2294 AND 2300 QUEENSWAY DRIVE BURLINGTON, ON

Final

Phase One Environmental Site Assessment

Project Location:
2294 and 2300 Queensway Drive
Burlington, ON

Prepared for:
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1.0 EXECUTIVE SUMMARY

MTE Consultants Inc. (MTE) was retained by Waggy Inc. to conduct a Phase One Environmental Site Assessment (ESA) for a residential property located at 2294 and 2300 Queensway Drive in Burlington, Ontario (the "Phase One Property" or "Site").

The Phase One ESA was completed in accordance with the requirements of Regulation 153/04 (as amended). The purpose of the Phase One ESA was to identify actual or potential contamination on the Site, based on an evaluation of information collected through a records review, a Site visit and interviews. The report was prepared under the direct supervision of a Qualified Person (QP_{ESA}) and may be used to support a Record of Site Condition (RSC) filing with the Ministry of the Environment, Conservation and Parks (MECP).

Phase One Property Description and History

The Phase One Property is approximately 0.40 hectares (0.99 acres) in area and is occupied by two residential dwellings and four other shed/garage buildings surrounded by landscaped areas and mature trees. There is one vehicle access point to the Site from Queensway Drive via an asphalt paved driveway. Surrounding properties include an equestrian sport retailer to the west and residential dwellings to the south and east. The Queen Elizabeth Way highway is located to the north across Queensway Drive.

Historical records indicate the Phase One Property consisted of an orchard in 1934, which was the first developed use. The present day residential dwellings occupying the Phase One Property were constructed in 1946 and 1950. The dwellings were reported to have been heated by fuel oil until conversion to natural gas in 1984.

Enhanced Investigation Property

The Phase One Property has been occupied by residential dwellings since 1946. Based on the historical and current residential use of the Phase One Property, it is not classified as an EIP according to O.Reg.153/04.

Proposed Future Use

The proposed future use of the Phase One Property is for a residential townhouse complex.

Areas of Potential Environmental Concern (APECs)

The Phase One ESA identified two Potentially Contaminating Activities (PCAs) listed in Table 2 of Schedule D of O.Reg.153/04 on the Phase One Property. These included:

Potentially Contaminating Activity	Rationale
28. Gasoline and Associated Products Storage in Fixed Tanks	The two residential dwellings were historically heated by furnace oil stored in above-ground storage tanks (ASTs) located in the basement of each dwelling. The ASTs are no longer present.
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-scale Applications	Aerial photographs depict an orchard occupying the entire Site in 1934. Pesticides, including arsenic-based pesticides, may have been applied.

Each of the PCAs identified on the Phase One Property was considered to result in an APEC on the Site. The APECs are summarized in the APEC table in **Appendix H** and illustrated on **Figure 4**.

The Phase One ESA did not identify PCAs listed in Table 2 of Schedule D of O.Reg.153/04 in the Phase One Study Area.

Recommendations

The Phase One ESA identified APECs on the Site. A Record of Site Condition cannot be filed on the basis of the Phase One ESA alone and a Phase Two ESA is required.

2.0 INTRODUCTION

(a) Phase One Property Information

MTE Consultants Inc. (MTE) was retained by Waggy Inc. to conduct a Phase One Environmental Site Assessment (ESA) for the property located at municipal addresses 2294 and 2300 Queensway Drive in Burlington, Ontario (the "Phase One Property" or "Site"). The Site Location is illustrated on **Figure 1**. The Phase One Property is located south of Queensway Drive, between Cleta Street and Brenda Crescent in a commercial and residential area of Burlington.

The Phase One Property is approximately 0.40 hectares (0.99 acres) in area and is occupied by two residential dwellings and four other shed/garage buildings surrounded by landscaped areas and mature trees. There is one vehicle access point to the Site from Queensway Drive via an asphalt paved driveway. Surrounding properties include an equestrian sport retailer to the west and residential dwellings to the south and east. The Queen Elizabeth Way highway is located to the north across Queensway Drive. The Site Layout is shown on **Figure 2.**

The Phase One ESA was commissioned by Waggy Inc. The Site and owner information are as follows:

Property Owner:	Waggy Inc.
Property Owner Contact Information:	Ms. Tasha Mazza 69 Markland Street Hamilton, ON L8P 2J8
Property Identification Number (PIN):	07078-0006(LT) 07078-0007(LT)
Legal Description:	Lots 19 & 20, Registered Plan 338, City of Burlington.

It is noted that the Ontario Ministry of the Environment, Conservation and Parks (MECP) was previously named the Ontario Ministry of the Environment (MOE) and the Ontario Ministry of the Environment and Climate Change (MOECC). For ease of discussion in this report, "MECP" is used to represent this provincial ministry and is inclusive of MOE and MOECC.

3.0 SCOPE OF INVESTIGATION

The Phase One ESA was completed according to MTE's proposal for services dated April 11, 2019. The assignment was completed between April 26, 2019 and July 8, 2019 according to MTE Reference Number 45786-100.

The report was prepared under the direct supervision of a Qualified Person (QP_{ESA}) to support the potential future filing of a Record of Site Condition (RSC), if requested by the City of Burlington to support development approvals.

