geologic Period:**	
Material 4:	Gravelly	**Depositional Gen:**	

Gsc Material Description:
Stratum Description: Dense brown silty clay till, gravely **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID:	8501773	**Mat Consistency:**	Dense
Top Depth:	7	**Material Moisture:**	
Bottom Depth:	10.1	**Material Texture:**	
Material Color:	Grey	**Non Geo Mat Type:**	
Material 1:	Till	**Geologic Formation:**	
Material 2:	Clay	**Geologic Group:**	
Material 3:	Gravelly	**Geologic Period:**	
Material 4:		**Depositional Gen:**	

Gsc Material Description:
Stratum Description: Dense grey clay till gravely **Note: Many records provided by the department have a truncated [Stratum Description] field.

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14 | **1 of 1** | **E/220.3** | **117.0 / -2.93** | **L-3 Communications Electronic Systems Inc.**
642 North Service Rd
Burlington ON | **SPL**

Ref No:	6713-9PF6RE	**Discharger Report:**	
Site No:	NA	**Material Group:**	
Incident Dt:	2014/09/29	**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:	Leak/Break	**Sector Type:**	Motor Vehicle
Incident Event:		**Agency Involved:**	
Contaminant Code:	15	**Nearest Watercourse:**	
Contaminant Name:	OIL (PETROLEUM BASED, NOT SPECIFIED)	**Site Address:**	642 North Service Rd
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:	Not Anticipated	**Site Municipality:**	Burlington
Nature of Impact:	Other Impact(s)	**Site Lot:**	
Receiving Medium:		**Site Conc:**	
Receiving Env:		**Northing:**	
MOE Response:	No Field Response	**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	2014/09/30	**Site Map Datum:**	
Dt Document Closed:	2014/10/09	**SAC Action Class:**	Land Spills
Incident Reason:	Unknown / N/A	**Source Type:**	

Site Name: L-3 Communications<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: L-3 Communications: oil to pvmt, ctd, clng 5L
Contaminant Qty: 5 L

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15 | **1 of 1** | **E/228.6** | **110.6 / -9.31** | **Brennan Paving Limited**
King Rd/403 Underpass
Burlington ON | **GEN**

Generator No:	ON7672476	**Status:**	
SIC Code:	237310	**Co Admin:**	

SIC Description:	HIGHWAY, STREET AND BRIDGE CONSTRUCTION	**Choice of Contact:**	
Approval Years:	2013	**Phone No Admin:**	
PO Box No:		**Contam. Facility:**	
Country:		**MHSW Facility:**	

Detail(s)

Waste Class:	146
Waste Class Desc:	OTHER SPECIFIED INORGANICS

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16 **1 of 1** **SSE/242.6** **111.3 / -8.61** **ON** **BORE**

Borehole ID:	891386	**Inclin FLG:**	No
OGF ID:	215584190	**SP Status:**	Initial Entry
Status:	Decommissioned	**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:	Geotechnical/Geological Investigation	**Primary Name:**	
Completion Date:	26-NOV-1992	**Municipality:**	
Static Water Level:	9.0	**Lot:**	LOT 2
Primary Water Use:		**Township:**	EAST FLAMBOROUGH
Sec. Water Use:		**Latitude DD:**	43.326938
Total Depth m:	12.2	**Longitude DD:**	-79.844455
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	593686
Drill Method:	Solid stem auger	**Northing:**	4797770
Orig Ground Elev m:	110	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Within 10 metres
DEM Ground Elev m:	112		
Concession:	CON 1		
Location D:	Foundation Investigation Report For HML Poles and Overhead Signs HWY 403/Q.E.E., WP 199-77-06A District 4, Burlington		
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	8504711	**Mat Consistency:**	Very Dense
Top Depth:	7.6	**Material Moisture:**	
Bottom Depth:	10.7	**Material Texture:**	
Material Color:	Red	**Non Geo Mat Type:**	
Material 1:	Till	**Geologic Formation:**	
Material 2:	Silt	**Geologic Group:**	
Material 3:	Sand	**Geologic Period:**	
Material 4:	Gravel	**Depositional Gen:**	glacial
Gsc Material Description:			
Stratum Description:	Heterogeneous mixture of silt, sand and gravel (Glacial Till) Greyish Red, Very dense **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	8504710	**Mat Consistency:**	Very Stiff
Top Depth:	0	**Material Moisture:**	
Bottom Depth:	7.6	**Material Texture:**	
Material Color:	Brown	**Non Geo Mat Type:**	
Material 1:	Till	**Geologic Formation:**	
Material 2:	Silt	**Geologic Group:**	
Material 3:	Clayey	**Geologic Period:**	
Material 4:	Sand	**Depositional Gen:**	glacial
Gsc Material Description:			
Stratum Description:	Heterogeneous mixture of clayey silt, sand and gravel (Glacial Till) Very stiff. Brown to Grey **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	8504712	**Mat Consistency:**	
Top Depth:	10.7	**Material Moisture:**	

Bottom Depth:	12.2	**Material Texture:**	
Material Color:	Red	**Non Geo Mat Type:**	
Material 1:	Shale	**Geologic Formation:**	
Material 2:	Bedrock	**Geologic Group:**	
Material 3:	Siltstone	**Geologic Period:**	
Material 4:		**Depositional Gen:**	

Gsc Material Description:
Stratum Description: Weathered, unweathered. Shale bedrock. With interbedded siltstone weak to very weak, greyish red with greenish grey.

