Toronto Inspection LTD.
GEO-ENVIRONMENTAL CONSULTANTS

REPORT ON
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
35 PLAINS ROAD EAST
BURLINGTON, ONTARIO

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1.0 EXECUTIVE SUMMARY

Toronto Inspection Ltd. was retained by 2816544 Ontario Inc. (the 'Client') to conduct a Phase One Environmental Site Assessment (Phase One ESA) for a property located at 35 Plains Road East, in Burlington, Ontario (hereinafter referred to as the 'Site' or the 'Phase One Property'). For the purpose of this report Plains Road is assumed to be oriented in an east-west direction. The Phase One ESA was conducted in general accordance with Ontario Regulation 153/04, Records of Site Condition – Part XV.1 of the Environmental Protection Act, (O. Reg. 153/04 as amended). It is understood that this Phase One ESA was conducted as part of the requirements for a Site Plan Approval for a proposed development of a nine-storey building with 72 residential units with ground floor retail.

The objective of the Phase One ESA was to determine if there is evidence of actual or potential contamination as a result of the current and/or historical activities on-Site or the surrounding properties that could result an adverse environmental impact on the Phase One Property.

The Phase One Property consists of a rectangular-shaped area located northwest of the intersection between Plains Road East and Cooke Boulevard in Burlington, Ontario. The Phase One Property, which is a vacant piece of land has an approximate area of 1,992.0m^2 (0.20 ha) and it was considered to have been first developed in the late 1950s for commercial purposes.

Based on the local topography, local groundwater flow direction is inferred to be southeast towards Lake Ontario, which is located approximately 1 km southeast of the Phase One Property. The surficial geology was described as sand, gravel, minor silt, and clay. The bedrock geology within the Site consists of shale, limestone, dolostone and siltstone of the Queenston Group. The bedrock elevation is expected to be about 84 m (metric, geodetic) at/near the Site (approximately 16 m deep).

Four (4) historical Potentially Contaminating Activities (PCAs) were identified within the Phase One Property – PCA#27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles, and Aviation Vehicle; PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks; PCA# 30 – Importation of Fill Material of Unknown Quality; and PCA#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.

However, a Record of Site Condition (RSC) # 224029 was filed for the Phase One Property in 2017. The RSC mentioned the proposed use of the Site as residential and that the analytical results for soil and groundwater samples have been compared to Table 3 (Full Depth Generic Site Condition Standards in a Non-Potable Groundwater Condition). According to the RSC#224029, "there are no compounds considered contaminants of concern in soil and groundwater". Based on the above, the on-site historical PCAs identified on this Phase One ESA investigation are not anticipated to create Areas of Potential Environmental Concern (APECs) at the Phase One Property.

Nine (9) PCAs were identified within the study area, however, due to separable distance and gradient orientation in relation to the Phase One Property, the off-Site PCAs are anticipated not to create APECs at the Phase one Property.

In summary, the historical and current activities from on-Site and off-Site properties, as identified at the time of this Phase One ESA, do not represent significant potential environmental concern which may adversely impact the subsurface conditions of the Phase One Property.

Based on the above and given the fact that no changes have occurred at the Phase One Property since the RSC filed in 2017, It is *Toronto Inspection Ltd.*'s opinion that at the time of writing this Phase One ESA report no further investigation is recommended and that the Phase One Property is considered satisfactory for its proposed use.

2.0 INTRODUCTION

Toronto Inspection Ltd. was retained by 2816544 Ontario Inc. (the 'Client') to conduct a Phase One Environmental Site Assessment (Phase One ESA) for a property located at 35 Plains Road East, in Burlington, Ontario (hereinafter referred to as the 'Site' or the 'Phase One Property'). For the purpose of this report Plains Road is assumed to be oriented in an east-west direction. The Phase One ESA was conducted in general accordance with Ontario Regulation 153/04, Records of Site Condition – Part XV.1 of the Environmental Protection Act, (O. Reg. 153/04 as amended). It is understood that this Phase One ESA was conducted as part of the requirements for a Site Plan Approval for a proposed development of a nine-storey building with 72 residential units with ground floor retail.

2.1. Objective

The Phase One ESA was conducted to determine if there is evidence of actual or potential contamination at the Site and if the activities of surrounding properties pose an environmental concern to the Site, for the purpose of satisfying the Phase One ESA general objectives as listed in O.Reg. 153/04:

- 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.
- To determine the need for a Phase Two ESA.
- To provide a basis for carrying out any Phase Two ESA if required.
- 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.

2.2. Phase One Property Information

Site Description: The Phase One Property consists of a rectangular-shaped area located northwest of the intersection between Plains Road East and Cooke Boulevard in Burlington, Ontario. The Phase One Property, which is a vacant piece of land is described as follows:

Table 2.2-1: Summary of Phase One Property information

General Information	Description
Address	35 Plains Road East, Burlington
Property Identification Number (PIN)	07122-0076 (LT)
Legal Description	Part of Lot 6, Concession 1, Part 6, 20R-8287; Burlington / E Flam TWP
Current occupant	Vacant
Current land use	Commercial
Ownership	2816544 Ontaroio Inc.
Current zoning	Mixed-Use Corridor – Commercial (MXC-470)
Proposed land use	Residential
Site coordinates (approx. centroid)	17 T 593107.85 m E 4795641.64 m N
Approximate Area of the Site	1,992.0m^2 (0.20 ha)

The layout of the Site is shown on Image 1, below.



Phase One Property located at 35 Plains Road East, Burlington, Ontario
Source: City of Burlington Interactive Map (2019)

Site Contact Information: Nick Sampogna, the client, provided authorization for *Toronto Inspection Ltd*. to conduct this Phase One ESA.

Contact: Nick Sampogna
Tel: 416-519-55-62

3.0 SCOPE OF INVESTIGATION

3.1. Scope of Work

The scope of work of this Phase One ESA consisted of:

- A review of reasonably accessible records pertaining to the current and/or past uses of the Site and properties within the Phase One Study Area.
- An inspection of the Site and accessible areas surrounding the Site to identify evidence of potential environmental concerns at the Site and within the Phase One Study Area.
- Interview(s) with person(s) having knowledge of on-Site activities and operations.
- Preparation of this report to document the findings of the Phase One ESA report.

3.2. Methodology and Limitations

Methodology

This Phase One ESA was conducted in general accordance with O.Reg. 153/04 as amended.

Based on the general land use, topographical and hydrogeological conditions of the Site and surrounding areas, a search distance of 250 m from the Site was determined to be sufficient as the Phase One Study Area. For details refer to Section 4.1.1. *Phase One Study Area Determination*.

Information from various sources were searched and reviewed as part of the Phase One ESA work program. The source information was searched in accordance with Schedule D of O. Reg. 153/04. A detail list of records reviewed is included in Section 9 – References. Copies of select source documents are included in the Appendices as references.

The Phase One Property was a former garage and retail fuel outlet (late 1950s-1967), and a rental car facility with an associated underground storage tank i.e., UST (1981-1995). However, a Record of Site Condition (RSC) # 224029 was filed for the Phase One Property in 2017 as a requirement for a proposed residential development; therefore, the definition of an enhanced investigation property no longer apply to the current Phase One Property.

The Phase One ESA site visit was conducted by Albert Lee-Wah, BES of *Toronto Inspection Ltd.* on September 24, 2021. The site visit included a walkthrough of the Site in all accessible areas to document site observations and photograph details pertinent to the Phase One ESA requirements.

Limiting Conditions of Phase One ESA

All accessible areas of the Site were inspected for evidence of potential environmental concern. An inspection of the adjacent properties was conducted from vantage points at the Site and other publicly accessible areas.

It should be noted that a response from the Ministry of the Environment, Conservation and Parks (MECP) Freedom of Information (FOI) office has yet to be received at the time this report was prepared.

4.0 RECORDS REVIEW

Records search was conducted to determine if area(s) of actual and potential environmental concerns exist on-Site and within the Phase One Study Area. Details of the findings are provided in the following sections.

4.1. General

4.1.1. Phase One Study Area Determination

As indicated from the records review, there were no large historical or recent industrial facilities within 1 km of the subject Site, which include: active or closed waste disposal sites, historical coal gasification plant waste sites, or historical industrial sites which produced or used coal tar and related tars. In addition, the Phase One Property was in an area mix of residential, commercial, and industrial developments.

Based on the general land use within the Phase One Study Area, which is mainly residential, as well as the topographical and hydrogeological conditions of the Site and surrounding areas, the Phase One ESA Study Area was established to comprise the Site as well as properties located, in whole or in part, within 250 m of the site boundaries. The Regional Topography and the Site Location are shown on Figure 1, Appendix A.

4.1.2. First Developed Use Determination

According to a review of the 1878 Historical County Map of Township of Flamboro East, the Phase One Property was part of a lot owned by Alexander Brown and appeared to be undeveloped. A review of the historical 1950 aerial photographs shows that the Phase One Property remained vacant, and the first evidence of development was observed in the 1959 aerial photographs when the property seemed to be used for commercial purposes. Based on the review of the historical data, the Phase One Property was considered to have been first developed in the late 1950s for commercial purposes.

4.1.3. Fire Insurance Plans

Access to the 1971 FIPs for the Phase One Property and the Phase One Study Area was possible through Toronto Reference Library. Observations for the Phase One Property and adjacent/neighboring properties which represent a source of potential environmental concern are summarized below:

Table 4.1.3-1 Notable Environmental Issues Identified from 1971 Fire Insurance Plans

Location	Notable Features
35 Plains Road *Site*	- The 1971 FIP shows that the Phase One Property was occupied by a landscape contractor.
7 Plains Road *Approximately 125 m southwest of Site*	- The Property was occupied by an auto service facility and one (1) UST was observed at the southeast section of the property.

Location	Notable Features
29 Plains Road West *Approximately 215 m southwest of Site*	- One (1) UST was located at the central portion of the property.
71 Plains Road East *Approximately 125 m east of Site*	- An auto service facility was active at the address and one (1) UST was observed at the east section of the property.
14 Plains Road *Approximately 90 m southwest of Site*	- An auto service station facility was active at the address and one (1) UST was observed at the west section of the property.
20-14 Plains Road West *Current 18 Plains Road West* *Approximately 170 m southwest of Site*	- The property was occupied by a Truck Repairs facility with two (2) UST located at the back of the building.

4.1.4. Chain of Title

A chronological chain of title for the Site dated back to 1833 was obtained from Landtek`s 2016 Phase One Environmental Site Assessment report. The information from the Chain of Title indicates various ownership records since the property was transferred from the Crown in 1833 to Mr. William Applegarth. Currently the Phase One Property is owned by 2816544 Ontario Inc.

4.1.5. City Directory

Site occupancy records for the Site and Study Area were reviewed from the previous 2016 Landtek Limited Phase One report. Listings for the Site and adjacent/neighboring listings which represent a source of potential environmental concern for the Site are discussed in detail in section *7.2 Potentially Contaminating Activity.*

4.1.6. Environmental Reports and Other Reports

The following reports were available to *Toronto Inspection Ltd*. for review.

- *"Hydrogeological Investigation 35 Plains Road East, Burlington, Ontario"*, dated February 11, 2022 prepared by *Toronto Inspection Ltd*. for Janik Group Inc.
- *"Records of Site Condition#224029"* – 35 Plains Road East, Burlington, ON L7R 2B8, filed at the Environmental Site Registry on November 12, 2017 by Landtek Limited.
- "*Phase One Environmental Site Assessment, 35 Plains Road East, City of Burlington, Ontario*", dated January 20, 2016 prepared by Landtek Limited for Aldershot Properties Inc.

- *"Updated Phase 2 Environmental Site Assessment, 35 Plains Road East, Burlington, Ontario",* dated January 20, 2016 prepared by Landtek Limited for Aldershot Properties Inc.

Table 4.1.6-1: Summary of Environmental and Other Reports

Report Reviewed	Relevant Information / Recommendation
2022 TIL Hydrogeological Investigation 35 Plains Road East, Burlington, Ontario	• Relevant information from the 2022 Hydrogeological Investigation is summarized below: ○ The objective of this investigation is listed below: - Identify regulation applicable to the development of the Site that relate to hydrogeological issues. - Characterize the existing geological and hydrogeological conditions at the Site. - Identify dewatering requirements for the during and post-construction phases - Quantify potential impacts to underlying aquifers and surrounding receptors resulting from construction and potential dewatering activities. ○ The local scale geological and hydrogeological settings for the development were assessed using a network of nine boreholes, with four (4) boreholes drilled by TIL in November 2021, and five (5) boreholes drilled by Landtek Limited (Landteck) in August 2015. ○ All four (4) TIL`s boreholes and two (2) of Landtek`s boreholes were instrumented as monitoring wells that were used to measure static groundwater level, conduct in-situ hydraulic conductivity testing, and collect representative groundwater quality samples. ○ Once it is determined that the monitoring wells installed at the Site are no longer required, they should be decommissioned by a licensed well contractor as per Reg. 903.

Report Reviewed	Relevant Information / Recommendation
2017 Record of Site Condition (RSC) #224029 for the property at 35 Plains Road East, Burlington, Ontario	• Relevant information from the 2017 RSC#224029 is summarized below: **Record of Site Condition Number**: 224029 **Date Filed to Environmental Site Registry**: 2017/12/11 **Certification Date**: 2017/07/20 **Current Property Use**: Commercial **Intended Property Use**: Residential **Applicable Site Condition Standard**: Full Depth Generic Site Conditions Standard, with Non-potable Ground Water, Coarse Textured Soil, for residential property use. • Relevant information retrieved from the Phase Two and Record of Site Condition (RSC) Conceptual Site Model (CSM) File: 15237 is summarized below: ○ "The proposed use of the Phase Two Property is residential. Accordingly, the analytical results for soil and groundwater samples have been compared to Table 3 (Full Depth Generic Site Condition Standards in a Non-Potable Groundwater Condition) of the MOECC Soil, Groundwater and Sediment Standard for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011 for residential use and fine to coarse textured soil". ○ "No soil has been brought to the property during the Phase Two ESA. The proposed development will require the removal of soil/fill prior to construction". ○ "The Phase Two Property will rezoning to facilitate the development of an eight storey building with 72 residential units and commercial uses on the street level". ○ "There were no parameters measured above the MOECC 2011 Table 3 Standards in soil or groundwater for the samples submitted for analysis. Therefore, there are no compounds at the Phase Two Property considered COCs in soil or groundwater". ○ "No contaminants of concern were identified on the Phase Two Property and accordingly, no transport, receptors or exposure pathways required consideration".

Report Reviewed	Relevant Information / Recommendation
Landtek Limited 2016 Phase One ESA report for 35 Plains Road East	• <u>Relevant information from the Landtek 2016 report is summarized below</u>: ○ Based on the historical records assessed by Landtek, the Site operated from late 1950s to 1967 as a garage and retail fuel outlet; 1967 to 1981 as landscaping end equipment maintenance; and from 1981 to 1995 as a rental car facility with associated UST. The USTs were removed in 1994 and the Site was vacant in 1998. The former on-Site building was demolished in 2005. ○ Landtek Limited had access to the PML Phase Two report, which gives information about the investigation conducted at the Site in 2014 and stated the following: "Based on the PML Phase Two ESA consisting of a program of soil and groundwater sampling and chemical testing was completed concurrently to address the potential for contaminants to exist within the various APECs. The chemical quality of the tested soil and groundwater at the Site were compared to Table 3 Full Depth Generic Non-Potable Ground Water Condition for industrial/commercial/community (ICC) property use for soil and All Types of Property Use for groundwater". ○ Landtek Limited informed that the results from PML Phase Two ESA met Table 3 Full Depth Generic Non-Potable Ground Water Condition for Residential/Parkland/Institutional (RPI) property use for soil. ○ Landtek advanced five (5) boreholes and two (2) boreholes were converted to monitoring wells in August 2015. Soil samples tested for Metals and Inorganics, VOCs and PHCs F1 to F4, and were reported by Landtek to be below the MOECC Table 3 standards for RPI land uses and coarse textured soils in a potable groundwater condition in accordance with O.Reg. 153/04. Therefore, Landtek stated that soil sample results were consistent with the results from the PML Phase Two investigation completed in 2014. • <u>Recommendation</u> • Based on the results of the soil and groundwater sampling and analysis included in the Update Phase 2 ESA mentioned above, Landtek did not recommend a Phase Two Site Assessment for the Site.

Report Reviewed	Relevant Information / Recommendation
Landtek Limited 2016 Update Phase 2 ESA for 35 Plains Road, Burlington, Ontario	• Relevant information from the 2016 Landtek Update Phase 2 report is summarized below: ○ The primary purpose of this assessment was to update and confirm the existing environmental conditions at the Site with respect to the subsurface soils and groundwater, confirming the results of a previous investigation conducted by PML in 2014. ○ Landtek advanced five (5) boreholes in August 2015 to a maximum depth of 15.7 m. Two (2) boreholes were converted to monitoring wells to allow for groundwater monitoring and sampling. ○ Soil samples were visually examined to determine the textural classification, and samples were selected for chemical analyses based on visual and olfactory indicators as well as TCV and VOC readings. ○ Soil sample characterization testing included Metals and Inorganics, PHCs Fractions F1 to F4 and VOCs. ○ Fill was encountered in boreholes 2 and 5 underlying the subsurface materials and extended to depths of approximately 4.1 m to 2.2 m, respectively, below existing ground surface elevations. The fill predominantly consists of a mixture of silty clay, sand and grave, with traces of red shale fragments. ○ Soil samples were tested for Metal and Inorganics, VOCs and PHCs F1 to F4, and were below their MOECC Table 3 standards for RPI uses and coarse textured soils in a potable groundwater condition in accordance with O.Reg. 153/04. • Landtek also stated that the soil and groundwater sample results were consistent with the results from the PML Phase Two investigation conducted in 2014.

A copy of 2017 RSC#224029 is provided as appendix B.

4.2. Environmental Source Information

4.2.1. MECP Inventory Records

The following documents were reviewed:

- MOE (now the MECP) Inventory of Coal Gasification Plant Waste Sites in Ontario, April 1987
- MOE Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, November 1998
- MOE Waste Disposal Site Inventory, June 1991
- MOE Inventory of PCB Storage Sites, January 1992

A review of the above-listed documents indicated that no active or closed waste disposal sites, historical coal gasification plant waste sites, or historical industrial sites which produced or used coal tar and related tars, were located within 1 km of the Site.

4.2.2. Environmental Risk Information Service (ERIS)

Toronto Inspection Ltd. ordered a customized report from ERIS Ltd. for the Phase One Property and Phase One Study Area. The ERIS Report includes the search results of federal, provincial, and private source databases that are listed in paragraph 7 of subsection 3 (2) in Schedule D of O. Reg. 153/04 as amended. The customized ERIS report identified no records for the Phase One Property; however, eighty-three (83) plottable records and four (4) unplottable records were identified for the Study Area.

Of the plottable listings, the records which represent potential environmental concerns and/or Potentially Contaminating Activities that may be contributing to an APEC are summarized in Table 4.2.2-1, below:

Table 4.2.2-1: Summary of Potential Environmental Concerns Identified from ERIS Report

Address / Orientation	Listing Information	Environmental Source Information Database*	Potentially Contaminating Activity
30 Plains Road *Approximately 45 m south of the Site*	- A private retail fuel storage tank was listed for the property. Type: Retail Expire date: 31/0/1993 Capacity: 2,000 L	PRT	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks
14 Plains Road East *Approximately 90m southwest of Site*	- A private retail fuel storage tank was listed for the property. Type: Retail Expire date: 28/02/1996 Capacity: 131,800 L - Imperial Oil was registered as a waste generator of light fuels and oil skimming and sludges (2005-2021)	PRT GEN	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks
71 Plains Road East Transformer *Approximately 125 m northeast of the Site*	- A spill incident was reported to the MOE in 9/3/2002 due to a transportation accident causing 16 gallons of transform oil (<50 ppm) to ground.	SPL	PCA#18 Electricity Generation, Transformation and Power Station
7 Plains Road West *Approximately 125 m southwest of the Site*	- A private retail fuel storage tank was listed for the property. Type: Retail Expire date: 30/06/1994 Capacity: 90,800 L	PRT	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks
1062 Cooke Boulevard *Approximately 130 north of the Site*	- Etratech Printed Circuit Boards Inc. was listed as a waste generator of waste oils and lubricants and heavy metals (1997-2001) - Category 5 Imaging was listed as a waste generator of paint/pigment/coating residues and waste oils and lubricants (2007-2021)	GEN	PCA#31 – Ink Manufacturing, processing, and Bulk Storage

Address / Orientation	Listing Information	Environmental Source Information Database*	Potentially Contaminating Activity
1047 Cooke Boulevard *Approximately 140 north of the Site*	- Etratech Manufacturing Inc. was registered as a waste generator of paint/pigment/ coating residues, aliphatic solvents and polymeric resins, waste oil and lubricants (1997- 2021)	GEN	PCA#31 – Ink Manufacturing, processing, and Bulk Storage

**Environmental Source Information Database:*
GEN – Ontario Regulation 347 Waste Generators Summary
PRT – Private and Retail Fuel Storage Tanks
SPL – Ontario Spills

The remaining records, including the 4 unplottable records, were not considered to represent potential environmental concerns that contribute APECs at the Phase One Property, based on the site orientation, the inferred groundwater flow in the Study Area, nature of the records and/or distance. A copy of the ERIS Report is included as Appendix C.

4.2.3. Government and Regulatory Agency Records

MECP FOI

A request enclosed in Appendix D was submitted on September 21, 2021 to the MECP Freedom of Information (FOI) and Privacy Office by *Toronto Inspection Ltd.* for records pertaining to the Site. A response has not been received from the MECP at the time of writing of this report. Upon receipt of MECP's response, *Toronto Inspection Ltd*. will review the information and forward any environmentally significant information (if found) to the client under a separate cover. The conclusions of this report may be amended based on the information provided by MECP.

TSSA

Technical Standards & Safety Authority (TSSA) was contacted and requested to check their records for any fuel storage tanks that may have been present at the Phase One Property and the adjacent properties. An email correspondence (attached in Appendix E) from a TSSA representative, has identified no fuel storage tanks records for the Phase One Property or for properties adjacent to the Site.

MNRF

Based on information provided on the Ministry of Natural Resources and Forestry (MNRF) on-line application "Make A Map: Natural Heritage Areas", the Phase One Property is not located within or adjacent to an area of natural and scientific interest (ANSI), a woodland area or within a provincially significant wetland.

CITY OF BURLINGTON

According to the City of Burlington Zoning Bylaw Interactive Map, the Phase One Property is within a mixed-use corridor, and it is classified as MXC-470 zoning. The land usage within the Phase One Study Area is shown on Figure 2, Appendix A.

4.2.4. Client File Information

The Client provided *Toronto Inspection Ltd*. with the following documents:

- Parcel Register (Abbreviated) For Property Identifier, PIN – 07122-0076 (LT), Land Register Office#20, prepared on October 5, 2021.
- Draft proposal plan for a 9-storey residential condominium at 35 Plains Road East, Burlington Ontario, Issued for SPA November 09, 2021.
- Ground Floor Plan, Drawing No. A103 – 35 Plains Road East, Burlington, Ontario, Issues for review July 4, 2022.

The Client`s File Information is attached in Appendix F.

4.3. Physical Setting Sources

4.3.1. Aerial Photographs

Aerial photographs from 1950 to 2019 were available on the McMaster University Digital Archives and the City of Burlington Interactive Map. The available aerial photographs were reviewed to provide a chronological timeline of developmental changes at the Phase One Property and within the Study Area. The aerial photographs are enclosed in Appendix G.

Table 4.3.1-1 Summary of Review of Aerial Photographs

Year	Notable Changes or Environmental Issues
1950	- The Phase One Study Area was mainly occupied by residential buildings. Plains Road was already built in 1950. - The Phase One Property was undeveloped.
1955	- Progressive development was observed within the Study Area with new residential buildings developed along Waterdown Road South. - No significant changes were observed for the Phase One Property
1959	- No significant changes were observed for the Study Area. - The Phase One Property appeared to be developed with a commercial building.
1998	- Progressive development was observed on the Study Area with commercial building developed along Plains Road East and industrial buildings developed to the north of the Site. - A gas station was observed at the corner of Plains Road East and Lasalle Park Road. - The Phase One Property remained occupied by one commercial building.
2008	- No major changes were observed for the Study Area. - The Phase One Property was vacant, and no evidence of the former commercial building was observed.
2015	- No significant changes were observed for the Study Area or for the Phase One Property.
2019	- No significant changes were observed for the Study Area or for the Phase One Property.

4.3.2. Topography, Hydrology, and Geology

Topography and Regional Drainage

Based on the topographic map, Natural Resources of Canada – The Atlas of Canada – Toporama, local groundwater flow direction is inferred to be southeast towards Lake Ontario, which is located approximately 1 km southeast of the Phase One Property. As indicated on the topographic map, the average elevation of the Phase One Property is approximately 103 m above mean sea level. The mapped contours for the Phase One Property and surrounding areas indicate a downward slope in a southeast direction towards Lake Ontario. Surface drainage is expected to flow towards catch basins located along Plains Road East.

It should be noted that local groundwater flow direction can only be determined through on-going monitoring of groundwater levels, and that groundwater flow at the Site may be influenced by underground utility corridors or structures.

Physiography and Geology of the Phase One Study Area

Based on soils maps provided by ERIS, the Phase One Study Area is situated within the physiographic region of Iroquois Plains, which generally consisted of Sand Plains. The surficial geology was described as sand, gravel, minor silt, and clay. The bedrock geology within the Site consists of shale, limestone, dolostone and siltstone of the Queenston Group. The bedrock elevation is expected to be about 84 m (metric, geodetic) at/near the Site (approximately 16 m deep).

4.3.3. Fill Materials

At the time of the site reconnaissance conducted on September 24, 2021, two piles of soil were observed at the northwest section of the Phase One Property. However, as reported by the Site owner, the two soil piles are not fill materials and consist of native soil from the Site.

4.3.4. Water Bodies, Areas of Natural Significance & Ground Water Information

The closest water body to the Phase One Property is Lake Ontario, located approximately 1 km southeast of the Phase One Property`s boundary. According to the on-line mapping application of the Ministry of Natural Resources and Forestry (MNRF), the Phase One Property is not located within or adjacent to an area of natural and scientific interest (ANSI), a woodland area or within a provincially significant wetland.

Based on the Source Protection Information Atlas mapping website, the Phase One Property is not located within a wellhead protection area, a significant groundwater recharge area or a highly vulnerable aquifer. Drinking water within the Study Area is provided by the Halton Region with water derived from Lake Ontario.

4.3.5. Well Records

The Water Well Information System (WWIS) database shows that three (3) wells were registered for the Phase One Property. The results of the search are summarized below for wells within 150 m of the Phase One Property.

Table 4.3.5-1: Summary of Well Records Within Approximately 150 m of Site

Well ID (Tag), Date of Construction	Well Type	Location	Soil Stratigraphy (Depths, Description)	Water Table (ft or m below ground surface)
7248589 (A188283) 8/18/2015	Observation Well	35 Plains Road E 593118m E 4795620m N	0-9.2 m Medium Sand (Red)	Not provided
7248588 (A188282) 8/18/2015	Observation Well	35 Plains Road E 593098m E 4795664m N	0-9.2 m Medium Sand (Red)	Not provided
7214775 (A091393) 16/12/2013	Observation Well	35 Plains Road E 593122m E 4795644m N	0-26 ft Sand, Gravel, Silt (Brown)	20 ft
7314783 (A237103) 23/3/2018	Not provided	53 Plains Road E 593135m E 4795692m N	Not provided	Not provided
7296544 (A233909) 5/10/2017	Monitoring and Test Hole	15 Plains Road E 593081m E 4795606m N	0-9 ft Sand, Silt (Brown) 9-20 ft Silt, Sand (Brown)	Not provided
7296543 (A199254) 5/10/2017	Monitoring and Test Hole	15 Plains Road E 593075m E 4795595m N	0-8 ft Sand, Silt (Brown) 8-18 ft Silt, Sand (Brown)	Not provided
2810154 (A016930)	Observation Well	Plains Road East Burlington City 593153m E 4795606m N	0-0.15 m Sand, Silt (Red)	Not provided
7361072 (A299539) 26/6/2020	Not provided	Burlington City 593187m E 4795640m N	Not provided	Not provided
7363235 (A299532) 27/7/2020	Not provided	Burlington City 593213m E 4795619m N	Not provided	Not provided

4.4. Site Operating Records

The Phase One Property was a former garage and retail fuel outlet (late 1950s-1967), and a rental car facility with an associated underground storage tank i.e., UST (1981-1995). However, a Record of Site Condition (RSC) # 224029 was filed for the Phase One Property in 2017 as a requirement for a proposed residential development; therefore, the definition of an enhanced investigation property no longer apply to the current Phase One Property.

5.0 INTERVIEWS

A questionnaire interview was sent on October 7, 2021 to Mr. Nick Sampogna, the current owner of the Phase One Property. Relevant information regarding the Phase One Property obtained from the questionnaire interview is incorporated within this Phase One ESA report.

6.0 SITE RECONNAISSANCE

6.1. General Requirements

The site visit was conducted by Albert Lee-Wah, BES of *Toronto Inspection Ltd*. The Phase One Property and neighbouring properties were visited on September 27, 2021. General information pertaining to the site visit is presented as follows:

Table 6.1-1: Site Reconnaissance General Notes

Date, Time, and Length of Time of Investigation	Weather Conditions	Is Facility in Operation at Time of Investigation (applicable to Enhanced Investigation Property)	Names and Qualifications of Persons Conducting the Investigation
September 27, 2021 10:30 am – 11:15 am	Cloudy Temperature: 16°C	Not applicable	Albert Lee-Wah, BES

Photographs taken during the site visit are included in Appendix H.

6.2. Specific Observations at Phase One Property

6.2.1. General Site Layout and Operations

Topographic, Geologic, and Hydrogeologic Conditions

At the time of the site reconnaissance, the Phase One Property was vacant with major portions covered with grass, and trees were observed along the western boundary of the Site. Asphalt and gravel paved areas were also observed at the southern and central portions of the Site. Subsoil features were not determined due to surface coverage (i.e., vegetation, gravel, and asphalt). The Phase One Property was observed to be at the same elevation in relation to neighbouring areas. Surface drainage is expected to flow to catch basins located along Plains Drive and runoff from precipitation is expected to partially infiltrate into the unpaved sections of the Site.

The topographic features and surface gradient are expected to influence shallow groundwater flow at the Phase One Property and within adjacent/neighbouring lands. In addition, groundwater flow at the Phase One Property may be influenced by underground utility corridors or structures.

General Description of Structures

No structures were observed on the Phase One Property at the time of the site reconnaissance.

Property Use

At the time of the site reconnaissance the Phase One Property was vacant.

Products Manufactured

No manufacturing of products was observed on the Phase One Property at the time of the site reconnaissance.

Vehicle and Equipment Maintenance Areas

No vehicle and equipment maintenance areas were observed on the Phase One Property at the time of the site reconnaissance.

6.2.2. Utilities Services

There were no aboveground utilities services on the Phase One Property at the time of the site reconnaissance. However, the Study Area was municipally serviced with potable water, sewage systems, natural gas, and electricity.

6.2.3. Potable Water Supply

At the time of the site reconnaissance, the Phase One Property was municipally serviced by the City of Burlington, with drinking water that was derived from Lake Ontario.

6.2.4. Wells

Water Wells

There was no evidence of water wells on the Phase One Property at the time of the site reconnaissance.

Monitoring or Observation Wells

It was mentioned on the 2016 Landtek Upadated Phase 2 report that five (5) boreholes were advanced on the Phase One Property in 2015 with two (2) of the boreholes converted to monitoring wells. However, at the time of the site reconnaissance conducted by *Toronto Inspection Ltd.* on September 27, 2021, major portions of the Phase One Property were covered with grass and no clear evidence of the monitoring wells was identified.

In November 2021, *Toronto Inspection Ltd.* drilled four additional boreholes on the Phase One Property. All four *Toronto Inspection Ltd.'s* boreholes and two of Landtek`s boreholes were instrumented as monitoring wells that were used to measure static groundwater level, conduct in-situ hydraulic conductivity testing, and collect representative groundwater quality samples.

6.2.5. Waste Generation and Management

Solid and Liquid Waste Management

The Phase One Property was vacant, and no waste generation was observed at the time of the site reconnaissance.

Sewage Disposal

There was no generation of sewage on the Phase One Property at the time of the site reconnaissance.

Wastewater

No industrial wastewater was generated on the Phase One Property at the time of the site reconnaissance.

Liquid Discharge Points

No liquid discharge points were observed on the Phase One Property at the time of the site reconnaissance.

By-Products and Wastes

No by-products or wastes were observed on the Phase One Property at the time of the site reconnaissance.

6.2.6. Materials Handling and Storage

Hazardous Materials

No hazardous materials were observed on the Phase One Property at the time of the site reconnaissance.

Unidentified Substances

No unidentified substances were observed on the Phase One Property at the time of the site reconnaissance.

Raw Materials Handling and Storage

No raw material handling or storage was observed on the Phase One Property at the time of the site reconnaissance.

Storage Containers

No storage containers were observed on the Phase One Property at the time of the site reconnaissance.

6.2.7. Storage Tanks

Aboveground Storage Tanks

No ASTs were observed on the Phase One Property at the time of the site reconnaissance.

Underground Storage Tanks

No vents or pipes indicating the presence of a UST were found in visible areas of the Phase One Property during the site reconnaissance.

It should be noted that the presence of USTs cannot be confirmed or refuted based on visual inspections or review of historical documents available to *Toronto Inspection Ltd.* at the time of

this Phase One ESA.

6.2.8. Odours and Air Emissions

No offensive odour or detectable sources of air emissions that may impact the ambient air quality on the Phase One Property were observed during the site reconnaissance.

6.2.9. Spills, Stains and Stained Materials

No evidence of spills, staining or stained material was observed in the visible areas of the Phase One Property during the site reconnaissance.

6.2.10. Below Ground Structures

Oil and Water Separators

No oil and water separators were observed on the Phase One Property at the time of the site reconnaissance.

6.2.11. Interior Observations

The Phase One Property was vacant at the time of the site reconnaissance.

6.2.12. Exterior Observations

Pits and Lagoons

No natural pit or lagoon was observed on the Phase One Property at the time of the site reconnaissance.

Stressed Vegetation

No stressed vegetation was observed on the Phase One Property at the time of the site reconnaissance.