The scope of work for the Phase One ESA included:

- Review of available environmental and geotechnical reports;
- Review of municipal directory records for the Phase One Property;
- Review of Chain of Title and Abbreviated Parcel Register;
- Review of aerial photographs and fire insurance plans (FIPs) and inspection reports, where available;
- Review of physical setting information including topographic maps and geologic information related to the Phase One Property and the Phase One Study Area;
- Review of Ecolog ERIS database report for the Site and Phase One Study Area;
- Review of environmental source information including published and online records from the MECP, Ministry of Natural Resources and Forestry (MNRF), Environment Canada, Technical Standards and Safety Authority (TSSA) and Halton Region for information related to the Phase One Property and the Phase One Study Area;
- Site reconnaissance to observe the Phase One Property and surrounding area and gain a general understanding of underground utilities on the Site;
- Interview with persons knowledgeable about the current and historical operations of the Site;
- Preparing a photographic log of the Phase One Property;
- Preparing of this summary report, which includes an evaluation of Potentially Contaminating Activities (PCAs) on the Site and in the Study Area that may result in Areas of Potential Environmental Concern (APECs) on the Phase One Property; and
- Preparing a Phase One Conceptual Site Model (CSM).

4.0 RECORDS REVIEW

(a) General

(i) Phase One Study Area Determination

The Phase One Study Area was identified in a manner consistent with the *Guide for Completing Phase One Environmental Site Assessments under Ontario Regulation 153/04*, dated June 2011 (PIBS 8485e). The Phase One Study Area for the Site reconnaissance and records review included the properties that are located wholly or partially, within 250 metres from the nearest point on a boundary of the Phase One Property. Refer to **Figure 3** for the illustration of the Phase One Study Area.

(ii) First Developed Use Determination

In accordance with Part VI, Section 22.(1) of O.Reg.153/04, First Developed Use is "the earlier of the first use of the Phase One Property in or after 1875 that resulted in the development of a building or structure on the property and the first potentially contaminating use or activity on the Phase One Property".

The results of the Phase One ESA historical records review (Chain of Title, Aerial Photographs, interview record), indicated that the First Developed Use of the Site was an orchard that occupied the entire Site in 1934. The present day residential dwellings occupying the Phase One Property were constructed in 1946 and 1950.

(iii) Fire Insurance Plans and Inspection Reports

MTE reviewed the *Catalogue of Canadian Fire Insurance Plans 1875-1975*, which indicated that Fire Insurance Plans (FIPs) for Burlington were available. In a previous Phase I ESA completed for the Site by Pinchin Ltd. (Pinchin, 2018) FIPs and Insurance Inspection Reports were requested through OPTA Environmental Services Inc. (OPTA). OPTA responded that no FIPs and Insurance Inspection Reports were available for the Site. A copy of the OPTA response to Pinchin is included in **Appendix B.**

(iv) Chain of Title

An abbreviated parcel register was reviewed for the Phase One Property, which covered the years from January 1961 to March 2019. The document indicated that Waggy Inc. (current property owner) purchased the Site from the Sciamonte family on March 13, 2019. A copy of the abbreviated parcel register is included in **Appendix A**.

A Chain of Title search for the Phase One Property (2294 & 2300 Queensway Drive) indicated that it was first transferred from the Crown to Ms. Mary Seth on August 18, 1810. The Site was owned by various other individuals from 1810 to July 23, 1948 when it was purchased by the federal government under The Veterans' Land Act.

2294 Queensway Drive was owned by the federal government until April 11, 1963, when it was purchased by Robert and Ethel Miller. The property was purchased by Donald Sciamonte on September 22, 1975. The property was owned by the Sciamonte family until March 13, 2019 when it was purchased by Waggy Inc., the current property owner.

2300 Queensway Drive was owned by the federal government until March 21, 1960, when it was purchased by William and Jessie McClenaghan. The property was purchased by Donald Sciamonte on October 26, 1982. The property was owned by the Sciamonte family until March 13, 2019 when it was purchased by Waggy Inc., the current property owner. A copy of the Chain of Title search is included in **Appendix A**.

Municipal Directories

Municipal directories were reviewed for the Phase One Property and properties within the Study Area. The municipal directories were reviewed at the Burlington Public Library in approximate five year intervals for the period 1959 to 2013.

Information related to the Phase One Property was as follows:

Address	Occupant/Directory Listing	Approximate Dates
2294 Queensway Drive	Residential	1959-1983
	Residential, Chem-Tech	1983-2003
	Residential	2008-2013
2300 Queensway Drive	Residential	1959-2013

An internet search for Chem-Tech at this address suggests that it was a home-based cleaning service business.

Occupants of nearby properties in the Study Area were indicated as follows:

Address and Distance	Occupant	Approximate Dates
2290 Queensway Drive (west adjacent)	Residential	1959-1998
	Metropolitan Planning & Engineering Inc., Pearce Surveying Inc.	2003-2013
2316 Queensway Drive (east adjacent)	Residential	1959-2013
2318 Queensway Drive (east adjacent)	Residential	1959-2013
2284 Queensway Drive (65m west)	Jehovah's Witness Kingdom Hall	1959-1993
	Guru Ravidass Temple	1998
	Vacant	2003-2013
992 Cleta Street (east adjacent)	Residential	1959-2013
986 Cleta Street (east adjacent)	Residential	1959-2013
2293 Glenwood School Drive (west adjacent)	Residential	1959-2013
2295 Glenwood School Drive (south adjacent)	Address not listed	1959-2013
2299 Glenwood School Drive (south adjacent)	Residential	1959-2013
2307 Glenwood School Drive (south adjacent)	Residential	1959-2013
2311 Glenwood School Drive (south adjacent)	Address not listed	1959-2003
	Residential	2008-2013

The municipal directory search did not identify former occupants of environmental concern on the Site or in the vicinity of the Site. The municipal directory search results are included in **Appendix C**.

(v) Environmental Reports

Environmental Risk Information Services Report

MTE contacted Environmental Risk Information Services Ltd. (ERIS), an environmental database and information service company, to commission a search of government and private records for information pertaining to the Phase One Property and surrounding area. ERIS searched 65 federal, provincial and private databases.