---

17 | **1 of 1** | **E/245.2** | **109.9 / -10.06** | **ON** | **BORE**

Borehole ID:	890491	**Inclin FLG:**	No
OGF ID:	215583412	**SP Status:**	Initial Entry
Status:	Decommissioned	**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:	Geotechnical/Geological Investigation	**Primary Name:**	
Completion Date:	13-JUL-1959	**Municipality:**	
Static Water Level:		**Lot:**	LOT 2
Primary Water Use:		**Township:**	EAST FLAMBOROUGH
Sec. Water Use:		**Latitude DD:**	43.328537
Total Depth m:	11.3	**Longitude DD:**	-79.842279
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	593860
Drill Method:	Diamond Drill	**Northing:**	4797950
Orig Ground Elev m:	111	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Within 10 metres
DEM Ground Elev m:	110		

Concession: CON 1
Location D: Foundation report on Proposed Hwy. #403 & relocated gravel rd. Between lots 1 & 2, approximately 2 miles N.E. of Aldershot, Twp. Of Flamborough E., District #4.
Survey D:
Comments:

Borehole Geology Stratum

Geology Stratum ID:	8501784	**Mat Consistency:**	Dense
Top Depth:	7.9	**Material Moisture:**	
Bottom Depth:	9.8	**Material Texture:**	
Material Color:	Red	**Non Geo Mat Type:**	
Material 1:	Till	**Geologic Formation:**	
Material 2:	Clay	**Geologic Group:**	
Material 3:	Gravelly	**Geologic Period:**	
Material 4:		**Depositional Gen:**	

Gsc Material Description:
Stratum Description: Dense red clay till, gravely **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID:	8501781	**Mat Consistency:**	
Top Depth:	0	**Material Moisture:**	
Bottom Depth:	.3	**Material Texture:**	
Material Color:		**Non Geo Mat Type:**	
Material 1:	Topsoil	**Geologic Formation:**	
Material 2:		**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	

Gsc Material Description:
Stratum Description: Topsoil **Note: Many records provided by the department have a truncated [Stratum Description] field.

Geology Stratum ID:	8501785	**Mat Consistency:**	
Top Depth:	9.8	**Material Moisture:**	
Bottom Depth:	11.3	**Material Texture:**	
Material Color:	Red	**Non Geo Mat Type:**	

Material 1:	Bedrock	***Geologic Formation:***	
Material 2:	Shale	***Geologic Group:***	
Material 3:		***Geologic Period:***	
Material 4:		***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	Shale bedrock, Ax core: red and grey shale -no sign of weathering **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	8501782	***Mat Consistency:***	Dense
Top Depth:	.3	***Material Moisture:***	
Bottom Depth:	4	***Material Texture:***	
Material Color:	Brown	***Non Geo Mat Type:***	
Material 1:	Till	***Geologic Formation:***	
Material 2:	Clay	***Geologic Group:***	
Material 3:	Silty	***Geologic Period:***	
Material 4:	Sand	***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	Dense brown silty clay till with sand and gravel **Note: Many records provided by the department have a truncated [Stratum Description] field.		

Geology Stratum ID:	8501783	***Mat Consistency:***	Dense
Top Depth:	4	***Material Moisture:***	
Bottom Depth:	7.9	***Material Texture:***	
Material Color:	Grey	***Non Geo Mat Type:***	
Material 1:	Till	***Geologic Formation:***	
Material 2:	Clay	***Geologic Group:***	
Material 3:	Silty	***Geologic Period:***	
Material 4:	Gravelly	***Depositional Gen:***	
Gsc Material Description:			
Stratum Description:	Dense grey silty clay till, gravely **Note: Many records provided by the department have a truncated [Stratum Description] field.		

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18 ***1 of 12*** ***WNW/249.6*** ***129.8 / 9.84*** ***OSG Canada Ltd.*** ***SCT***
538 King Forest Crt
Burlington ON L7P 5C1

Established:	01-JUL-88
Plant Size (ft²):	20000
Employment:	

--Details--

Description:	Mining and Oil and Gas Well Machinery, Equipment and Supplies Wholesaler-Distributors
SIC/NAICS Code:	417220
Description:	Hardware Wholesaler-Distributors
SIC/NAICS Code:	416330
Description:	Industrial Machinery, Equipment and Supplies Wholesaler-Distributors
SIC/NAICS Code:	417230
Description:	Industrial Machinery, Equipment and Supplies Wholesaler-Distributors
SIC/NAICS Code:	417230

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18 ***2 of 12*** ***WNW/249.6*** ***129.8 / 9.84*** ***OSG Correct Tool Ltd.*** ***SCT***
538 King Forest Crt
Burlington ON L7P 5C1

Established:	01-JUL-91
Plant Size (ft²):	7000
Employment:	

--Details--

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Description: Coating, Engraving, Heat Treating and Allied Activities
SIC/NAICS Code: 332810

---

18 **3 of 12** **WNW/249.6** **129.8 / 9.84** **OSG CORRECT TOOL LTD.** **GEN**
538 KING FOREST COURT
BURLINGTON ON L7P 5C1

Generator No: ON8365555
SIC Code: 332710
SIC Description: Machine Shops
Approval Years: 07,08
PO Box No:
Country:

Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

---

18 **4 of 12** **WNW/249.6** **129.8 / 9.84** **OSG Canada Ltd** **GEN**
538 King Forest Court
Burlington ON

Generator No: ON3550356
SIC Code: 332710
SIC Description: Machine Shops
Approval Years: 2012
PO Box No:
Country:

Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

---

18 **5 of 12** **WNW/249.6** **129.8 / 9.84** **OSG Canada Ltd** **GEN**
538 King Forest Court
Burlington ON

Generator No: ON3550356
SIC Code: 332710
SIC Description: MACHINE SHOPS
Approval Years: 2013
PO Box No:
Country:

Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

---

18 **6 of 12** **WNW/249.6** **129.8 / 9.84** **OSG Canada Ltd** **GEN**
538 King Forest Court
Burlington ON L7P 5C1

Generator No: ON3550356
SIC Code: 332710
SIC Description: MACHINE SHOPS
Approval Years: 2016
PO Box No:
Country: Canada

Status:
Co Admin:
Choice of Contact: CO_OFFICIAL
Phone No Admin:
Contam. Facility: No
MHSW Facility: No

Detail(s)

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

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18 **7 of 12** **WNW/249.6** **129.8 / 9.84**

OSG Canada Ltd
538 King Forest Court
Burlington ON L7P 5C1

GEN

Generator No: ON3550356
SIC Code: 332710
SIC Description: MACHINE SHOPS
Approval Years: 2015
PO Box No:
Country: Canada

Status:
Co Admin:
Choice of Contact: CO_OFFICIAL
Phone No Admin:
Contam. Facility: No
MHSW Facility: No

Detail(s)

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

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18 **8 of 12** **WNW/249.6** **129.8 / 9.84**