Fill and Debris

Two piles of soil were observed at the northwest section of the Phase One Property. However, as reported by the Site owner, the two soil piles are not fill materials and consist of native soil from the Site. No debris pile was observed on the Phase One Property at the time of the site reconnaissance.

Watercourses, Ditches, or Standing Water

No watercourses, ditches or standing water were observed on the Phase One Property at the time of the site reconnaissance.

Roads, Parking Facilities, and Rights-of- Way

Access to the Phase One Property was provided through Plains Road East and no parking was available on the Phase One Property.

Railway Lines or Spurs

No evidence of current or former railway lines or spurs was identified on the Phase One Property at the time of the site reconnaissance.

6.2.13. Potentially Contaminating Activity Observed on Phase One Property

No potentially contaminating activities associated with the current and/or historical use of the Site were identified during the site reconnaissance.

6.2.14. Special Attention Items

Polychlorinated Biphenyls

Polychlorinated Biphenyls (PCBs) were first commercially used as an insulating/cooling fluid in 1929 in North America. Polychlorinated Biphenyls are generally found in transformers, light ballasts, and other electrical equipment that contain insulating fluids that were manufactured between 1929 and 1977. The use of PCBs in electrical equipment was banned in 1997.

No evidence of PCBs was observed on the Phase One Property at the time of the site reconnaissance.

Asbestos-Containing Materials (ACMs)

Asbestos had been used in building construction as fire retardant and insulation materials. Although the use of asbestos in building material was halted in the late-1970s, asbestos can still be found in a variety of construction materials such as: pipe and pipe elbow insulation; vinyl floor tiles; suspended ceiling tiles; insulation around boilers; stucco ceiling materials; drywall compound.

No evidence of ACMs was observed on the Phase One Property at the time of the site reconnaissance.

Lead

Old paints are known to contain lead, which is defined as one of the Designated Substances under the Ontario Occupational Health and Safety Act – Section 30. Lead was used in oil-based paints as a drying agent and pigmentation. The use of lead-based paints was phased out in 1976. The potential for exposure to lead-based paints and the dust associated with the deterioration or removal of lead-based paint can pose a health risk to humans, especially to children.

No evidence of painted surfaces suspected to contain lead-based paints or lead-containing construction materials were observed on the Phase One Property at the time of the site

reconnaissance.

Ozone-Depleting Materials (ODMs)

No evidence of ODMs were observed on the Phase One Property at the time of the site reconnaissance.

Urea Foam Formaldehyde Insulation (UFFI)

No evidence of UFFI was observed on the Phase One Property at the time of the site reconnaissance.

Noise and Vibration

The Phase One Property is located in a residential and commercial area in Burlington, Ontario. Therefore, noise and moderate vibrations generated by vehicles are to be expected.

Electric and Magnetic Field

No high voltage transmission towers or substations generating electric or magnetic fields were suspected on the Phase One Property or on the adjacent properties.

6.3. Adjacent and Neighbouring Properties Observations

Occupants and/or land usage of the adjacent and neighbouring properties at the time of the site reconnaissance include the following:

Adjacent Properties

The adjacent property uses (excluding municipal rights-of-way) observed at the time of the site reconnaissance are summarized in Table 6.3-1.

Table 6.3-1: Observations of Areas Adjacent to Phase One Property

Address / Orientation	Owner / Occupant	Observations
1026 Cooke Boulevard *North of the Site*	Burlington Steel Systems	Adjacent property to the north consisted of a commercial development. No obvious evidence of potential environmental concern was observed.
53 Plains Road (Across Cooke Boulevard) *East of the Site*	Solid Gold	Beyond Cooke Boulevard, the properties to the east consisted of a commercial development. No evidence of potential environmental concern was observed.

Address / Orientation	Owner / Occupant	Observations
34 Plans Road East (Across Plains Road) *South of the Site*	Apartment building	Beyond Plains Road East, the property to the south consisted of an apartment building. Esso gasoline station was observed approximately 90 m southeast of the Phase One Property. Gasoline station activity represent an environmental concern.
15 Plains Road East *West of the Site*	RBC Bank	The adjacent properties to the west consisted of a commercial development. No evidence of potential environmental concern was observed.

Neighbouring Properties

The neighbouring property uses (excluding rights-of-way) observed at the time of the site reconnaissance are summarized in Table 6.3-2.

Table 6.3-2: Observations of Neighbouring Properties

Location	Land Use	Observations
North	Commercial	Neighboring properties to the north of the Phase One Property consisted of commercial properties. No evidence of potential environmental concern was observed.
East	Residential and Commercial	Neighboring areas to the east consisted of a mix of residential and commercial developments.
South	Residential and Commercial	Neighboring properties to the south consisted of a mix of residential and commercial developments. No evidence of potential environmental concern was observed.
West	Commercial	Neighboring properties to the west consisted of commercial developments. No evidence of potential environmental concern was observed.

6.3.1. Potentially Contaminating Activities Observed in Study Area

Potentially Contaminating Activities associated with the current and/or historical use of the properties within the Study Area, as identified during the site visit are listed as follows:

Table 6.3.1-1 PCAs Relating to Current and/or Historical Uses in Study Area

Location	Source of Environmental Issues	Potentially Contaminating Activity
14 Plains Road East Approximately 90 m southwest of site	Esso gasoline station.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks

6.3.2. Enhanced Investigation Property

The Phase One Property is not currently used for industrial purposes, or as a garage, bulk liquid dispending facility including a gasoline outlet, or a facility where dry cleaning equipment operate; therefore, the Phase One Property is not considered an enhanced investigation property.

6.4. Written Description of Investigation

Investigations of the Phase One Property and Phase One Study Area were carried out in accordance with Schedule D of O. Reg. 153/04. Written description detailing each investigation is provided in Section 6.2 *Specific Observations at Phase One Property* and Section 6.3 *Adjacent and Neighbouring Properties Observations*. Findings that are relevant to identified PCAs on-Site and within the Study Area are provided in Sections 6.2.13 and 6.3.1.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1. Current and Past Uses

A summary description of the current and past uses of the Phase One Property to its first developed use is provided in Table 7.1-1, below.

Table 7.1-1: Current and Past Uses of the Phase One Property

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1833	Crown	Vacant	Agricultural or other use	From Chain of Title
1833	William Applegarth	Agricultural or other	Agricultural or other use	From Chain of Title
1854	Sarah Applegarth	Agricultural or other	Agricultural or other use	From Chain of Title
1880	Alexander W. Brown	Agricultural or other	Agricultural or other use	From Chain of Title
1924	Robert L. Scott	Agricultural or other	Agricultural or other use	From Chain of Title
1924	George D. Filman	Agricultural or other	Agricultural or other use	From Chain of Title
1943	Florindo & Rosalinda De Luca (Part 3 only)	Agricultural or other	Agricultural or other use	From Chain of Title
1952	J. Cooke (Concrete Blocks) Limited (Part 3 only)	Agricultural or other	Agricultural or other use	From Chain of Title
1955	Regent Refining (Canada) Limited (Part 6 only)	Agricultural or other	Agricultural or other use	From Chain of Title
1958	J. Cooke Blocks (Aldershot) Limited (Part 3 only)	Agricultural or other	Agricultural or other use	From Chain of Title
1958	Regent Refining (Canada) Limited (Part 6 only)	Commercial	Garage and gasoline outlet	Part 6 of the Site was developed with a garage and gasoline outlet, which began operations in the late 1950s.
1967	Joseph and Audrey De Luca (Part 6 only)	Commercial	Garage and gasoline outlet	The city directory from 1961 to 1966 shows that the Site was listed as Texaco.
1976	J. Cooke Concrete (Part 3 only)	Vacant	Agricultural or other use	From Chain of Title
1976	Joseph and Audrey De Luca (Part 6 only)	Commercial	Landscape Contactor	Based on the 1971 FIP, the Site was occupied by a landscape contractor. The city directory shows that the Site was listed as Aldershot Landscaping from 1971 to 1976
1978	Zykra Enterprises (Part 3 only)	Vacant	Agricultural or other use	From Chain of Title
1981	Zygmut, Zykra Enterprises (Part 6	Commercial	Sears rent A Car / Windshield Doctor	The city directory from 1981 to 1991 shows that the Site was listed as a car

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
	only)			rental.
1987	Zygmunt, Zykra Enterprises (Part 3 only)	Vacant	Agricultural or other use	From Chain of Title
1995	William J. Cooke	Commercial	Windshield Doctor	The 1996 city directory shows that the Site was listed as Windshield Doctor
1999	The Cooke Group	Commercial	Commercial	The 1998 aerial photograph show that Site still occupied by a commercial building.
2005	The Cooke Group	Vacant	Commercial	Previous Phase I ESA reports mentioned that the former on-site building was demolished in 2005
2015	Aldershot Properties	Vacant	Commercial	The Phase One ESA conducted by Ladtek Limited in 2016 indicated that the Phase One Property was owned by Aldershot Properties
Present	2816544 Ontario Inc.	Vacant	Commercial	At the time of the site reconnaissance, the Phase One Property was vacant.

Note: The ownership information above was retrieved from Landtek`s 2016 Phase One Environmental Site Assessment report.

7.2. Potentially Contaminating Activities

Based on the findings from records review, site reconnaissance and interviews, the Phase One ESA has revealed the following PCAs within the Site and the Phase One Study Area that may represent a potential to adversely impact the subsurface soil and/or groundwater at the Site:

Table 7.2-1: Potentially Contaminating Activities Within the Phase One Study Area

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
35 Plains Road East *Site*	- The Site was developed with a garage and gasoline outlet, which began operations in the late 1950s. - By the 1970s the Site was being used as a landscape contractors' yard, followed by automobile rental operations beginning in the late 1980s. - Four (4) USTs, an oil interceptor, a hoist, and a fuel pump were active on the Site before decommissioning in 1994. - Fill material previously encountered during a former Phase 2 ESA investigation conducted by Landtek Limited in 2016.	PCA#27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles, and Aviation Vehicle PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks PCA# 30 – Importation of Fill Material of Unknown Quality PCA#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	A Record of Site Condition (RSC) # 224029 was filed for the Phase One Property in 2017. The RSC mentioned the proposed use of the Site as residential and that the analytical results for soil and groundwater samples have been compared to Table 3 (Full Depth Generic Site Condition Standards in a Non-Potable Groundwater Condition). According to the RSC#224029, "there are no compounds considered contaminants of concern in soil and groundwater". Based on the above, the on-site historical PCAs are anticipated not to create APECs at Phase One Property.

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
34 Plains Road East *Former 30 Plains Road* *Approximately 45 m south of the Site*	- A private retail fuel storage tank was listed for the property. Type: Retail Expire date: 31/0/1993 - Capacity: 2,000 L	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	***Anticipated to be low***, due to separable distance and downgradient orientation
7 Plains Road West *Approximately 125 m southwest of Site*	- The Property was occupied by an auto service facility and one (1) UST was observed at the southeast section of the property (FIP 1971). - A private retail fuel storage tank was listed for the property. Type: Retail Expire date: 30/06/1994 Capacity: 90,800 L	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	***Anticipated to be low***, due to separable distance and trans gradient orientation in relation to the Phase One Property
29 Plains Road West *Approximately 215 m southwest of Site*	- One (1) UST was located at the central portion of the property (FIP 1971).	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	***Anticipated to be low***, due to separable distance and trans gradient orientation in relation to the Phase One Property
71 Plains Road East *Approximately 125 m northeast of Site*	- An auto service facility was active at the address and one (1) UST was observed at the east section of the property (FIP 1971). - A spill incident was reported to the MOE (MECP) in 9/3/2002 due to a transportation accident causing 16 gallons of transform oil (<50 ppm) to ground.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks PCA#18 Electricity Generation, Transformation and Power Station	***Anticipated to be low***, due to separable distance and trans gradient orientation in relation to the Phase One Property
14 Plains Road East *Approximately 90 m southwest of Site*	- An auto service station facility was active at the address and one (1) UST was observed at the west section of the property (FIP 1971). - Esso gasoline station was observed at the address during the site reconnaissance - A private retail fuel storage tank was listed for the property. Type: Retail Expire date: 28/02/1996 Capacity: 131,800 L - Imperial Oil was registered as a waste generator of light fuels and oil skimming and sludges (2005-2021)	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	***Anticipated to be low***, due to separable distance and down gradient orientation in relation to the Phase One Property
1062 Cooke Boulevard *Approximately 130 north of the Site*	- Etratech Printed Circuit Boards Inc. was listed as a waste generator of waste oils and lubricants and heavy metals (1997-2001) - Category 5 Imaging was listed as a waste generator of paint/pigment/coating residues and waste oils and lubricants (2007-2021)	PCA#31 – Ink Manufacturing, processing, and Bulk Storage	***Anticipated to be low***, due to separable distance from the Site

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
1047 Cooke Boulevard *Approximately 140 north of the Site*	- Etratech Manufacturing Inc. was registered as a waste generator of paint/pigment/ coating residues, aliphatic solvents and polymeric resins, waste oil and lubricants (1997- 2021)	PCA#31 – Ink Manufacturing, processing, and Bulk Storage	***Anticipated to be low***, due to separable distance from the Site
18 Plains Road West *Former 20-14 Plains Road West* *Approximately 170 m southwest of Site*	- The property was occupied by a Truck Repairs facility with two (2) UST located at the back of the building (FIP 1971).	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	***Anticipated to be low***, due to separable distance and down gradient orientation in relation to the Phase One Property

The PCAs identified above are presented on Figure No. 2, Appendix A.

7.3. Areas of Potential Environmental Concern

No APECs were identified within the Phase One Property based on the findings of this Phase One ESA as shown on Figure No. 3, Appendix A.

7.4. Phase One Conceptual Site Model

A Conceptual Site Model (CSM) was developed as part of this Phase One ESA. The CSM consists of figures of the Phase One Study Area which include the PCAs identified within the Phase One Property and the Study Area, APECs, inferred groundwater flow, location of historical tanks and land usage adjacent to the Phase One Property.

7.4.1. Site Overview

The Phase One Property consists of a rectangular-shaped area located northwest of the intersection between Plains Road East and Cooke Boulevard in Burlington, Ontario. The Phase One Property, which is currently a vacant piece of land has an approximate area of 0.20 ha and it was considered to have been first developed in the late 1950s for commercial purposes.

7.4.2. Physical Setting of Phase One Property

Regional Geological and Hydrogeological Information

Based on the topographic map, Natural Resources of Canada – The Atlas of Canada – Toporama, local groundwater flow direction is inferred to be southeast towards Lake Ontario, which is located approximately 1 km southeast of the Phase One Property. As indicated on the topographic map, the average elevation of the Site is approximately 103 m above mean sea level. The mapped contours for the Site and surrounding areas indicate a downward slope in a southeast direction towards Lake Ontario. Surface drainage is expected to flow towards catch basins located along Plains Road East.

The Phase One Study Area is situated within the physiographic region of Iroquois Plains, which generally consisted of Sand Plains. The surficial geology was described as sand, gravel, minor

silt, and clay. The bedrock geology within the Site consists of shale, limestone, dolostone and siltstone of the Queenston Group. The bedrock elevation is expected to be about 84 m (metric, geodetic) at/near the Site (approximately 16 m deep).

Water Bodies and Areas of Natural Significance in Phase One Study Area

The Closest water body to the Phase one is Lake Ontario, located approximately 1 km southeast of the Phase One Property`s boundary. According to the on-line mapping application of the Ministry of Natural Resources and Forestry (MNRF), the Phase One Property is not located within or adjacent to an area of natural and scientific interest (ANSI), a woodland area or within a provincially significant wetland.

Phase One Property Topographic, Geologic, and Hydrogeologic Conditions

At the time of the site reconnaissance, the Phase One Property was vacant with some sections covered with grass, and trees were observed along the western boundary of the Site. Asphalt and gravel paved areas were also observed at the southern and central portions of the Site. Subsoil features were not determined due to surface coverage (i.e., vegetation, gravel, and asphalt). The Phase One Property was observed to be at the same elevation in relation to neighbouring areas. Surface drainage is expected to flow to catch basins located along Plains Drive and runoff from precipitation is expected to partially infiltrate into the unpaved sections of the Site.

The topographic features and surface gradient are expected to influence shallow groundwater flow at the Phase One Property and within adjacent/neighbouring lands. In addition, groundwater flow at the Phase One Property may be influenced by underground utility corridors or structures.

Fill Materials

At the time of the site reconnaissance conducted on September 24, 2021, two piles of soil were observed at the northwest section of the Phase One Property. However, as reported by the Site owner, the two soil piles are not fill materials and consist of native soil from the Site.

Drinking Water Wells at the Phase One Property

No drinking water wells were identified on the Site.

Proposed Property Use at the Phase One Property

The proposed land use for the Site is Residential.

7.4.3. Sources of Contamination

Potentially Contaminating Activity

Four (4) historical PCAs were identified within the Phase One Property – PCA#27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles, and Aviation Vehicle; PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks; PCA# 30 – Importation of Fill Material of Unknown Quality; and PCA#40 – Pesticides (including Herbicides, Fungicides and

Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.

However, a Record of Site Condition (RSC) # 224029 was filed for the Phase One Property in 2017. The RSC mentioned the proposed use of the Site as residential and that the analytical results for soil and groundwater samples have been compared to Table 3 (Full Depth Generic Site Condition Standards in a Non-Potable Groundwater Condition). According to the RSC#224029, “there are no compounds considered contaminants of concern in soil and groundwater”. Based on the above, the on-Site historical PCAs identified on this Phase One ESA investigation are anticipated not to create Areas of Potential Environmental Concern (APECs) at the Phase One Property.

Nine (9) PCAs were identified within the Study Area, however, due to separable distance and gradient orientation in relation to the Phase One Property, the off-Site PCAs are anticipated not to create APECs at the Phase one Property.

Areas of Potential Environmental Concern

No APECs were identified within the Phase One Property based on the findings of this Phase One ESA.

7.4.4. Uncertainty or Absence of Information

There is no known data gap identified that significantly affects the findings of this Phase one ESA.

7.4.5. Exemptions

Some portions of the Phase One Property are covered with paved areas such as, driveways, and sidewalks, which are used for vehicular and pedestrian traffic. For safety of vehicular or pedestrian traffic under conditions of snow or ice (or both), de-icing salts are possibly applied within paved areas during the winter months. As such, salt-related parameters (Electrical Conductivity, Sodium Adsorption Ratio, Sodium and Chloride) are not considered contaminants of potential concern at the Site, as per Section 49.1 of O.Reg. 153/04 (as amended). Therefore, the application of de-icing salts on the Site or on the neighboring areas during the winter months is not considered a PCA that would contribute to an APEC at the Site.

8.0 CONCLUSIONS

In summary, the historical and current activities from on-Site and off-Site properties, as identified at the time of this Phase One ESA, do not represent significant potential environmental concern which may adversely impact the subsurface conditions of the Phase One Property.

A Record of Site Condition (RSC) # 224029 was filed for the Phase One Property in 2017. The RSC mentioned the proposed use of the Site as residential and that the analytical results for soil and groundwater samples have been compared to Table 3 (Full Depth Generic Site Condition Standards in a Non-Potable Groundwater Condition). According to the RSC#224029, “there are no compounds considered contaminants of concern in soil and groundwater”.

Based on the above and given the fact that no changes have occurred at the Phase One Property since the RSC filed in 2017, It is *Toronto Inspection Ltd.*'s opinion that at the time of writing this Phase One ESA report no further investigation is recommended and that the Phase One Property is considered satisfactory for its proposed residential use.

Yours sincerely,
Toronto Inspection Ltd.

Itala Abreu, BSc, EPt
Environmental Scientist

PROFESSIONAL GEOSCIENTIST
SAJJAD M. N. DIN
PRACTISING MEMBER
1519
ONTARIO

Sajjad Din, PGeo, CET, QP$_{ESA}$
Senior Geoscientist
Certified Engineering Technologist

9.0 REFERENCES

Aerial Photographs

- McMaster University Digital Archives for the years 1950, 1955 and 1959
- City of Burlington Interactive Map for the year 1998, 2008, 2015 and 2019.

Client Information

- Parcel Register (Abbreviated) For Property Identifier, PIN – 07122-0076 (LT), Land Register Office#20, prepared on October 5, 2021.

- Draft proposal plan for a 9-storey residential condominium at 35 Plains Road East, Burlington Ontario, dated August 20, 2021.

Environmental Reports Reviewed

- *"Hydrogeological Investigation 35 Plains Road East, Burlington, Ontario"*, dated February 11, 2022 prepared by *Toronto Inspection Ltd*. for Janik Group Inc.

- *Records of Site Condition#224029* – 35 Plains Road East, Burlington, ON L7R 2B8, filed at the Environmental Site Registry on November 12, 2017 by Landtek Limited.

- "*Phase One Environmental Site Assessment, 35 Plains Road East, City of Burlington, Ontario*", dated January 20, 2016 prepared by Landtek Limited for Aldershot Properties Inc.

- *"Updated Phase 2 Environmental Site Assessment, 35 Plains Road East, Burlington, Ontario",* dated January 20, 2016 prepared by Landtek Limited for Aldershot Properties Inc.

Federal and Provincial and Additional Private Database Records

- Environmental Risk Information Service (ERIS) Ltd. database, for locations within 250 m of the Site.

Fire Insurance Plans

- 1971 Fire Insurance Plans were available at Toronto Reference Library.

Geological Maps

- *Quaternary Geology of Ontario*, Ontario Geophysical Survey (OGS)Earth website (https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth), Ministry of Northern Development and Mines
- *Bedrock Geology of Ontario*, (OGS) Earth website, (https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth), Ministry of Northern Development and Mines
- *The Physiography of Southern Ontario*, (OGS)Earth website,

(https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth), Ministry of Northern Development and Mines

Government Inventory and Database Records

- *Inventory of Coal Gasification Plant Waste Sites in Ontario*, Ministry of the Environment (MOE) Waste Management Branch, July 1987, records search within approximately 1 km of the Site
- *Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*, MOE, November 1988, records search within approximately 1 km of the Site
- *Waste Disposal Site Inventory*, MOE Waste Management Branch, June 1991, active and closed facilities within approximately 1 km of the Site

Historical County Atlas

- Illustrated Historical County Map of Township of Flamboro East 1878.

Interview

- A questionnaire interview was sent to the owner of the Phase One Property on October 7, 2021.

Natural Heritage and Areas of Natural Significance

- Ministry of Natural Resources and Forestry (MNRF), Natural Heritage Areas Interactive map website (http://www.gisapplication.lrc.gov.on.ca/mamnh/Index.html?site=MNR_NHLUPS_NaturalHeritage&viewer=NaturalHeritage&locale=en-US)

Regulations

- Ontario Regulation 153/04 – Records of Site Condition

Requests for File Information

- MECP Freedom of Information Office regarding environmental concerns, violations, complaints, etc.
- Technical Standards and Safety Authority (TSSA) for information pertaining to fuel storage tanks

Source Protection Information Atlas

- Regional Municipality of Halton https://www.lioapplications.lrc.gov.on.ca/SourceWaterProtection/index.html?viewer=SourceWaterProtection.SWPViewer&locale=en-CA

Topographic Maps

- Topographic map: The Atlas of Canada – Toporama website (http://atlas.gc.ca/toporama/en/index.html), Natural Resources Canada

Zoning By-Law – (City of Burlington)

- https://burlington.maps.arcgis.com/apps/webappviewer/index.html?appid=5bfd88175dea4cc080f46140fd839567

10.0 GENERAL STATEMENT OF LIMITATION

This Phase One Environmental Site Assessment was conducted in general compliance with currently acceptable practices for environmental site investigations, and specific client requests, as applicable to this property. It is based on documents and oral information supplied to *Toronto Inspection Ltd.* There is no warranty expressed or implied or representations by *Toronto Inspection Ltd.* that this investigation uncovered all potential environmental risks or liabilities associated with the subject site.

This report was prepared by *Toronto Inspection Ltd.* for the account of 2816544 Ontario Inc. The material in this report reflects *Toronto Inspection Ltd.*'s judgement in light of the information available to them at the time of preparation. Any use which a Third Party makes of this report, or any reliance on decisions to be made based on it, is the responsibility of these Third Parties. *Toronto Inspection Ltd.* accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

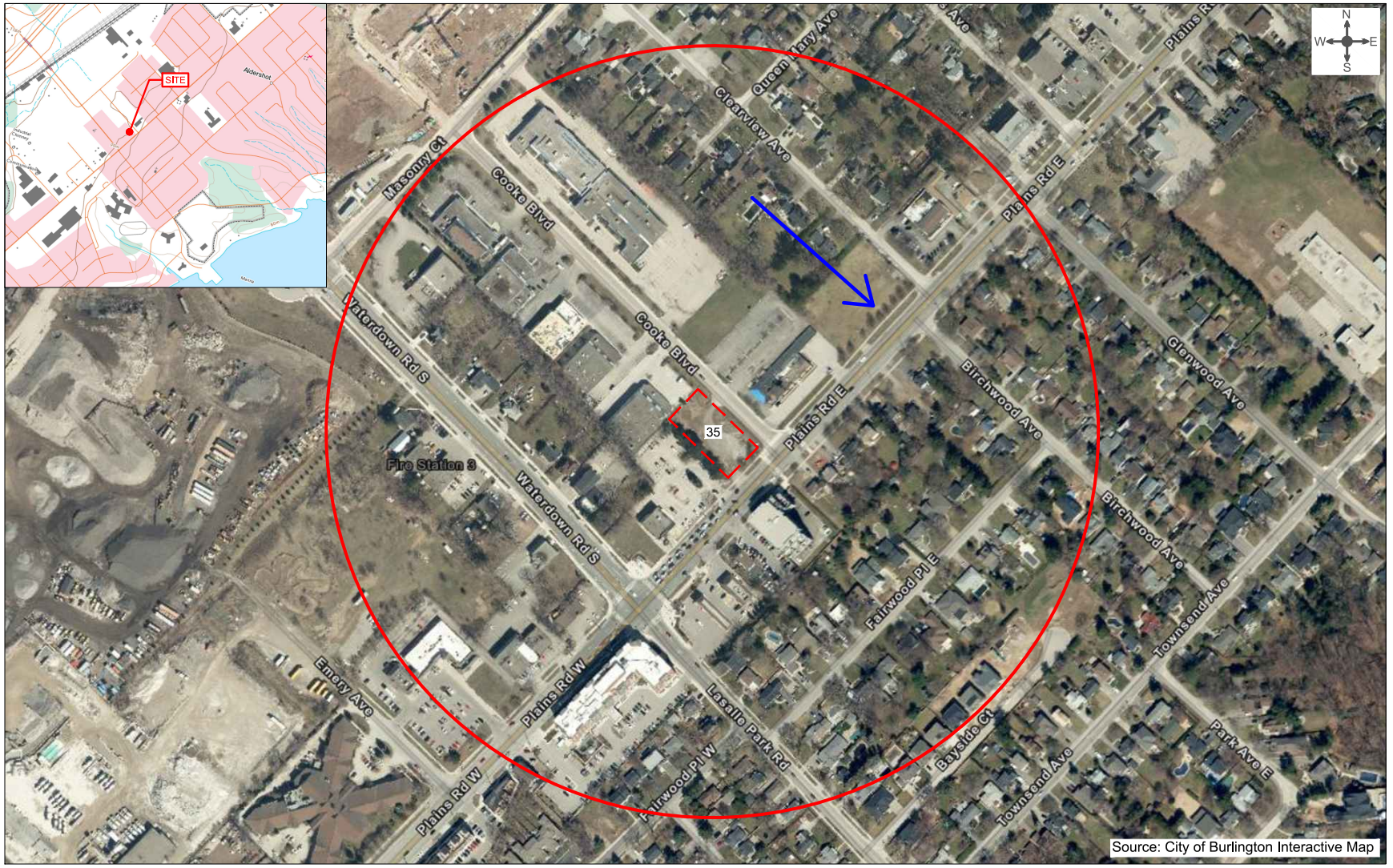
Toronto Inspection Ltd. did not provide any service to investigate or detect the presence of moisture, mould or other biological contaminates in or around any structure, or any service that was designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. Mould is ubiquitous to the environment with mould amplification occurring when building materials are impacted by moisture. Site conditions are outside of *Toronto Inspection Ltd.*'s control, and mould amplification will likely occur, or continue to occur, in the presence of moisture. As such, *Toronto Inspection Ltd.* cannot and shall not be held responsible for the occurrence or recurrence of mould amplification.

Any legal actions arising directly or indirectly from this work and/or *Toronto Inspection Ltd.*'s performance of the services shall be filed no longer than two years from the date of *Toronto Inspection Ltd.*'s substantial completion of the services. *Toronto Inspection Ltd.* shall not be responsible to the client for lost revenues, loss of profits, cost of content, claims of customers, or other special indirect, consequential, or punitive damages.

To the fullest extent permitted by law, the client's maximum aggregate recovery against *Toronto Inspection Ltd.*, its directors, employees, sub-contractors, and representatives, for any and all claims by 2816544 Ontario Inc. for all causes including, but not limited to, claims of breach of contract, breach of warranty and/or negligence, shall be limited to the amount of professional fees paid.

This report is to be read in its entirety, each section is an integral part of the report and no section are to be used separately.

APPENDIX A **Figure No.1: Regional Topography and Site Location**
Figure No2: Phase One Conceptual Site Model – PCA Locations
Figure No3: Phase One Conceptual Site Model – APEC Locations



LEGEND:

Phase One RSC Property Boundary

Study Area (250m)

Inferred Groundwater Flow Direction

Scale (m) 0 50 100

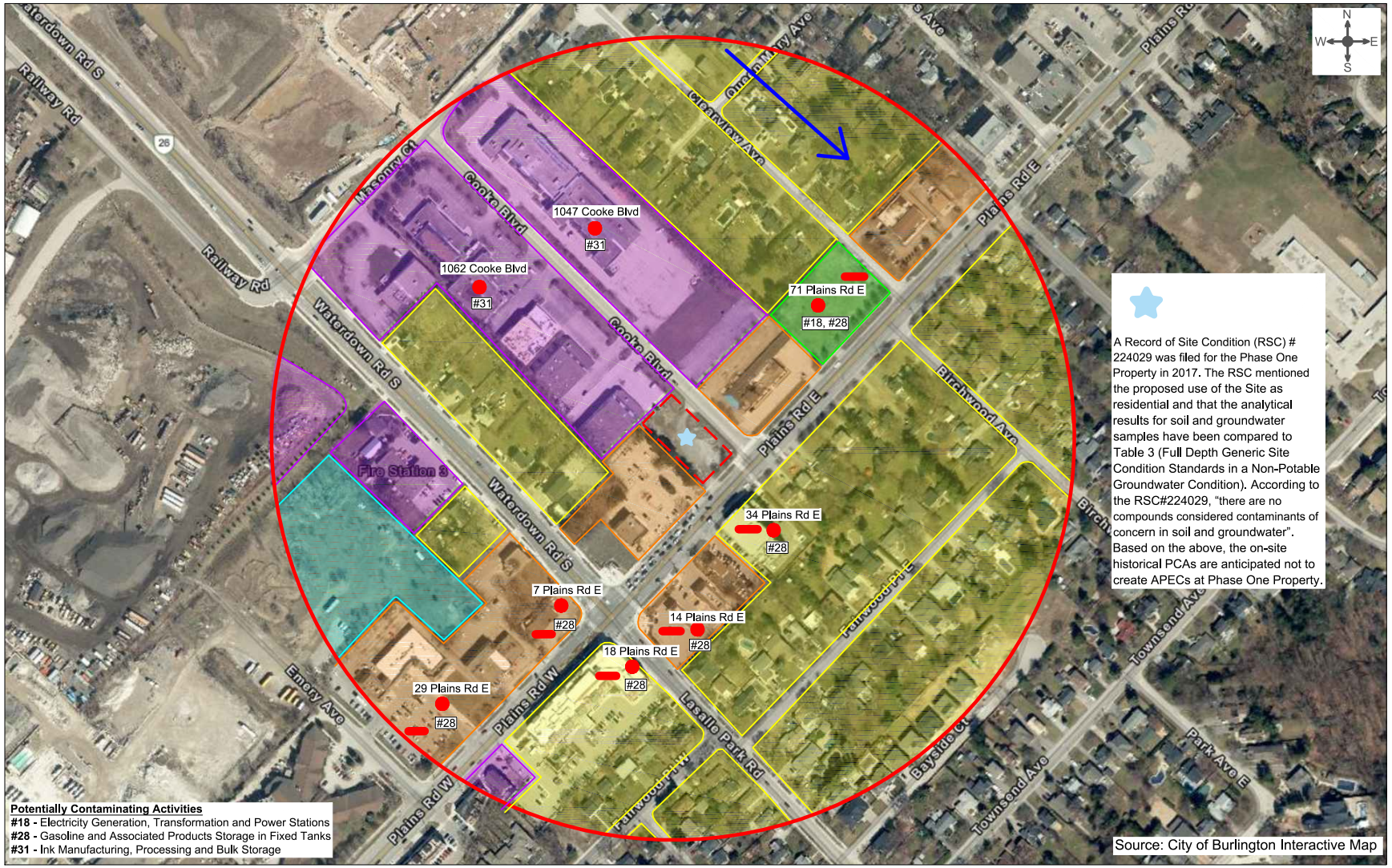
TorontoInspection LTD.
GEO-ENVIRONMENTAL CONSULTANTS

110 Konrad Crescent,
Unit 16
Markham, Ontario
L3R 9X2

Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	Regional Topography and Site Location Map
LOCATION:	35 Plains Road East, Burlington, Ontario

PROJECT NO.	DATE :	FIGURE NO.
5860-21-EA	June 2022	1



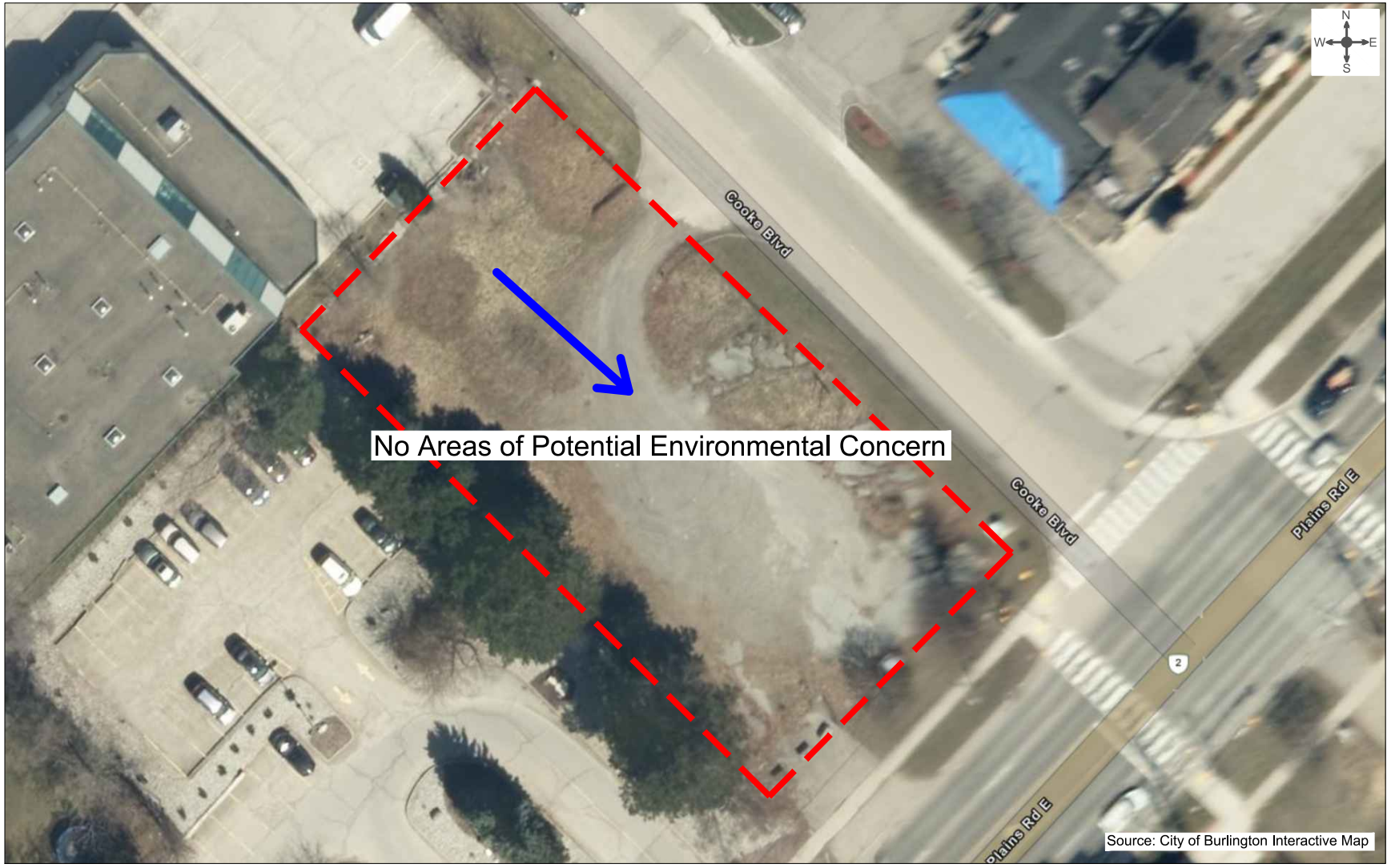
LEGEND:

- Phase One RSC Property Boundary
- Study Area (250m)
- Residential
- Industrial
- Vacant Industrial Land
- Vacant Land
- Commercial
- Tanks
- Inferred Groundwater Flow Direction

Scale (m): 0, 50, 100

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110 Konrad Crescent, Unit 16
Markham, Ontario L3R 9X2
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	Phase One Conceptual Site Model - PCA Location Map
LOCATION:	35 Plains Road East, Burlington, Ontario
PROJECT NO.	5860-21-EA
DATE :	June 2022
FIGURE NO.	2



LEGEND:

Site Boundary

Inferred Groundwater Flow Direction

Scale (m)
0 5 10

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L3R 9X2
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TITLE:	Phase One Conceptual Site Model - APEC Locations
LOCATION:	35 Plains Road East, Burlington, Ontario

PROJECT NO.	DATE :	FIGURE NO.
5860-21-EA	June 2022	3

APPENDIX B Records of Site Condition (RSC) #224029

Ontario

Record of Site Condition
Under Part XV.1 of the Environmental Protection Act

Summary

Record of Site Condition Number	224029
Date Filed to Environmental Site Registry	2017/12/11
Certification Date	2017/07/20
Current Property Use	Commercial
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Site Condition Standards	Full Depth Generic Site Conditions Standard, with Non-potable Ground Water, Coarse Textured Soil, for Residential property use
Property Municipal Address	35 PLAINS ROAD EAST, BURLINGTON, ON, L7R 2B8

Notice to Readers Concerning Due Diligence

This record of site condition (RSC) has been filed in the Environmental Site Registry to which the public has access and which contains a notice advising users of the Environmental Site Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Environmental Site Registry.