A total of 19 records were identified, including 2 records associated with the Site. A copy of the report is provided in **Appendix B**. The potentially significant records are summarized below:

Address	Approximate Distance from Site	Record Summary
2300 Queensway Drive	Site	• TSSA incident listing for a natural gas utility strike
2290 Queensway Drive (Greenhawk Sport)	West adjacent	• Pesticide register listing as a limited vendor
2360 Queensway Drive	160m east	• Record of Site Condition (further described in Section 4.0(b)(ix))
2366 Queensway Drive	170m east	• Record of Site Condition (further described in Section 4.0(b)(ix))

In addition to the above, there was one borehole and one monitoring well record provided for the Phase One Study Area. The subsurface stratigraphy was reported to consist of 1.5m of fill over silt to a depth of 3.0m, which was underlain by shale bedrock to the maximum depth explored of 6.1m bgs.

Additional records with unplottable/unknown locations were also provided in the EcoLog report. The unplottable records were not considered to be a potential environmental concern for the Site.

Other Environmental Reporting

MTE was provided with the following environmental report previously completed for the Phase One Property. The following provides a summary of the report:

1. ***Phase I Environmental Site Assessment, 2294-2300 Queensway Drive, Burlington, Ontario*** completed by Pinchin Ltd. for Investing Pro Group Inc., dated December 10, 2018.

Pinchin completed a due-diligence Phase I ESA in general accordance with CSA Standard Z768-01. At the time of Phase I ESA inspection, the Site was occupied by 2 two-storey residential dwellings with a basement, a one-storey workshop garage and two sheds. Exterior areas of the Site consisted of landscaped areas and a shared asphalt- paved driveway from Queensway Drive. The dwellings were occupied by residential tenants.

According to historical records, the Site was first developed for residential use in 1946 (2294 Queensway Drive) and 1950 (2300 Queensway Drive). The two residential dwellings were reported to have been historically heated by furnace oil by ASTs located in the basement of each dwelling. No ASTs or fill/vent pipes for the ASTs were observed by Pinchin during the Site inspection. No staining was observed in the vicinities of the former AST areas and the concrete was observed to be in good condition. The estimated ATS locations are shown on **Figure 2**.

Pinchin concluded that the former ASTs were unlikely to result in potential subsurface impacts at the Site and a Phase II ESA was not recommended.

(b) Environmental Source Information

(i) Environment Canada

The National Pollutant Release Inventory (NPRI) was established in 1992 and requires companies to report information on releases and transfers of pollutants to the Government of Canada on an annual basis. Only facilities that meet established reporting criteria are required to report to the NPRI. Environment Canada makes the information available to Canadians in an annual public report and maintains a detailed inventory that can be accessed and searched through an online database. MTE reviewed the NPRI for information pertaining to the Site and Study Area and no records were identified.

On July 1, 2000, the Government of Canada introduced the Federal Contaminated Sites and Solid Waste Landfills Inventory Policy that states that departments and agencies that hold property must establish and maintain a database of their contaminated sites and solid waste landfills and that this information must be submitted to the Treasury Board Secretariat for inclusion in a central inventory. The inventory includes known Federal Contaminated Sites for which departments and agencies are accountable and non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. Based on a review of the inventory, neither the Site nor surrounding properties were listed.

(ii) PCB Information

The MECP, Waste Management Branch, maintained 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 required the registration of inactive PCB storage equipment and/or disposal sites of PCB waste. This database contains information on PCB Sites including: 1) Site ID number; 2) Location; and 3) Site classification.

A review of the historical MECP published document "Ontario Inventory of PCB Storage Sites" (available data for the period from 1988 to 2000) indicated that the Phase One Property was not a registered PCB storage site and there were no PCB storage sites listed within the Phase One Study Area. A copy of the PCB storage sites inventory search results is included in **Appendix C**.

(iii) Environmental Registry

The Environmental Registry was created in 1994 to provide residents of Ontario access to environmentally significant decisions that the Government of Ontario is considering. The Registry contains a collection of notices about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. These notices include decisions on Environmental Compliance Approvals (ECAs, formerly Certificates of Approval), Permits To Take Water, Certificates of Property Use and similar instruments related to the environmental conditions of properties in Ontario. The Registry also contains a list of court actions that have been initiated under the Environmental Bill of Rights.

MTE reviewed the Environmental Registry for information pertaining to the Phase One Study Area. There were no listings in the Environmental Registry for the Phase One Property or Study Area.

(iv) Inventory of Coal Gasification Plants

A review of the "Inventory of Coal Gasification Plant Waste Sites" and "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars" (MOE, April 1989) indicated that no former coal gasification plants or coal tar distillation plants were listed for the Phase One Property and none were identified in the Study Area. A copy of the Inventory of Coal Gasification Plants is included in **Appendix C**.

(v) Environmental Incidents, Orders, Offences, Spills and Discharges

Halton Region

A written request was filed with the Halton Region Planning Services Department on May 1, 2019 for information regarding records of control or work orders, violation notices, or other environmental concerns at the Site.

Halton Region responded on May 21, 2019 indicating that no records of environmental concern were identified in their files. Halton Region indicated that the Site is located in a Highly Vulnerable Aquifer. A copy of the response is included in **Appendix C**.

(vi) Waste Management Records

The Hazardous Waste Information Network (HWIN) is a web-based system that, since 2004, allows generators, carriers and receivers of hazardous waste to register their activities with the MECP online. HWIN provides current information on the generation, movement and disposal of hazardous waste in Ontario.

MTE maintains an internal database of records downloaded from HWIN that was last updated January 17, 2017. The MTE internal HWIN database was reviewed and no records were identified for the Site or Study Area.