OSG Canada Ltd
538 King Forest Court
Burlington ON L7P 5C1

GEN

Generator No: ON3550356
SIC Code: 332710
SIC Description: MACHINE SHOPS
Approval Years: 2014
PO Box No:
Country: Canada

Status:
Co Admin:
Choice of Contact: CO_OFFICIAL
Phone No Admin:
Contam. Facility: No
MHSW Facility: No

Detail(s)

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

---

18 **9 of 12** **WNW/249.6** **129.8 / 9.84**

OSG Canada Ltd
538 King Forest Court
Burlington ON L7P 5C1

GEN

Generator No: ON3550356
SIC Code:
SIC Description:
Approval Years: As of Dec 2018
PO Box No:
Country: Canada

Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 252 L
Waste Class Desc: Waste crankcase oils and lubricants

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18 **10 of 12** **WNW/249.6** **129.8 / 9.84**

OSG Canada Ltd
538 King Forest Court
Burlington ON L7P 5C1

GEN

Generator No: ON3550356
SIC Code:
SIC Description:
Approval Years: As of Jul 2020
PO Box No:

Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Country: Canada ***MHSW Facility:***

Detail(s)

Waste Class: 252 L
Waste Class Desc: Waste crankcase oils and lubricants

---

18 ***11 of 12*** ***WNW/249.6*** ***129.8 / 9.84*** ***OSG Canada Ltd*** ***GEN***
538 King Forest Court
Burlington ON L7P 5C1

Generator No: ON3550356 ***Status:*** Registered
SIC Code: ***Co Admin:***
SIC Description: ***Choice of Contact:***
Approval Years: As of Nov 2021 ***Phone No Admin:***
PO Box No: ***Contam. Facility:***
Country: Canada ***MHSW Facility:***

Detail(s)

Waste Class: 252 L
Waste Class Desc: Waste crankcase oils and lubricants

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18 ***12 of 12*** ***WNW/249.6*** ***129.8 / 9.84*** ***OSG Canada Ltd*** ***GEN***
538 King Forest Court
Burlington ON L7P 5C1

Generator No: ON3550356 ***Status:*** Registered
SIC Code: ***Co Admin:***
SIC Description: ***Choice of Contact:***
Approval Years: As of Apr 2022 ***Phone No Admin:***
PO Box No: ***Contam. Facility:***
Country: Canada ***MHSW Facility:***

Detail(s)

Waste Class: 252 L
Waste Class Desc: WASTE OILS & LUBRICANTS

Unplottable Summary

Total: 31 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	The Plugged Piper Drain Service Inc.	Lot 1, Plan M-232	Burlington ON	
CA	North Service Road Portfolio Inc.	Lot 1, Conc. 1	Burlington ON	
CA	Falcon Boulevard Area	Lot 2 and 3, Concession 1	Burlington ON	
CA	683560 ONTARIO LTD. CHATTLE TOWNHOUSES	KING RD.	BURLINGTON CITY ON	
CA	Bronte Woods Community Subdivision	Part of Lot 2, Concession 1	Burlington ON	
CA	Bronte Woods Community Subdivision	Part of Lot 2, Concession 1	Burlington ON	
CA	The Regional Municipality of Halton	King Rd	Burlington ON	
CA		Part of Lot 2 and 3 North Service Road	Burlington ON	
CA	BRANTDALE CONSTRUCTION LTD.	KING RD.	BURLINGTON ON	
CA	RADIX INVESTMENTS LTD.	LOT 2 CONC 1	BURLINGTON CITY ON	
CA	RADIX INVESTMENTS LTD.	PART LOT 2 CONC 1	BURLINGTON CITY ON	
CA	BURLINGTON CITY BAYVIEW LANDFILL SITE	KING RD. P.S. FORCEMAIN REVIS.	BURLINGTON CITY ON	
CA	683560 ONTARIO LTD. CHETTLE TOWNHOUSES	KING RD.	BURLINGTON CITY ON	
GEN	Brennan Paving Limited	King Rd/403 Underpass	Burlington ON	
SPL	unknown<UNOFFICIAL>	Hwy 403(QEW) between King Rd. & Waterdown Rd.	Burlington ON	
SPL		QEW Ramp heading onto 403 Westbound just South of N Service Rd	Burlington ON	
SPL		Hwy 403 West, King Rd	Burlington ON	
SPL		Hwy 403 W/B just east of King Rd.	Burlington ON	

SPL		King Road and North Service Road in Burlington	Burlington ON
SPL	CANADIAN NATIONAL RAILWAY	ALDERSHOTT YARD, KING RD. AT WATERDOWN STORAGE TANKS	BURLINGTON CITY ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WWIS		KING RD	BURLINGTON ON

Unplottable Report

Site: ***The Plugged Piper Drain Service Inc.***
Lot 1, Plan M-232 Burlington ON

Database: ***CA***

Certificate #:	7709-6S5P8Z
Application Year:	2006
Issue Date:	8/2/2006
Approval Type:	Waste Management Systems
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***North Service Road Portfolio Inc.***
Lot 1, Conc. 1 Burlington ON

Database: ***CA***

Certificate #:	3353-8DVPAZ
Application Year:	2011
Issue Date:	2/22/2011
Approval Type:	Industrial Sewage Works
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***Falcon Boulevard Area***
Lot 2 and 3, Concession 1 Burlington ON

Database: ***CA***

Certificate #:	0292-57LHZN
Application Year:	02
Issue Date:	2/26/02
Approval Type:	Municipal & Private water
Status:	Approved
Application Type:	New Certificate of Approval
Client Name:	The Corporation of the Regional Municipality of Halton
Client Address:	1151 Bronte Road
Client City:	Oakville
Client Postal Code:	L6M 3L1
Project Description:	This application is for approval to install watermains in the Falcon Boulevard Area.
Contaminants:	
Emission Control:	

Site: ***683560 ONTARIO LTD. CHATTLE TOWNHOUSES***
KING RD. BURLINGTON CITY ON

Database: ***CA***

Certificate #:	3-0647-87-
Application Year:	87

Issue Date: 6/5/1987
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***Bronte Woods Community Subdivision***
Part of Lot 2, Concession 1 Burlington ON