Contents of this Record of Site Condition

This RSC consists of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment and Climate Change.

Part 1: Property Ownership, Property Information and Owner's Certifications

Information about the owner who is submitting or authorizing the submission of the record of site condition

Owner name	ALDERSHOT PROPERTIES INC.
Owner type	Firm, corporation or partnership
Authorized person	ANTHONY MAIDA
Mailing address	12 BOBWHITE CRESCENT, TORONTO Ontario, Canada
Postal Code	M2L 2E1
Phone	(905) 405-7272
Fax	
Email address	amaida@georgiangroup.com

Record of site condition property location information

Municipal address(es)	35 PLAINS ROAD EAST, BURLINGTON, ON L7R 2B8
Municipality	Burlington
Legal description	**See attached Lawyer's letter**
Assessment roll number(s)	2402010106042000000
Property identifier number(s)	07122-0076 (LT) 07122-0072 (LT)

Record of site condition property geographical references

Coordinate system	**UTM**
Datum	**NAD 83**
Zone	17
Easting	593,100.00
Northing	4,795,645.00

Record of site condition property use information

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

Current property use	Commercial
Intended property use	Residential
Certificate of property use has been issued under section 168.6 of the Environmental Protection Act	No

Please see the signed statements of property owner, or agent, or receiver at the end of this record of site condition

The rest of this page has been left intentionally blank

Part 2: List of reports, summary of site conditions and qualified person's statements and certifications

Qualified person's information

Name	PAUL JAMES BLUNT
Type of licence under Professional Engineers Act	Licence
Licence number	90227018
Quallified person's employer name	LANDTEK LIMITED
Mailing address	UNIT 3, 205 NEBO ROAD, HAMILTON Ontario, L8W 2E1 Canada
Phone	(905) 383-3733
Fax	(905) 383-8433
Email address	paul@landteklimited.com

Municipal information

Local or single-tier municipality	Burlington
Upper-tier municipality	Halton

Ministry of the Environment and Climate Change District Office

District office	Halton-Peel District Office
District office address	4145 North Service Road, Suite 300, Burlington ON L7L 6A3

Phase one environmental site assessment report

Document used as the phase one environmental site assessment report and updates in submitting the record of site condition for filing

The date the last work on all of the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done (refer to clause 28(1)(a) of O. Reg. 153/04)	(yyyy/mm/dd) 2017-07-20

Type of report	Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase one environmental site assessment	Phase One Environmental Site Assessment, 35 Plains Road East, City of Burlington, Ontario	2016-01-01	Paul Blunt and Ralph DiCienzo	LANDTEK LIMITED
Update to phase one environmental site assessment	Update Phase One Environmental Site Assessment, 35 Plains Road East, City of Burlington, Ontario	2017-07-28	Paul Blunt and Ralph DiCienzo	LANDTEK LIMITED

Reports and other documents related to the phase one environmental site assessment

Reports and other documents relied upon in certifying the information set out in section 10 of Schedule A or otherwise used in conducting the phase one environmental site assessment

Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase One Environmental Site Assessment, 35 Plains Road East, Burlington, Ontario	2014-02-07	Melissa King, P. Geo. and David Smith	PETO MACCALLUM

Phase two environmental site assessment report

Document used as the phase two environmental site assessment report and updates in submitting the record of site condition for filing

The date the last work on all of the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done (refer to clause 33.5(1)(a) of O. Reg. 153/04)	(yyyy/mm/dd) 2017-07-20

Type of report	Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase two environmental site assessment	Update Phase 2 Environmental Site Assessment, 35 Plains Road East, Burlington, Ontario	2016-01-20	Paul Blunt	LANDTEK LIMITED
Update to phase two environmental site assessment	Update Phase 2 Environmental Site Assessment, 35 Plains Road East, Burlington, Ontario	2017-09-25	Paul Blunt	LANDTEK LIMITED

Reports and other documents related to the phase two environmental site assessment

Reports and other documents relied upon in making any certifications in the record of site condition for the purposes of Part IV of Schedule A or otherwise used in conducting the phase two environmental site assessment

Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase Two Environmental Site Assessment, 35 Plains Road East, Burlington, Ontario	2014-04-01	Melissa King and David Smith	PETO MACCALLUM

Environmental condition

Section 41 applies?	No
Section 43.1 applies?	No

Site condition information

Certification date (yyyy/mm/dd)	2017/07/20
Total area of record of site condition property (in hectares)	0.19900
Number of any previously filed record of site condition that applies to any part of the record of site condition property	214146
Number of any previously filed transition notice that applies to any part of the record of site condition property	
Soil texture	Coarse
Assessment/restoration approach	Full depth generic
Site investigation includes the investigation, sampling and analysis of ground water?	Yes
Is there soil present that is sufficient to investigate, sample and analyze soil on, in or under the property in accordance with s. 6, Schedule E of O.Reg. 153/04?	Yes
Site investigation includes the investigation, sampling and analysis of soil on, in or under the property which is used in the record of site condition?	Yes
Name of the laboratory used to analyze any samples collected of soil, ground water or sediment	AGAT LABORATORIES
Ground water condition (potable, non-potable)	Non-potable
Applicable site condition standard	TABLE 3
Local or single-tier municipality non-potable written notification date	2017/09/25
Upper-tier municipality non-potable written notification date	2017/09/25

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in soil

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
1	Barium		**152**	390	µg/g
2	Beryllium		**0.9**	4	µg/g
3	Boron (total)		**15**	120	µg/g
4	Cadmium	<	0.5	1.2	µg/g
5	Chromium Total		**28**	160	µg/g
6	Cobalt		**12.3**	22	µg/g
7	Copper		**58**	140	µg/g
8	Lead		**53**	120	µg/g
9	Molybdenum		**0.8**	6.9	µg/g
10	Nickel		**33**	100	µg/g
11	Silver	<	0.2	20	µg/g
12	Thallium	<	0.4	1	µg/g
13	Uranium		**0.7**	23	µg/g
14	Vanadium		**34**	86	µg/g
15	Zinc		**91**	340	µg/g
16	Boron (Hot Water Soluble)*		**0.55**	1.5	µg/g
17	Chromium VI	<	0.02	8	µg/g
18	Cyanide (CN-)	<	0.04	0.051	µg/g
19	Electrical Conductivity		**0.255**	0.7	mS/cm
20	Mercury		**0.22**	0.27	µg/g
21	Sodium Adsorption Ratio		**0.909**	5	
22	Acetone	<	0.5	16	µg/g
23	Bromomethane	<	0.05	0.05	µg/g
24	Carbon Tetrachloride	<	0.05	0.05	µg/g
25	Chlorobenzene	<	0.05	2.4	µg/g
26	Chloroform	<	0.04	0.05	µg/g
27	Dichlorobenzene, 1,2-	<	0.05	3.4	µg/g
28	Dichlorobenzene, 1,3-	<	0.05	4.8	µg/g
29	Dichlorobenzene, 1,4-	<	0.05	0.083	µg/g
30	Dichlorodifluoromethane	<	0.05	16	µg/g
31	Dichloroethane, 1,1-	<	0.02	3.5	µg/g
32	Dichloroethane, 1,2-	<	0.03	0.05	µg/g
33	Dichloroethylene, 1,1-	<	0.03	0.05	µg/g
34	Dichloroethylene, 1,2-cis-	<	0.02	3.4	µg/g
35	Dichloroethylene, 1,2-trans-	<	0.05	0.084	µg/g

...Continued on next page

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in soil

Continued from previous page....

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
36	Dichloropropane, 1,2-	<	0.03	0.05	µg/g
37	Dichloropropene,1,3-	<	0.04	0.05	µg/g
38	Ethylene dibromide	<	0.04	0.05	µg/g
39	Hexane (n)	<	0.05	2.8	µg/g
40	Methyl Ethyl Ketone	<	0.5	16	µg/g
41	Methyl Isobutyl Ketone	<	0.5	1.7	µg/g
42	Methyl tert-Butyl Ether (MTBE)	<	0.05	0.75	µg/g
43	Methylene Chloride	<	0.05	0.1	µg/g
44	Styrene	<	0.05	0.7	µg/g
45	Tetrachloroethane, 1,1,1,2-	<	0.05	0.058	µg/g
46	Tetrachloroethane, 1,1,2,2-	<	0.04	0.05	µg/g
47	Tetrachloroethylene	<	0.05	0.28	µg/g
48	Trichloroethane, 1,1,1-	<	0.05	0.38	µg/g
49	Trichloroethane, 1,1,2-	<	0.04	0.05	µg/g
50	Trichloroethylene	<	0.05	0.061	µg/g
51	Trichlorofluoromethane	<	0.05	4	µg/g
52	Vinyl Chloride	<	0.02	0.02	µg/g
53	Petroleum Hydrocarbons F1****	<	5	55	µg/g
54	Petroleum Hydrocarbons F2	<	10	98	µg/g
55	Petroleum Hydrocarbons F3	<	50	300	µg/g
56	Petroleum Hydrocarbons F4	<	50	2800	µg/g
57	Aldrin	<	0.005	0.05	µg/g
58	Chlordane	<	0.007	0.05	µg/g
59	DDD	<	0.007	3.3	µg/g
60	DDE	<	0.007	0.26	µg/g
61	DDT	<	0.007	1.4	µg/g
62	Dieldrin	<	0.005	0.05	µg/g
63	Endosulfan	<	0.005	0.04	µg/g
64	Endrin	<	0.005	0.04	µg/g
65	Heptachlor	<	0.005	0.15	µg/g
66	Heptachlor Epoxide	<	0.005	0.05	µg/g
67	Hexachlorobenzene	<	0.005	0.52	µg/g
68	Hexachlorobutadiene	<	0.005	0.012	µg/g
69	Hexachlorocyclohexane Gamma-	<	0.01	0.056	µg/g
70	Hexachloroethane	<	0.01	0.089	µg/g

...Continued on next page

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in soil

Continued from previous page....

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
71	Methoxychlor	<	0.005	0.13	µg/g
72	Benzene	<	0.02	0.21	µg/g
73	Ethylbenzene	<	0.05	2	µg/g
74	Toluene	<	0.05	2.3	µg/g
75	Xylene Mixture	<	0.05	3.1	µg/g
76	Antimony	<	0.8	7.5	µg/g
77	Arsenic		**8**	18	µg/g
78	Selenium	<	0.4	2.4	µg/g

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Ground water

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
1	Chloride		**577,000**	2300000	µg/L
2	Chromium VI	<	5	140	µg/L
3	Cyanide (CN-)		**2**	66	µg/L
4	Mercury		**0.02**	0.29	µg/L
5	Acetone	<	1	130000	µg/L
6	Bromomethane	<	0.2	5.6	µg/L
7	Carbon Tetrachloride	<	0.2	0.79	µg/L
8	Chlorobenzene	<	0.1	630	µg/L
9	Chloroform		**1**	2.4	µg/L
10	Dichlorobenzene, 1,2-	<	0.1	4600	µg/L
11	Dichlorobenzene, 1,3-	<	0.1	9600	µg/L
12	Dichlorobenzene, 1,4-	<	0.1	8	µg/L
13	Dichlorodifluoromethane	<	0.2	4400	µg/L
14	Dichloroethane, 1,1-	<	0.3	320	µg/L
15	Dichloroethane, 1,2-	<	0.2	1.6	µg/L
16	Dichloroethylene, 1,1-	<	0.3	1.6	µg/L
17	Dichloroethylene, 1,2-cis-	<	0.2	1.6	µg/L
18	Dichloroethylene, 1,2-trans-	<	0.2	1.6	µg/L
19	Dichloropropane, 1,2-	<	0.2	16	µg/L
20	Dichloropropene,1,3-	<	0.3	5.2	µg/L
21	Ethylene dibromide	<	0.1	0.25	µg/L
22	Hexane (n)	<	0.2	51	µg/L
23	Methyl Ethyl Ketone	<	1	470000	µg/L
24	Methyl Isobutyl Ketone	<	1	140000	µg/L
25	Methyl tert-Butyl Ether (MTBE)	<	0.2	190	µg/L
26	Methylene Chloride	<	0.3	610	µg/L
27	Styrene	<	0.1	1300	µg/L
28	Tetrachloroethane, 1,1,1,2-	<	0.1	3.3	µg/L
29	Tetrachloroethane, 1,1,2,2-	<	0.1	3.2	µg/L
30	Tetrachloroethylene	<	0.2	1.6	µg/L
31	Trichloroethane, 1,1,1-	<	0.3	640	µg/L
32	Trichloroethane, 1,1,2-	<	0.2	4.7	µg/L
33	Trichloroethylene	<	0.2	1.6	µg/L
34	Trichlorofluoromethane	<	0.4	2500	µg/L
35	Vinyl Chloride	<	0.17	0.5	µg/L

...Continued on next page

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Ground water

Continued from previous page....

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
36	Petroleum Hydrocarbons F1****	<	5	750	µg/L
37	Petroleum Hydrocarbons F2	<	100	150	µg/L
38	Petroleum Hydrocarbons F3	<	100	500	µg/L
39	Petroleum Hydrocarbons F4	<	100	500	µg/L
40	Sodium		**268,000**	2300000	µg/L
41	Antimony	<	0.5	20000	µg/L
42	Arsenic		**2.8**	1900	µg/L
43	Selenium		**3.4**	63	µg/L
44	Barium		**159**	29000	µg/L
45	Beryllium	<	0.5	67	µg/L
46	Boron (total)		**122**	45000	µg/L
47	Cadmium	<	0.2	2.7	µg/L
48	Chromium Total		**6.3**	810	µg/L
49	Cobalt	<	0.5	66	µg/L
50	Copper		**2.6**	87	µg/L
51	Lead	<	2	25	µg/L
52	Molybdenum		**1.2**	9200	µg/L
53	Nickel		**1.4**	490	µg/L
54	Silver	<	0.2	1.5	µg/L
55	Thallium	<	0.3	510	µg/L
56	Uranium		**0.9**	420	µg/L
57	Vanadium		**3.1**	250	µg/L
58	Zinc	<	5	1100	µg/L
59	Benzene		**0.46**	44	µg/L
60	Ethylbenzene	<	0.1	2300	µg/L
61	Toluene	<	0.2	18000	µg/L
62	Xylene Mixture	<	0.2	4200	µg/L

Remedial action and mitigation

Remediated soils

Estimated quantities of the soil, if any, originating at and remaining on the record of site condition property that have been remediated, at a location either on or off the property, to reduce the concentration of contaminants in the soil. Indicate the remediation process or processes used and the estimated amount of soil remediated by each identified process.

Soil remediation process	Estimated quantity of soil (in ground-volume in cubic metres)
0	

Description of remediation

Description of any action taken to reduce the concentration of contaminants (including soil removals) on, in or under the record of site condition property.

Soil or sediment removed and not returned

Estimated quantities of soil or sediment, if any, removed from and not returned to the record of site condition property.

Estimated quantity of soil (in ground-volume in cubic metres)	0.0
Estimated quantity of sediment (in ground-volume in cubic metres)	0.0

Soil brought to the property

Estimated quantity of the soil, if any, being brought from another property to and deposited at the record of site condition property, not including any soil that may have originated at but been remediated off the record of site condition property and that is identified in section 28 of Schedule A.

Estimated quantity of soil brought to the property (in ground-volume in cubic metres)	0.0

Ground water control or treatment measures

Ground water control or treatment measures that were required for the record of site condition property prior to the certification date for the purpose of submitting the record of site condition for filing.
none

Ground water control or treatment measures that are required for the record of site condition property after the certification date.
none

Estimated volume of ground water, if any, removed from and not returned to the record of site condition property.

Estimated volume of ground water (in litres)	

Other activities including risk management measures

Constructed works that prior to the certification date for the purpose of submitting the record of site condition for filing, were required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property.

Constructed works that after the certification date, are required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property.

Monitoring or Maintenance

Soil Management Measures

Soil monitoring requirements or any requirements for care, maintenance or replacement or any monitoring or control works for known existing contaminants, if any, on the record of site condition property, after the certification date.

Ground water management measures

Ground water monitoring requirements or requirements for care, maintenance or replacement of any monitoring or control works or known existing contaminants, if any, on the record of site condition property, after the certification date.

Remediated or removed soil, sediment or ground water from near property boundary

Has any soil, sediment or ground water at the record of site condition property that is or was located within 3 metres of the record of site condition property boundary been remediated or removed for the purpose of remediation?	No

D

Qualified person's statements and certifications

As the qualified person, I certify that:

☑ A phase one environmental site assessment of the record of site condition property, which includes the evaluation of the information gathered from a records review, site reconnaissance, interviews, a report and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

☑ A phase two environmental site assessment of the record of site condition property, which includes the evaluation of the information gathered from planning and conducting a site investigation, a report, and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

☑ The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.

☑ As of 2017/07/20, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the record of site condition property that would interfere with the type of property use to which the record of site condition property will be put, as specified in the record of site condition.

☑ Ground water sampling has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

☑ I have, within the six months immediately before the submission of this record of site condition, given written notice of intention to apply non-potable ground water site condition standards to the clerk of the local municipality in which the property is located and the clerk of any upper-tier municipality in which the property is located.

☑ As of 2017/07/20, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the record of site condition property meets the applicable full depth generic site condition standards prescribed by section 37 of the regulation for all contaminants prescribed by the regulation in relation to the type of property use for which this record of site condition is filed, except for those contaminants (if any) specified in this record of site condition at Table 2, maximum contaminant concentrations compared to standards specified in a risk assessment.

☑ As of 2017/07/20, the maximum known concentration of each contaminant in soil, sediment and ground water at the record of site condition property for which sampling and analysis has been performed is specified in this record of site condition at Table 1, maximum contaminant concentrations compared to applicable full depth generic site condition standards.

☑ I am a qualified person and have the qualifications required by section 5 of the regulation.

☑ I have in place an insurance policy that satisfies the requirements of section 7 of the regulation.

☑ I acknowledge that the record of site condition will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

☑ The opinions expressed in this record of site condition are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.

☑ I do not hold and have not held and my employer LANDTEK LIMITED does not hold and has not held a direct or indirect interest in the record of site condition property or any property which includes the record of site condition property and was the subject of a phase one or environmental site assessment or risk assessment upon which this record of site condition is based.

☑ To the best of my knowledge, the certifications and statements in this part of the record of site condition are true as of 2017/07/20.

☑ By signing this record of site condition, I make no express or implied warranties or guarantees.

By checking the boxes above, and entering my membership/licence number in this submission, I, PAUL JAMES

By checking the boxes above, and entering my membership/licence number in this submission, I, PAUL JAMES BLUNT, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2017/10/30:

a) signing this record of site condition submission as a qualified person; and
b) making all certifications required as a qualified person for this record of site condition.

☑ **I agree**

Additional documentation provided by property owner or agent

The following documents have been submitted to the Ministry of the Environment and Climate Change as part of the record of site condition

Certificate of status or equivalent for the owner
Lawyer's letter consisting of a legal description of the property
Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition property was acquired
A Current plan of survey
Area(s) of potential environmental concern
Table of current and past uses of the phase one property
Phase 2 conceptual site model
Owner or agent certification statements

9.1.1

As an owner:

1. I acknowledge that the record of site condition will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this record of site condition, including information from the other current owners of the record of site condition property named in this part of the record of site condition and I have obtained all information relevant to this record of site condition of which I am aware.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this record of site condition.
4. To my knowledge, the statements made in this part of the record of site condition are true as of October 16, 2017.
5. I have ensured that access to the entire property, including the phase one property, any phase two property and the record of site condition property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

Name of owner: Aldershot Properties Inc.

Signature:  Date signed: October 16, 2017

Name of person signing: Anthony Maida

I, Anthony Maida, am authorized to and hereby do bind Aldershot Properties Inc.

APPENDIX C ERIS Report

DATABASE REPORT

Project Property:	*35 Plains Road East* *35 Plains Road East* *Burlington ON L7T 2B8*
Project No:	*5860*
Report Type:	*Quote - Custom-Build Your Own Report*
Order No:	*21092400088*
Requested by:	*Toronto Inspection Ltd.*
Date Completed:	*September 29, 2021*

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

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Executive Summary

Property Information:

Project Property:	*35 Plains Road East* *35 Plains Road East Burlington ON L7T 2B8*
Project No:	*5860*

Order Information:

Order No:	*21092400088*
Date Requested:	*September 24, 2021*
Requested by:	*Toronto Inspection Ltd.*
Report Type:	*Quote - Custom-Build Your Own Report*

Historical/Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AAGR	Abandoned Aggregate Inventory	N	-	-	-
AGR	Aggregate Inventory	N	-	-	-
AMIS	Abandoned Mine Information System	N	-	-	-
ANDR	Anderson's Waste Disposal Sites	N	-	-	-
AST	Aboveground Storage Tanks	N	-	-	-
AUWR	Automobile Wrecking & Supplies	N	-	-	-
BORE	Borehole	N	-	-	-
CA	Certificates of Approval	N	-	-	-
CDRY	Dry Cleaning Facilities	N	-	-	-
CFOT	Commercial Fuel Oil Tanks	N	-	-	-
CHEM	Chemical Manufacturers and Distributors	N	-	-	-
CHM	Chemical Register	N	-	-	-
CNG	Compressed Natural Gas Stations	N	-	-	-
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	N	-	-	-
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	N	-	-	-
DRL	Drill Hole Database	N	-	-	-
DTNK	Delisted Fuel Tanks	N	-	-	-
EASR	Environmental Activity and Sector Registry	N	-	-	-
EBR	Environmental Registry	N	-	-	-
ECA	Environmental Compliance Approval	N	-	-	-
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	N	-	-	-
EMHE	Emergency Management Historical Event	N	-	-	-
EPAR	Environmental Penalty Annual Report	N	-	-	-
EXP	List of Expired Fuels Safety Facilities	N	-	-	-
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FOFT	Fisheries & Oceans Fuel Tanks	N	-	-	-
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	N	-	-	-
FST	Fuel Storage Tank	N	-	-	-
FSTH	Fuel Storage Tank - Historic	N	-	-	-
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	69	69
GHG	Greenhouse Gas Emissions from Large Facilities	N	-	-	-
HINC	TSSA Historic Incidents	N	-	-	-

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MNR	Mineral Occurrences	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defense & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-
NEBI	National Energy Board Pipeline Incidents	N	-	-	-
NEBP	National Energy Board Wells	N	-	-	-
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	N	-	-	-
NPRI	National Pollutant Release Inventory	N	-	-	-
OGWE	Oil and Gas Wells	N	-	-	-
OOGW	Ontario Oil and Gas Wells	N	-	-	-
OPCB	Inventory of PCB Storage Sites	N	-	-	-
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PES	Pesticide Register	N	-	-	-
PINC	Pipeline Incidents	N	-	-	-
PRT	Private and Retail Fuel Storage Tanks	Y	0	4	4
PTTW	Permit to Take Water	N	-	-	-
REC	Ontario Regulation 347 Waste Receivers Summary	N	-	-	-
RSC	Record of Site Condition	N	-	-	-
RST	Retail Fuel Storage Tanks	Y	0	1	1
SCT	Scott's Manufacturing Directory	N	-	-	-
SPL	Ontario Spills	Y	0	9	9
SRDS	Wastewater Discharger Registration Database	N	-	-	-
TANK	Anderson's Storage Tanks	N	-	-	-
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
VAR	Variances for Abandonment of Underground Storage Tanks	N	-	-	-
WDS	Waste Disposal Sites - MOE CA Inventory	N	-	-	-
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	N	-	-	-
WWIS	Water Well Information System	N	-	-	-
	Total:		0	83	83

Executive Summary: Site Report Summary - Project Property

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

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

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	SPL		1025 Waterdown Rd Burlington ON	WSW/65.1	1.35	25
2	PRT	MOORE SMALLEY LTD	30 PLAINS RD BURLINGTON ON	SE/65.7	1.52	25
3	GEN	Bayshore Tool & Equipment	1021 Waterdown Rd. Burlington ON L7T 1N4	WSW/67.0	0.98	25
4	SPL	MAC'S MILK	14 PLAINS RD AT LASALLE GAS BAR BURLINGTON CITY ON	S/100.3	0.57	26
4	PRT	MACS CONVENIENCE STORES DIV OF SILCORP LTD ATTN MA	14 PLAINS RD E BURLINGTON ON L7T2B9	S/100.3	0.57	26
4	PRT		14 PLAINS RD. E. BURLINGTON ON	S/100.3	0.57	26
4	GEN	Esso Imperial Oil Limited	14 Plains Road East Burlington ON L7T 2B9	S/100.3	0.57	26
4	GEN	Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	S/100.3	0.57	27
4	GEN	Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	S/100.3	0.57	27
4	GEN	Imperial Oil	14 Plains Road East Burlington ON	S/100.3	0.57	27
4	GEN	Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	S/100.3	0.57	27
4	GEN	Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	S/100.3	0.57	28

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
4	GEN	Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	S/100.3	0.57	28
4	GEN	MAC'S CONVENIENCE STORES INC.	14 PLAINS ROAD EAST BURLINGTON ON L7T 2B9	S/100.3	0.57	29
4	GEN	MAC'S CONVENIENCE STORES INC.	14 PLAINS ROAD EAST BURLINGTON ON L7T 2B9	S/100.3	0.57	29
4	GEN	MAC'S CONVENIENCE STORES INC.	14 PLAINS ROAD EAST BURLINGTON ON L7T 2B9	S/100.3	0.57	29
5	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BOULEVARD, UNIT 2 BURLINGTON ON L7T 4A8	NW/109.5	-0.49	29
5	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	NW/109.5	-0.49	30
5	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	NW/109.5	-0.49	30
5	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	NW/109.5	-0.49	30
5	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	NW/109.5	-0.49	31
5	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	NW/109.5	-0.49	31
5	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	NW/109.5	-0.49	31
5	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	NW/109.5	-0.49	31
5	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	NW/109.5	-0.49	32

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
5	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	NW/109.5	-0.49	32
5	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	NW/109.5	-0.49	32
5	GEN	INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	NW/109.5	-0.49	33
6	SPL	Enbridge Gas Distribution Inc.	1045 Waterdown Rd Burlington ON	W/116.4	4.00	33
7	SPL	BURLINGTON HYDRO	71 PLAINS RD EAST TRANSFORMER BURLINGTON CITY ON L7T 2B8	NE/126.3	2.60	33
7	GEN	Budget Car and Truck Rentals	71 Plains Road East Burlington ON L7T 2B8	NE/126.3	2.60	34
8	SPL	Union Gas Limited	1022 Waterdown Road Burlington ON L7T 1N3	WSW/145.1	2.06	34
9	PRT	PETRO CANADA CAR WASH ATTN GARY HACKMAN	7 PLAINS RD W BURLINGTON ON L7T 1E8	SW/146.0	0.54	35
10	SPL	Union Gas Limited	1036 Waterdown Rd Burlington ON	WSW/150.5	3.82	35
11	GEN	ETRATECH PRINTED CIRCUIT BOARDS INC.	1062 COOKE BOULEVARD BURLINGTON ON L7T 4A8	WNW/155.0	0.61	35
11	GEN	CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	WNW/155.0	0.61	36
11	GEN	CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	WNW/155.0	0.61	36
11	GEN	CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	WNW/155.0	0.61	36

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
11	GEN	CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	WNW/155.0	0.61	37
11	GEN	CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	WNW/155.0	0.61	37
11	GEN	CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON	WNW/155.0	0.61	37
11	GEN	CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	WNW/155.0	0.61	37
11	GEN	CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	WNW/155.0	0.61	38
11	GEN	CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	WNW/155.0	0.61	38
11	GEN	CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	WNW/155.0	0.61	38
11	GEN	CATEGORY 5 IMAGING INC.	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	WNW/155.0	0.61	39
11	GEN	CATEGORY 5 IMAGING INC.	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	WNW/155.0	0.61	39
12	GEN	DAN GREER ENTERPRISES LTD.	14 PLAINS RD. W. BURLINGTON ON L7T 1E9	SSW/162.1	-0.47	39
12	GEN	DAN GREER ENTERPRISES LTD.	14 PLAINS ROAD WEST BURLINGTON ON L7T 1E9	SSW/162.1	-0.47	40
12	GEN	DAN GREER ENTERPRISES LTD. 12-305	14 PLAINS RD. W. BURLINGTON ON L7T 1E9	SSW/162.1	-0.47	40
12	GEN	DAN GREER ENTERPRISES LIMITED	14 PLAINS ROAD WEST BURLINGTON ON L7T 1E9	SSW/162.1	-0.47	40

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
12	GEN	Mechendie Holdings Limited	14 Plains Road West Burlington ON	SSW/162.1	-0.47	41
13	GEN	ETRATECH MANUFACTURING INC.	1047 COOKE BOULEVARD BURLINGTON ON L7T 4A8	NNW/164.6	1.61	41
13	GEN	ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	NNW/164.6	1.61	41
13	GEN	ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	NNW/164.6	1.61	42
13	GEN	ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	NNW/164.6	1.61	42
13	GEN	ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	NNW/164.6	1.61	43
13	GEN	ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	NNW/164.6	1.61	43
13	GEN	ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON	NNW/164.6	1.61	43
13	GEN	ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	NNW/164.6	1.61	44
13	GEN	ETRATECH INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	NNW/164.6	1.61	44
13	GEN	ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	NNW/164.6	1.61	45
13	GEN	Gentherm Canada ULC.	1047 Cooke Boulevard Burlington ON L7T 4A8	NNW/164.6	1.61	45
13	GEN	Gentherm Canada ULC.	1047 Cooke Boulevard Burlington ON L7T 4A8	NNW/164.6	1.61	46