In addition to the internal MTE database of records, hazardous waste generator records were also reviewed as part of the EcoLog ERIS report in **Section 4.0(a)(v)** and as part of the MECP Freedom of Information response in **Section 4.0(b)(vii)**.

(vii) Reports Submitted to the MECP (under Freedom of Information)

A written request was filed with the MECP Freedom of Information (FOI) Office by Pinchin during the previous Phase I ESA for information regarding environmental reports or information on file for the Site.

Pinchin received a response dated November 30, 2018 that no records were found for the Site. A copy of the response to Pinchin is included in **Appendix C**.

(viii) Technical Standards and Safety Authority – Fuel Safety Branch

Requests were submitted to Information Services at the Technical Standards and Safety Authority - Fuel Safety Branch on May 9, 2019 for information concerning fueling systems, USTs and ASTs on the Site and the following nearby properties:

2284 Queensway Drive	986 Cleta Street
2290 Queensway Drive	992 Cleta Street
2294 Queensway Drive	2293 Glenwood School Drive
2300 Queensway Drive	2295 Glenwood School Drive
2316 Queensway Drive	2299 Glenwood School Drive

It was noted that the TSSA Fuel Safety Division did not maintain these records prior to 1990. Customer Services responded via e-mail on May 9, 2019 indicating that no records were found in their digital files.

Pinchin also requested a search of the TSSA's paper files for records pertaining to the Site during the previous Phase I ESA completed for the Phase One Property. The TSSA reported that no records were identified for the Site. Copies of the TSSA responses to MTE and Pinchin are included in **Appendix C**.

(ix) Brownfields Environmental Registry

Brownfields are former industrial or commercial properties, which are vacant or underutilized, and where future use is affected by real or perceived environmental contamination. The Brownfield Environmental Site Registry allows public access to information contained in RSCs that have been filed with the MECP since October 1, 2004. In order to file an RSC, the property must be assessed in accordance with O.Reg.153/04 and shown to meet either the applicable generic Site Condition Standards or Property Specific Standards developed in a risk assessment.

MTE searched the Brownfield Environmental Site Registry for RSCs filed within 250 m of the Site. No RSCs were on file for the Phase One Property. The following RSC #223724 was identified for the following properties within the Phase One Study Area:

Municipal Address (distance to Site)	Certification Date	Notes
2360 Queensway Drive (approximately 160m east of the Site)	September 30, 2005	• RSC filing was supported by a Phase One ESA.
2366 Queensway Drive (approximately 170m east of the Site)	September 30, 2005	• RSC filing was supported by a Phase One ESA.

(x) Areas of Natural Significance

A review of Areas of Natural Significance for the Phase One Property is provided as follows:

Does the Phase One Property include:	Yes	No
An area reserved or set apart as a provincial park or conservation reserve under the *Provincial Parks and Conservation Reserves Act, 2006*.		X
An area of natural and scientific interest (life science or earth science) identified by the Ministry of Natural Resources as having provincial significance.		X
A wetland identified by the MNRF as having provincial significance.		X
An area designated by a municipality in its official plan as environmentally significant, however expressed, including designations of areas as environmentally sensitive, as being of environmental concern and as being provincially significant.		X
An area designated as an escarpment natural area or an escarpment protection area by the Niagara Escarpment Plan under the *Niagara Escarpment Planning and Development Act*.		X
An area identified by the MNRF as significant habitat of a threatened or endangered species.		X
An area which is habitat of a species that is classified under section 7 of the *Endangered Species Act, 2007* as a threatened or endangered species.		X

Does the Phase One Property include:	Yes	No
Property within an area designated as a natural core area or natural linkage area within the area to which the Oak Ridges Moraine Conservation Plan under the *Oak Ridges Moraine Conservation Act, 2001* applies.		X
An area set apart as a wilderness area under the *Wilderness Areas Act*.		X
A regulated area as defined by the City of Burlington or Halton Region.		X

A review of Areas of Natural Significance, which are contiguous to or within 30m of the Phase One Property boundary - pursuant to Part IX, Section 41. (1)(a):

Does the Area contiguous to or within 30m include:	Yes	No
An area reserved or set apart as a provincial park or conservation reserve under the *Provincial Parks and Conservation Reserves Act, 2006*.		X
An area of natural and scientific interest (life science or earth science) identified by the MNRF as having provincial significance.		X
A wetland identified by the MNRF as having provincial significance.		X
An area designated by a municipality in its official plan as environmentally significant, however expressed, including designations of areas as environmentally sensitive, as being of environmental concern and as being significant.		X
An area designated as an escarpment natural area or an escarpment protection area by the Niagara Escarpment Plan under the *Niagara Escarpment Planning and Development Act*.		X
An area identified by the MNRF as significant habitat of a threatened or endangered species.		X
An area which is habitat of a species that is classified under section 7 of the *Endangered Species Act, 2007* as a threatened or endangered species.		X
Property within an area designated as a natural core area or natural linkage area within the area to which the Oak Ridges Moraine Conservation Plan under the *Oak Ridges Moraine Conservation Act, 2001* applies.		X
An area set apart as a wilderness area under the *Wilderness Areas Act*.		X
A regulated area as defined by the City of Burlington or Halton Region.		X

Official Plan of the City of Burlington

MTE reviewed the City of Burlington Official Plan (as approved, with modifications, by the Minister of Municipal Affairs and Housing on October 24, 2008), for information regarding important natural and cultural resources in the Phase One Study Area. Information pertaining to the Phase One Property and surrounding areas is as follows:

- The Site is located in an area zoned Employment Lands;
- The Site and properties within 30m of the Site are not located within a Greenlands System;
- The Site and properties within 30m of the Site are not located within Major Parks and Open Space;
- The Site and properties within 30m of the Site are not located within an Environmentally Sensitive Area;

- The Site and properties within 30m of the Site are not located within a Parkway Belt Plan Area;
- Rambo Creek is located approximately 250m southwest of the Site; and
- There are no known Former Waste Disposal Sites located within the Study Area.