Database: ***CA***

Certificate #: 7186-52ZR53
Application Year: 01
Issue Date: 10/9/01
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Tabera Limited
Client Address: 1810 Avenue Road
Client City: Toronto
Client Postal Code: M5M 3Z2
Project Description: Watermain construction on Street A, Street B, Street C, Street D and Street E.
Contaminants:
Emission Control:

Site: ***Bronte Woods Community Subdivision***
Part of Lot 2, Concession 1 Burlington ON

Database: ***CA***

Certificate #: 6825-52ZR8H
Application Year: 01
Issue Date: 10/15/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Tabera Limited
Client Address: 1810 Avenue Road
Client City: Toronto
Client Postal Code: M5M 3Z2
Project Description: Storm and sanitary sewer construction on Street A, Street B, Street C and Street D, sanitary sewers to be constructed on Street E, storm sewers to be constructed on Easement (west limit of subdivision to Street C) and storm outfall (from intersection with Street C to Pond).
Contaminants:
Emission Control:

Site: ***The Regional Municipality of Halton***
King Rd Burlington ON

Database: ***CA***

Certificate #: 6179-89JLET
Application Year: 2010
Issue Date: 10/8/2010
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site:
Part of Lot 2 and 3 North Service Road Burlington ON

Database: ***CA***

Certificate #:	3146-56LQH6
Application Year:	02
Issue Date:	1/23/02
Approval Type:	Municipal & Private water
Status:	Approved
Application Type:	New Certificate of Approval
Client Name:	Jannock Properties Limited
Client Address:	2155 Dunwin Drive, Unit #6
Client City:	Mississauga
Client Postal Code:	L5L 4M1
Project Description:	This application is for approval to install watemains on North Service Road.
Contaminants:	
Emission Control:	

Site: ***BRANTDALE CONSTRUCTION LTD.***
KING RD. BURLINGTON ON

Database: ***CA***

Certificate #:	7-0515-85-006
Application Year:	85
Issue Date:	7/5/85
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***RADIX INVESTMENTS LTD.***
LOT 2 CONC 1 BURLINGTON CITY ON

Database: ***CA***

Certificate #:	7-0210-96-
Application Year:	96
Issue Date:	4/1/1996
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***RADIX INVESTMENTS LTD.***
PART LOT 2 CONC 1 BURLINGTON CITY ON

Database: ***CA***

Certificate #:	3-0206-96-
Application Year:	96
Issue Date:	4/1/1996
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	

Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***BURLINGTON CITY BAYVIEW LANDFILL SITE***
KING RD. P.S. FORCEMAIN REVIS. BURLINGTON CITY ON

Database: ***CA***

Certificate #: 3-0819-86-
Application Year: 86
Issue Date: 8/7/1986
Approval Type: Municipal sewage
Status: Revised
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***683560 ONTARIO LTD. CHETTLE TOWNHOUSES***
KING RD. BURLINGTON CITY ON

Database: ***CA***

Certificate #: 7-0547-87-
Application Year: 87
Issue Date: 6/5/1987
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***Brennan Paving Limited***
King Rd/403 Underpass Burlington ON

Database: ***GEN***

Generator No: ON7672476
SIC Code: 237310
SIC Description: Highway Street and Bridge Construction
Approval Years: 2012
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Site: ***unknown<UNOFFICIAL>***
Hwy 403(QEW) between King Rd. & Waterdown Rd. Burlington ON

Database: ***SPL***

Ref No: 0358-5Y4SS4
Site No:
Incident Dt: 4/16/2004
Year:
Incident Cause: Overturn - Truck Or Trailer
Incident Event:
Contaminant Code: 14
Contaminant Name: ASPHALT
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: Possible
Discharger Report:
Material Group: Oil
Health/Env Conseq:
Client Type:
Sector Type: Unknown
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office: Halton-Peel
Site Postal Code:
Site Region: Central
Site Municipality: Burlington

Nature of Impact:	Soil Contamination; Surface Water Pollution	***Site Lot:***	
Receiving Medium:	Land & Water	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	4/16/2004	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	Spill to Highway (Accident); Spill to Inland Watercourses
Incident Reason:	Unknown - Reason not determined	***Source Type:***	
Site Name:	HWY 403(QEW) BETWEEN KING RD. & WATERDOWN RD.<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	N. Service Rd., MVA - Asphault to Ditch		
Contaminant Qty:			

Site: ***Database:*** ***SPL***

QEW Ramp heading onto 403 Westbound just South of N Service Rd Burlington ON

Ref No:	5715-8MREEP	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	10/18/2011	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	Other Discharges	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:	13	***Nearest Watercourse:***	
Contaminant Name:	DIESEL FUEL	***Site Address:***	QEW Ramp heading onto 403 Westbound just South of N Service Rd
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	Not Anticipated	***Site Municipality:***	Burlington
Nature of Impact:	Other Impact(s); Soil Contamination	***Site Lot:***	
Receiving Medium:		***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:	No Field Response	***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	10/18/2011	***Site Map Datum:***	
Dt Document Closed:	11/10/2011	***SAC Action Class:***	Watercourse Spills
Incident Reason:	Spill	***Source Type:***	
Site Name:	Diesel Spill<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Diesel to 403 On Ramp; cont.		
Contaminant Qty:	150 L		

Site: ***Database:*** ***SPL***

Hwy 403 West, King Rd Burlington ON

Ref No:	2664-9RPPCB	***Discharger Report:***	
Site No:	NA	***Material Group:***	
Incident Dt:	2014/12/11	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	Leak/Break	***Sector Type:***	Truck - Only Saddle Tanks
Incident Event:		***Agency Involved:***	
Contaminant Code:	13	***Nearest Watercourse:***	
Contaminant Name:	DIESEL FUEL	***Site Address:***	Hwy 403 West, King Rd
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:		***Site Municipality:***	Burlington
Nature of Impact:	Land	***Site Lot:***	
Receiving Medium:		***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:	N	***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	2014/12/11	***Site Map Datum:***	
Dt Document Closed:	2015/01/03	***SAC Action Class:***	Land Spills