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
13	GEN	Gentherm Canada ULC.	1047 Cooke Boulevard Burlington ON L7T 4A8	NNW/164.6	1.61	47
14	GEN	The City of Burlington Corp Fire Department	1044 Waterdown Road Burlington ON L7T1N3	W/176.6	5.21	48
14	GEN	The City of Burlington Corp Fire Department	1044 Waterdown Road Burlington ON L7T1N3	W/176.6	5.21	48
15	SPL	Union Gas Limited	1063 Waterdown Rd Burlington ON	WNW/181.3	5.87	49
16	SPL	Walker Environmental Group Inc.	18 Plains Road West Burlington ON	SSW/190.6	-0.47	49
17	RST	PETRO-PARTNERS	91 PLAINS RD E BURLINGTON ON L7T 2C2	NE/213.5	1.74	50
17	GEN	Eighth Empire Inc.	91 Plains Road East. Unit 2c Burlington ON L7T 2C2	NE/213.5	1.74	50
17	GEN	Eighth Empire Inc.	91 Plains Road East. Unit 2c Burlington ON L7T 2C2	NE/213.5	1.74	50
17	GEN	Eighth Empire Inc.	91 Plains Road East. Unit 2c Burlington ON L7T 2C2	NE/213.5	1.74	50
17	GEN	Eighth Empire Inc.	91 Plains Road East. Unit 2c Burlington ON L7T 2C2	NE/213.5	1.74	51
18	GEN	ETRATECH MANUFACTURING INC.	1074 COOKE BOULEVARD BURLINGTON ON L7T 4A8	WNW/219.4	3.68	51
18	GEN	ECLIPSE COLOUR ONTARIO LTD.	1074 COOKE BLVD BURLINGTON ON L7T 4A8	WNW/219.4	3.68	51
18	GEN	PV Labs Ltd.	1074 Cooke Boulevard Burlington ON L7T4A8	WNW/219.4	3.68	52

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
18	GEN	PV Labs Ltd.	1074 Cooke Boulevard Burlington ON L7T4A8	WNW/219.4	3.68	52
18	GEN	PV Labs Ltd.	1074 Cooke Boulevard Burlington ON L7T4A8	WNW/219.4	3.68	53
19	GEN	BETHESDA INC	29 Plains Rd W Burlington ON L7T 1E8	WSW/242.2	2.45	53
19	GEN	BETHESDA INC	29 Plains Rd W Burlington ON L7T 1E8	WSW/242.2	2.45	53
20	SPL	Union Gas Limited	952 LaSalle Park Drive Burlington ON	SSE/248.2	-0.47	53
21	GEN	PLAINS ROAD ANIMAL HOSPITAL	105 PLAINS ROAD EAST BURLINGTON ON L7T 2C2	ENE/249.9	1.50	54

Executive Summary: Summary By Data Source

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Apr 30, 2021 has found that there are 69 GEN site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
Bayshore Tool & Equipment	1021 Waterdown Rd. Burlington ON L7T 1N4	67.0	3
Esso Imperial Oil Limited	14 Plains Road East Burlington ON L7T 2B9	100.3	4
Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	100.3	4
Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	100.3	4
Imperial Oil	14 Plains Road East Burlington ON	100.3	4
Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	100.3	4
Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	100.3	4
Imperial Oil	14 Plains Road East Burlington ON L7T 2B9	100.3	4
MAC'S CONVENIENCE STORES INC.	14 PLAINS ROAD EAST BURLINGTON ON L7T 2B9	100.3	4

Site	Address	Distance (m)	Map Key
MAC'S CONVENIENCE STORES INC.	14 PLAINS ROAD EAST BURLINGTON ON L7T 2B9	100.3	4
MAC'S CONVENIENCE STORES INC.	14 PLAINS ROAD EAST BURLINGTON ON L7T 2B9	100.3	4
INVESTIGATIVE SCIENCE INC.	1050 COOKE BOULEVARD, UNIT 2 BURLINGTON ON L7T 4A8	109.5	5
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	109.5	5
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	109.5	5
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	109.5	5
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	109.5	5
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	109.5	5
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON	109.5	5
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	109.5	5
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	109.5	5
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	109.5	5

Site	Address	Distance (m)	Map Key
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	109.5	5
INVESTIGATIVE SCIENCE INC.	1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	109.5	5
Budget Car and Truck Rentals	71 Plains Road East Burlington ON L7T 2B8	126.3	7
ETRATECH PRINTED CIRCUIT BOARDS INC.	1062 COOKE BOULEVARD BURLINGTON ON L7T 4A8	155.0	11
CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	155.0	11
CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	155.0	11
CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	155.0	11
CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	155.0	11
CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON	155.0	11
CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	155.0	11

Site	Address	Distance (m)	Map Key
CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	155.0	11
CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	155.0	11
CATEGORY 5 IMAGING	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	155.0	11
CATEGORY 5 IMAGING INC.	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	155.0	11
CATEGORY 5 IMAGING INC.	1062 COOKE BLVD. BURLINGTON ON L7T 4A8	155.0	11
DAN GREER ENTERPRISES LTD.	14 PLAINS RD. W. BURLINGTON ON L7T 1E9	162.1	12
DAN GREER ENTERPRISES LTD.	14 PLAINS ROAD WEST BURLINGTON ON L7T 1E9	162.1	12
DAN GREER ENTERPRISES LTD. 12-305	14 PLAINS RD. W. BURLINGTON ON L7T 1E9	162.1	12
DAN GREER ENTERPRISES LIMITED	14 PLAINS ROAD WEST BURLINGTON ON L7T 1E9	162.1	12
Mechendie Holdings Limited	14 Plains Road West Burlington ON	162.1	12
ETRATECH MANUFACTURING INC.	1047 COOKE BOULEVARD BURLINGTON ON L7T 4A8	164.6	13
ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	164.6	13

Site	Address	Distance (m)	Map Key
ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	164.6	13
ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	164.6	13
ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	164.6	13
ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	164.6	13
ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON	164.6	13
ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	164.6	13
ETRATECH INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	164.6	13
ETRATECH MANUFACTURING INC.	1047 Cooke Boulevard Burlington ON L7T 4A8	164.6	13
Gentherm Canada ULC.	1047 Cooke Boulevard Burlington ON L7T 4A8	164.6	13
Gentherm Canada ULC.	1047 Cooke Boulevard Burlington ON L7T 4A8	164.6	13
Gentherm Canada ULC.	1047 Cooke Boulevard Burlington ON L7T 4A8	164.6	13

Site	Address	Distance (m)	Map Key
The City of Burlington Corp Fire Department	1044 Waterdown Road Burlington ON L7T1N3	176.6	14
The City of Burlington Corp Fire Department	1044 Waterdown Road Burlington ON L7T1N3	176.6	14
Eighth Empire Inc.	91 Plains Road East. Unit 2c Burlington ON L7T 2C2	213.5	17
Eighth Empire Inc.	91 Plains Road East. Unit 2c Burlington ON L7T 2C2	213.5	17
Eighth Empire Inc.	91 Plains Road East. Unit 2c Burlington ON L7T 2C2	213.5	17
Eighth Empire Inc.	91 Plains Road East. Unit 2c Burlington ON L7T 2C2	213.5	17
ETRATECH MANUFACTURING INC.	1074 COOKE BOULEVARD BURLINGTON ON L7T 4A8	219.4	18
ECLIPSE COLOUR ONTARIO LTD.	1074 COOKE BLVD BURLINGTON ON L7T 4A8	219.4	18
PV Labs Ltd.	1074 Cooke Boulevard Burlington ON L7T4A8	219.4	18
PV Labs Ltd.	1074 Cooke Boulevard Burlington ON L7T4A8	219.4	18
PV Labs Ltd.	1074 Cooke Boulevard Burlington ON L7T4A8	219.4	18
BETHESDA INC	29 Plains Rd W Burlington ON L7T 1E8	242.2	19

Site	Address	Distance (m)	Map Key
BETHESDA INC	29 Plains Rd W Burlington ON L7T 1E8	242.2	19
PLAINS ROAD ANIMAL HOSPITAL	105 PLAINS ROAD EAST BURLINGTON ON L7T 2C2	249.9	21

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 4 PRT site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
MOORE SMALLEY LTD	30 PLAINS RD BURLINGTON ON	65.7	2
	14 PLAINS RD. E. BURLINGTON ON	100.3	4
MACS CONVENIENCE STORES DIV OF SILCORP LTD ATTN MA	14 PLAINS RD E BURLINGTON ON L7T2B9	100.3	4
PETRO CANADA CAR WASH ATTN GARY HACKMAN	7 PLAINS RD W BURLINGTON ON L7T 1E8	146.0	9

RST - Retail Fuel Storage Tanks

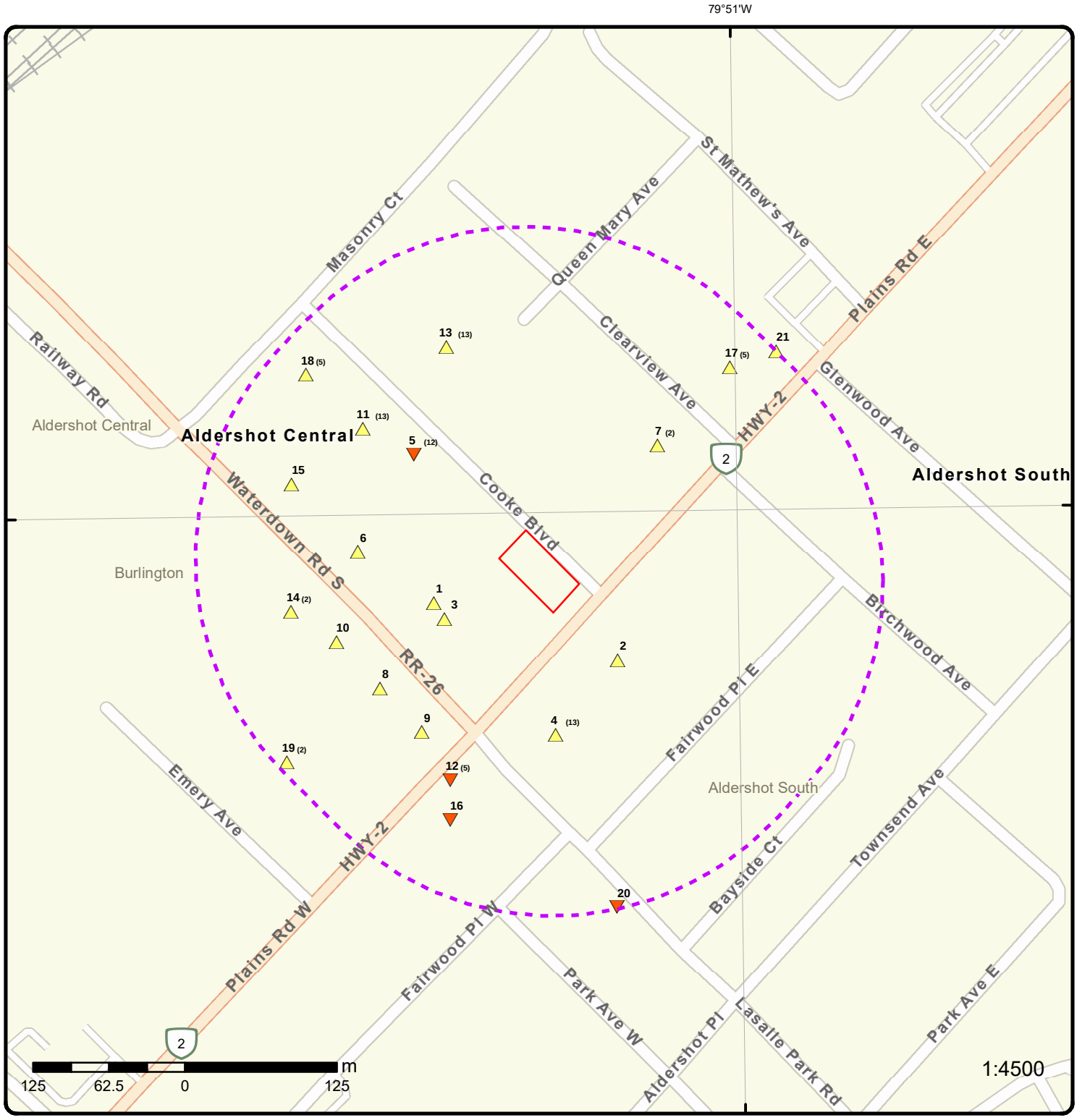
A search of the RST database, dated 1999-Dec 31, 2020 has found that there are 1 RST site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
PETRO-PARTNERS	91 PLAINS RD E BURLINGTON ON L7T 2C2	213.5	17

SPL - Ontario Spills

A search of the SPL database, dated 1988-Aug 2020 has found that there are 9 SPL site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	1025 Waterdown Rd Burlington ON	65.1	1
MAC'S MILK	14 PLAINS RD AT LASALLE GAS BAR BURLINGTON CITY ON	100.3	4
Enbridge Gas Distribution Inc.	1045 Waterdown Rd Burlington ON	116.4	6
BURLINGTON HYDRO	71 PLAINS RD EAST TRANSFORMER BURLINGTON CITY ON L7T 2B8	126.3	7
Union Gas Limited	1022 Waterdown Road Burlington ON L7T 1N3	145.1	8
Union Gas Limited	1036 Waterdown Rd Burlington ON	150.5	10
Union Gas Limited	1063 Waterdown Rd Burlington ON	181.3	15
Walker Environmental Group Inc.	18 Plains Road West Burlington ON	190.6	16
Union Gas Limited	952 LaSalle Park Drive Burlington ON	248.2	20



Map: 0.25 Kilometer Radius

Order Number: 21092400088

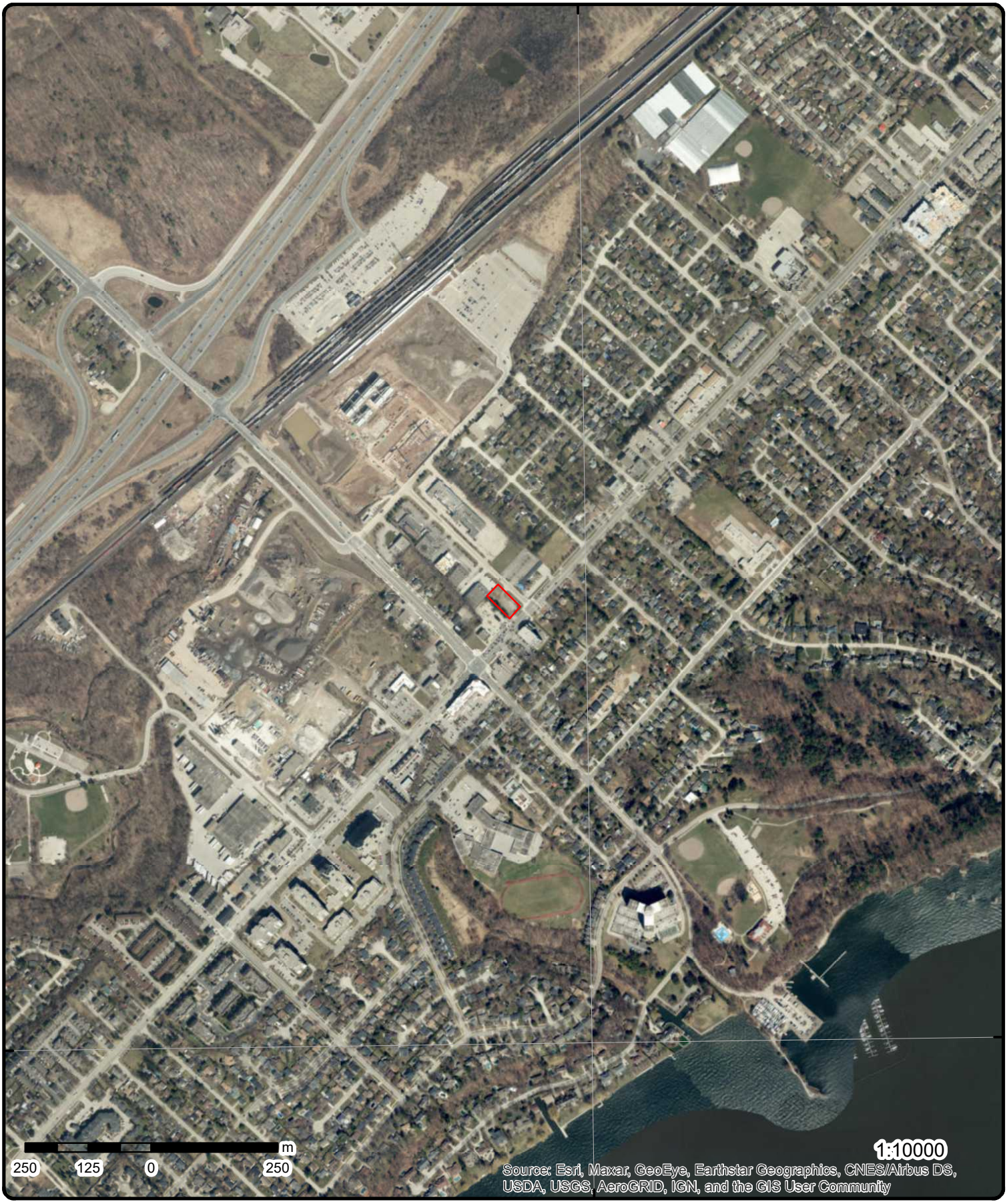
Address: 35 Plains Road East, Burlington, ON

- 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: 2019

Order Number: 21092400088

Address: 35 Plains Road East, Burlington, ON

Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Address: 35 Plains Road East, ON

Source: ESRI World Topographic Map

Order Number: 21092400088

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	WSW/65.1	101.7 / 1.35	1025 Waterdown Rd Burlington ON	SPL

Ref No:	4346-9YVQCL	**Discharger Report:**	
Site No:	NA	**Material Group:**	
Incident Dt:	7/29/2015	**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:		**Sector Type:**	Miscellaneous Communal
Incident Event:		**Agency Involved:**	
Contaminant Code:	35	**Nearest Watercourse:**	
Contaminant Name:	METHANE GAS, COMPRESSED (NATURAL GAS)	**Site Address:**	1025 Waterdown 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:		**Northing:**	
MOE Response:	No	**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	7/29/2015	**Site Map Datum:**	
Dt Document Closed:	8/26/2015	**SAC Action Class:**	Air Spills - Gases and Vapours
Incident Reason:	Operator/Human Error	**Source Type:**	
Site Name:	tssa<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	TSSA: line strike 1025 Waterdown, made safe		
Contaminant Qty:	1 number (count)		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
2	1 of 1	SE/65.7	101.8 / 1.52	MOORE SMALLEY LTD 30 PLAINS RD BURLINGTON ON	PRT

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

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	1 of 1	WSW/67.0	101.3 / 0.98	Bayshore Tool & Equipment 1021 Waterdown Rd. Burlington ON L7T 1N4	GEN

Generator No:	ON6334867	**PO Box No:**	
Status:		**Country:**	
Approval Years:	04	**Choice of Contact:**	
Contam. Facility:		**Co Admin:**	
MHSW Facility:		**Phone No Admin:**	
SIC Code:	811310		
SIC Description:	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	1 of 13	S/100.3	100.9 / 0.57	MAC'S MILK 14 PLAINS RD AT LASALLE GAS BAR BURLINGTON CITY ON	SPL

Ref No:	45824	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	//	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	VALVE/FITTING LEAK OR FAILURE	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:	POSSIBLE	Site Municipality:	14101
Nature of Impact:	Soil contamination	Site Lot:	
Receiving Medium:	LAND	Site Conc:	
Receiving Env:		Northing:	
MOE Response:		Easting:	MCCR
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	1/18/1991	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	
Incident Reason:	EQUIPMENT FAILURE	Source Type:	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	MAC'S GAS BAR - DRIPPING PUMP FILTER DUE TO VALVE MALFUNCTION ON TANK.		
Contaminant Qty:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	2 of 13	S/100.3	100.9 / 0.57	MACS CONVENIENCE STORES DIV OF SILCORP LTD ATTN MA 14 PLAINS RD E BURLINGTON ON L7T2B9	PRT

Location ID:	22654
Type:	retail
Expiry Date:	1996-02-28
Capacity (L):	131800
Licence #:	0076357524

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	3 of 13	S/100.3	100.9 / 0.57	14 PLAINS RD. E. BURLINGTON ON	PRT

Location ID:	2484
Type:	retail
Expiry Date:	
Capacity (L):	
Licence #:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	4 of 13	S/100.3	100.9 / 0.57	Esso Imperial Oil Limited 14 Plains Road East Burlington ON L7T 2B9	GEN

Generator No:	ON1319742	PO Box No:	
Status:		Country:	
Approval Years:	05	Choice of Contact:	
Contam. Facility:		Co Admin:	
MHSW Facility:		Phone No Admin:	
SIC Code:	419120		
SIC Description:	Petroleum Product Agents and Brokers		

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

Detail(s)

Waste Class: 221
Waste Class Desc: LIGHT FUELS

Waste Class: 251
Waste Class Desc: OIL SKIMMINGS & SLUDGES

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4 ***5 of 13*** ***S/100.3*** ***100.9 / 0.57*** ***Imperial Oil***
14 Plains Road East
Burlington ON L7T 2B9 ***GEN***

Generator No: ON5138284
Status:
Approval Years: 2011
Contam. Facility:
MHSW Facility:
SIC Code: 447110
SIC Description:

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

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4 ***6 of 13*** ***S/100.3*** ***100.9 / 0.57*** ***Imperial Oil***
14 Plains Road East
Burlington ON L7T 2B9 ***GEN***

Generator No: ON5138284
Status:
Approval Years: 2012
Contam. Facility:
MHSW Facility:
SIC Code: 447110
SIC Description: Gasoline Stations with Convenience Stores

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

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4 ***7 of 13*** ***S/100.3*** ***100.9 / 0.57*** ***Imperial Oil***
14 Plains Road East
Burlington ON ***GEN***

Generator No: ON8073025
Status:
Approval Years: 2013
Contam. Facility:
MHSW Facility:
SIC Code: 447110
SIC Description:

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 251
Waste Class Desc: OIL SKIMMINGS & SLUDGES

Waste Class: 221
Waste Class Desc: LIGHT FUELS

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

---

4 ***8 of 13*** ***S/100.3*** ***100.9 / 0.57*** ***Imperial Oil***
14 Plains Road East
Burlington ON L7T 2B9 ***GEN***

Generator No: ON8073025

PO Box No:

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

Status:
Approval Years: 2016
Contam. Facility: No
MHSW Facility: No
SIC Code: 447110
SIC Description: 447110

Country: Canada
Choice of Contact: CO_ADMIN
Co Admin: Nicole Bradley
Phone No Admin: 519-652-0099 Ext.4301

Detail(s)

Waste Class: 251
Waste Class Desc: OIL SKIMMINGS & SLUDGES

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

Waste Class: 221
Waste Class Desc: LIGHT FUELS

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4 | ***9 of 13*** | ***S/100.3*** | ***100.9 / 0.57*** | ***Imperial Oil***
14 Plains Road East
Burlington ON L7T 2B9 | ***GEN***

Generator No: ON8073025
Status:
Approval Years: 2015
Contam. Facility: No
MHSW Facility: No
SIC Code: 447110
SIC Description: 447110

PO Box No:
Country: Canada
Choice of Contact: CO_ADMIN
Co Admin: Nicole Bradley
Phone No Admin: 519-652-0099 Ext.4301

Detail(s)

Waste Class: 221
Waste Class Desc: LIGHT FUELS

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

Waste Class: 251
Waste Class Desc: OIL SKIMMINGS & SLUDGES

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4 | ***10 of 13*** | ***S/100.3*** | ***100.9 / 0.57*** | ***Imperial Oil***
14 Plains Road East
Burlington ON L7T 2B9 | ***GEN***

Generator No: ON8073025
Status:
Approval Years: 2014
Contam. Facility: No
MHSW Facility: No
SIC Code: 447110
SIC Description: 447110

PO Box No:
Country: Canada
Choice of Contact: CO_ADMIN
Co Admin: Grant Pettypiece
Phone No Admin: 905-695-3217 Ext.3633

Detail(s)

Waste Class: 221
Waste Class Desc: LIGHT FUELS

Waste Class: 251
Waste Class Desc: OIL SKIMMINGS & SLUDGES

Waste Class: 252

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Desc:		WASTE OILS & LUBRICANTS			

4	11 of 13	S/100.3	100.9 / 0.57	MAC'S CONVENIENCE STORES INC. 14 PLAINS ROAD EAST BURLINGTON ON L7T 2B9	GEN

Generator No: ON8907851
Status: Registered
Approval Years: As of Dec 2018
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 251 L
Waste Class Desc: Waste oils/sludges (petroleum based)

4	12 of 13	S/100.3	100.9 / 0.57	MAC'S CONVENIENCE STORES INC. 14 PLAINS ROAD EAST BURLINGTON ON L7T 2B9	GEN

Generator No: ON8907851
Status: Registered
Approval Years: As of Jul 2020
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 251 L
Waste Class Desc: Waste oils/sludges (petroleum based)

4	13 of 13	S/100.3	100.9 / 0.57	MAC'S CONVENIENCE STORES INC. 14 PLAINS ROAD EAST BURLINGTON ON L7T 2B9	GEN

Generator No: ON8907851
Status: Registered
Approval Years: As of Apr 2021
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 251 L
Waste Class Desc: Waste oils/sludges (petroleum based)

5	1 of 12	NW/109.5	99.8 / -0.49	INVESTIGATIVE SCIENCE INC. 1050 COOKE BOULEVARD, UNIT 2 BURLINGTON ON L7T 4A8	GEN

Generator No: ON2335900
Status:
Approval Years: 97,98,99,00,01

PO Box No:
Country:
Choice of Contact:

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

Contam. Facility: ***Co Admin:***
MHSW Facility: ***Phone No Admin:***
SIC Code: 9999
SIC Description: OTHER SERVICES

Detail(s)

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

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5 ***2 of 12*** ***NW/109.5*** ***99.8 / -0.49*** ***INVESTIGATIVE SCIENCE INC.***
1050 COOKE BLVD, UNIT 2
BURLINGTON ON L7T 4A8 ***GEN***

Generator No: ON2335900 ***PO Box No:***
Status: ***Country:***
Approval Years: 02,03,04,05,06,07,08 ***Choice of Contact:***
Contam. Facility: ***Co Admin:***
MHSW Facility: ***Phone No Admin:***
SIC Code:
SIC Description:

Detail(s)

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

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5 ***3 of 12*** ***NW/109.5*** ***99.8 / -0.49*** ***INVESTIGATIVE SCIENCE INC.***
1050 COOKE BLVD, UNIT 2
BURLINGTON ON ***GEN***

Generator No: ON2335900 ***PO Box No:***
Status: ***Country:***
Approval Years: 2009 ***Choice of Contact:***
Contam. Facility: ***Co Admin:***
MHSW Facility: ***Phone No Admin:***
SIC Code: 541690, 541380
SIC Description: Other Scientific and Technical Consulting Services, Testing Laboratories

Detail(s)

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

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5 ***4 of 12*** ***NW/109.5*** ***99.8 / -0.49*** ***INVESTIGATIVE SCIENCE INC.***
1050 COOKE BLVD, UNIT 2
BURLINGTON ON ***GEN***

Generator No: ON2335900 ***PO Box No:***
Status: ***Country:***
Approval Years: 2010 ***Choice of Contact:***
Contam. Facility: ***Co Admin:***
MHSW Facility: ***Phone No Admin:***
SIC Code: 541690, 541380
SIC Description: Other Scientific and Technical Consulting Services, Testing Laboratories

Detail(s)

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
5	5 of 12	NW/109.5	99.8 / -0.49	INVESTIGATIVE SCIENCE INC. 1050 COOKE BLVD, UNIT 2 BURLINGTON ON	GEN

Generator No: ON2335900
Status:
Approval Years: 2011
Contam. Facility:
MHSW Facility:
SIC Code: 541690, 541380
SIC Description: Other Scientific and Technical Consulting Services, Testing Laboratories

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
5	6 of 12	NW/109.5	99.8 / -0.49	INVESTIGATIVE SCIENCE INC. 1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	GEN

Generator No: ON2335900
Status:
Approval Years: 2012
Contam. Facility:
MHSW Facility:
SIC Code: 541690, 541380
SIC Description: Other Scientific and Technical Consulting Services, Testing Laboratories

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
5	7 of 12	NW/109.5	99.8 / -0.49	INVESTIGATIVE SCIENCE INC. 1050 COOKE BLVD, UNIT 2 BURLINGTON ON	GEN

Generator No: ON2335900
Status:
Approval Years: 2013
Contam. Facility:
MHSW Facility:
SIC Code: 541690, 541380
SIC Description: OTHER SCIENTIFIC AND TECHNICAL CONSULTING SERVICES, TESTING LABORATORIES

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
5	8 of 12	NW/109.5	99.8 / -0.49	INVESTIGATIVE SCIENCE INC. 1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	GEN

Generator No: ON2335900
Status:
Approval Years: 2016
Contam. Facility: No

PO Box No:
Country: Canada
Choice of Contact: CO_OFFICIAL
Co Admin: NONE NONE

MHSW Facility: No **Phone No Admin:** NONE Ext.
SIC Code: 541690, 541380
SIC Description: OTHER SCIENTIFIC AND TECHNICAL CONSULTING SERVICES, TESTING LABORATORIES

Detail(s)

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

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5 ***9 of 12*** ***NW/109.5*** ***99.8 / -0.49*** ***INVESTIGATIVE SCIENCE INC.***
1050 COOKE BLVD, UNIT 2
BURLINGTON ON L7T 4A8 ***GEN***

Generator No: ON2335900 **PO Box No:**
Status: **Country:** Canada
Approval Years: 2015 **Choice of Contact:** CO_OFFICIAL
Contam. Facility: No **Co Admin:** NONE NONE
MHSW Facility: No **Phone No Admin:** NONE Ext.
SIC Code: 541690, 541380
SIC Description: OTHER SCIENTIFIC AND TECHNICAL CONSULTING SERVICES, TESTING LABORATORIES

Detail(s)

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

---

5 ***10 of 12*** ***NW/109.5*** ***99.8 / -0.49*** ***INVESTIGATIVE SCIENCE INC.***
1050 COOKE BLVD, UNIT 2
BURLINGTON ON L7T 4A8 ***GEN***

Generator No: ON2335900 **PO Box No:**
Status: **Country:** Canada
Approval Years: 2014 **Choice of Contact:** CO_OFFICIAL
Contam. Facility: No **Co Admin:** NONE NONE
MHSW Facility: No **Phone No Admin:** NONE Ext.
SIC Code: 541690, 541380
SIC Description: OTHER SCIENTIFIC AND TECHNICAL CONSULTING SERVICES, TESTING LABORATORIES

Detail(s)

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

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5 ***11 of 12*** ***NW/109.5*** ***99.8 / -0.49*** ***INVESTIGATIVE SCIENCE INC.***
1050 COOKE BLVD, UNIT 2
BURLINGTON ON L7T 4A8 ***GEN***

Generator No: ON2335900 **PO Box No:**
Status: Registered **Country:** Canada
Approval Years: As of Dec 2018 **Choice of Contact:**
Contam. Facility: **Co Admin:**
MHSW Facility: **Phone No Admin:**
SIC Code:
SIC Description:

Detail(s)

Waste Class: 241 H
Waste Class Desc: Halogenated solvents and residues

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
5	12 of 12	NW/109.5	99.8 / -0.49	INVESTIGATIVE SCIENCE INC. 1050 COOKE BLVD, UNIT 2 BURLINGTON ON L7T 4A8	GEN

Generator No:	ON2335900	**PO Box No:**	
Status:	Registered	**Country:**	Canada
Approval Years:	As of Jul 2020	**Choice of Contact:**	
Contam. Facility:		**Co Admin:**	
MHSW Facility:		**Phone No Admin:**	
SIC Code:			
SIC Description:			

Detail(s)

Waste Class:	241 H
Waste Class Desc:	Halogenated solvents and residues

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
6	1 of 1	W/116.4	104.3 / 4.00	Enbridge Gas Distribution Inc. 1045 Waterdown Rd Burlington ON	SPL

Ref No:	7425-9RNNDB	**Discharger Report:**	
Site No:	NA	**Material Group:**	
Incident Dt:	2014/12/10	**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:	Leak/Break	**Sector Type:**	Other
Incident Event:		**Agency Involved:**	
Contaminant Code:	35	**Nearest Watercourse:**	
Contaminant Name:	NATURAL GAS (METHANE)	**Site Address:**	1045 Waterdown 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:	Air	**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:	2014/12/10	**Site Map Datum:**	
Dt Document Closed:	2014/12/20	**SAC Action Class:**	TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Incident Reason:	Operator/Human Error	**Source Type:**	
Site Name:	Union Gas - pipeline<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	TSSA: 1/2" plastic gasline		
Contaminant Qty:	0 other - see incident description		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
7	1 of 2	NE/126.3	102.9 / 2.60	BURLINGTON HYDRO 71 PLAINS RD EAST TRANSFORMER BURLINGTON CITY ON L7T 2B8	SPL

Ref No:	238085	**Discharger Report:**	
Site No:		**Material Group:**	
Incident Dt:	9/3/2002	**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:	OTHER TRANSPORTATION ACCIDENT	**Sector Type:**	
Incident Event:		**Agency Involved:**	
Contaminant Code:		**Nearest Watercourse:**	
Contaminant Name:		**Site Address:**	
Contaminant Limit 1:		**Site District Office:**	

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

Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:	POSSIBLE	**Site Municipality:**	14101
Nature of Impact:	Soil contamination	**Site Lot:**	
Receiving Medium:	LAND	**Site Conc:**	
Receiving Env:		**Northing:**	
MOE Response:		**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	9/3/2002	**Site Map Datum:**	
Dt Document Closed:		**SAC Action Class:**	
Incident Reason:	ERROR	**Source Type:**	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	BURLINGTON HYDRO--16 GALL-ONS OF TRANSFORMER OIL (<50 PPM) TO GROUND		
Contaminant Qty:			

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7 **2 of 2** **NE/126.3** **102.9 / 2.60** **Budget Car and Truck Rentals** **GEN**
71 Plains Road East
Burlington ON L7T 2B8

Generator No:	ON3194901	**PO Box No:**	
Status:		**Country:**	
Approval Years:	03,04	**Choice of Contact:**	
Contam. Facility:		**Co Admin:**	
MHSW Facility:		**Phone No Admin:**	
SIC Code:	447190		
SIC Description:	Other Gasoline Stations		

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8 **1 of 1** **WSW/145.1** **102.4 / 2.06** **Union Gas Limited** **SPL**
1022 Waterdown Road
Burlington ON L7T 1N3

Ref No:	5047-9Z6MCC	**Discharger Report:**	
Site No:	NA	**Material Group:**	
Incident Dt:	8/7/2015	**Health/Env Conseq:**	
Year:		**Client Type:**	
Incident Cause:		**Sector Type:**	Miscellaneous Industrial
Incident Event:		**Agency Involved:**	
Contaminant Code:	35	**Nearest Watercourse:**	
Contaminant Name:	NATURAL GAS (METHANE)	**Site Address:**	1022 Waterdown Road
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site Postal Code:**	L7T 1N3
Contaminant UN No 1:		**Site Region:**	
Environment Impact:		**Site Municipality:**	Burlington
Nature of Impact:		**Site Lot:**	
Receiving Medium:		**Site Conc:**	
Receiving Env:		**Northing:**	
MOE Response:	No	**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	8/7/2015	**Site Map Datum:**	
Dt Document Closed:	8/26/2015	**SAC Action Class:**	TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Incident Reason:	Operator/Human Error	**Source Type:**	
Site Name:	Commercial Site<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	TSSA/FSB ½ inch plastic, line damage, made safe		
Contaminant Qty:	0 other - see incident description		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
9	1 of 1	SW/146.0	100.9 / 0.54	PETRO CANADA CAR WASH ATTN GARY HACKMAN 7 PLAINS RD W BURLINGTON ON L7T 1E8	PRT

Location ID: 2469
Type: retail
Expiry Date: 1994-06-30
Capacity (L): 90800
Licence #: 0076392406

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
10	1 of 1	WSW/150.5	104.1 / 3.82	Union Gas Limited 1036 Waterdown Rd Burlington ON	SPL

Ref No: 2527-9YTSKN
Site No: NA
Incident Dt: 7/27/2015
Year:
Incident Cause:
Incident Event:
Contaminant Code: 35
Contaminant Name: NATURAL GAS (METHANE)
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact:
Nature of Impact:
Receiving Medium:
Receiving Env:
MOE Response: No
Dt MOE Arvl on Scn:
MOE Reported Dt: 7/27/2015
Dt Document Closed: 8/26/2015
Incident Reason: Operator/Human Error
Site Name: New construction site<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: TSSA 4" plstc ln dmg, made safe
Contaminant Qty: 0 other - see incident description

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type: Unknown / N/A
Agency Involved:
Nearest Watercourse:
Site Address: 1036 Waterdown Rd
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: Burlington
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Source Type:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
11	1 of 13	WNW/155.0	100.9 / 0.61	ETRATECH PRINTED CIRCUIT BOARDS INC. 1062 COOKE BOULEVARD BURLINGTON ON L7T 4A8	GEN

Generator No: ON1622302
Status:
Approval Years: 97,98,99,00,01
Contam. Facility:
MHSW Facility:
SIC Code: 3352
SIC Description: ELECT. PARTS & COMP.