Official Plan of Halton Region

MTE reviewed the Halton Region Official Plan (as approved, with modifications, by the Minister of Municipal Affairs and Housing in June 19, 2018), for additional information regarding important natural and cultural resources in the Phase One Study Area. Information pertaining to the Phase One Property and surrounding areas is as follows:

- The Site is located within an Urban Area;
- The Site and properties within 30m of the Site are not located within an Environmental Sensitive Area, Escarpment Natural Area or Greenlands;
- The Site and properties within 30m of the Site do not contain a Provincially Significant Wetland or Other Wetland;
- The Site and properties within 30m of the Site are not located within a Municipal Wellhead Protection Zone; and
- The Site and properties within 30m of the Site are located within a Highly Vulnerable Aquifer.

(xi) Landfills

A review of the historical MECP published document "Waste Disposal Site Inventory" (MECP, June 1991) did not identify landfills or other waste disposal sites on the Phase One Property or within the Phase One Study Area. A copy of the Waste Disposal Site Inventory is included in **Appendix C**.

(c) Physical Setting Sources

(i) Aerial Photographs

Aerial photographs and topographic maps were reviewed for information pertaining to the Phase One Property and Phase One Study Area. Aerial photographs were available through EcoLog ERIS, MTE's internal collection and Google Earth. The earliest available aerial image was from 1934. Due to the scale of certain photographs it was not always possible to identify detailed features. Copies of select aerial photographs are provided in **Appendix D**.

Photo Date	Site Observations	Surrounding Property Observations
1934	• The Site consisted of a tree orchard. • The Site appeared to be part of a larger agricultural property	• The surrounding areas consisted of agricultural properties with some rural residential structures. • A rural highway was observed north of the Site.

Photo Date	Site Observations	Surrounding Property Observations
1950	• The Site was occupied by the two present day residential dwellings. The remainder of the Site consisted of a driveway, landscaped areas and trees.	• Significant residential development has occurred in the Study Area. Residential dwellings were observed on lands west, east and south of the Site. • Queensway Drive and the Queen Elizabeth Way were observed north of the Site. Cleta Street, Brenda Crescent and Glenwood School Drive were observed.
1965	• No significant changes to the Site were observed.	• Additional residential infilling has occurred on the surrounding properties. • The Queen Elizabeth Way has expanded from the 1950 aerial photograph.
1974, 1986, 1992	• No significant changes to the Site were observed.	• No significant changes to the Study Area were observed.
2005	• No significant changes to the Site were observed.	• The Queen Elizabeth Way is in its present day configuration. No other significant changes to the Study Area were observed.
2016	• No significant changes to the Site were observed.	• No significant changes to the Study Area were observed.

(ii) Topography, Hydrology, Geology

MTE reviewed Ontario Base Map 10 17 5950 47950 and 10 17 5950 48000 (created based on 1982 aerial photography), which depicts two residential dwellings on the Site. Properties surrounding the Site appear to consist primarily of dwellings to the west, east and south. The Queen Elizabeth Way is observed to the north across Queensway Drive.

The ground surface elevation of the Phase One Property is approximately 107m above sea level (asl). The regional topography generally decreases in elevation to the south and west towards Rambo Creek located approximately 250m southwest of the Phase One Property. The approximate UTM coordinates for the Site are 596,559m east and 4,800,007m north in Zone 17. A copy of the OBM is included in **Appendix D**.

The Phase One Property is located in the broad physiographic region known as the Iroquois Plain, which includes the lowlands bordering Lake Ontario and the Niagara Escarpment, extending from the Niagara River to the Trent River (*Chapman and Putnam, 1984*). Surficial geology mapping indicates that native soils in the area of the Phase One Property consist of coarse-textured glaciolacustrine deposits of sand, gravel with some silt and clay.

A well record in the Study Area described the soil stratigraphy as fill underlain by silt to a depth of 3.0m, overlying shale bedrock to the maximum depth explored of 6.1m.

Bedrock topography mapping (Ministry of Northern Development and Mines, 1991) suggests that bedrock likely occurs at approximate depths between 3-5m below ground surface (bgs). Bedrock geology mapping suggests the presence of middle and lower Silurian formations of sandstone, shale, dolostone and siltstone (*Ministry of Northern Development and Mines*, 1991).

The regional groundwater flow direction is expected to be southwest following topography and a general decrease in surface elevation towards Rambo Creek located approximately 250m southwest of the Site.

(iii) Fill Materials

The ground surface of the Site appeared to follow the natural topography and evidence of obvious fill placement was not observed.

(iv) Water Bodies and Areas of Natural Significance

There are no water bodies located on or within 30m of the Site. The nearest water body is Rambo Creek, located approximately 250m southwest of the Site.

The Phase One Property is not located on or within 30 m of an Area of Natural Significance (e.g., ANSI). No Areas of Natural Significance were identified in the Study Area based on a review of the City of Burlington and Halton Region Official Plans and the MNRF records.

(v) Well Information

The MECP provides a web-based well record inventory available to the public. Well records are searchable by number, location and through the use of an interactive map. A review of the MECP online database identified one well record for the Phase One Study Area as described in Section 4(c)(ii).

(d) Site Operating Records

The Phase One Property has been occupied by residential dwellings since 1946. Based on the historical and current residential use of the Phase One Property, it is not classified as an EIP according to O.Reg.153/04.