Incident Reason:	Other	***Source Type:***	
Site Name:	HWY 403<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	MVA: TT leaking diesel to road, shoulder, gravel/grass Hwy 403 W		
Contaminant Qty:	200 L		

Site: ***Database:*** ***SPL***

Hwy 403 W/B just east of King Rd. Burlington ON

Ref No:	5141-A7U8YW	***Discharger Report:***	
Site No:	NA	***Material Group:***	
Incident Dt:	2016/03/08	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:		***Sector Type:***	Miscellaneous Communal
Incident Event:	Leak/Break	***Agency Involved:***	
Contaminant Code:	12	***Nearest Watercourse:***	Lake Ontario
Contaminant Name:	GASOLINE	***Site Address:***	Hwy 403 W/B just east of King Rd.
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:		***Site Municipality:***	Burlington
Nature of Impact:		***Site Lot:***	
Receiving Medium:		***Site Conc:***	
Receiving Env:	Land; Surface Water	***Northing:***	
MOE Response:	No	***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	2016/03/08	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	Land Spills
Incident Reason:	Operator/Human Error	***Source Type:***	
Site Name:	Hwy 403 W/B<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Private Vehicle: 60 L gasoline to ditch, Falcon Creek		
Contaminant Qty:	60 L		

Site: ***Database:*** ***SPL***

King Road and North Service Road in Burlington Burlington ON

Ref No:	1361-AU6P5X	***Discharger Report:***	
Site No:	NA	***Material Group:***	
Incident Dt:	2017/12/18	***Health/Env Conseq:***	2 - Minor Environment
Year:		***Client Type:***	
Incident Cause:		***Sector Type:***	Municipal Sewage
Incident Event:	Overflow/Surcharge	***Agency Involved:***	
Contaminant Code:	41	***Nearest Watercourse:***	
Contaminant Name:	WASTEWATER N.O.S.	***Site Address:***	King Road and North Service Road in Burlington
Contaminant Limit 1:		***Site District Office:***	Halton-Peel
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:	n/a	***Site Region:***	Central
Environment Impact:		***Site Municipality:***	Burlington
Nature of Impact:		***Site Lot:***	
Receiving Medium:		***Site Conc:***	
Receiving Env:	Land	***Northing:***	4798022.71
MOE Response:	No	***Easting:***	593797.81
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	2017/12/18	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	Sewage Incident Report Flowchart
Incident Reason:	Blockage	***Source Type:***	Sewer (Private or Municipal)
Site Name:	King Road and North Service Road in Burlington<UNOFFICIAL>		
Site County/District:	Regional Municipality of Halton		
Site Geo Ref Meth:			
Incident Summary:	Halton Region: Manhole surcharge due to blockage, cleared, cleaning		
Contaminant Qty:	0.5 m^3		

Site: ***CANADIAN NATIONAL RAILWAY***
ALDERSHOTT YARD, KING RD. AT WATERDOWN STORAGE TANKS BURLINGTON CITY ON

Database: ***SPL***

Ref No:	40086	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	8/30/1990	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	OTHER CONTAINER LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	NOT ANTICIPATED	***Site Municipality:***	14101
Nature of Impact:	Water course or lake	***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	8/30/1990	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	DAMAGE BY MOVING EQUIPMENT	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			

Incident Summary: CN-RAIL -200 L. LUBE OIL TO GROUND FROM DRUM.
Contaminant Qty:

Site:
N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Approval No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	05/15/1972	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	
Approval Type:			

Proponent: PEEL, REGIONAL MUNICIPALITY OF
Prop Address: 1151 Bronte Rd.
Proponent County/District:
Full Address:
Site Lot: 4, Pt.
Waste Class Code:
Waste Class:
Waste Type: domestic, commercial, non-hazardous solid-industrial
Waste Type Other: Yes
Waste Description: 66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)
Landfill Monitoring: groundwater, surface water
Landfill Ctrl Type: leachate
Site Closing Description: THERE ARE TWO CONDITIONS IN THE CERTIFICATE.
Project Description:

Municipalities Served: POPULATION: 287 100. ESTIMATED 1989.
Approval Description:
Other Approvals/Permits:
PDF URL:
PDF Site Location:

Site: ***Database:*** ***WDS***

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Approval No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	10/24/1980	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	

Approval Type:
Proponent: PEEL, REGIONAL MUNICIPALITY OF
Prop Address: 1151 Bronte Rd.
Proponent County/District:
Full Address:
Site Lot: 4, Pt.
Waste Class Code:
Waste Class:
Waste Type: domestic, commercial, non-hazardous solid-industrial
Waste Type Other: Yes
Waste Description: 66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)
Landfill Monitoring: groundwater, surface water
Landfill Ctrl Type: leachate
Site Closing Description: THERE ARE 14 CONDITIONS AND ALSO IS LISTED THE SCHEDULE "A" IN THE CERTIFICATE.
Project Description:
Municipalities Served: POPULATION: 287 100. ESTIMATED 1989.
Approval Description:
Other Approvals/Permits:
PDF URL:
PDF Site Location:

Site: ***Database:*** ***WDS***

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Approval No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	07/06/1984	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	

Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	
Approval Type:			
Proponent:	PEEL, REGIONAL MUNICIPALITY OF		
Prop Address:	1151 Bronte Rd.		
Proponent County/District:			
Full Address:			
Site Lot:	4, Pt.		
Waste Class Code:			
Waste Class:			
Waste Type:	domestic, commercial, non-hazardous solid-industrial		
Waste Type Other:	Yes		
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)		
Landfill Monitoring:	groundwater, surface water		
Landfill Ctrl Type:	leachate		
Site Closing Description:	THERE ARE 7 CONDITIONS AND ALSO IS LISTED THE SCHEDULE "A" IN THE CERTIFICATE.		
Project Description:			
Municipalities Served:	POPULATION: 287 100. ESTIMATED 1989.		
Approval Description:			
Other Approvals/Permits:			
PDF URL:			
PDF Site Location:			

Site:

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Approval No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	09/20/1984	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	
Approval Type:			
Proponent:	PEEL, REGIONAL MUNICIPALITY OF		
Prop Address:	1151 Bronte Rd.		
Proponent County/District:			
Full Address:			
Site Lot:	4, Pt.		
Waste Class Code:			
Waste Class:			
Waste Type:	domestic, commercial, non-hazardous solid-industrial		
Waste Type Other:	Yes		
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)		
Landfill Monitoring:	groundwater, surface water		
Landfill Ctrl Type:	leachate		
Site Closing Description:	THERE ARE 19 CONDITIONS AND ALSO IS LISTED THE SCHEDULE "A" IN THE CERTIFICATE.		
Project Description:			

Municipalities Served: POPULATION: 287 100. ESTIMATED 1989.
Approval Description:
Other Approvals/Permits:
PDF URL:
PDF Site Location:

Site: ***Database:*** ***WDS***

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Approval No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	01/08/1979	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	

Approval Type:
Proponent: PEEL, REGIONAL MUNICIPALITY OF
Prop Address: 1151 Bronte Rd.
Proponent County/District:
Full Address:
Site Lot: 4, Pt.
Waste Class Code:
Waste Class:
Waste Type: domestic, commercial, non-hazardous solid-industrial
Waste Type Other: Yes
Waste Description: 66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)
Landfill Monitoring: groundwater, surface water
Landfill Ctrl Type: leachate
Site Closing Description: THERE IS NO CONDITION IN THE CERTIFICATE.
Project Description:
Municipalities Served: POPULATION: 287 100. ESTIMATED 1989.
Approval Description:
Other Approvals/Permits:
PDF URL:
PDF Site Location:

Site: ***Database:*** ***WDS***

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Approval No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	01/31/1980	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	

Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	
Approval Type:			
Proponent:	PEEL, REGIONAL MUNICIPALITY OF		
Prop Address:	1151 Bronte Rd.		
Proponent County/District:			
Full Address:			
Site Lot:	4, Pt.		
Waste Class Code:			
Waste Class:			
Waste Type:	domestic, commercial, non-hazardous solid-industrial		
Waste Type Other:	Yes		
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)		
Landfill Monitoring:	groundwater, surface water		
Landfill Ctrl Type:	leachate		
Site Closing Description:	THERE ARE THREE CONDITIONS AND ALSO IS LISTED THE SCHEDULE "A" IN THE CERTIFICATE.		
Project Description:			
Municipalities Served:	POPULATION: 287 100. ESTIMATED 1989.		
Approval Description:			
Other Approvals/Permits:			
PDF URL:			
PDF Site Location:			

Site:

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Approval No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	10/18/1973	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	
Approval Type:			
Proponent:	PEEL, REGIONAL MUNICIPALITY OF		
Prop Address:	1151 Bronte Rd.		
Proponent County/District:			
Full Address:			
Site Lot:	4, Pt.		
Waste Class Code:			
Waste Class:			
Waste Type:	domestic, commercial, non-hazardous solid-industrial		
Waste Type Other:	Yes		
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)		
Landfill Monitoring:	groundwater, surface water		
Landfill Ctrl Type:	leachate		
Site Closing Description:	THERE IS NO CONDITION IN THE CERTIFICATE.		
Project Description:			

Municipalities Served: POPULATION: 287 100. ESTIMATED 1989.
Approval Description:
Other Approvals/Permits:
PDF URL:
PDF Site Location:

Site: ***Database:*** ***WDS***

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Approval No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	09/01/1975	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	

Approval Type:
Proponent: PEEL, REGIONAL MUNICIPALITY OF
Prop Address: 1151 Bronte Rd.
Proponent County/District:
Full Address:
Site Lot: 4, Pt.
Waste Class Code:
Waste Class:
Waste Type: domestic, commercial, non-hazardous solid-industrial
Waste Type Other: Yes
Waste Description: 66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)
Landfill Monitoring: groundwater, surface water
Landfill Ctrl Type: leachate
Site Closing Description: THERE IS NO CONDITION IN THE CERTIFICATE.
Project Description:
Municipalities Served: POPULATION: 287 100. ESTIMATED 1989.
Approval Description:
Other Approvals/Permits:
PDF URL:
PDF Site Location:

Site: ***Database:*** ***WDS***

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Approval No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	09/16/1974	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	

Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	
Approval Type:			

Proponent:	PEEL, REGIONAL MUNICIPALITY OF
Prop Address:	1151 Bronte Rd.
Proponent County/District:	
Full Address:	
Site Lot:	4, Pt.
Waste Class Code:	
Waste Class:	
Waste Type:	domestic, commercial, non-hazardous solid-industrial
Waste Type Other:	Yes
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)
Landfill Monitoring:	groundwater, surface water
Landfill Ctrl Type:	leachate
Site Closing Description:	THERE IS NO CONDITION IN THE CERTIFICATE.
Project Description:	
Municipalities Served:	POPULATION: 287 100. ESTIMATED 1989.
Approval Description:	
Other Approvals/Permits:	
PDF URL:	
PDF Site Location:	

Site:

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Approval No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	10/16/1972	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	
Approval Type:			

Proponent:	PEEL, REGIONAL MUNICIPALITY OF
Prop Address:	1151 Bronte Rd.
Proponent County/District:	
Full Address:	
Site Lot:	4, Pt.
Waste Class Code:	
Waste Class:	
Waste Type:	domestic, commercial, non-hazardous solid-industrial
Waste Type Other:	Yes
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)
Landfill Monitoring:	groundwater, surface water
Landfill Ctrl Type:	leachate
Site Closing Description:	THERE IS ONE CONDITION IN THE CERTIFICATE.
Project Description:	

Municipalities Served: POPULATION: 287 100. ESTIMATED 1989.
Approval Description:
Other Approvals/Permits:
PDF URL:
PDF Site Location:

Site:
KING RD BURLINGTON ON

Database: ***WWIS***

Well ID:	7041923	***Flowing (Y/N):***	
Construction Date:		***Flow Rate:***	
Use 1st:	Not Used	***Data Entry Status:***	
Use 2nd:		***Data Src:***	
Final Well Status:	Observation Wells	***Date Received:***	29-Mar-2007 00:00:00
Water Type:		***Selected Flag:***	TRUE
Casing Material:		***Abandonment Rec:***	
Audit No:	Z64508	***Contractor:***	7201
Tag:	A049011	***Form Version:***	3
Constructn Method:		***Owner:***	
Elevation (m):		***County:***	HALTON
Elevatn Reliabilty:		***Lot:***	
Depth to Bedrock:		***Concession:***	
Well Depth:		***Concession Name:***	
Overburden/Bedrock:		***Easting NAD83:***	
Pump Rate:		***Northing NAD83:***	
Static Water Level:		***Zone:***	
Clear/Cloudy:		***UTM Reliability:***	
Municipality:	BURLINGTON CITY		
Site Info:			