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 112
Waste Class Desc: ACID WASTE - HEAVY METALS

Waste Class: 121
Waste Class Desc: ALKALINE WASTES - HEAVY METALS

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

Waste Class: 131
Waste Class Desc: NEUTRALIZED WASTES - HEAVY METALS

Waste Class: 132
Waste Class Desc: NEUTRALIZED WASTES - OTHER METALS

Waste Class: 148
Waste Class Desc: INORGANIC LABORATORY CHEMICALS

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

Waste Class: 263
Waste Class Desc: ORGANIC LABORATORY CHEMICALS

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11 | ***2 of 13*** | ***WNW/155.0*** | ***100.9 / 0.61*** | ***CATEGORY 5 IMAGING***
1062 COOKE BLVD.
BURLINGTON ON L7T 4A8 | ***GEN***

Generator No: ON8332190
Status:
Approval Years: 07,08
Contam. Facility:
MHSW Facility:
SIC Code: 323119
SIC Description: Other Printing

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

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11 | ***3 of 13*** | ***WNW/155.0*** | ***100.9 / 0.61*** | ***CATEGORY 5 IMAGING***
1062 COOKE BLVD.
BURLINGTON ON L7T 4A8 | ***GEN***

Generator No: ON8332190
Status:
Approval Years: 2009
Contam. Facility:
MHSW Facility:
SIC Code: 323119
SIC Description: Other Printing

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

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11 | ***4 of 13*** | ***WNW/155.0*** | ***100.9 / 0.61*** | ***CATEGORY 5 IMAGING***
1062 COOKE BLVD.
BURLINGTON ON L7T 4A8 | ***GEN***

Generator No: ON8332190
Status:
Approval Years: 2010
Contam. Facility:
MHSW Facility:
SIC Code: 323119
SIC Description: Other Printing

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

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

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

11	*5 of 13*	*WNW/155.0*	*100.9 / 0.61*	*CATEGORY 5 IMAGING* *1062 COOKE BLVD.* *BURLINGTON ON L7T 4A8*	*GEN*

Generator No: ON8332190
Status:
Approval Years: 2011
Contam. Facility:
MHSW Facility:
SIC Code: 323119
SIC Description: Other Printing

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

11	*6 of 13*	*WNW/155.0*	*100.9 / 0.61*	*CATEGORY 5 IMAGING* *1062 COOKE BLVD.* *BURLINGTON ON L7T 4A8*	*GEN*

Generator No: ON8332190
Status:
Approval Years: 2012
Contam. Facility:
MHSW Facility:
SIC Code: 323119
SIC Description: Other Printing

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

11	*7 of 13*	*WNW/155.0*	*100.9 / 0.61*	*CATEGORY 5 IMAGING* *1062 COOKE BLVD.* *BURLINGTON ON*	*GEN*

Generator No: ON8332190
Status:
Approval Years: 2013
Contam. Facility:
MHSW Facility:
SIC Code: 323119
SIC Description: OTHER PRINTING

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

11	*8 of 13*	*WNW/155.0*	*100.9 / 0.61*	*CATEGORY 5 IMAGING* *1062 COOKE BLVD.* *BURLINGTON ON L7T 4A8*	*GEN*

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

Generator No: ON8332190
Status:
Approval Years: 2016
Contam. Facility: No
MHSW Facility: No
SIC Code: 323119
SIC Description: OTHER PRINTING

PO Box No:
Country: Canada
Choice of Contact: CO_ADMIN
Co Admin: Lisa MacPherson
Phone No Admin: 905.333.3228 Ext.227

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

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

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
11	9 of 13	WNW/155.0	100.9 / 0.61	CATEGORY 5 IMAGING 1062 COOKE BLVD. BURLINGTON ON L7T 4A8	GEN

Generator No: ON8332190
Status:
Approval Years: 2015
Contam. Facility: No
MHSW Facility: No
SIC Code: 323119
SIC Description: OTHER PRINTING

PO Box No:
Country: Canada
Choice of Contact: CO_ADMIN
Co Admin: Lisa MacPherson
Phone No Admin: 905.333.3228 Ext.227

Detail(s)

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

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
11	10 of 13	WNW/155.0	100.9 / 0.61	CATEGORY 5 IMAGING 1062 COOKE BLVD. BURLINGTON ON L7T 4A8	GEN

Generator No: ON8332190
Status:
Approval Years: 2014
Contam. Facility: No
MHSW Facility: No
SIC Code: 323119
SIC Description: OTHER PRINTING

PO Box No:
Country: Canada
Choice of Contact: CO_ADMIN
Co Admin: Alisha Markowski
Phone No Admin: 905.333.3228 Ext.227

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

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

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
11	11 of 13	WNW/155.0	100.9 / 0.61	CATEGORY 5 IMAGING 1062 COOKE BLVD. BURLINGTON ON L7T 4A8	GEN

Generator No: ON8332190

PO Box No:

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

Status: Registered
Approval Years: As of Dec 2018
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 145 I
Waste Class Desc: Wastes from the use of pigments, coatings and paints

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

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11 ***12 of 13*** ***WNW/155.0*** ***100.9 / 0.61*** ***CATEGORY 5 IMAGING INC.***
1062 COOKE BLVD.
BURLINGTON ON L7T 4A8 ***GEN***

Generator No: ON8332190
Status: Registered
Approval Years: As of Jul 2020
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:
PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

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

Waste Class: 145 I
Waste Class Desc: Wastes from the use of pigments, coatings and paints

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11 ***13 of 13*** ***WNW/155.0*** ***100.9 / 0.61*** ***CATEGORY 5 IMAGING INC.***
1062 COOKE BLVD.
BURLINGTON ON L7T 4A8 ***GEN***

Generator No: ON8332190
Status: Registered
Approval Years: As of Apr 2021
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:
PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 145 I
Waste Class Desc: Wastes from the use of pigments, coatings and paints

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

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12 ***1 of 5*** ***SSW/162.1*** ***99.8 / -0.47*** ***DAN GREER ENTERPRISES LTD.***
14 PLAINS RD. W.
BURLINGTON ON L7T 1E9 ***GEN***

Generator No: ON1110100
Status:
PO Box No:
Country:

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

Approval Years: 88,89
Contam. Facility:
MHSW Facility:
SIC Code: 5721
SIC Description: CONSTR./FOREST. MACH

Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

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

---

12 ***2 of 5*** ***SSW/162.1*** ***99.8 / -0.47*** ***DAN GREER ENTERPRISES LTD.*** ***GEN***
14 PLAINS ROAD WEST
BURLINGTON ON L7T 1E9

Generator No: ON1110100
Status:
Approval Years: 92,93,97,98
Contam. Facility:
MHSW Facility:
SIC Code: 5721
SIC Description: CONSTR./FOREST. MACH

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 221
Waste Class Desc: LIGHT FUELS

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

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12 ***3 of 5*** ***SSW/162.1*** ***99.8 / -0.47*** ***DAN GREER ENTERPRISES LTD. 12-305*** ***GEN***
14 PLAINS RD. W.
BURLINGTON ON L7T 1E9

Generator No: ON1110100
Status:
Approval Years: 94,95,96
Contam. Facility:
MHSW Facility:
SIC Code: 5721
SIC Description: CONSTR./FOREST. MACH

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 221
Waste Class Desc: LIGHT FUELS

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

---

12 ***4 of 5*** ***SSW/162.1*** ***99.8 / -0.47*** ***DAN GREER ENTERPRISES LIMITED*** ***GEN***
14 PLAINS ROAD WEST
BURLINGTON ON L7T 1E9

Generator No: ON1110100
Status:
Approval Years: 99,00,01
Contam. Facility:
MHSW Facility:
SIC Code: 5721

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

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

SIC Description: CONSTR./FOREST. MACH.

Detail(s)

Waste Class: 221
Waste Class Desc: LIGHT FUELS

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

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12 | **5 of 5** | **SSW/162.1** | **99.8 / -0.47** | **Mechendie Holdings Limited**
14 Plains Road West
Burlington ON | **GEN**

Generator No: ON5083285
Status:
Approval Years: 06
Contam. Facility:
MHSW Facility:
SIC Code: 531120
SIC Description: Lessors of Non-Residential Buildings (except Mini-

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 221
Waste Class Desc: LIGHT FUELS

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13 | **1 of 13** | **NNW/164.6** | **101.9 / 1.61** | **ETRATECH MANUFACTURING INC.**
1047 COOKE BOULEVARD
BURLINGTON ON L7T 4A8 | **GEN**

Generator No: ON1622303
Status:
Approval Years: 97,98,99,00,01
Contam. Facility:
MHSW Facility:
SIC Code: 3352
SIC Description: ELECT. PARTS & COMP.

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 148
Waste Class Desc: INORGANIC LABORATORY CHEMICALS

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

Waste Class: 232
Waste Class Desc: POLYMERIC RESINS

Waste Class: 263
Waste Class Desc: ORGANIC LABORATORY CHEMICALS

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13 | **2 of 13** | **NNW/164.6** | **101.9 / 1.61** | **ETRATECH MANUFACTURING INC.**
1047 Cooke Boulevard
Burlington ON L7T 4A8 | **GEN**

Generator No: ON1622301

PO Box No:

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

Status:
Approval Years: 02,03,04,05,06,07,08
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 148
Waste Class Desc: INORGANIC LABORATORY CHEMICALS

Waste Class: 232
Waste Class Desc: POLYMERIC RESINS

Waste Class: 263
Waste Class Desc: ORGANIC LABORATORY CHEMICALS

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

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

13	3 of 13	NNW/164.6	101.9 / 1.61	ETRATECH MANUFACTURING INC. 1047 Cooke Boulevard Burlington ON L7T 4A8	GEN

Generator No: ON1622301
Status:
Approval Years: 2009
Contam. Facility:
MHSW Facility:
SIC Code: 334410
SIC Description: Semiconductor and Other Electronic Component Manufacturing
PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

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

13	4 of 13	NNW/164.6	101.9 / 1.61	ETRATECH MANUFACTURING INC. 1047 Cooke Boulevard Burlington ON L7T 4A8	GEN

Generator No: ON1622301
Status:
Approval Years: 2010
Contam. Facility:
MHSW Facility:
SIC Code: 334410
PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

SIC Description: Semiconductor and Other Electronic Component Manufacturing

Detail(s)

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

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

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
13	5 of 13	NNW/164.6	101.9 / 1.61	ETRATECH MANUFACTURING INC. 1047 Cooke Boulevard Burlington ON L7T 4A8	GEN

Generator No: ON1622301
Status:
Approval Years: 2011
Contam. Facility:
MHSW Facility:
SIC Code: 334410
SIC Description: Semiconductor and Other Electronic Component Manufacturing

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

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

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
13	6 of 13	NNW/164.6	101.9 / 1.61	ETRATECH MANUFACTURING INC. 1047 Cooke Boulevard Burlington ON L7T 4A8	GEN

Generator No: ON1622301
Status:
Approval Years: 2012
Contam. Facility:
MHSW Facility:
SIC Code: 334410
SIC Description: Semiconductor and Other Electronic Component Manufacturing

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

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

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
13	7 of 13	NNW/164.6	101.9 / 1.61	ETRATECH MANUFACTURING INC. 1047 Cooke Boulevard	GEN

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

Burlington ON

Generator No: ON1622301
Status:
Approval Years: 2013
Contam. Facility:
MHSW Facility:
SIC Code: 334410
SIC Description: SEMICONDUCTOR AND OTHER ELECTRONIC COMPONENT MANUFACTURING

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

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

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

---

13 | **8 of 13** | **NNW/164.6** | **101.9 / 1.61** | **ETRATECH MANUFACTURING INC.**
1047 Cooke Boulevard
Burlington ON L7T 4A8 | **GEN**

Generator No: ON1622301
Status:
Approval Years: 2015
Contam. Facility: No
MHSW Facility: No
SIC Code: 334410
SIC Description: SEMICONDUCTOR AND OTHER ELECTRONIC COMPONENT MANUFACTURING

PO Box No:
Country: Canada
Choice of Contact: CO_OFFICIAL
Co Admin: Saha Chartterpaul
Phone No Admin: 905-681-7544 Ext.240

Detail(s)

Waste Class: 251
Waste Class Desc: OIL SKIMMINGS & SLUDGES

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

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

---

13 | **9 of 13** | **NNW/164.6** | **101.9 / 1.61** | **ETRATECH INC.**
1047 Cooke Boulevard
Burlington ON L7T 4A8 | **GEN**

Generator No: ON1622301
Status:
Approval Years: 2016
Contam. Facility: No
MHSW Facility: No
SIC Code: 334410
SIC Description: SEMICONDUCTOR AND OTHER ELECTRONIC COMPONENT MANUFACTURING

PO Box No:
Country: Canada
Choice of Contact: CO_ADMIN
Co Admin: Dan Wesko
Phone No Admin: 905-681-7544 Ext.350

Detail(s)

Waste Class: 122
Waste Class Desc: ALKALINE WASTES - OTHER METALS

Waste Class: 268
Waste Class Desc: AMINES

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

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

Waste Class: 148
Waste Class Desc: INORGANIC LABORATORY CHEMICALS

Waste Class: 265
Waste Class Desc: GRAPHIC ART WASTES

Waste Class: 251
Waste Class Desc: OIL SKIMMINGS & SLUDGES

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

---

13 **10 of 13** **NNW/164.6** **101.9 / 1.61** **ETRATECH MANUFACTURING INC.** **GEN**
1047 Cooke Boulevard
Burlington ON L7T 4A8

Generator No: ON1622301
Status:
Approval Years: 2014
Contam. Facility: No
MHSW Facility: No
SIC Code: 334410
SIC Description: SEMICONDUCTOR AND OTHER ELECTRONIC COMPONENT MANUFACTURING

PO Box No:
Country: Canada
Choice of Contact: CO_OFFICIAL
Co Admin: Saha Chartterpaul
Phone No Admin: 905-681-7544 Ext.240

Detail(s)

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

Waste Class: 251
Waste Class Desc: OIL SKIMMINGS & SLUDGES

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

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

---

13 **11 of 13** **NNW/164.6** **101.9 / 1.61** **Gentherm Canada ULC.** **GEN**
1047 Cooke Boulevard
Burlington ON L7T 4A8

Generator No: ON1622301
Status: Registered
Approval Years: As of Dec 2018
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 122 C
Waste Class Desc: Alkaline slutions - containing other metals and non-metals (not cyanide)

Waste Class: 145 I
Waste Class Desc: Wastes from the use of pigments, coatings and paints

Waste Class: 145 L
Waste Class Desc: Wastes from the use of pigments, coatings and paints

Waste Class: 146 L
Waste Class Desc: Other specified inorganic sludges, slurries or solids

Waste Class: 146 T
Waste Class Desc: Other specified inorganic sludges, slurries or solids

Waste Class: 148 R
Waste Class Desc: Misc. wastes and inorganic chemicals

Waste Class: 212 I
Waste Class Desc: Aliphatic solvents and residues

Waste Class: 251 L
Waste Class Desc: Waste oils/sludges (petroleum based)

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

Waste Class: 263 B
Waste Class Desc: Misc. waste organic chemicals

Waste Class: 263 C
Waste Class Desc: Misc. waste organic chemicals

Waste Class: 265 L
Waste Class Desc: Graphic arts wastes

Waste Class: 268 C
Waste Class Desc: Amines

Waste Class: 331 I
Waste Class Desc: Waste compressed gases including cylinders

---

13 ***12 of 13*** ***NNW/164.6*** ***101.9 / 1.61*** ***Gentherm Canada ULC.***
1047 Cooke Boulevard
Burlington ON L7T 4A8 ***GEN***

Generator No: ON1622301
Status: Registered
Approval Years: As of Jul 2020
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 148 C
Waste Class Desc: Misc. wastes and inorganic chemicals

Waste Class: 145 I
Waste Class Desc: Wastes from the use of pigments, coatings and paints

Waste Class: 148 R

Waste Class Desc: Misc. wastes and inorganic chemicals

Waste Class: 331 I
Waste Class Desc: Waste compressed gases including cylinders

Waste Class: 263 B
Waste Class Desc: Misc. waste organic chemicals

Waste Class: 212 I
Waste Class Desc: Aliphatic solvents and residues

Waste Class: 146 T
Waste Class Desc: Other specified inorganic sludges, slurries or solids

Waste Class: 146 L
Waste Class Desc: Other specified inorganic sludges, slurries or solids

Waste Class: 145 L
Waste Class Desc: Wastes from the use of pigments, coatings and paints

Waste Class: 268 C
Waste Class Desc: Amines

Waste Class: 122 C
Waste Class Desc: Alkaline slutions - containing other metals and non-metals (not cyanide)

Waste Class: 265 L
Waste Class Desc: Graphic arts wastes

Waste Class: 251 L
Waste Class Desc: Waste oils/sludges (petroleum based)

Waste Class: 263 C
Waste Class Desc: Misc. waste organic chemicals

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

Waste Class: 145 B
Waste Class Desc: Wastes from the use of pigments, coatings and paints

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13 | ***13 of 13*** | ***NNW/164.6*** | ***101.9 / 1.61*** | ***Gentherm Canada ULC.***
1047 Cooke Boulevard
Burlington ON L7T 4A8 | ***GEN***

Generator No: ON1622301
Status: Registered
Approval Years: As of Apr 2021
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 146 T
Waste Class Desc: Other specified inorganic sludges, slurries or solids

Waste Class: 263 C
Waste Class Desc: Misc. waste organic chemicals

Waste Class: 331 I
Waste Class Desc: Waste compressed gases including cylinders

Waste Class: 145 L
Waste Class Desc: Wastes from the use of pigments, coatings and paints

Waste Class: 148 R
Waste Class Desc: Misc. wastes and inorganic chemicals

Waste Class: 145 I
Waste Class Desc: Wastes from the use of pigments, coatings and paints

Waste Class: 122 C
Waste Class Desc: Alkaline slutions - containing other metals and non-metals (not cyanide)

Waste Class: 268 C
Waste Class Desc: Amines

Waste Class: 263 B
Waste Class Desc: Misc. waste organic chemicals

Waste Class: 265 L
Waste Class Desc: Graphic arts wastes

Waste Class: 146 L
Waste Class Desc: Other specified inorganic sludges, slurries or solids

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

Waste Class: 251 L
Waste Class Desc: Waste oils/sludges (petroleum based)

Waste Class: 148 C
Waste Class Desc: Misc. wastes and inorganic chemicals

Waste Class: 212 I
Waste Class Desc: Aliphatic solvents and residues

Waste Class: 145 B
Waste Class Desc: Wastes from the use of pigments, coatings and paints

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14 ***1 of 2*** ***W/176.6*** ***105.5 / 5.21*** ***The City of Burlington Corp Fire Department***
1044 Waterdown Road
Burlington ON L7T1N3 ***GEN***

Generator No: ON3217296
Status: Registered
Approval Years: As of Jul 2020
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 312 P
Waste Class Desc: Pathological wastes

---

14 ***2 of 2*** ***W/176.6*** ***105.5 / 5.21*** ***The City of Burlington Corp Fire Department***
1044 Waterdown Road
Burlington ON L7T1N3 ***GEN***

Generator No: ON3217296
Status: Registered
Approval Years: As of Apr 2021

PO Box No:
Country: Canada
Choice of Contact:

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

Contam. Facility: ***Co Admin:***
MHSW Facility: ***Phone No Admin:***
SIC Code:
SIC Description:

Detail(s)

Waste Class: 312 P
Waste Class Desc: Pathological wastes

---

15 ***1 of 1*** ***WNW/181.3*** ***106.2 / 5.87*** ***Union Gas Limited***
1063 Waterdown Rd
Burlington ON ***SPL***

Ref No: 2525-9Z5LH9
Site No: NA
Incident Dt: 8/6/2015
Year:
Incident Cause:
Incident Event:
Contaminant Code: 35
Contaminant Name: NATURAL GAS (METHANE)
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact:
Nature of Impact:
Receiving Medium:
Receiving Env:
MOE Response: No
Dt MOE Arvl on Scn:
MOE Reported Dt: 8/6/2015
Dt Document Closed: 10/3/2015

Incident Reason: Operator/Human Error
Site Name: Residential <UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: TSSA- 0.5 inch line strike, made safe
Contaminant Qty: 0 other - see incident description

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type: Miscellaneous Industrial
Agency Involved:
Nearest Watercourse:
Site Address: 1063 Waterdown Rd
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: Burlington
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Source Type:

---

16 ***1 of 1*** ***SSW/190.6*** ***99.8 / -0.47*** ***Walker Environmental Group Inc.***
18 Plains Road West
Burlington ON ***SPL***

Ref No: 6574-ARNRUE
Site No: NA
Incident Dt: 9/28/2017
Year:
Incident Cause:
Incident Event: Leak/Break
Contaminant Code: 14
Contaminant Name: GREASE (N.O.S.)
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1: n/a
Environment Impact:
Nature of Impact:
Receiving Medium:
Receiving Env: Land
MOE Response: No
Dt MOE Arvl on Scn:

Discharger Report:
Material Group:
Health/Env Conseq: 2 - Minor Environment
Client Type: Corporation
Sector Type: Miscellaneous Industrial
Agency Involved:
Nearest Watercourse:
Site Address: 18 Plains Road West
Site District Office: Halton-Peel
Site Postal Code:
Site Region: Central
Site Municipality: Burlington
Site Lot:
Site Conc:
Northing: 4795564.64
Easting: 593101.02
Site Geo Ref Accu:

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

MOE Reported Dt: 9/29/2017
Dt Document Closed:
Incident Reason: Operator/Human Error
Site Name: Commercial<UNOFFICIAL>
Site County/District: Regional Municipality of Halton
Site Geo Ref Meth:
Incident Summary: Walker Env: ~ 4 L of grease/water spill to asphalt, clned.
Contaminant Qty: 4 L
Site Map Datum:
SAC Action Class: Land Spills
Source Type: Truck - Transport/Hauling

---

17 | 1 of 5 | NE/213.5 | 102.1 / 1.74 | PETRO-PARTNERS, 91 PLAINS RD E, BURLINGTON ON L7T 2C2 | RST

Headcode: 924800
Headcode Desc: Oils-Fuel
Phone: 9056810500
List Name:
Description:

---

17 | 2 of 5 | NE/213.5 | 102.1 / 1.74 | Eighth Empire Inc., 91 Plains Road East. Unit 2c, Burlington ON L7T 2C2 | GEN

Generator No: ON5858948
Status:
Approval Years: 2016
Contam. Facility: No
MHSW Facility: No
SIC Code: 812190
SIC Description: 812190
PO Box No:
Country: Canada
Choice of Contact: CO_OFFICIAL
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 312
Waste Class Desc: PATHOLOGICAL WASTES

---

17 | 3 of 5 | NE/213.5 | 102.1 / 1.74 | Eighth Empire Inc., 91 Plains Road East. Unit 2c, Burlington ON L7T 2C2 | GEN

Generator No: ON5858948
Status: Registered
Approval Years: As of Dec 2018
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:
PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 312 P
Waste Class Desc: Pathological wastes

---

17 | 4 of 5 | NE/213.5 | 102.1 / 1.74 | Eighth Empire Inc., 91 Plains Road East. Unit 2c, Burlington ON L7T 2C2 | GEN

Generator No: ON5858948
Status: Registered
PO Box No:
Country: Canada

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

Approval Years: As of Jul 2020
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 312 P
Waste Class Desc: Pathological wastes

---

17 | ***5 of 5*** | ***NE/213.5*** | ***102.1 / 1.74*** | ***Eighth Empire Inc.***
91 Plains Road East. Unit 2c
Burlington ON L7T 2C2 | ***GEN***

Generator No: ON5858948
Status: Registered
Approval Years: As of Jan 2021
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:
PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 312 P
Waste Class Desc: Pathological wastes

---

18 | ***1 of 5*** | ***WNW/219.4*** | ***104.0 / 3.68*** | ***ETRATECH MANUFACTURING INC.***
1074 COOKE BOULEVARD
BURLINGTON ON L7T 4A8 | ***GEN***

Generator No: ON1622301
Status:
Approval Years: 93,94,95,96,97,98,99,00,01
Contam. Facility:
MHSW Facility:
SIC Code: 3352
SIC Description: ELECT. PARTS & COMP.
PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 148
Waste Class Desc: INORGANIC LABORATORY CHEMICALS

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

Waste Class: 263
Waste Class Desc: ORGANIC LABORATORY CHEMICALS

Waste Class: 232
Waste Class Desc: POLYMERIC RESINS

---

18 | ***2 of 5*** | ***WNW/219.4*** | ***104.0 / 3.68*** | ***ECLIPSE COLOUR ONTARIO LTD.***
1074 COOKE BLVD
BURLINGTON ON L7T 4A8 | ***GEN***

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

Generator No: ON2634400
Status:
Approval Years: 01
Contam. Facility:
MHSW Facility:
SIC Code: 2821
SIC Description: PLATEMAKING, ETC.

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 265
Waste Class Desc: GRAPHIC ART WASTES

Waste Class: 264
Waste Class Desc: PHOTOPROCESSING WASTES

---

18 ***3 of 5*** ***WNW/219.4*** ***104.0 / 3.68*** ***PV Labs Ltd.***
1074 Cooke Boulevard
Burlington ON L7T4A8 ***GEN***

Generator No: ON7249235
Status: Registered
Approval Years: As of Dec 2018
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 145 L
Waste Class Desc: Wastes from the use of pigments, coatings and paints

Waste Class: 232 R
Waste Class Desc: Polymeric resins

Waste Class: 263 B
Waste Class Desc: Misc. waste organic chemicals

---

18 ***4 of 5*** ***WNW/219.4*** ***104.0 / 3.68*** ***PV Labs Ltd.***
1074 Cooke Boulevard
Burlington ON L7T4A8 ***GEN***

Generator No: ON7249235
Status: Registered
Approval Years: As of Jul 2020
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 263 B
Waste Class Desc: Misc. waste organic chemicals

Waste Class: 145 L
Waste Class Desc: Wastes from the use of pigments, coatings and paints

Waste Class: 232 R
Waste Class Desc: Polymeric resins

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
18	5 of 5	WNW/219.4	104.0 / 3.68	PV Labs Ltd. 1074 Cooke Boulevard Burlington ON L7T4A8	GEN

Generator No: ON7249235
Status: Registered
Approval Years: As of Apr 2021
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 145 L
Waste Class Desc: Wastes from the use of pigments, coatings and paints

Waste Class: 232 R
Waste Class Desc: Polymeric resins

Waste Class: 263 B
Waste Class Desc: Misc. waste organic chemicals

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
19	1 of 2	WSW/242.2	102.8 / 2.45	BETHESDA INC 29 Plains Rd W Burlington ON L7T 1E8	GEN

Generator No: ON3238512
Status: Registered
Approval Years: As of Jul 2020
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 312 P
Waste Class Desc: Pathological wastes

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
19	2 of 2	WSW/242.2	102.8 / 2.45	BETHESDA INC 29 Plains Rd W Burlington ON L7T 1E8	GEN

Generator No: ON3238512
Status: Registered
Approval Years: As of Apr 2021
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 312 P
Waste Class Desc: Pathological wastes

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
20	1 of 1	SSE/248.2	99.8 / -0.47	Union Gas Limited 952 LaSalle Park Drive Burlington ON	SPL

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

Ref No:	3032-9K5SLW	***Discharger Report:***	
Site No:	NA	***Material Group:***	
Incident Dt:	2014/05/15	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	Leak/Break	***Sector Type:***	Pipeline/Components
Incident Event:		***Agency Involved:***	
Contaminant Code:	35	***Nearest Watercourse:***	
Contaminant Name:	NATURAL GAS (METHANE)	***Site Address:***	952 LaSalle Park Drive
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:	Air Pollution	***Site Lot:***	
Receiving Medium:		***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:	Not Moe mandate	***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	2014/05/15	***Site Map Datum:***	
Dt Document Closed:	2014/07/15	***SAC Action Class:***	Air Spills - Gases and Vapours
Incident Reason:	Operator/Human Error	***Source Type:***	
Site Name:	residential<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	TSSA FSB: ½ pl IP gas srvce dmgd; made safe		
Contaminant Qty:	0 other - see incident description		

21	***1 of 1***	***ENE/249.9***	***101.8 / 1.50***	***PLAINS ROAD ANIMAL HOSPITAL*** ***105 PLAINS ROAD EAST*** ***BURLINGTON ON L7T 2C2***	***GEN***

Generator No:	ON5757660	***PO Box No:***	
Status:		***Country:***	
Approval Years:	02,03,04	***Choice of Contact:***	
Contam. Facility:		***Co Admin:***	
MHSW Facility:		***Phone No Admin:***	
SIC Code:			
SIC Description:			

Detail(s)

Waste Class:	264
Waste Class Desc:	PHOTOPROCESSING WASTES

Unplottable Summary

Total: 4 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
GEN	Brennan Paving Ltd	Waterdown Rd	Burlington ON	
NCPL	Hanson Brick Ltd.	Concession 1, Former Township of Nelson	Burlington ON	
SPL	TRANSPORT TRUCK	PLAINS ROAD NEAR 403/401. MOTOR VEHICLE (OPERATING FLUID)	BURLINGTON CITY ON	
SPL		Lasalle Park Road	Burlington ON	

Unplottable Report

Site: ***Brennan Paving Ltd***
Waterdown Rd Burlington ON

Database: ***GEN***

Generator No:	ON5498956	***PO Box No:***	
Status:		***Country:***	
Approval Years:	2013	***Choice of Contact:***	
Contam. Facility:		***Co Admin:***	
MHSW Facility:		***Phone No Admin:***	
SIC Code:	237310		
SIC Description:	HIGHWAY, STREET AND BRIDGE CONSTRUCTION		

Detail(s)

Waste Class:	146
Waste Class Desc:	OTHER SPECIFIED INORGANICS

Site: ***Hanson Brick Ltd.***
Concession 1, Former Township of Nelson Burlington ON

Database: ***NCPL***

Year:	2010
Site Name:	
Facility Owner:	
Discharge Type:	Industrial Sewage
Sector:	Miscellaneous Industrial
District Area:	Halton-Peel
Type of Concern:	CofA/Permit Non-Compliance
Contaminant:	OIL & GREASE
Status Report:	

Details

Incident Date:	11/30/2010
Exceedance Start Date:	11/1/2010
Exceedance End Date:	11/30/2010
Limit/Unit/Freq:	10 mg/L / /mon
Quantity Min/Max:	14/14
Facility Action:	Other
Ministry Action:	Assessment Complete - Incident Resolved

Incident Date:	9/30/2010
Exceedance Start Date:	9/1/2010
Exceedance End Date:	9/30/2010
Limit/Unit/Freq:	10 mg/L / /mon
Quantity Min/Max:	10.1/10.1
Facility Action:	Other
Ministry Action:	Assessment Complete - Incident Resolved

Incident Date:	5/31/2010
Exceedance Start Date:	5/1/2010
Exceedance End Date:	5/31/2010
Limit/Unit/Freq:	10 mg/L / /mon
Quantity Min/Max:	11/11
Facility Action:	Other
Ministry Action:	Assessment Complete - Incident Resolved

Site: ***TRANSPORT TRUCK***

Database: ***SPL***

PLAINS ROAD NEAR 403/401. MOTOR VEHICLE (OPERATING FLUID) BURLINGTON CITY ON

Ref No:	80602	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	1/5/1993	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	TRUCK/TRAILER OVERTURN	***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:		***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:	1/5/1993	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	ERROR	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	FREDERICK TRANSPORT-UNKN QTY DIESEL FUEL TO ROAD DUE TO TRUCK OVERTURN.		
Contaminant Qty:			

Site:

Lasalle Park Road Burlington ON

Database: ***SPL***

Ref No:	7311-86UPUE	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:		***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	Ship's Tank / Bilge Pumping	***Sector Type:***	Pleasure Craft
Incident Event:		***Agency Involved:***	
Contaminant Code:	12	***Nearest Watercourse:***	
Contaminant Name:	GASOLINE	***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	Confirmed	***Site Municipality:***	
Nature of Impact:	Surface Water Pollution	***Site Lot:***	
Receiving Medium:		***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	6/28/2010	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	Major Marine Incidents
Incident Reason:	Fire/Explosion - Resulting from fires/explosions (Not occurrences which cause a fire or explosion)	***Source Type:***	
Site Name:	Lasalle Park Marina<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	sunken vessel at Lasalle Park Marina, cntd		
Contaminant Qty:	0 other - see incident description		

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory: Provincial AAGR

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

Government Publication Date: Sept 2002*

Aggregate Inventory: Provincial AGR

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

Government Publication Date: Up to Sep 2020

Abandoned Mine Information System: Provincial AMIS

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

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites: Private ANDR

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks: Provincial AST

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies: Private AUWR

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

Government Publication Date: 1999-Dec 31, 2020

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 2018

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: May 31, 2021

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-Dec 31, 2020

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 -Aug 2021

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

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions: Provincial CONV

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

Government Publication Date: 1989-Jul 2021

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- Aug 31, 2021

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: May 31, 2021

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- Aug 31, 2021

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- Aug 31, 2021

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- Aug 31, 2021

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-Jun 30, 2021

Environmental Issues Inventory System: Federal EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event: Provincial EMHE

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

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report: Provincial EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land 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, 2020

List of Expired Fuels Safety Facilities: Provincial EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.
Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2020

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-Aug 2021

Fisheries & Oceans Fuel Tanks: Federal FOFT

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS): Federal FRST

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

Government Publication Date: May 31, 2018

Fuel Storage Tank: Provincial FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.
Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

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, 2021

Greenhouse Gas Emissions from Large Facilities: Federal GHG

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

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents: Provincial HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks: Federal IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks: Provincial INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing 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: May 31, 2021

Landfill Inventory Management Ontario: Provincial LIMO

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

Government Publication Date: Feb 28, 2019

Canadian Mine Locations: Private MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences: Provincial MNR

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

Government Publication Date: 1846-Dec 2020

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, 2019

National Defense & Canadian Forces Fuel Tanks: Federal NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills: Federal NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents: Federal NEBI

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

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells: Federal NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells: Private OGWE

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

Government Publication Date: 1988-Feb 28, 2021

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-Aug 31, 2021

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- Aug 31, 2021

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: May 31, 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- Aug 31, 2021

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, 1992-2018

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-Aug 2021

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-Dec 31, 2020

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.