The following outlines the available records for the Phase One Property.

(i) Regulatory Permits and Records

No documentation related to Regulatory Permits and Records were available for the Phase One Property.

(ii) Material Safety Data Sheets (MSDS)

No inventories of Material Safety Data Sheets (MSDS) for the Site were available for review.

(iii) Underground Utility Drawings

No underground utility drawings were available for the Phase One Property. Observations made during the Site visit indicate that the Phase One Property was serviced with overhead hydro and underground natural gas, municipal water and sewer.

(iv) Inventories of Chemicals and Chemical Storage Areas

There were no records related to inventories of chemicals available for review during the site reconnaissance.

(v) Inventories of Aboveground and Underground Storage Tanks

No evidence of underground storage tanks (USTs) were observed during the Site visit. During the Pinchin Phase I ESA, the Site representative at the time reported that the two residential dwellings were historically heated by furnace oil stored in ASTs located in the basement of each dwelling. No details regarding the removal of the tanks were available. MTE contacted Union Gas via telephone on May 3, 2019 for information regarding the natural gas hook-up date. Union Gas reported that the Phase One Property was converted to natural gas in 1984.

(vi) Environmental Monitoring Data

There was no environmental monitoring data available for the Phase One Property in response to any MECP orders or requests.

(vii) Waste Management Records

There are no records related to waste management, storage, generation or receiving available for the Site. The Site is not registered for the generation of hazardous wastes.

(viii) Process, Production and Maintenance Documents

No process, production, maintenance documents related to areas of potential environmental concern were available for the Site.

(ix) Records of Spills and Discharges

There were no records of spills or discharges of contaminants available for the Phase One Property.

(x) Spill Prevention, Emergency Response and Contingency Plans

There were no spill prevention, emergency response or contingency plans available for the Site.

(xi) Environmental Audit Reports

No environmental audit reports were available for the Site.

(xii) Site Plan of Facility

A Plan of Survey dated March 15, 2019 depicted the Phase One Property with six buildings. A copy of the survey plan is provided in **Appendix A**.

5.0 INTERVIEWS

A Phase One ESA interview was completed with Mr. Maged Shireen of Investing Pro Group Inc., representative for the current owner. The information gathered from Mr. Shireen is considered to be accurate based on the results of the site reconnaissance and a review of the other information collected during the Phase One ESA. The following is a summary of the information provided to MTE by Mr. Shireen.

- The Site has been owned by Waggy Inc. since March 2019. There are two residential tenants in 2300 Queensway Drive. 2294 Queensway Drive is vacant and scheduled to be demolished.
- According to Mr. Shireen, there are no water wells, septic beds, issues with Site drainage, battery storage or transformers on the Site.
- Mr. Shireen stated that application of dust control has not occurred on the Site to his knowledge.
- Mr. Shireen was not aware of aboveground or underground storage tanks on the Phase One Property or any having been removed in the past.
- Solid waste is stored in bins and removed weekly by municipal curbside pickup.
- Mr. Shireen was not aware of any vehicle maintenance, vehicle wash down or spills occurring on the Site.

6.0 SITE RECONNAISSANCE

(a) General Requirements

Site reconnaissance at the Phase One Property was performed by MTE on May 2, 2019 from 10:00 am to 11:00 am. The weather was overcast and the temperature was approximately 10°C.

The Inspection Report is included in **Appendix E**. Photographs of the Phase One Property and adjacent properties at the time of the inspections are included in **Appendix F**. The Site features described in the sections that follow are illustrated on **Figure 2.**

(b) Specific Observations at Phase One Property

Exterior Observations

The exterior areas of the Site consisted of landscaped areas, mature trees and an asphalt paved driveway. Piles of wood chips and wood logs were observed in the southern portion of the Site.

Surface drainage on the Phase One Property appeared to mainly be directed towards lower lying areas in the southern portion of the Site. The Site was serviced by underground natural gas, municipal water and sewer. Electricity was provided through overhead hydro lines.

MTE did not observe evidence of stained soil, stressed vegetation, unidentified substances, domestic water wells, septic systems, buried waste or unidentified substances within the limits of the Phase One Property.

Interior Observations

Residential Dwellings, 2294 and 2300 Queensway Drive

The two residential dwellings were located in the northern portion of the Site and are accessible via man doors located on the north and south sides of the buildings. The dwellings included a kitchen, washrooms, washrooms, living areas and storage closets. Interior finishes of the dwellings included drywall, plaster and concrete block walls, hardwood flooring, carpeting and concrete floor. Lighting was generally provided by incandescent light fixtures. Heating for both dwellings was provided by a natural gas-fired furnace located in the basement. Cooling for the dwellings was provided via exterior concrete pad-mounted air conditioning units. At the time of the inspection 2294 Queensway Drive was vacant and 2300 Queensway Drive was occupied by two residential tenants.

Workshop Garage, 2294 Queensway Drive

The one-storey workshop garage was located in the southern portion of the Site and accessed via a man door and an overhead door. The garage consisted of a vehicle parking spot in the northern portion of the building and a workshop in the southern portion of the building. The garage was heated via a natural gas-fired furnace and lighting was provided via fluorescent light fixtures. The garage was empty at the time of the inspection.

Garage and Sheds, 2300 Queensway Drive

The garage and two sheds were located in the central portion of the Site and the southern portion of the Site. The garage and sheds were utilized as storage space for the current tenants. At the time of the inspection the sheds were empty and the garage contained miscellaneous household items which included cabinets, tires, window blinds and cardboard boxes. An electric furnace was observed in the garage.