Bore Hole Information

Bore Hole ID:	11764426	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	
Code OB:		***East83:***	
Code OB Desc:		***North83:***	
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	
Date Completed:	02-Feb-2007 00:00:00	***UTMRC Desc:***	
Remarks:		***Location Method:***	
Loc Method Desc:			
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	933095535
Layer:	3
Color:	7
General Color:	RED
Mat1:	05
Most Common Material:	CLAY
Mat2:	17
Mat2 Desc:	SHALE
Mat3:	66
Mat3 Desc:	DENSE
Formation Top Depth:	35.0
Formation End Depth:	38.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	933095533
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	0.0
Formation End Depth:	5.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	933095534
Layer:	2
Color:	2
General Color:	GREY
Mat1:	05
Most Common Material:	CLAY
Mat2:	11
Mat2 Desc:	GRAVEL
Mat3:	66
Mat3 Desc:	DENSE
Formation Top Depth:	5.0
Formation End Depth:	35.0
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	933315978
Layer:	1
Plug From:	0.0
Plug To:	37.0
Plug Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	933315979
Layer:	2
Plug From:	27.0
Plug To:	38.0
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	967041923
Method Construction Code:	6
Method Construction:	Boring
Other Method Construction:	

Pipe Information

Pipe ID:	11772146
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930897210
Layer:	1
Material:	5
Open Hole or Material:	PLASTIC
Depth From:	0.0
Depth To:	33.0
Casing Diameter:	2.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Screen

Screen ID:	933423696
Layer:	1
Slot:	10
Screen Top Depth:	28.0
Screen End Depth:	38.0
Screen Material:	5
Screen Depth UOM:	ft
Screen Diameter UOM:	inch
Screen Diameter:	2.0

Results of Well Yield Testing

Pumping Test Method Desc:	PUMP
Pump Test ID:	997041923
Pump Set At:	
Static Level:	
Final Level After Pumping:	
Recommended Pump Depth:	
Pumping Rate:	
Flowing Rate:	
Recommended Pump Rate:	
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	
Water State After Test:	
Pumping Test Method:	1
Pumping Duration HR:	
Pumping Duration MIN:	
Flowing:	No

Hole Diameter

Hole ID:	11850678
Diameter:	4.0
Depth From:	0.0
Depth To:	38.0
Hole Depth UOM:	ft
Hole Diameter UOM:	inch

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory: Provincial AAGR

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

Government Publication Date: Sept 2002*

Aggregate Inventory: Provincial AGR

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

Government Publication Date: Up to Nov 2021

Abandoned Mine Information System: Provincial AMIS

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

Government Publication Date: 1800-Mar 2022

Anderson's Waste Disposal Sites: Private ANDR

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks: Provincial AST

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies: Private AUWR

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

Government Publication Date: 1999-May 31, 2022

Borehole: Provincial BORE

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval: Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities: Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2020

Commercial Fuel Oil Tanks: Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.
Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Chemical Manufacturers and Distributors: Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register: Private CHM

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

Government Publication Date: 1999-May 31, 2022

Compressed Natural Gas Stations: Private CNG

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

Government Publication Date: Dec 2012 -Apr 2022

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-Jun 2022

Certificates of Property Use: Provincial CPU

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

Government Publication Date: 1994 - Jul 31, 2022

Drill Hole Database: Provincial DRL

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

Government Publication Date: 1886 - Sep 2020

Delisted Fuel Tanks: Provincial DTNK

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

Government Publication Date: Feb 28, 2022

Environmental Activity and Sector Registry: Provincial EASR

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

Government Publication Date: Oct 2011- Jul 31, 2022

Environmental Registry: Provincial EBR

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

Government Publication Date: 1994 - Jul 31, 2022

Environmental Compliance Approval: Provincial ECA

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

Government Publication Date: Oct 2011- Jul 31, 2022

Environmental Effects Monitoring: Federal EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private EHS

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

Government Publication Date: 1999-Jul 31, 2022

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: Apr 30, 2022

Environmental Penalty Annual Report: Provincial EPAR

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2021

List of Expired Fuels Safety Facilities: Provincial EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.
Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Federal Convictions: Federal FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land: Federal FCS

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

Government Publication Date: Jun 2000-Jun 2022

Fisheries & Oceans Fuel Tanks: Federal FOFT

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS): Federal FRST

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

Government Publication Date: May 31, 2018

Fuel Storage Tank: Provincial FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.
Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Fuel Storage Tank - Historic: Provincial FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary: Provincial GEN

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

Government Publication Date: 1986-Apr 30, 2022

Greenhouse Gas Emissions from Large Facilities: Federal GHG

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

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents: Provincial HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks: Federal IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks: Provincial INC

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

Government Publication Date: Feb 28, 2022

Landfill Inventory Management Ontario: Provincial LIMO

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

Government Publication Date: Mar 21, 2022

Canadian Mine Locations: Private MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences: Provincial MNR

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

Government Publication Date: 1846-Feb 2022

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

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

Government Publication Date: 1974-1994*

Non-Compliance Reports: Provincial NCPL

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

Government Publication Date: Dec 31, 2020

National Defense & Canadian Forces Fuel Tanks: Federal NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills: Federal NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents: Federal NEBI

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

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells: Federal NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells: Private OGWE

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

Government Publication Date: 1988-Aug 31, 2022

Ontario Oil and Gas Wells: Provincial OOGW

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

Government Publication Date: 1800-Jan 2021

Inventory of PCB Storage Sites: Provincial OPCB

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

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

Orders: Provincial ORD

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

Government Publication Date: 1994 - Jul 31, 2022

Canadian Pulp and Paper: Private PAP

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

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

Parks Canada Fuel Storage Tanks: Federal PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register: Provincial PES