Government Publication Date: 1988-Aug 2020

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, 2018

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: May 31, 2021

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- Aug 31, 2021

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: Apr 30, 2021

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX D Freedom of Information

Ontario

Ministry of the Environment, Conservation and Parks

Freedom of Information Request for Property Information

Instructions

Use this form to:

- submit and pay for a new FOI request for access to records/information about a property
- pay for a deposit or a final fee on an existing FOI request

Fields marked with an asterisk (*) are mandatory.

Are you: *

☑ Submitting a new FOI Request for Property Information

☐ Paying a deposit or final fee for an existing FOI Request for Property Information

Section 1 – Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) * 1970/01/01

To (yyyy/mm/dd) * 2021/09/21

Type of Record(s) *

☑ All environmental records relating to the identified property/site exclusive of Environmental Approvals and Registrations

☐ Environmental Approvals and Registrations (e.g. Environmental Compliance Approvals; Certificate of Approval; Renewable Energy Approvals; Environmental Activity and Sector Registry Registrations)

Select only if you are seeking access to an Approval or Registration that is not publicly available or if you are also seeking supporting documents relating to the Approval or Registration.

Operator and vendor Pesticide Licenses from September 4, 2018, final Approvals and Registrations are publicly available on the Access Environment website at:
https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en.

Records of Site Condition (RSC) records are publicly available on the Brownfields Environmental Site Registry (BSER).

- RSC records between 2004 to June 30, 2011 are available at: https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch
- RSC records filed after July 2011 are available at: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/earchFiledRsc_search?request_locale=en

☐ Other Specific Document(s)

List any record(s) that should be excluded from the scope of your request (e.g. email correspondences; records originating from your organization/business; records already in your possession, prior year(s) annual reports for approvals)

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Please provide any additional relevant information relating to your request. For example, does your request relate to any other ministry business? Please note that this information is being requested only in order to provide contextual information to the Access and Privacy Office and will not in any way affect or expedite the status of any related ministry business identified.

Section 2 – Requester Information

Last Name * Abreu

First Name * Itala

Middle Initial

Business/Organization Name (if applicable or indicate "N/A") * Toronto Inspection Ltd.

Project/Reference Number (if applicable) 5860

Are you submitting this request on behalf of a client? *

☐ Yes ☑ No

Mailing Address

Unit Number 16

Street Number * 110

Street Name * Konrad Crescent

PO Box

City/Town * Markham

Province * ON

Postal Code * L3R 9X2

Telephone Number * 905-940-8509 ext. 229

Email Address * itala@torontoinspection.com

Is there an alternate contact (e.g. office admin)? *

☑ Yes ☐ No

Alternate Contact

Last Name * Goel

First Name * Anita

Telephone Number * 905-940-8509 ext.

Email Address * accounts@torontoinspection.com

Section 3 – Current Property Address Information

Is the property a:

☐ Park ☐ Lake ☐ First Nation Band ☐ Wind Farm ☐ Federal Land ☐ Island ☐ Unsurveyed Land

Are you requesting information about multiple addresses? *

☐ Yes ☑ No

Property Address

Unit Number

Street Number 35

Street Name Plains Road East

Full Lot Number | Concession | Geographic Township

City/Town/Village *

Burlington

Closest Intersection

Plains Road East and Cooke Boulevard

Section 4 – Previous Property Address Information

Do you want the ministry to search all prior historical addresses for this property/site for the time period of the records requested? *

☐ Yes ☑ No

Section 5 – Supporting Documents

Please upload any documents (e.g. Maps) that are relevant to your FOI request.

The total size of all attachments must not be more than 8 MB.

1. File Name

Total File Size

APPENDIX E TSSA Correspondance

RE: PN5860-35 Plains Road East, Burlington - TSSA Request

From: Public Information Services (publicinformationservices@tssa.org)

To: itala@torontoinspection.com

Date: Thursday, September 23, 2021, 12:53 PM EDT

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

NO RECORD FOUND

Hello Itala,

Thank you for your request for confirmation of public information.

- We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationservices@tssa.org along with a fee of $56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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.

Kind regards,

Mariah

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: Itala Abreu (Toronto Inspection Ltd.) <itala@torontoinspection.com>
Sent: September 23, 2021 10:35 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: PN5860-35 Plains Road East, Burlington - TSSA 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.

Good morning,

Please inform if you have any on-file information including historical and current presence of fuel tanks or facilities at these locations and surrounding properties, as well as any environmental investigation and/or remediation pertaining to these location or surrounding properties:

Burlington, Ontario

15 Plains Road East

34 Plains Road East

35 Plains Road East

40 Plains Road East

53 Plains Road East

1026 Cooke Boulevard

Thanks,

Itala Abreu B.Sc., EPt

Environmental Scientist

110 Konrad Crescent, Unit 16

Markham, Ontario, L3R 9X2

T: 905-940-8509 ext.229

F: 905-940-8192

W: torontoinspection.com

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APPENDIX F Client`s Documents

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

PROPERTY DESCRIPTION: PT LT 6 , CON 1 , PART 6 , 20R8287 ; BURLINGTON/E FLAM TWP

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1997/02/24

OWNERS' NAMES
2816544 ONTARIO INC.

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 1997/02/24 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/02/24						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/02/21 ***						
***SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:*						
*** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES **						
*** AND ESCHEATS OR FORFEITURE TO THE CROWN.*						
*** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF*						
*** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY*						
*** CONVENTION.*						
*** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.*						
***DATE OF CONVERSION TO LAND TITLES: 1997/02/24 ***						
FH152153	1961/01/25	BYLAW				C
20R5360	1981/07/27	PLAN REFERENCE				C
20R8287	1987/09/15	PLAN REFERENCE				C
841618	1995/08/15	TRANSFER		*** COMPLETELY DELETED ***	COOKE, WILLIAM JACOB	
841619	1995/08/15	CHARGE		*** COMPLETELY DELETED ***	KRAJNA, ZYGMUNT ZYKRA ENTERPRISES LTD. COB 35 PLAINS ROAD EAST DEVELOPME	
855593	1996/09/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***		

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
					KRAJNA, ZYGMUNT	
REMARKS: 841619						
H827575	1999/12/17	TRANSFER		*** COMPLETELY DELETED ***		
				COOKE, WILLIAM JACOB	THE COOKE GROUP INC.	
H828014	1999/12/20	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
				KRAJNA, ZYGMUNT		
REMARKS: RE: 841619						
HR137662	2002/08/08	CHARGE		*** COMPLETELY DELETED ***		
				THE COOKE GROUP INC.	ROYAL BANK OF CANADA	
HR493419	2006/07/14	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
				ROYAL BANK OF CANADA		
REMARKS: RE: HR137662						
HR1276146	2015/06/24	TRANSFER		*** COMPLETELY DELETED ***		
				THE COOKE GROUP INC.	ALDERSHOT PROPERTIES INC.	
REMARKS: PLANNING ACT STATEMENTS.						
HR1276147	2015/06/24	CHARGE		*** COMPLETELY DELETED ***		
				ALDERSHOT PROPERTIES INC.	MOWEECE HOLDINGS LIMITED	
HR1276148	2015/06/24	NO ASSGN RENT GEN		*** COMPLETELY DELETED ***		
				ALDERSHOT PROPERTIES INC.	MOWEECE HOLDINGS LIMITED	
REMARKS: HR1276147						
HR1499783	2017/10/26	NOTICE		*** COMPLETELY DELETED ***		
				ALDERSHOT PROPERTIES INC.	MOWEECE HOLDINGS LIMITED	
REMARKS: HR1276147						
HR1551647	2018/06/26	NOTICE		*** COMPLETELY DELETED ***		
				ALDERSHOT PROPERTIES INC.	MOWEECE HOLDINGS LIMITED	
REMARKS: HR1276147						
HR1556350	2018/07/13	NOTICE		THE CORPORATION OF THE CITY OF BURLINGTON		C
REMARKS: SECTION 41 PLANNING ACT						
HR1556351	2018/07/13	NOTICE		THE CORPORATION OF THE CITY OF BURLINGTON		C
REMARKS: SECTION 37 PLANNING ACT						
HR1637326	2019/07/23	NOTICE		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				ALDERSHOT PROPERTIES INC.	MOWEECE HOLDINGS LIMITED	
	REMARKS: HR1276147					
HR1663411	2019/11/05	NOTICE	$2	ALDERSHOT PROPERTIES INC.	MOWEECE HOLDINGS LIMITED	C
HR1726475	2020/09/03	NOTICE		*** COMPLETELY DELETED ***		
				ALDERSHOT PROPERTIES INC.	MOWEECE HOLDINGS LIMITED	
	REMARKS: HR1276147					
HR1805646	2021/07/02	TRANSFER	$4,240,000	ALDERSHOT PROPERTIES INC.	2816544 ONTARIO INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
HR1805647	2021/07/02	CHARGE	$2,968,000	2816544 ONTARIO INC.	FOREMOST MORTGAGE HOLDING CORPORATION	C
HR1805652	2021/07/02	CHARGE	$420,000	2816544 ONTARIO INC.	SOEIRO-RUIVO, CLARA FUNK, LUISA	C
HR1805711	2021/07/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** MOWEECE HOLDINGS LIMITED		
	REMARKS: HR1276147.					

9-STOREY RESIDENTIAL CONDOMINIUM

35 PLAINS ROAD



DRAWING LIST:

Sheet List	
Sheet Number	Sheet Name
A000	COVER PAGE
A001	SITEPLAN, CONTEXT PLAN & STATS
A002	3D AERIAL PERSPECTIVES
A004	WASTE MANAGEMENT PLAN
A101	P2 FLOOR PLAN
A102	P1 FLOOR PLAN
A103	GROUND FLOOR PLAN
A104	2ND FLOOR PLAN
A105	3RD FLOOR PLAN
A106	4TH & 5TH FLOOR PLAN
A107	6TH FLOOR PLAN
A108	7TH FLOOR PLAN
A109	8TH FLOOR PLAN
A110	9TH FLOOR PLAN
A201	SOUTH ELEVATION
A202	WEST ELEVATION
A203	NORTH ELEVATION
A204	EAST ELEVATION
A205	DETAILED ELEVATIONS
A301	N/S SECTION
A302	E/W SECTION AA
A303	E/W SECTION BB
AA12	SUITE 3J PLAN
AA13	SUITE 3J RCP

CONSULTANTS:

ARCHITECTS:
KFA ARCHITECTS + PLANNERS

197 SPADINA AVE, SUITE 500,
TORONTO, ON M5T 2C8
(416) 633-6226

TRAFFIC ENGINEERS:
PARADIGM TRANSPORTATION SOLUTIONS LIMITED

150 PINEBUSH RD, UNIT #5A
CAMBRIDGE, ON N1R 8J8
(905) 381-2229 x302

LANDSCAPE ARCHITECTS:
ADESSO DESIGN INC.

218 LOCKE ST S, 2ND FLOOR
HAMILTON, ON L8P 4B4
(905) 526-8876 x 200

STRUCTURAL ENGINEER:
SOUDACK STRUCTURAL ENGINEERING

1220 SHEPPARD AVE E, SUITE 402
TORONTO, ON M2K 2S5
(416) 665-9010 x 241

M+E ENGINEER:
VENNERI CONSULTING ENGINEERS

1170 SHEPPARD AVE W,
TORONTO, ONTARIO, M3K 2A3
(416) 635-7838 x 114

ENVIRONMENTAL SITE ASSESSMENT:
TORONTO INSPECTION SERVICES

110 KONRAD CRESCENT, UNIT 16
MARKHAM, ONTARIO, L3R 9X2
(905) 940-8509

PHOTOMETRIC:
VENNERI CONSULTING ENGINEERS

1170 SHEPPARD AVE W,
TORONTO, ONTARIO, M3K 2A3
(416) 635-7838 x 114

HYDROGEOLOGICAL STUDY AND DEWATERING PLAN:
TORONTO INSPECTION SERVICES

110 KONRAD CRESCENT, UNIT 16
MARKHAM, ONTARIO, L3R 9X2
(905) 940-8509

SURVEYOR:
R-PE

643 CHRISLEA ROAD, SUITE 7
WOODBRIDGE, ONTARIO, L4L 8A3
(416) 635-5000

Issued for SPA

ISSUED DATE: 2021-11-09

35 PLAINS ROAD EAST

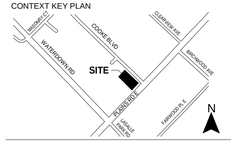
BURLINGTON, ONTARIO

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All dimensions to be checked on site by the contractor. Drawings are not to be scaled, any discrepencies are to be reported to the Architect before proceeding with the work.

No.	Description	Date
12	Issued for Coordination	2021-08-16
13	Issued for Coordination	2021-08-17
15	Issued for Coordination	2021-08-20
21	Issued for Coordination	2021-09-29
22	Issued for Coordination	2021-10-07
25	Issued for SPA	2021-11-09

DRAFT

CONTEXT KEY PLAN



PROJECT NORTH

STAMP

CLIENT

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1020 Lawrence Ave West, Suite 302
Toronto, Ontario
M6A 1C8

KFA architects + planners inc.

PROJECT NO: 21024

SCALE:

DATE: 2021-06-03

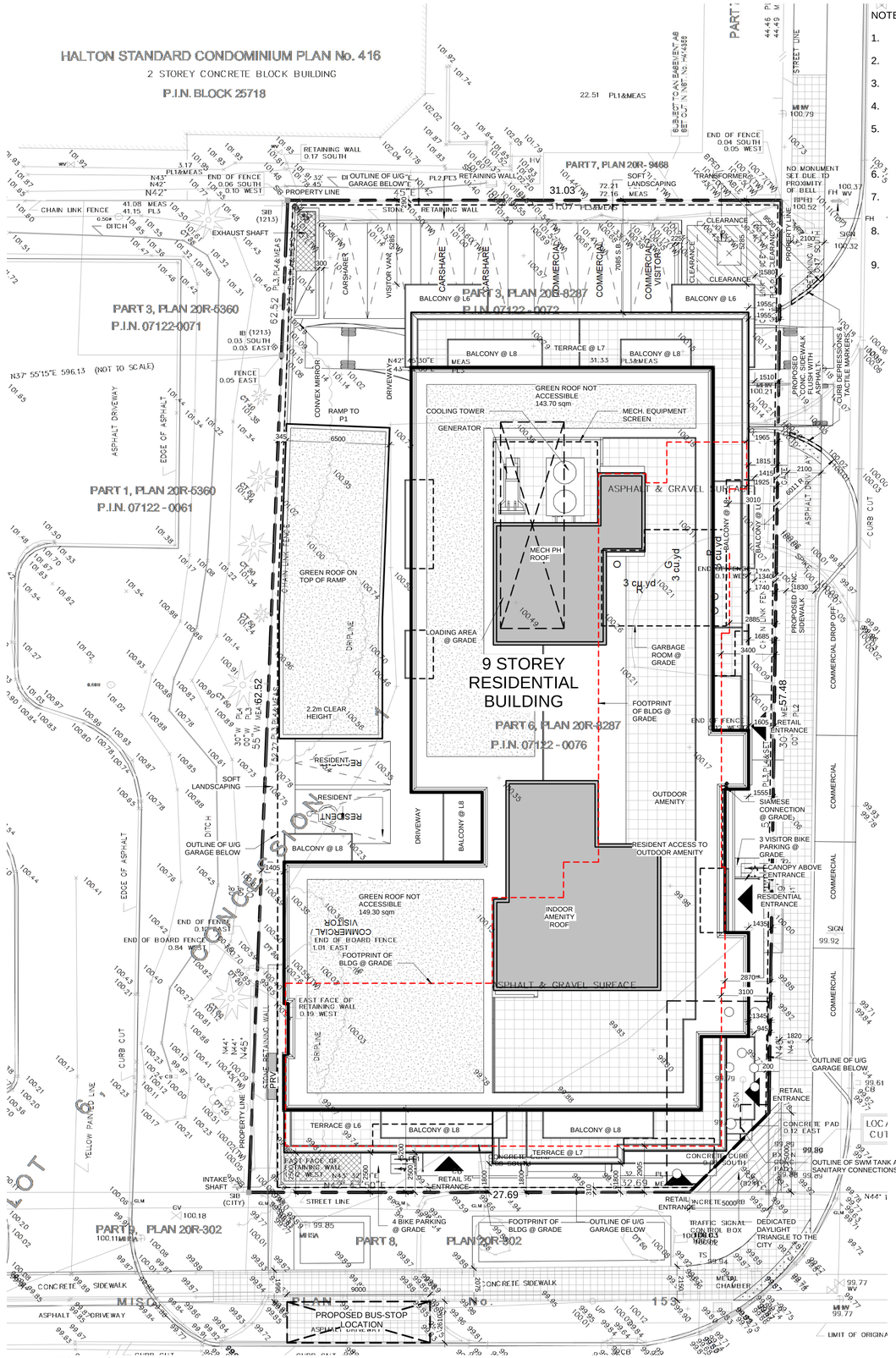
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COVER PAGE

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A000



1 Site Plan
1 : 150

PLAINS ROAD EAST

NOTES:

1. THIS SITE PLAN HAS BEEN PREPARED IN ACCORDANCE TO THE ZONING BY-LAW NO. 2020.384 OF THE CITY OF BURLINGTON
2. ANY GRADE ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO GRADING AND SITE SERVICING PLAN FOR GRADING AND U/G SERVICES.
3. ALL SITE AREA LIGHTING TO BE DIRECTED DOWNWARD AND DEFLECTED AWAY FROM ADJACENT LOTS, ROADS AND STREETS.
4. ALL CURBING AND DRIVEWAY ENTRANCES TO BE DESIGNED IN ACCORDANCE WITH THE CITY'S MATERIALS STANDARDS AND SPECIFICATIONS MANUAL
5. THE BUILDING AND THE SITE HAS BEEN DESIGNED TO BE BARRIER FREE IN ACCORDANCE WITH THE REQUIREMENTS OF BILL 118 AND 126, ACCESSIBILITY FOR ONTARIANS WITH DISABILITY ACT, 2005 AND IN THE GENERAL CONTENTS OF THE ONTARIO BUILDING CODE
6. 15% OF ALL RESIDENTIAL SUITES SHALL BE PROVIDED WITH BARRIER-FREE DESIGN REQUIREMENTS IN ACCORDANCE WITH OBC 3.7.2.1.(1)
7. GUARD RAILS IN ACCORDANCE TO OBC 2006 SHALL BE PROVIDED WHEREVER GRADE DIFFERENCE EXCEEDS 600mm. DETAILS TO BE SUBMITTED AT BUILDING PERMIT STAGE
8. CONSTRUCTION OF ASPHALT PAVING ALONG SERVICE ROUTE:
   40mm COMPACTED HL-3 ASPHALT
   50mm COMPACTED HL-8 ASPHALT
9. RAMP TO THE U/G GARAGE SHALL BE DESIGNED WITH A SLOPE NOT EXCEEDING 15.0% AND WITH TRANSITION AREAS AT THE TOP AND BOTTOM HAVING MAXIMUM SLOPES OF 7.5% FOR A MINIMUM DISTANCE OF 6.0m.



2 CONTEXT PLAN

PROJECT STATISTICS
35 PLAINS ROAD EAST RESIDENTIAL DEVELOPMENT
September 29, 2021 — **PROJECT NO. 21024**

1.0 LOT AREA

	sq.m.	sq. ft.	acres	hectares
Lot	1,992.0	21,441.5	0.49	0.20
Land conveyed to the City as daylight triangle	12.5			
Lot (minus Daylight Triangle)	1,979.5	21,306.9	0.49	0.20

1.1 LOT FRONTAGE

	metres	feet
Lot Frontage (Measured 7.5m from Property Line on Plains Road East)	32.53	106.72

1.2 6.4 PROPOSED BUILDING HEIGHT

	metres	feet	BUILDING SETBACKS	
Measured FROM Est. Grade from Plains Road East	32.95	108.2	Cooke Blvd.	3.5 max. GF, 1.3m other storeys
			Plains Road	3.5 max. GF, 1.8m other storeys

1.3 MAXIMUM SITE DENSITY

Units per Hectare
363.91

2.0 GBFA
Includes all the areas above and below grade with the exception of parking areas above and below grade.

2.1 RESIDENTIAL CONDOMINIUM GBFA PROPOSED

		sq.m.	sq. ft.
P2 - LEVEL	1 x	195.8	2108
P1 - LEVEL	1 x	255.7	2752
L1	1 x	199.3	2145
L2	1 x	960.6	10340
L3	1 x	1,158.8	12473
L4	1 x	1,158.8	12473
L5	1 x	1,158.8	12473
L6	1 x	1,137.0	12239
L7	1 x	990.2	10659
L8	1 x	990.2	10659
L9	1 x	175.5	1889
Total GFA		**8380.8**	**90210**

2.2 NON-RESIDENTIAL GBFA

		sq.m.	sq. ft.
Retail - L1	1 x	381.96	4111
Total GBFA		**381.96**	**4111**

2.3 GRAND TOTAL GBFA — **8762.76** — **94322**

3.0 FLOOR AREA RATIO — FAR 4.40 — Total Allowable Area 8764.7 — 94343
(Grand Total GBFA divided by LOT AREA)

4.0 UNIT COUNT

	1-BED	1-BED + D	2-BED	2-BED + D	3-BED	3-BED + D	TOTAL
L2	0	1	2	2	4	0	9 Units
L3	0	2	3	4	3	0	12 Units
L4	0	1	1	4	5	0	11 Units
L5	0	1	1	4	5	0	11 Units
L6	0	1	1	4	5	0	11 Units
L7	0	0	2	2	4	1	9 Units
L8	0	0	2	2	4	1	9 Units
Total Units	**6**	**12**	**22**	**30**	**2**		**72 Units**
Ratio	8%	17%	31%	42%	3%	100%	

5.0 AMENITY AREA

5.1 AMENITY AREA REQUIRED

Bylaw Number 2020.384	sq.m.	sq. ft.
Total	1240.0	13,347.2

5.2 AMENITY AREA PROVIDED

	Levels	Outdoor - sq.m.	Indoor - sq.m.	sq.m.	sq. ft.
Level 1	1 x	0.0	0.0	0.0	0.0
Level 2 (Balconies)	1 x	108.3	0.0	108.3	1,165.3
Level 3 (Balconies)	1 x	131.4	0.0	131.4	1,414.5
Level 4 (Balconies)	1 x	131.4	0.0	131.4	1,414.5
Level 5 (Balconies)	1 x	131.4	0.0	131.4	1,414.5
Level 6 (Balconies)	1 x	153.6	0.0	153.6	1,653.4
Level 7 (Balconies)	1 x	244.1	0.0	244.1	2,627.8
Level 8 (Balconies)	1 x	112.7	0.0	112.7	1,213.5
Level 9 (Indoor and Outdoor Amenity)	1 x	587.3	80.4	667.7	7,186.8
Total Amenity Area Provided		1,600.3	80.4	1,680.7	18,090.4

6.0 PARKING

6.1 PARKING REQUIRED

Bylaw Number 2020.384	Total
Residential	86 spaces *
Visitor and Non-Residential Shared Parking Spaces	6 spaces **
Total Parking Required	**92 spaces**

* including 4 accessible spaces ** including 2 accessible spaces

6.2 TOTAL PARKING PROVIDED

Residential	Resident	Accessible	Visitor	Total
P2 Level	42	2	0	44 spaces
P1 Level	35	2	0	37 spaces
At Grade	6	0	0	6 spaces
Total Residential Parking				87 spaces
Parking Ratio for Residential Scope	1.21 Parking Ratio			

Visitor and Non-Residential Parking Spaces	Commercial/Visitor	Accessible	Car Share	Total
At Grade	4	2	2	9 spaces
On Street	0	0	0	0 spaces
Total Commercial Parking				9 spaces
6.3 GRAND TOTAL PARKING PROVIDED				**96 Parking Spaces**

6.4 BIKE PARKING

	Visitor	Resident	Resident
At Grade	7	0	7 spaces
P1 Level	0	34	34 spaces
P2 Level	0	34	34 spaces
TOTAL BIKE PARKING PROVIDED			**75 spaces**

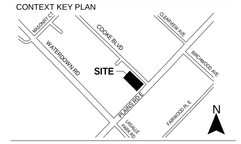
35 PLAINS ROAD EAST
BURLINGTON, ONTARIO

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22	Issued for Coordination	2021-10-07
25	Issued for SPA	2021-11-09

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CONTEXT KEY PLAN



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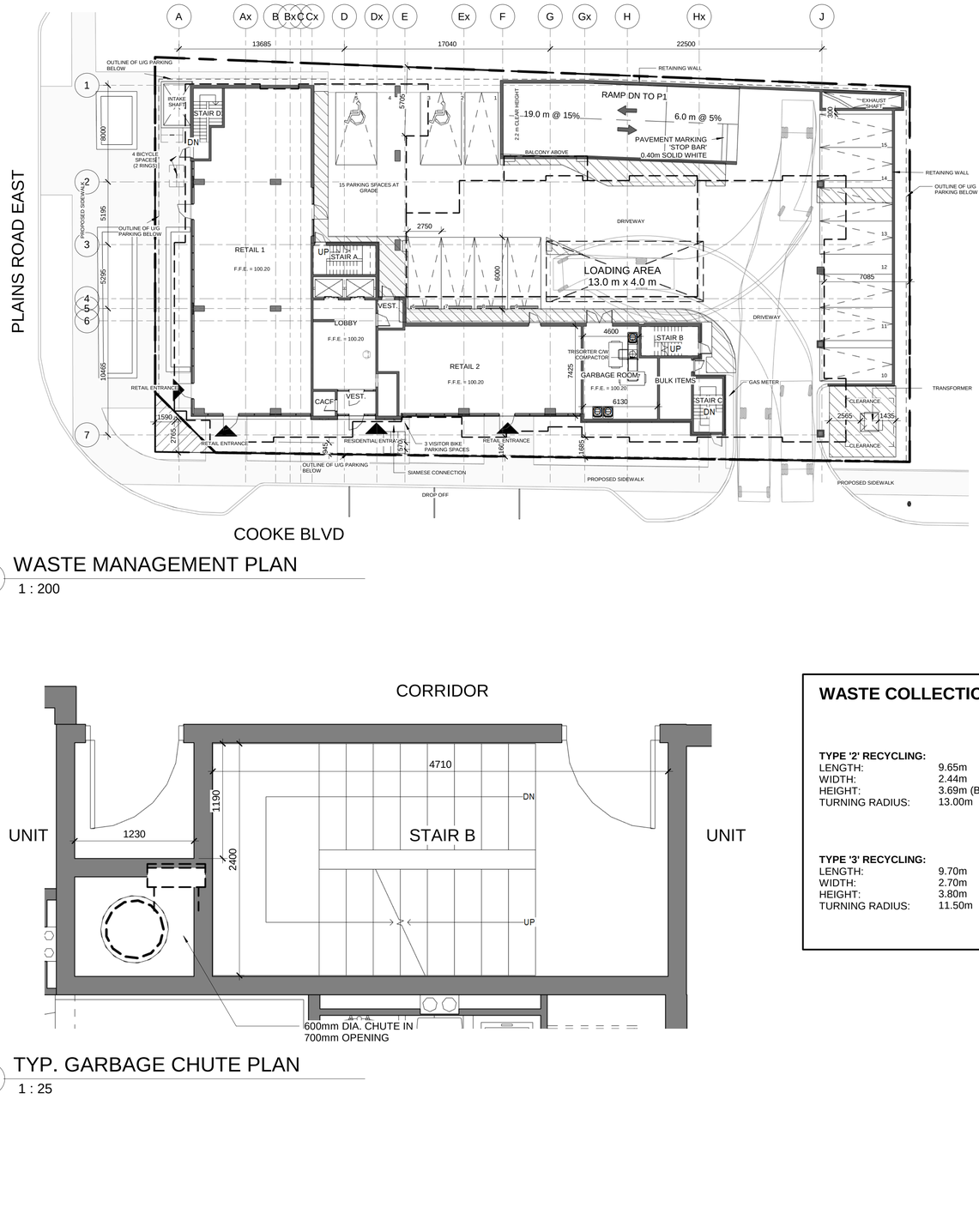
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SITEPLAN, CONTEXT PLAN & STATS

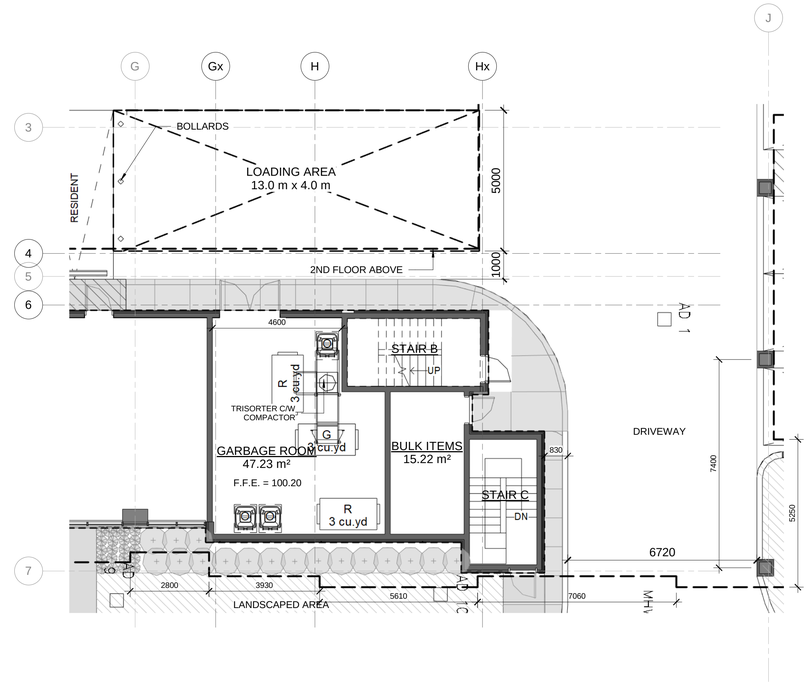
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2 WASTE MANAGEMENT PLAN

1 : 200



1 GARBAGE AREA LOADING PLAN

1 : 100

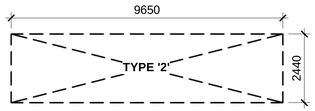
3 TYP. GARBAGE CHUTE PLAN

1 : 25

WASTE COLLECTION VEHICLE STANDARDS

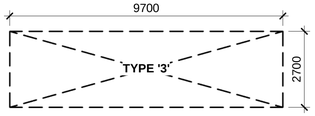
TYPE '2' RECYCLING:

LENGTH:	9.65m
WIDTH:	2.44m
HEIGHT:	3.69m (BUCKET UP TO 5.08m)
TURNING RADIUS:	13.00m



TYPE '3' RECYCLING:

LENGTH:	9.70m
WIDTH:	2.70m
HEIGHT:	3.80m
TURNING RADIUS:	11.50m



WASTE COLLECTION REQUIREMENTS

RESIDENTIAL UNITS	TOTAL 72 UNITS ON 7 FLOORS
COMMERCIAL AREA	2 UNITS ON GROUND FLOOR

GARBAGE

Number of Units	15 - 80 (72 Total Units)
Total Cubic Yards Required	3 Cu.Yd Compacted
Number of Containers	1 Container
Number of Pickups Per Week	1 Container
Maximum Cubic Yards Per Week	3 Cu.Yd Compacted

Dimensions for Front End Garbage Receptacles

Container Size	Width	Height	Depth
3 Cu.Yd	2.03 m	1.22 m	1.12 m

RECYCLABLE MATERIAL

*For "Multi-Residential Apartment Buildings", one Semi-Automated Cart will be provided for every seven (7) residential units.**

Recycling Receptacles Required:	10	Semi-Automated Carts
Recycling Receptacles Provided:	2	3-Cu.Yd Front End Bins

*Per Section 1.8.1.2.2

ORGANIC WASTE

*For "Multi-Residential Apartment Buildings", one Semi-Automated Cart will be provided for every Twenty-Five (25) residential units.***

Organic Waste Receptacles Required:	3	Semi-Automated Carts
Organic Waste Receptacles Provided:	3	Semi-Automated Carts***

**Per Section 1.8.1.3.2

BULK WASTE

A temporary area within the property, with direct access, will be required.