Special Attention Items

During the site inspection, MTE identified the potential for materials and equipment that contain PCBs, mercury, asbestos, and lead within the building. Mercury, lead and asbestos are defined as designated substances under the Ontario Occupational Health and Safety Act (OHSA) and each have specific environmental legislation regarding their handling, use and management.

The current buildings on the Site were constructed beginning in the 1940s and there is a potential concern for:

- Asbestos-containing materials (ACMs) such as insulation, ceiling and wall board compound to be present;
- Lead to be present in painted surfaces and other materials such as pipe solder and roofing materials (flashing, gutters, downspouts); and
- Florescent light fixture ballasts to contain PCBs and fluorescent light tubes to contain mercury.

A designated substance survey, including the collection and analysis of samples would be required to confirm the presence/absence of designated substances or other potentially hazardous materials in building materials or equipment at the Site.

No testing for radon gas was completed as part of this Phase One ESA.

Surrounding Properties in the Phase One Study Area

Surrounding properties include an equestrian sport retailer to the west and residential dwellings to the south and east. The Queen Elizabeth Way highway is located to the north across Queensway Drive. No obvious environmental concerns were observed on surrounding properties as they could be viewed from the Site or public lands.

(i) Enhanced Investigation Property

The Phase One Property has been occupied by residential dwellings since 1946. Based on the historical and current residential use of the Phase One Property, it is not classified as an EIP according to O.Reg.153/04.

(c) Written Description of Investigation

The investigation completed by MTE is summarized as follows:

- MTE performed the Phase One ESA investigation according to the scope of work provided in Section 3. There were no deviations from the scope of work;
- MTE corresponded in writing with the MECP, Halton Region and the TSSA;
- MTE consulted published records and databases and obtained an ERIS report;
- MTE interviewed persons knowledgeable about the Phase One Property;
- MTE conducted site reconnaissance to observe the Phase One Property;
- MTE reviewed previous environmental reports pertaining to the Phase One Property;
- MTE observed neighbouring properties and other properties within the Study Area as they could be viewed from the Phase One Property or publicly accessible areas; and
- MTE has determined that there are PCAs in the Study Area and on the Phase One Property, which are described in Section 7(ii) of this report.

7.0 REVIEW AND EVALUATION OF INFORMATION

(i) Current and Past Uses

The Current and Past Uses of the Phase One Property are summarized in the table included in **Appendix H**.

(ii) Potentially Contaminating Activity

The results of the Phase One ESA identified the following PCAs, which are listed in Table 2 of Schedule D of O.Reg.153/04 on the Phase One Property. A copy of the amended list of PCAs according to Ontario Regulation 153/04 is provided in **Appendix G**. The PCA locations are illustrated on **Figure 4**.

PHASE ONE PROPERTY PCAs

Potentially Contaminating Activity	Basis
28. Gasoline and Associated Products Storage in Fixed Tanks	During the Pinchin Phase I ESA the Site representative at the time reported that the two residential dwellings were historically heated by furnace oil by ASTs located in the basement of each dwelling. No details regarding the removal of the tanks were available.
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-scale Applications	Aerial photographs depict an orchard occupying the entire Site in 1934. Pesticides, including arsenic-based pesticides, may have been applied.

(iii) Areas of Potential Environmental Concern

The on-Site PCAs were considered to result in Areas of Potential Environmental Concern (APECs) on the Site. The APEC locations are illustrated on **Figure 4**. The APEC Table is included in **Appendix H**.

The Contaminants of Potential Concern (COPCs) on the Phase One Property include metals, arsenic (As), antimony (Sb), selenium (Se), petroleum hydrocarbon fractions F1-F4 (PHCs), benzene, toluene, ethylbenzene, xylenes (BTEX) and organochlorine pesticides (OCs).

(iv) Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) was developed in accordance with Part V in Schedule D of O. Reg. 153/04. The CSM consisted of two parts; the following narrative description, which follows the sub-headings in Table 1 of Schedule D and supporting **Figure 1** through **Figure 4**.

The following was noted with respect to the Phase One CSM:

(i) There are six buildings on the Site as illustrated on **Figure 2**.
(ii) There are no water bodies located on the Phase One Property or within 30m of the Site.
(iii) There are no areas of natural significance located on the Phase One Property or within 30m of the Site.
(iv) There are no drinking water wells on the Phase One Property.
(v) Roads located near the Phase One Property include Queensway Drive to the north, Cleta Street to the east, Brenda Crescent to the west and Glenwood School Drive to the south. Other roads within the Study Area are indicated on **Figure 3**.
(vi) Properties adjoining the Phase One Property include the Queen Elizabeth Way to the north across Queensway Drive, an equestrian sport retailer to the west and residential dwellings to the south and east. Adjoining property uses are indicated on **Figure 2**.
(vii) The locations of the PCAs in the Study Area are illustrated on **Figure 3**.
(viii) The locations of the PCAs and APECs on the Phase One Property are illustrated on **Figure 4**.

Phase One Property Location and Description

The Phase One Property is approximately 0.40 hectares (0.99 acres) in area and is occupied by two residential dwellings and four other shed/garage buildings surrounded by landscaped areas and mature trees. There is one vehicle access point to the Site from Queensway Drive via an asphalt paved driveway. Surrounding properties include an equestrian sport retailer to the west and residential dwellings to the south and east. The Queen Elizabeth Way highway is located to the north across Queensway Drive.

Phase One Property History

Historical records indicate the Phase One Property consisted of an orchard in 1934 which was the first developed use. The present day residential dwellings occupying the Phase One Property were constructed in 1946 and 1950. The dwellings were reported to have been heated by fuel oil until conversion to natural gas in 1984.

Proposed Future Use

The proposed future use of the Phase One Property is for a residential townhouse complex.