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

Government Publication Date: Oct 2011- Jul 31, 2022

Pipeline Incidents: Provincial PINC

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

Government Publication Date: Feb 28, 2021

Private and Retail Fuel Storage Tanks: Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water: Provincial PTTW

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

Government Publication Date: 1994 - Jul 31, 2022

Ontario Regulation 347 Waste Receivers Summary: Provincial REC

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

Government Publication Date: 1986-1990, 1992-2019

Record of Site Condition: Provincial RSC

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

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

Retail Fuel Storage Tanks: Private RST

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

Government Publication Date: 1999-May 31, 2022

Scott's Manufacturing Directory: Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills: Provincial SPL

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

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

Wastewater Discharger Registration Database: Provincial SRDS

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

Government Publication Date: 1990-Dec 31, 2020

Anderson's Storage Tanks: Private TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks: Federal TCFT

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

Government Publication Date: 1970 - Dec 2020

Variances for Abandonment of Underground Storage Tanks: Provincial VAR

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

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

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

Government Publication Date: Oct 2011- Jul 31, 2022

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

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 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 2022

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 F

Aerial Photographs



Aerial Photograph	wsp	N	Date: October 2022	Scale: Approximately 1:9,200	Project No.:
1965			Drawn by: KS	Approved by: IP	OESAR2210



Aerial Photograph	wsp	N	Date: October 2022	Scale: Approximately 1:9,200	Project No.:
1986			Drawn by: KS	Approved by: IP	OESAR2210



Aerial Photograph	wsp	N	Date: October 2022	Scale: Approximately 1:9,200	Project No.:
1992			Drawn by: KS	Approved by: IP	OESAR2210



Satellite Image	wsp	N	Date: October 2022	Scale: Approximately 1:9,200	Project No.:
2004			Drawn by: KS	Approved by: IP	OESAR2210



Satellite Image	wsp	N	Date: October 2022	Scale: Approximately 1:9,200	Project No.:
2013			Drawn by: KS	Approved by: IP	OESAR2210



Satellite Image	wsp	N	Date: October 2022	Scale: Approximately 1:9,200	Project No.:
2014			Drawn by: KS	Approved by: IP	OESAR2210



Satellite Image	wsp	N	Date: October 2022	Scale: Approximately 1:9,200	Project No.:
2021			Drawn by: KS	Approved by: IP	OESAR2210

Appendix G

Photographs



Photograph 1:

Overview of the Phase One Property from the central portion of the Eastern property line

Date:
16 September 2022

Direction:
Northwest



Photograph 2:

Overview of the southern portion of the Phase One Property from the northern corner.

Date:
16 September 2022

Direction:
South



Photograph 3:

Monitoring well (MOE # A319985) observed in the northern portion of the Phase One Proeprty.

Date:
16 September 2022

Direction:
North



Photograph 4:

Monitoring well (MOE #A319981) observed on the western side of the Phase One Property.

Date:
16 September 2022

Direction:
North



Photograph 5:

Sanitary sewer manhole observed north of the Phase One Property.

Date:
16 September 2022

Direction:
North



Photograph 6:

Sparsely vegetated area in the western portion of the Phase One Property.

Date:
16 September 2022

Direction:
North



Photograph 7:
North Service Road and Highway 403 south of the Phase One Property.
Date: 16 September 2022
Direction: Southeast



Photograph 8:
King Road east of the Phase One Property.
Date: 16 September 2022
Direction: Northeast

Appendix H

Qualifications of the Assessor

Kristina Shantz, B.Sc., C.E.S.A.
Environmental Scientist

Summary

Years of Experience

14 years, 12 with Wood

Office of Employment

Calgary, Alberta

Education

- Bachelor of Science, Athabasca University, Athabasca, AB, 2011
- Advanced Specialty Certificate in Forensic Science, BCIT, Vancouver, BC.

Professional Qualifications

- Certified Environmental Site Assessor (C.E.S.A.) - Associated Environmental Site Assessors of Canada (AESEC)

Professional Summary

Ms. Shantz has worked with Wood's Phase I Environmental Site Assessment (ESA) Group since 2010 and brings experience in reporting, site characterization, data management, laboratory quality assurance and quality control, and client relations. Project experience includes assisting in and writing Phase I ESAs for property divestment, acquisition, financing, and development/redevelopment of various types of properties including commercial, agricultural and residential sites in Alberta. Ms. Shantz's responsibilities include direct contact with regulatory agencies, research and interpretation of historical records, land titles, archives, oil and gas commission records, and aerial photographs. She also conducts interviews with property representatives, completes site inspections, as well as prepares detailed technical reports identifying and evaluating environmental issues.

In addition, Ms. Shantz has experience in implementing the recommendations of Phase I ESAs, identifying potential areas of concern and determining locations for excavations and drilling. As well as conducting Phase I ESAs, Ms. Shantz assists Calgary's Phase II ESA staff, conducting soil and groundwater sampling, data management, and assisting in the writing of Phase II ESA reports.

Relevant Experience

Ms. Shantz has worked as an Assessment Team Member for Phase I ESAs within Alberta. Responsibilities included searches for reports available through regulatory agencies under the *Freedom of Information and Protection of Privacy Act*, searches of historical business directories, detailing potential issues of environmental concern on maps and site plans, interpreting aerial photographs, interpretation of published topographical, geological, and hydrogeological maps and information, and conducting searches of online databases for relevant information. Ms. Shantz has authored over 150 Phase I Environmental Site Assessments within Alberta and coordinated the completion of large multi-site programs.

Ms. Shantz also has experience in various other areas of field work including hydrogeological work in large oil sands projects and local groundwater and soil investigations. Ms. Shantz has experience with the collection of various types of samples, such as water and soil for chemical analysis. Additionally, Ms. Shantz has experience in planning for upcoming field programs, equipment and staffing management, sample set preparation, table and data reporting, and extensive data entry/management.

Employment History

- WSP (formerly Wood) (2010 to present), Environmental Scientist, Calgary AB,
- Saputo Foods Ltd., Laboratory Technician, Red Deer AB and Vancouver BC, 2005 to 2007

Appendix I

Limitations

Limitations

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