Bulk Waste Storage Area Provided: 10 sq.m

****A space allotment of 0.80 metres wide by 1.0 metres deep for each Semi-Automated Cart shall be indicated*

35 PLAINS ROAD EAST

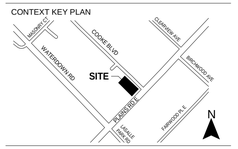
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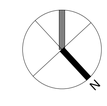
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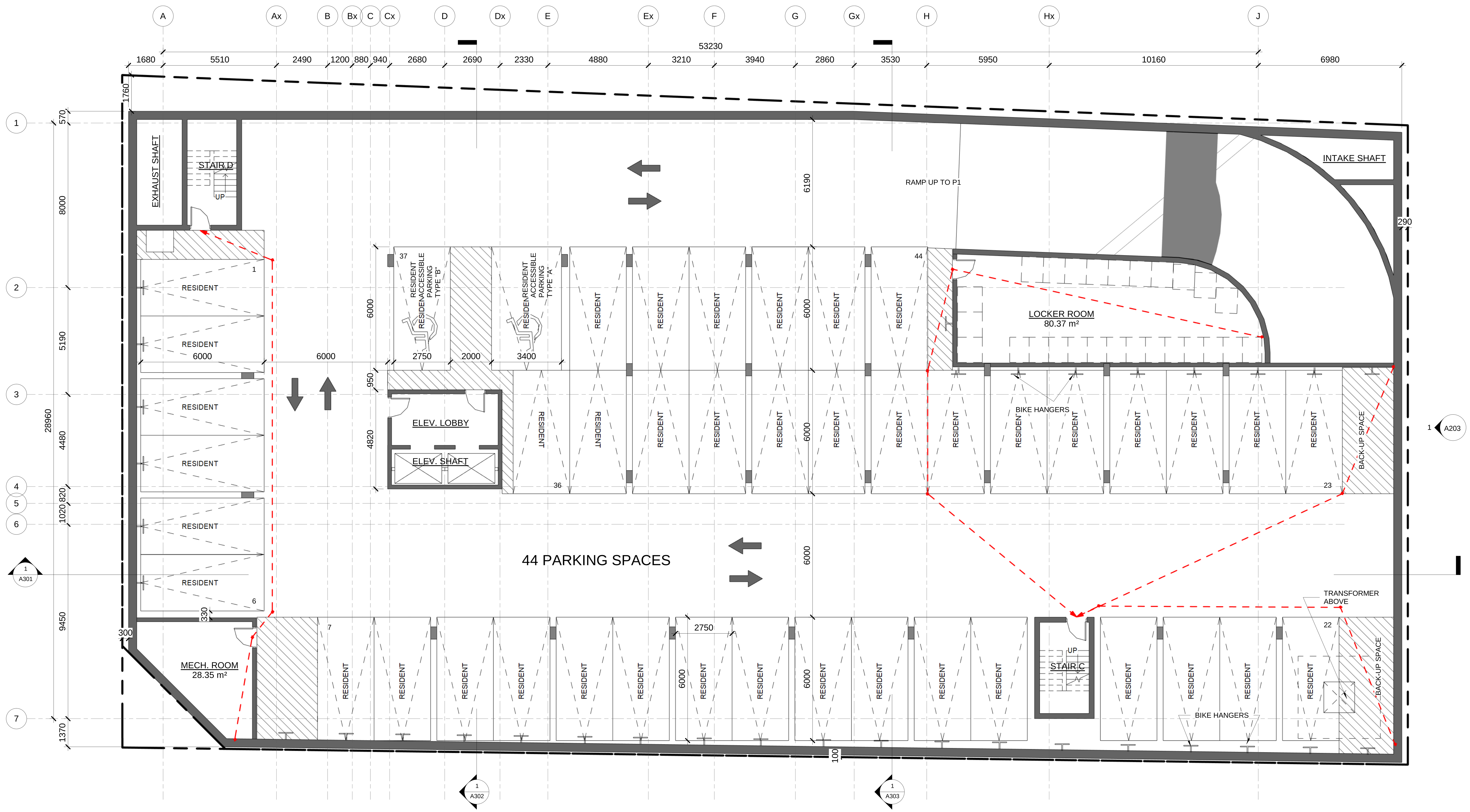
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WASTE MANAGEMENT PLAN

DRAWING NO

A004



Level P2

1 : 100

GROSS FLOOR AREA - LEVEL P2			
Area	Count	Name	Comments
15.02 m²	1	ELEV. LOBBY	GFA
11.81 m²	1	ELEV. SHAFT	GFA
15.40 m²	1	EXHAUST SHAFT	GFA
14.61 m²	1	INTAKE SHAFT	GFA
80.37 m²	1	LOCKER ROOM	GFA
28.35 m²	1	MECH. ROOM	GFA
14.41 m²	1	STAIR C	GFA
15.66 m²	1	STAIR D	GFA
195.63 m²			

35 PLAINS ROAD EAST

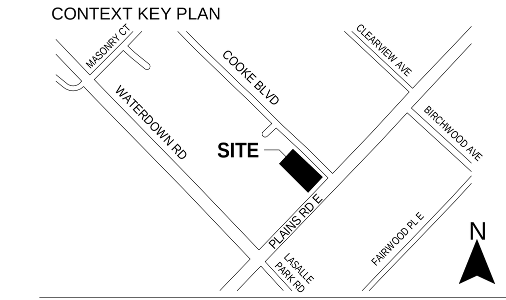
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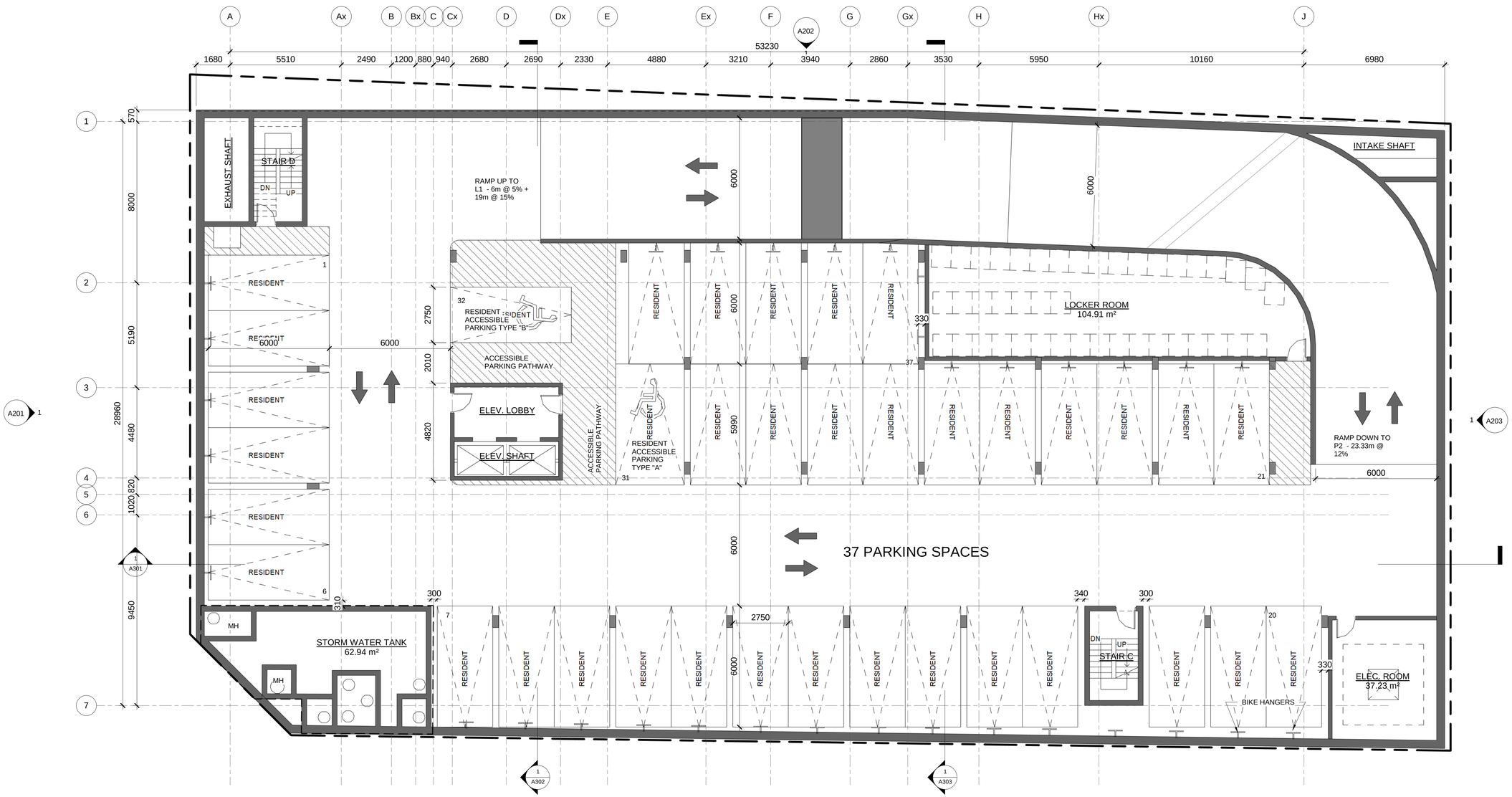
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P2 FLOOR PLAN

DRAWING NO

A101



1 Level P1

1 : 100

GROSS FLOOR AREA - LEVEL P1			
Area	Count	Name	Comments
37.23 m²	1	ELEC. ROOM	GFA
15.01 m²	1	ELEV. LOBBY	GFA
11.80 m²	1	ELEV. SHAFT	GFA
104.91 m²	1	LOCKER ROOM	GFA
14.41 m²	1	STAIR C	GFA
15.61 m²	1	STAIR D	GFA
62.94 m²	1	STORM WATER TANK	GFA
261.91 m²			

35 PLAINS ROAD EAST

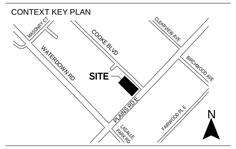
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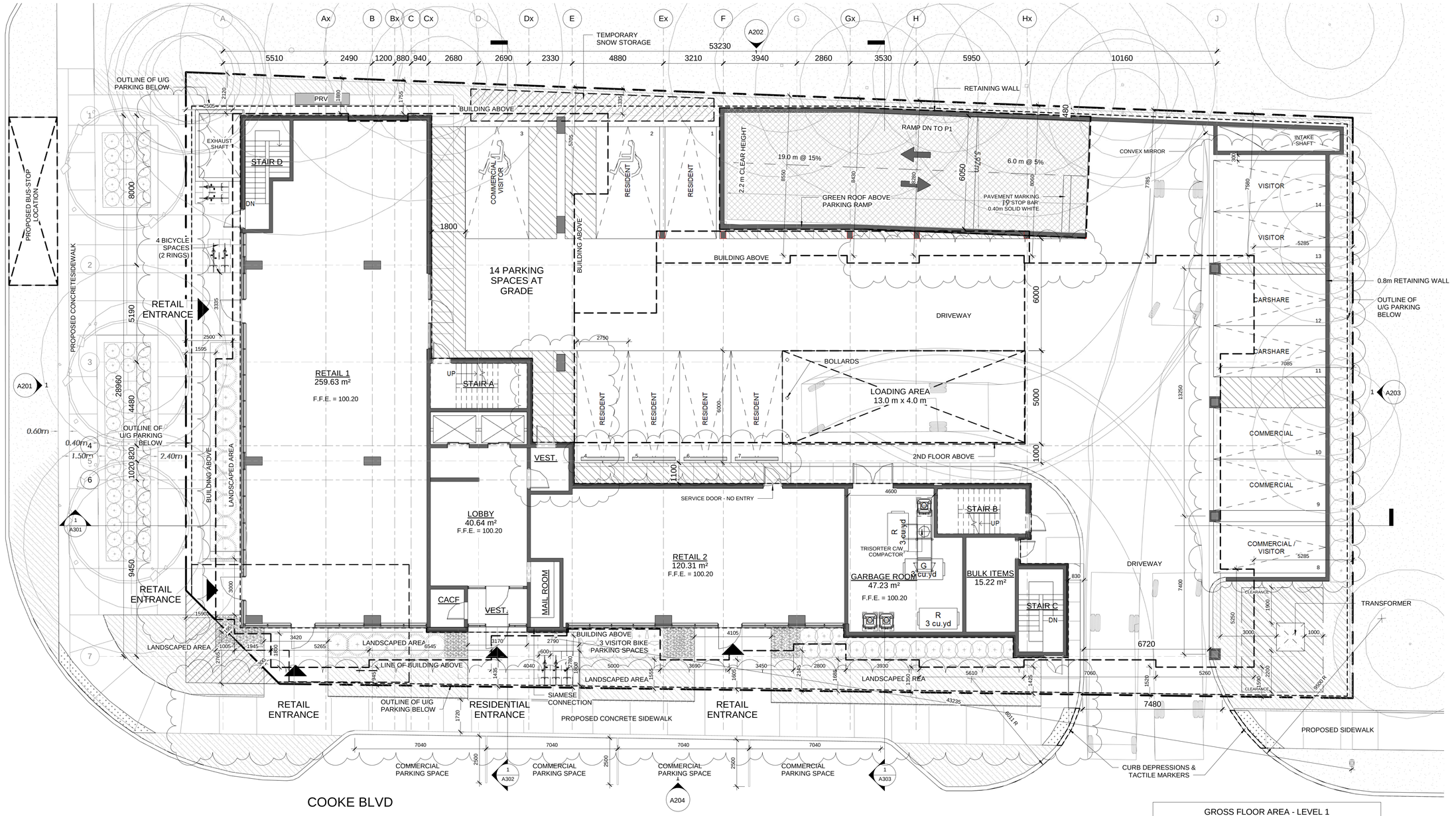
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P1 FLOOR PLAN

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A102



GROSS FLOOR AREA - LEVEL 1			
Area	Count	Name	Comments
15.22 m²	1	BULK ITEMS	GFA
4.78 m²	1	CACF	GFA
10.50 m²	1	ELEV. SHAFT	GFA
47.23 m²	1	GARBAGE ROOM	GFA
40.64 m²	1	LOBBY	GFA
6.76 m²	1	MAIL ROOM	GFA
259.63 m²	1	RETAIL 1	GFA
120.31 m²	1	RETAIL 2	GFA
14.74 m²	1	STAIR A	GFA
15.45 m²	1	STAIR B	GFA
14.10 m²	1	STAIR C	GFA
13.94 m²	1	STAIR D	GFA
12.85 m²	2	VEST.	GFA
576.15 m²			

35 PLAINS ROAD EAST

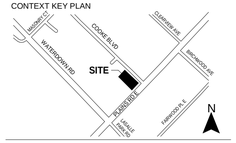
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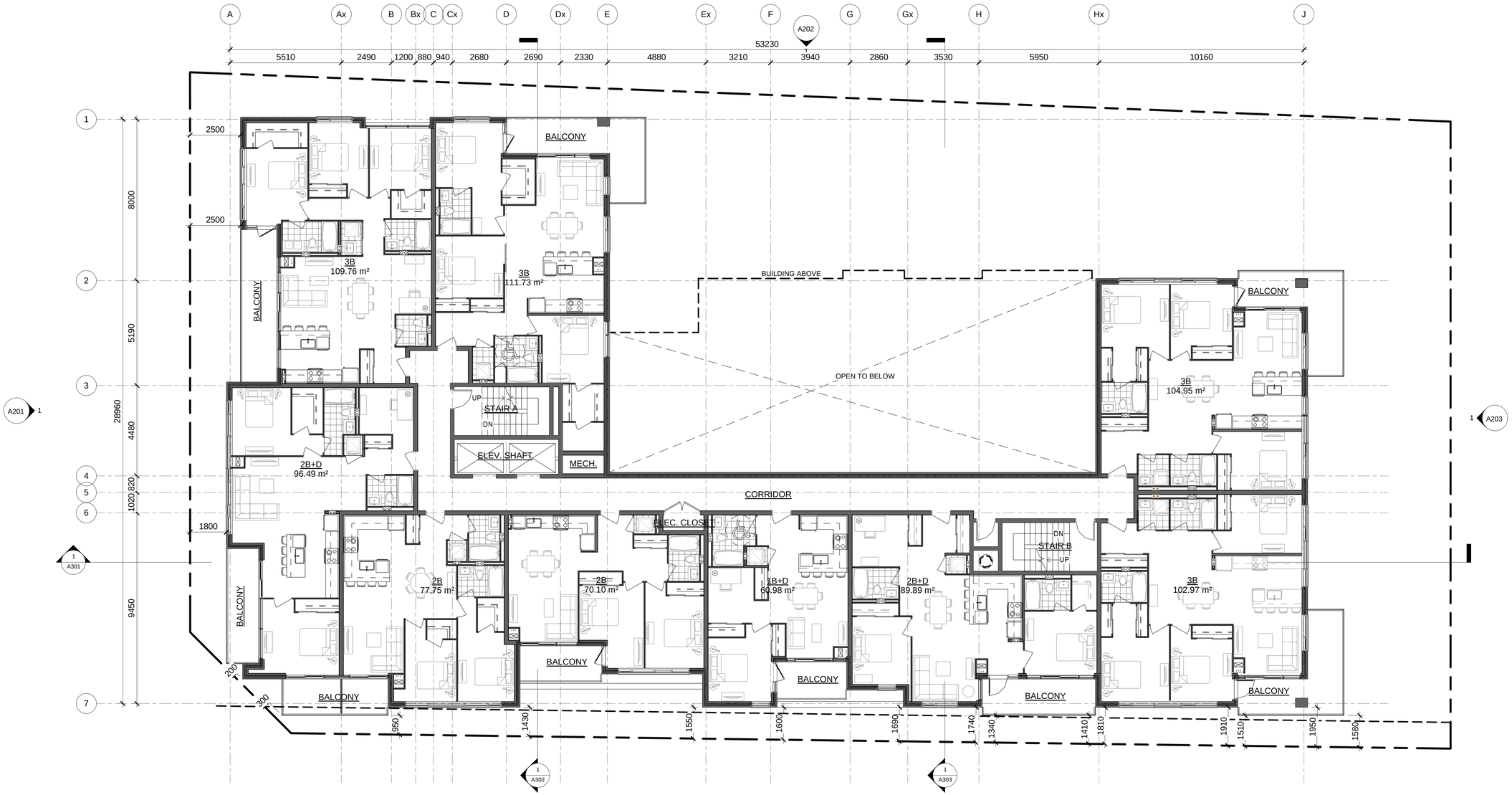
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GROUND FLOOR PLAN

DRAWING NO

A103



1 Level 2
1 : 100

1
A204

GROSS FLOOR AREA - LEVEL 2			
Area	Count	Name	Comments
60.98 m²	1	1B+D	GFA
147.86 m²	2	2B	GFA
186.38 m²	2	2B+D	GFA
429.42 m²	4	3B	GFA
3.72 m²	1	CHUTE	GFA
86.45 m²	1	CORRIDOR	GFA
2.19 m²	1	ELEC. CLOSET	GFA
10.39 m²	1	ELEV. SHAFT	GFA
2.75 m²	1	MECH.	GFA
13.95 m²	1	STAIR A	GFA
12.82 m²	1	STAIR B	GFA
106.82 m²	9	BALCONY	AMENITY
1063.72 m²			

35 PLAINS ROAD EAST

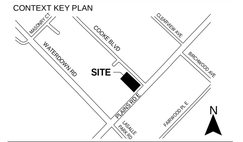
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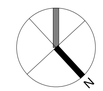
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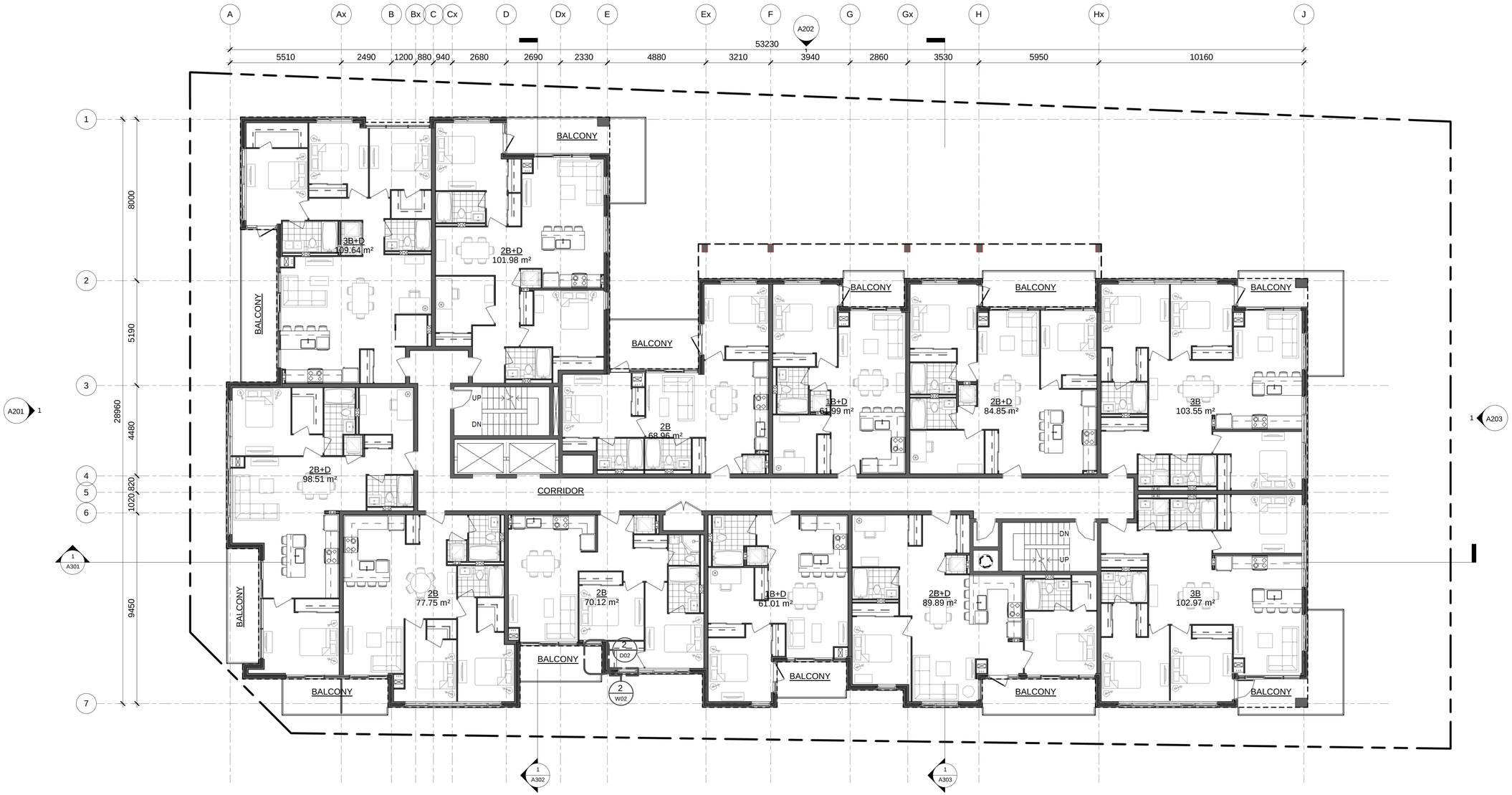
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2ND FLOOR PLAN

DRAWING NO

A104



1 Level 3
1 : 100

1
A204

GROSS FLOOR AREA - LEVEL 3			
Area	Count	Name	Comments
61.99 m²	1	1B+D	GFA
68.96 m²	1	2B	GFA
466.45 m²	5	2B+D	GFA
325.55 m²	3	3B	GFA
109.64 m²	1	3B+D	GFA
3.67 m²	1	CHUTE	GFA
82.24 m²	1	CORRIDOR	GFA
2.19 m²	1	ELEC. CLOSET	GFA
10.31 m²	1	ELEV. SHAFT	GFA
1.94 m²	1	MECH.	GFA
13.95 m²	1	STAIR A	GFA
11.58 m²	1	STAIR B	GFA
131.62 m²	12	BALCONY	AMENITY
1290.09 m²			

35 PLAINS ROAD EAST

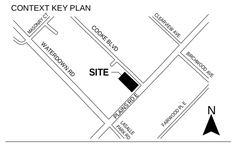
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25	Issued for SPA	2021-11-09

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CONTEXT KEY PLAN



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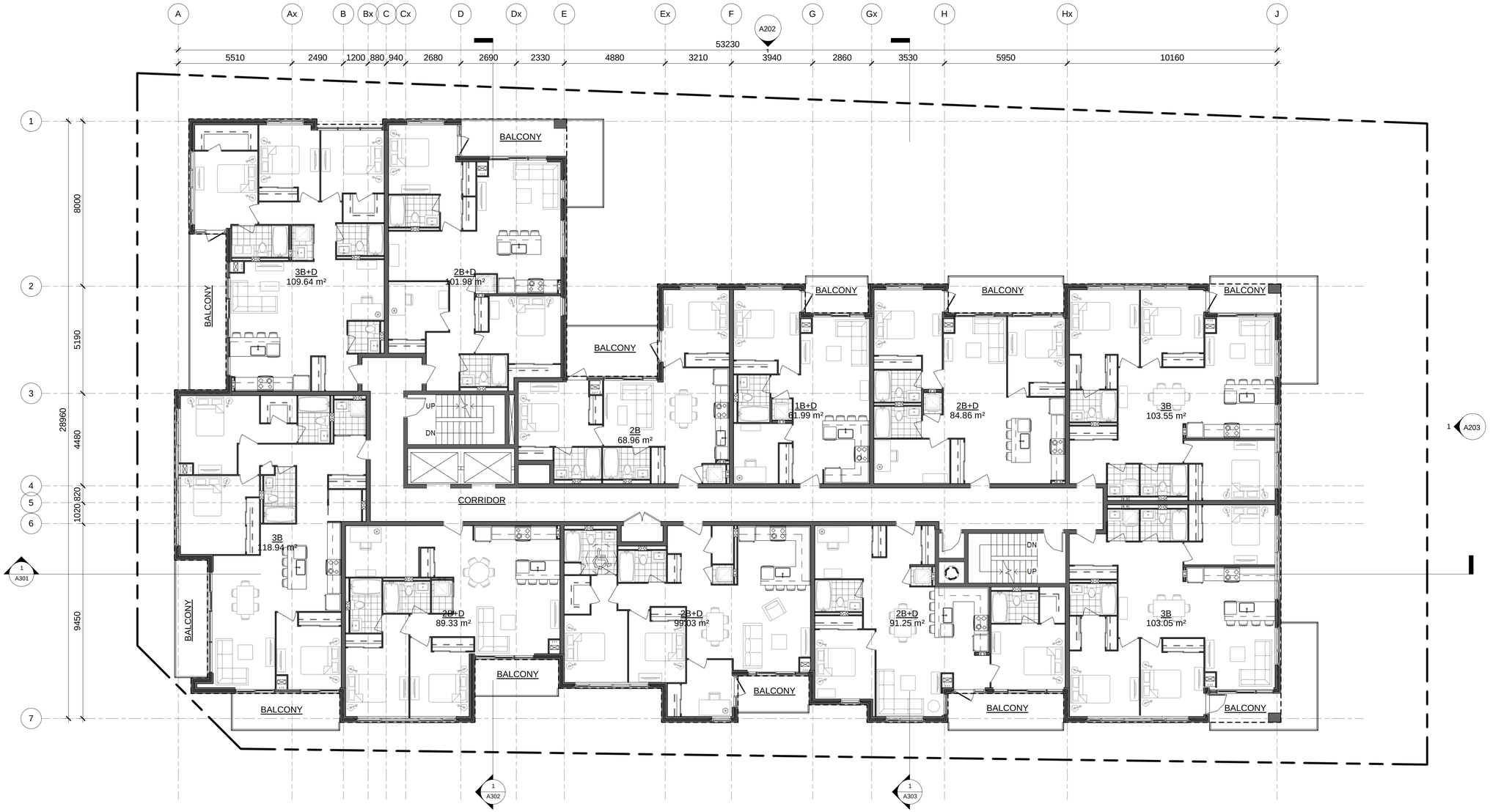
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DRAWING TITLE

3RD FLOOR PLAN

DRAWING NO

A105



1 Level 4

1 : 100

1
A204

GROSS FLOOR AREA - LEVEL 4			
Area	Count	Name	Comments
61.99 m²	1	1B+D	GFA
68.96 m²	1	2B	GFA
466.45 m²	5	2B+D	GFA
325.55 m²	3	3B	GFA
109.64 m²	1	3B+D	GFA
3.67 m²	1	CHUTE	GFA
82.24 m²	1	CORRIDOR	GFA
2.19 m²	1	ELEC. CLOSET	GFA
10.31 m²	1	ELEV. SHAFT	GFA
1.94 m²	1	MECH.	GFA
13.95 m²	1	STAIR A	GFA
11.58 m²	1	STAIR B	GFA
131.62 m²	12	BALCONY	AMENITY
1290.09 m²			

GROSS FLOOR AREA - LEVEL 5			
Area	Count	Name	Comments
61.99 m²	1	1B+D	GFA
68.96 m²	1	2B	GFA
367.29 m²	4	2B+D	GFA
534.15 m²	5	3B	GFA
3.67 m²	1	CHUTE	GFA
82.24 m²	1	CORRIDOR	GFA
2.19 m²	1	ELEC. CLOSET	GFA
10.31 m²	1	ELEV. SHAFT	GFA
1.94 m²	1	MECH.	GFA
13.95 m²	1	STAIR A	GFA
11.58 m²	1	STAIR B	GFA
131.64 m²	12	BALCONY	AMENITY
1289.91 m²			

35 PLAINS ROAD EAST

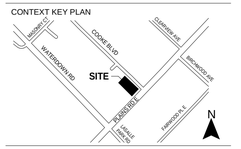
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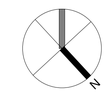
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DRAWING TITLE

4TH & 5TH FLOOR PLAN

DRAWING NO

A106



1 Level 6

1 : 100

GROSS FLOOR AREA - LEVEL 6			
Area	Count	Name	Comments
61.99 m²	1	1B+D	GFA
68.96 m²	1	2B	GFA
367.40 m²	4	2B+D	GFA
512.43 m²	5	3B	GFA
3.67 m²	1	CHUTE	GFA
82.23 m²	1	CORRIDOR	GFA
2.19 m²	1	ELEC. CLOSET	GFA
10.31 m²	1	ELEV. SHAFT	GFA
1.94 m²	1	MECH.	GFA
13.95 m²	1	STAIR A	GFA
11.58 m²	1	STAIR B	GFA
118.15 m²	11	BALCONY	AMENITY
29.57 m²	1	TERRACE	AMENITY

1284.36 m²

35 PLAINS ROAD EAST

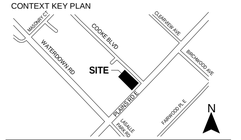
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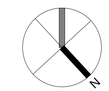
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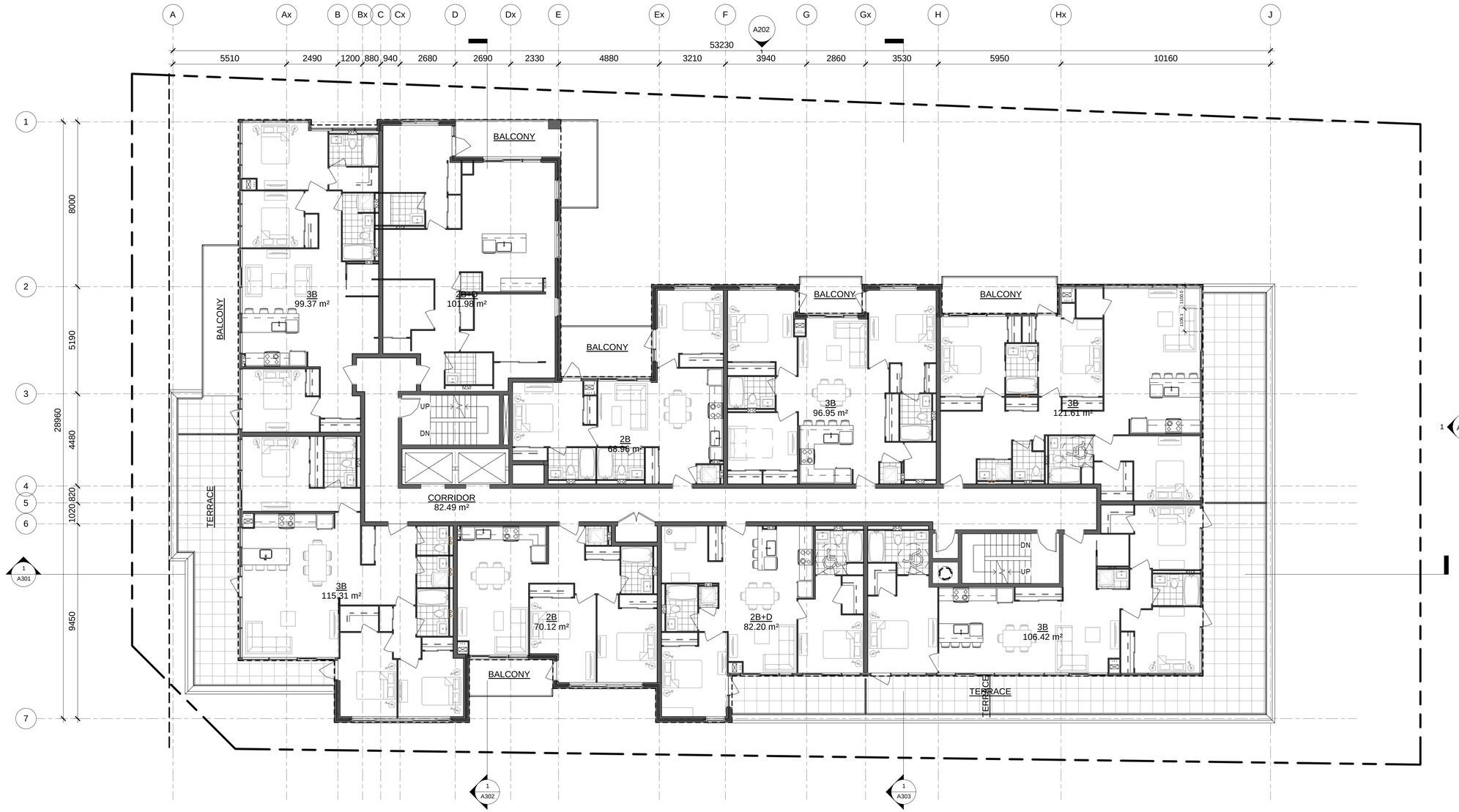
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DRAWING TITLE

6TH FLOOR PLAN

DRAWING NO

A107



1 Level 7

1 : 100

GROSS FLOOR AREA - LEVEL 7			
Area	Count	Name	Comments
139.08 m²	2	2B	GFA
184.18 m²	2	2B+D	GFA
539.67 m²	5	3B	GFA
4.79 m²	1	CHUTE	GFA
82.49 m²	1	CORRIDOR	GFA
2.19 m²	1	ELEC. CLOSET	GFA
10.23 m²	1	ELEV. SHAFT	GFA
1.94 m²	1	MECH.	GFA
13.95 m²	1	STAIR A	GFA
11.53 m²	1	STAIR B	GFA
94.81 m²	7	BALCONY	AMENITY
103.66 m²	2	TERRACE	AMENITY
1188.52 m²			

35 PLAINS ROAD EAST

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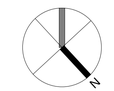
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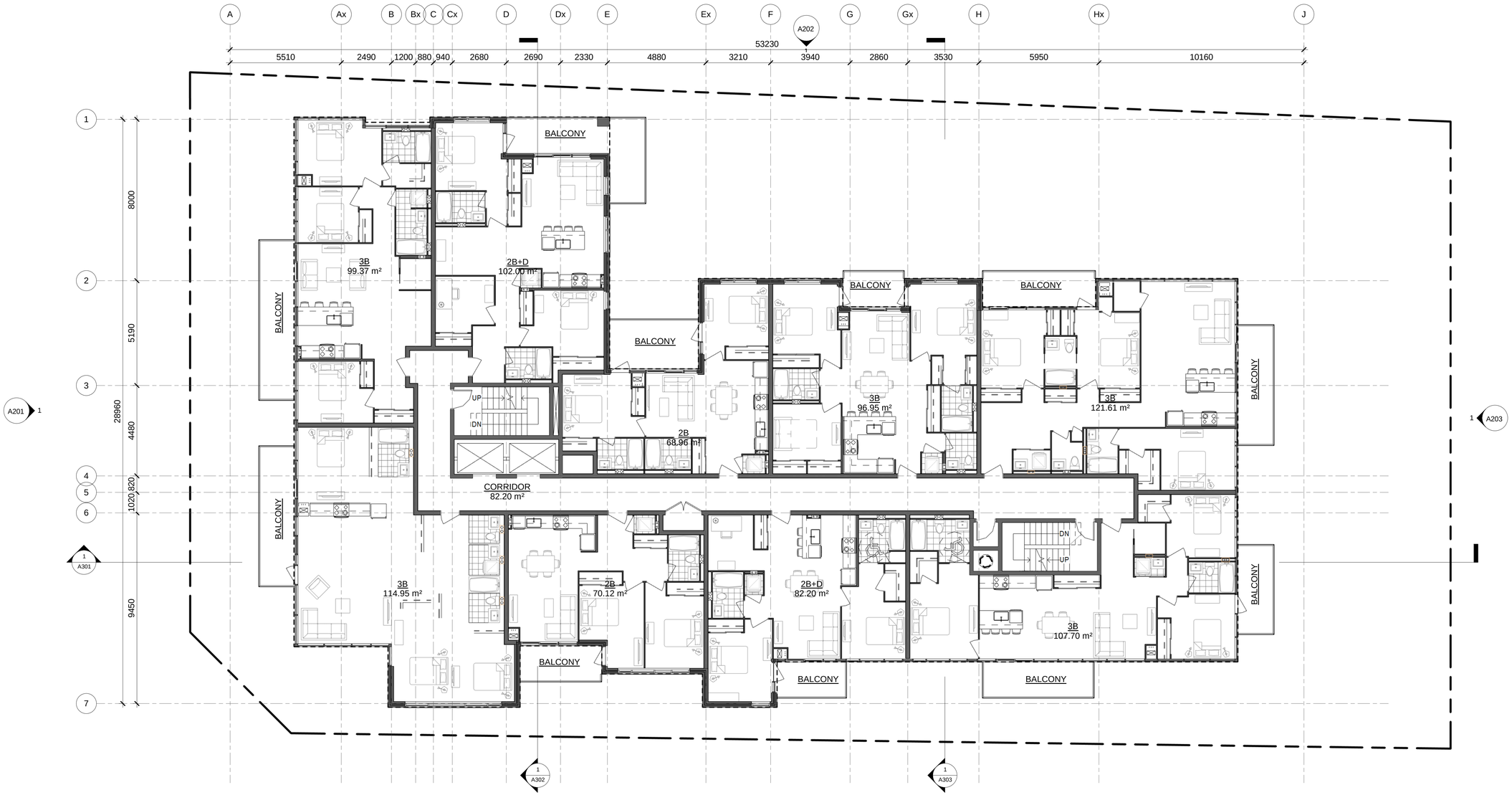
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DRAWING TITLE

7TH FLOOR PLAN

DRAWING NO

A108



1 Level 8

1 : 100

GROSS FLOOR AREA - LEVEL 8			
Area	Count	Name	Comments
139.08 m²	2	2B	GFA
184.19 m²	2	2B+D	GFA
540.58 m²	5	3B	GFA
3.69 m²	1	CHUTE	GFA
82.20 m²	1	CORRIDOR	GFA
2.19 m²	1	ELEC. CLOSET	GFA
10.23 m²	1	ELEV. SHAFT	GFA
1.94 m²	1	MECH.	GFA
13.95 m²	1	STAIR A	GFA
11.65 m²	1	STAIR B	GFA
112.84 m²	11	BALCONY	AMENITY
1102.54 m²			

35 PLAINS ROAD EAST

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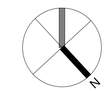
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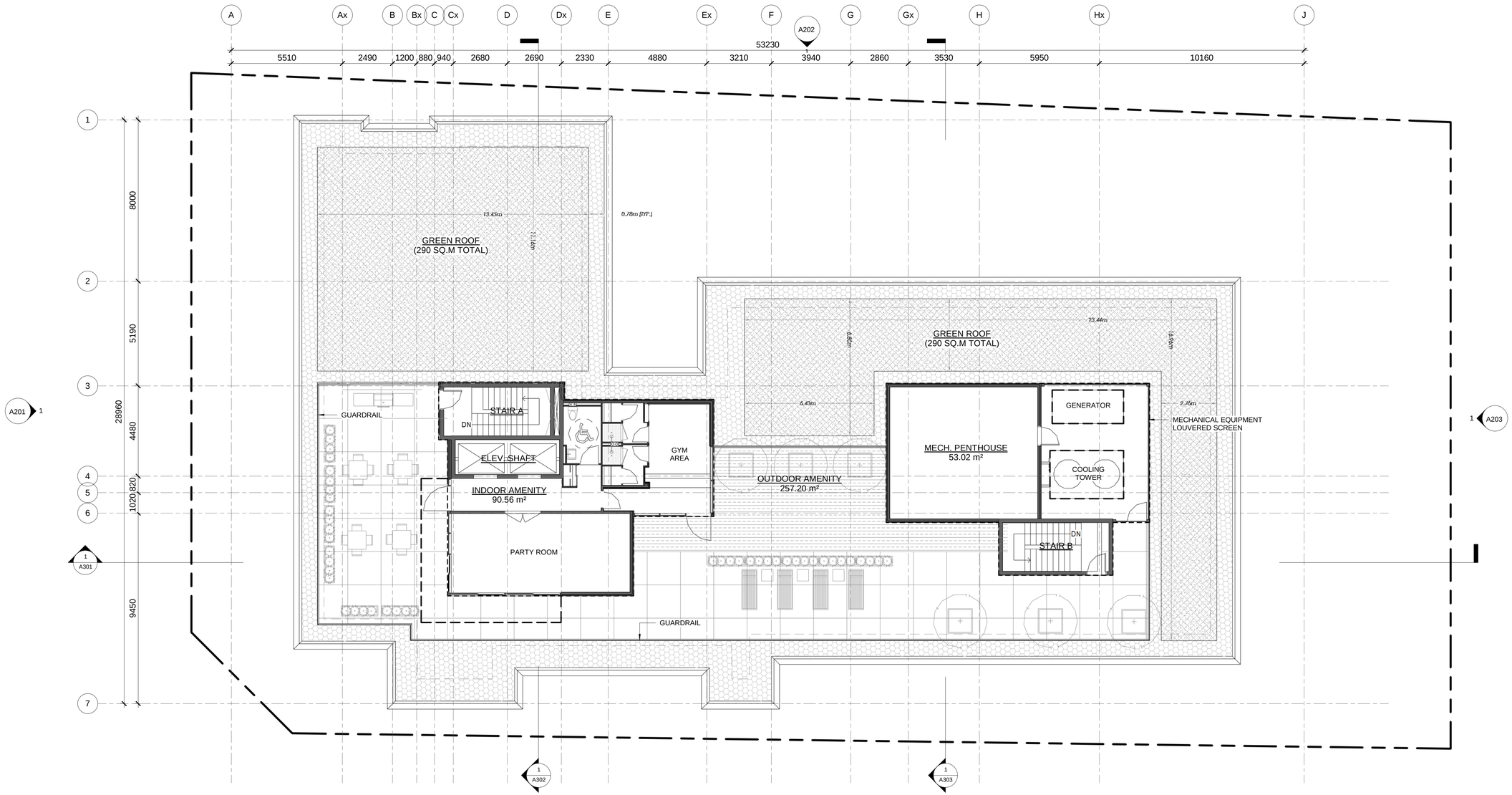
PROJECT NO:	21024
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DRAWING TITLE

8TH FLOOR PLAN

DRAWING NO

A109



1 Level 9

1 : 100

GROSS FLOOR AREA - LEVEL 9			
Area	Count	Name	Comments
12.20 m²	1	ELEV. SHAFT	GFA
53.02 m²	1	MECH. PENTHOUSE	GFA
14.86 m²	1	STAIR A	GFA
12.19 m²	1	STAIR B	GFA
90.56 m²	1	INDOOR AMENITY	AMENITY
257.20 m²	1	OUTDOOR AMENITY	AMENITY

440.03 m²

35 PLAINS ROAD EAST

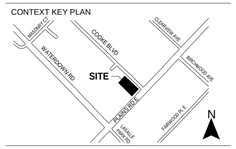
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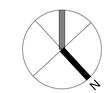
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DRAWING TITLE

9TH FLOOR PLAN

DRAWING NO

A110



1 South
1 : 100

MATERIAL LEGEND	
1	BRICK VENEER - WHITE
2	GLAZING IN ALUMINUM FRAME - AGED BRONZE
3	SPANDREL GLASS PANEL - AGED BRONZE
4	SPANDREL GLASS PANEL - WHITE
5	ARCHITECTURAL BLOCK - LIGHT GREY
6	ALUMINUM SLAB EDGE COVER - WHITE
7	GLASS + ALUMINUM RAILING - AGED BRONZE
8	EIFS PANELLING - LIGHT GREY
9	PROCELAIN TILES - MARBLE FINISH

35 PLAINS ROAD EAST

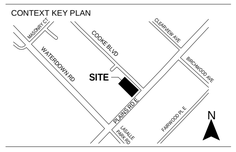
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SOUTH ELEVATION

DRAWING NO

A201



1 West
1 : 100

MATERIAL LEGEND	
1	BRICK VENEER - WHITE
2	GLAZING IN ALUMINUM FRAME - AGED BRONZE
3	SPANDREL GLASS PANEL - AGED BRONZE
4	SPANDREL GLASS PANEL - WHITE
5	ARCHITECTURAL BLOCK - LIGHT GREY
6	ALUMINUM SLAB EDGE COVER - WHITE
7	GLASS + ALUMINUM RAILING - AGED BRONZE
8	EIFS PANELLING - LIGHT GREY
9	PROCELAIN TILES - MARBLE FINISH

35 PLAINS ROAD EAST

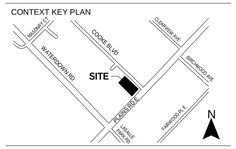
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DRAWING TITLE

WEST
ELEVATION

DRAWING NO

A202



1 North
1 : 100

MATERIAL LEGEND	
1	BRICK VENEER - WHITE
2	GLAZING IN ALUMINUM FRAME - AGED BRONZE
3	SPANDREL GLASS PANEL - AGED BRONZE
4	SPANDREL GLASS PANEL - WHITE
5	ARCHITECTURAL BLOCK - LIGHT GREY
6	ALUMINUM SLAB EDGE COVER - WHITE
7	GLASS + ALUMINUM RAILING - AGED BRONZE
8	EIFS PANELLING - LIGHT GREY
9	PROCELAIN TILES - MARBLE FINISH

35 PLAINS ROAD EAST

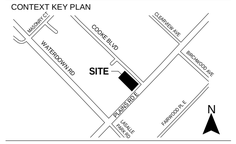
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DRAWING TITLE

NORTH ELEVATION

DRAWING NO

A203



1 East
1 : 100

MATERIAL LEGEND	
1	BRICK VENEER - WHITE
2	GLAZING IN ALUMINUM FRAME - AGED BRONZE
3	SPANDREL GLASS PANEL - AGED BRONZE
4	SPANDREL GLASS PANEL - WHITE
5	ARCHITECTURAL BLOCK - LIGHT GREY
6	ALUMINUM SLAB EDGE COVER - WHITE
7	GLASS + ALUMINUM RAILING - AGED BRONZE
8	EIFS PANELLING - LIGHT GREY
9	PROCELAIN TILES - MARBLE FINISH

35 PLAINS ROAD EAST

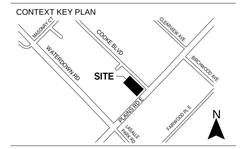
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EAST
ELEVATION

DRAWING NO

A204



3 Partial East Elevation - Corner

1 : 50



2 Partial East Elevation - Residential Entry

1 : 50



1 Partial East Elevation - Commercial

1 : 50

35 PLAINS ROAD EAST

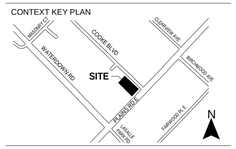
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15	Issued for Coordination	2021-08-20
21	Issued for Coordination	2021-09-29
22	Issued for Coordination	2021-10-07
25	Issued for SPA	2021-11-09

DRAFT

CONTEXT KEY PLAN



PROJECT NORTH

STAMP

CLIENT

JANIK GROUP
1020 Lawrence Ave West, Suite 302
Toronto, Ontario
M6A 1C8

KFA architects + planners inc.

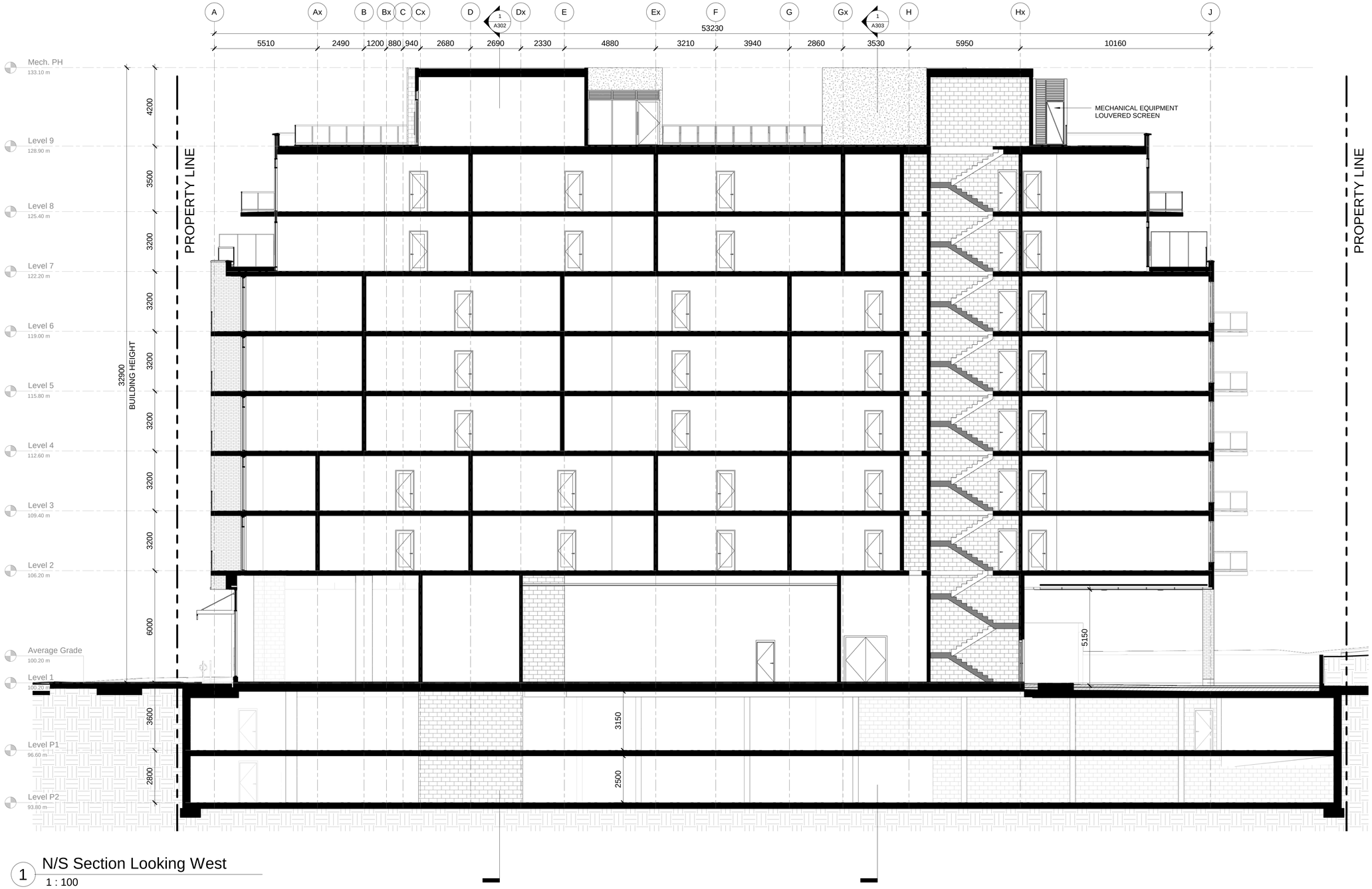
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SCALE:	1 : 50
DATE:	2021-06-03
DRAWN BY:	AC

DRAWING TITLE

DETAILED ELEVATIONS

DRAWING NO

A205



1 N/S Section Looking West

1 : 100

35 PLAINS ROAD EAST

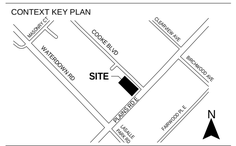
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CONTEXT KEY PLAN



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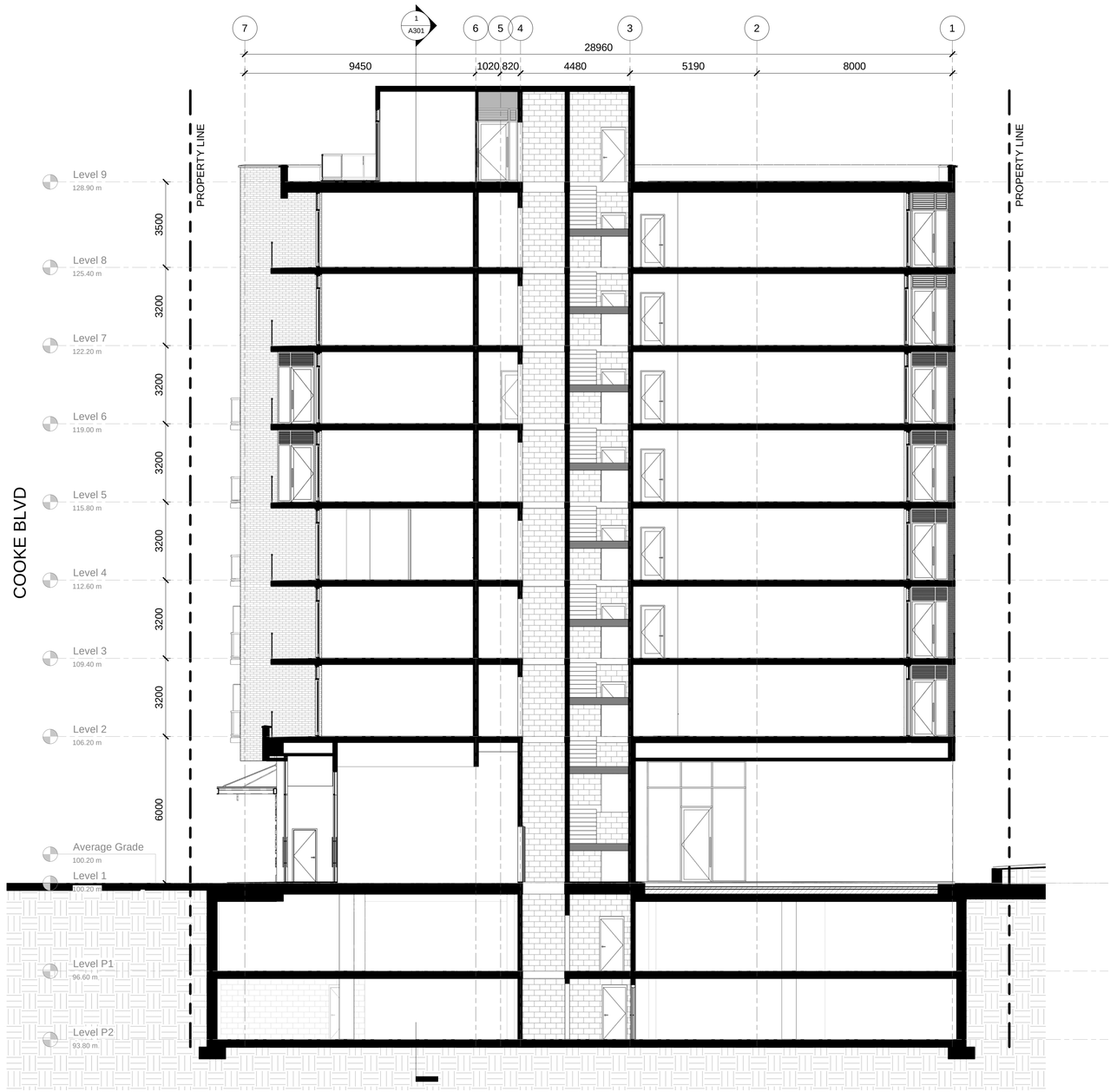
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SCALE:	1 : 100
DATE:	2021-06-03
DRAWN BY:	AC

DRAWING TITLE

N/S SECTION

DRAWING NO

A301



1 E/W Section AA Looking South

1 : 100

35 PLAINS ROAD EAST

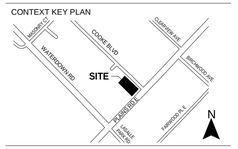
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CONTEXT KEY PLAN



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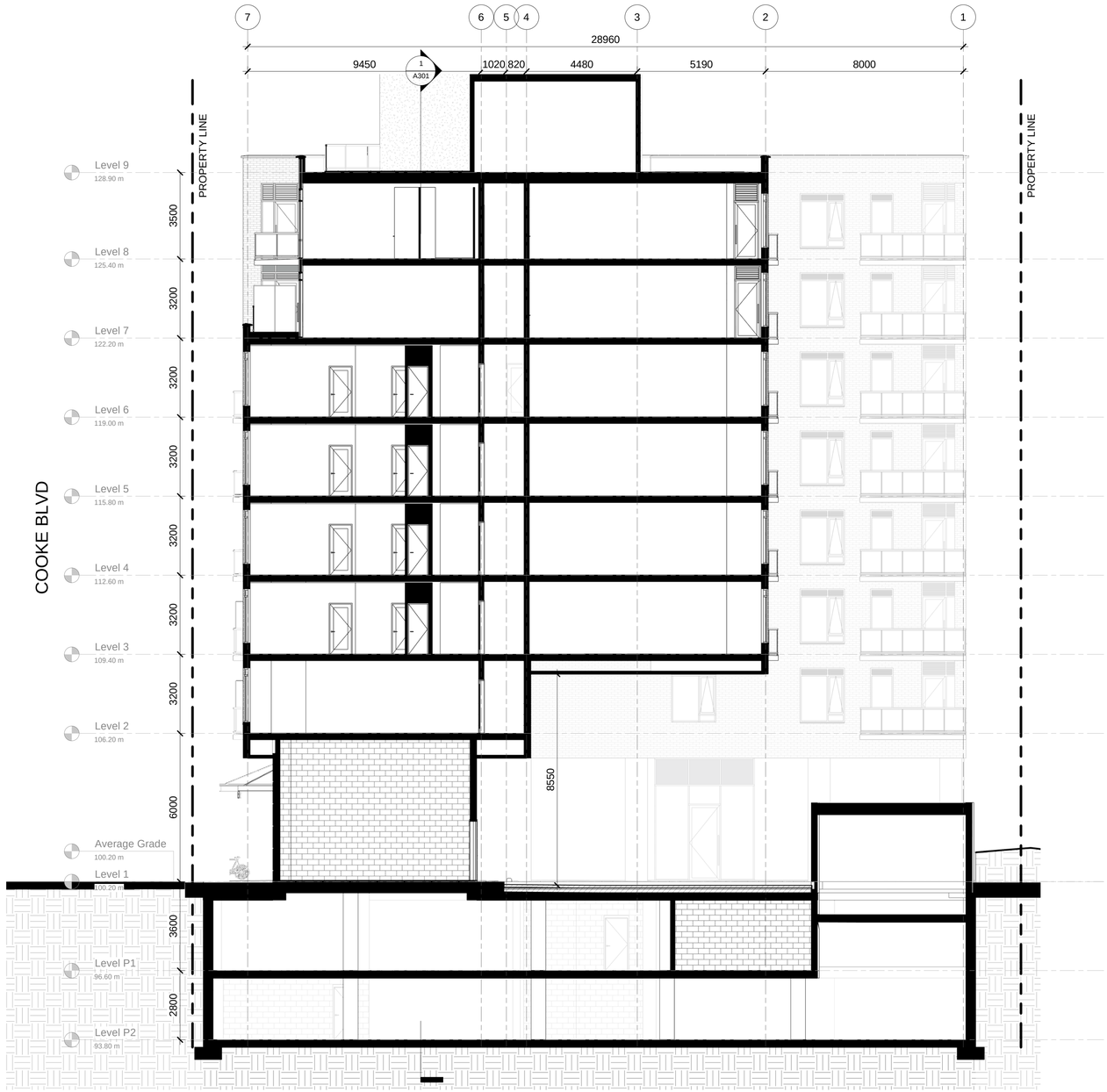
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SCALE:	1 : 100
DATE:	2021-06-03
DRAWN BY:	AC

DRAWING TITLE

E/W SECTION AA

DRAWING NO

A302



1 E/W Section BB Looking South

1 : 100

35 PLAINS ROAD EAST

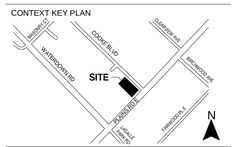
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25	Issued for SPA	2021-11-09

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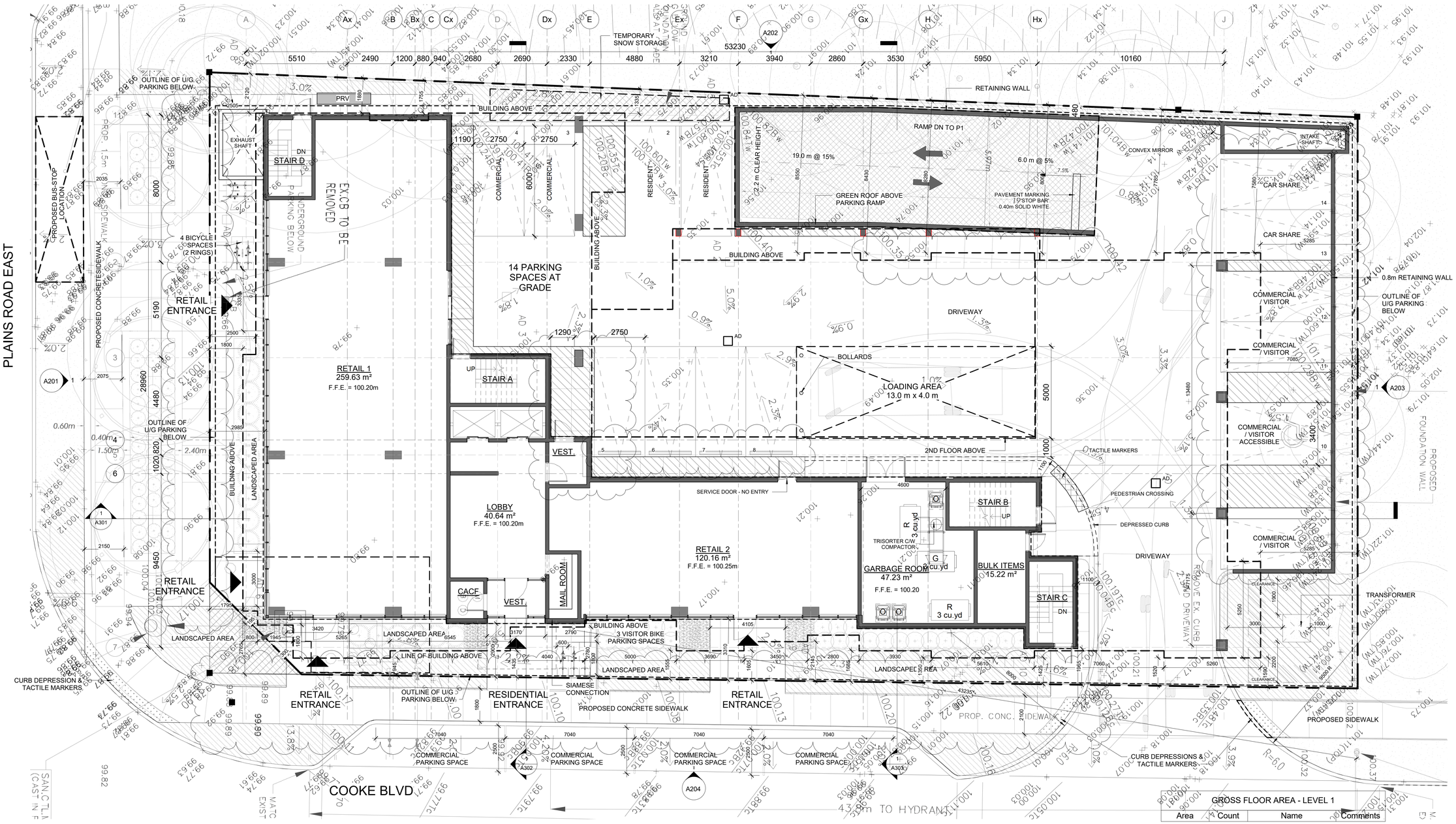
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SCALE:	1 : 100
DATE:	2021-06-03
DRAWN BY:	AC

DRAWING TITLE

E/W SECTION
BB

DRAWING NO

A303



35 PLAINS ROAD EAST

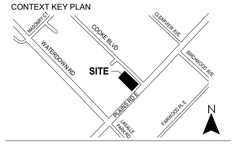
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22	Issued for Coordination	2021-10-07
25	Issued for SPA	2021-11-09
26	Issued for Review	2022-04-07

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CONTEXT KEY PLAN



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SCALE:	1 : 100
DATE:	2021-06-03
DRAWN BY:	AC

DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NO

A103

GROSS FLOOR AREA - LEVEL 1

Area	Count	Name	Comments
15.22 m²	1	BULK ITEMS	GFA
4.78 m²	1	CACF	GFA
10.50 m²	1	ELEV. SHAFT	GFA
47.23 m²	1	GARBAGE ROOM	GFA
40.64 m²	1	LOBBY	GFA
6.76 m²	1	MAIL ROOM	GFA
259.63 m²	1	RETAIL 1	GFA
120.16 m²	1	RETAIL 2	GFA
14.74 m²	1	STAIR A	GFA
15.45 m²	1	STAIR B	GFA
14.10 m²	1	STAIR C	GFA
13.94 m²	1	STAIR D	GFA
13.87 m²	2	VEST.	GFA
577.02 m²			

APPENDIX G Aerial Photographs



TorontoInspection LTD.
GEO-ENVIRONMENTAL CONSULTANTS
110 Konrad Crescent,
Unit 16
Markham, Ontario
L3R 9X2
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	1950 Aerial Photograph
LOCATION:	35 Plains Road East, Burlington, Ontario

PROJECT NO.	DATE :	APPENDIX.
5860-21-EA	June 2022	G



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GEO-ENVIRONMENTAL CONSULTANTS
110 Konrad Crescent,
Unit 16
Markham, Ontario
L3R 9X2
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	1955 Aerial Photograph		
LOCATION:	35 Plains Road East, Burlington, Ontario		
PROJECT NO. 5860-21-EA	DATE : June 2022	APPENDIX. G	



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110 Konrad Crescent,
Unit 16
Markham, Ontario
L3R 9X2
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	1998 Aerial Photograph
LOCATION:	35 Plains Road East, Burlington, Ontario

PROJECT NO.	DATE :	APPENDIX.
5860-21-EA	June 2022	G



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Unit 16
Markham, Ontario
L3R 9X2
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	2008 Aerial Photograph
LOCATION:	35 Plains Road East, Burlington, Ontario

PROJECT NO.	DATE :	APPENDIX.
5860-21-EA	June 2022	G



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TITLE:	2015 Aerial Photograph
LOCATION:	35 Plains Road East, Burlington, Ontario
PROJECT NO.	5860-21-EA
DATE :	June 2022
APPENDIX.	G



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Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	2019 Aerial Photograph
LOCATION:	35 Plains Road East, Burlington, Ontario

PROJECT NO.	DATE :	APPENDIX.
5860-21-EA	June 2022	G

APPENDIX H Site Visit Photographs

Phase One Environmental Site Assessment - Site Photographs
35 Plains Road East, Burlington, Ontario



P1 - Partial view of the Site, facing northwest



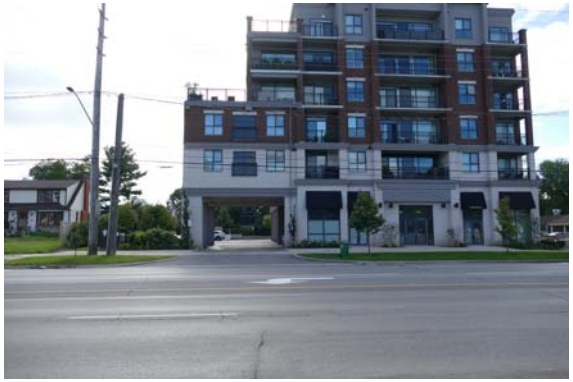
P2 - Partial view of the Site, facing west



P3 - Partial view of the Site and adjacent property to the north



P4 - Neighboring property to the east



P5 - Neigboring property to the south



P6 - Adjacent property to the west