Enhanced Investigation Property (EIP)

The Phase One Property has been occupied by residential dwellings since 1946. Based on the historical and current residential use of the Phase One Property, it is not classified as an EIP according to O.Reg.153/04.

Areas where Potentially Contaminating Activity on or potentially affecting the Phase One Property has occurred

The Phase One ESA identified two Potentially Contaminating Activities (PCAs) listed in Table 2 of Schedule D of O.Reg.153/04 on the Phase One Property as described in **Section 7.(ii)**. The on-Site PCA locations are illustrated on **Figure 4**. The Phase One ESA did not identify PCAs listed in Table 2 of Schedule D of O.Reg.153/04 in the Phase One Study Area that were considered to result in an APEC on the Site. The APECs are summarized in the APEC table in **Appendix H** and illustrated on **Figure 4**.

Contaminants of Potential Concern

The Contaminants of Potential Concern (COPCs) on the Phase One Property include metals, arsenic (As), antimony (Sb), selenium (Se), petroleum hydrocarbon fractions F1-F4 (PHCs), benzene, toluene, ethylbenzene, xylenes (BTEX) and organochlorine pesticides (OCs).

Potential for Underground Utilities to Affect Contaminant Distribution

No underground utility drawings were available for the Phase One Property. Observations made during the Site visit indicate that the Phase One Property was serviced with overhead hydro and underground natural gas, municipal water and sewer. There is a potential that utilities could affect the distribution of contaminants depending on the depth to groundwater.

Regional or site specific geological and hydrogeological information

The Phase One Property is located in the broad physiographic region known as the Iroquois Plain, which includes the lowlands bordering Lake Ontario and the Niagara Escarpment, extending from the Niagara River to the Trent River (*Chapman and Putnam, 1984*). Surficial geology mapping indicates that native soils in the area of the Phase One Property consist of coarse-textured glaciolacustrine deposits of sand, gravel with some silt and clay. A well record in the Study Area described the soil stratigraphy as fill underlain by silt to a depth of 3.0m where shale bedrock was encountered.

The regional groundwater flow direction is expected to be southwest following topography and a general decrease in surface elevation towards Rambo Creek located approximately 250m southwest of the Site.

Uncertainty or absence of information that could affect the validity of the CSM

There were no limitations to the Phase One ESA that were interpreted to affect the conclusions or the validity of the CSM.

8.0 CONCLUSIONS

(i) Phase Two Environmental Site Assessment Requirement

The results of the Phase One ESA identified APECs on the Phase One Property. As a result, a Phase Two ESA is required before a Record of Site Condition can be filed.

(ii) RSC Based on Phase One Environmental Site Assessment

A Record of Site Condition cannot be filed on the basis of this Phase One ESA alone.

(iii) Signatures

Services performed by **MTE Consultants Inc.** (MTE) were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Environmental Engineering & Consulting profession. No other warranty or representation expressed or implied as to the accuracy of the information, conclusions or recommendations is included or intended in this report.

This report was completed for the sole use of MTE and the client. Our findings and conclusions are presented in Sections 7 and 8 above. It was completed in accordance with the Scope of Work referred to in Section 3 and the requirements of Ontario Regulation 153/04 (as amended). As such, this report may not deal with all issues potentially applicable to the site and may omit issues, which are or may be of interest to the reader. MTE makes no representation that the present report has dealt with any and all of the important features, including any or all important environmental features, except as provided in the Scope of Work. All findings and conclusions presented in this report are based on site conditions, as they existed during the time period of the investigation. In addition, MTE has relied on information provided by the persons interviewed as part of this study (identified herein) as being accurate and representative. This report is not intended to be exhaustive in scope or to imply a risk-free facility.

Any use which a third party makes of this report, or any reliance on, or decisions to be made based upon it, are the responsibility of such third parties. MTE accepts no responsibility for liabilities incurred by or damages, if any, suffered by any third party as a result of decisions made or actions taken, based upon this report. Others with interest in the site should undertake their own investigations and studies to determine how or if the condition affects them or their plans.

It should be recognized that the passage of time may affect the views, conclusions and recommendations (if any) provided in this report because environmental conditions of a property can change. Should additional or new information become available, MTE recommends that it be brought to our attention in order that we may re-assess the contents of this report.

Respectfully Submitted,

MTE CONSULTANTS INC.





Anthony Puntillo, B.Sc., G.I.T.
Environmental Scientist

Thomas Jones, P.Eng., QP_{ESA}
Manager, Environmental

ADP:dem

9.0 REFERENCES

The following list of references and sources were reviewed for the purposes of preparing the report:

Applicable Section	Reference / Source	Date
4.(a)(iii)	Opta Information Intelligence Report ID 20181123003	November 29, 2018 (date of report)
4.(a)(v)	ERIS Report Number 20190429041	May 2, 2019 (date of report)
4.(a)(v)	Phase I Environmental Site Assessment, 2294-2300 Queensway Drive, Burlington, Ontario completed by Pinchin Ltd. for Investing Pro Group Inc.	December 10, 2018 (date of report)
4.(b)(i)	Environment Canada National Pollutant Release Inventory	April 29, 2019 (date of search)
4.(b)(i)	Federal Contaminated Sites	April 29, 2019 (date of search)
4.(b)(ii)	Ontario Ministry of the Environment, "PCB Site Inventory System 2000"	July 2000
4.(b)(iii)	Ontario Ministry of the Environment, Certificate of Approval search (website)	April 29, 2019 (date of search)
4.(b)(iv)	Ontario Ministry of the Environment, "Inventory of Coal Gasification Plant Waste Sites in Ontario"	April 1987, Reprinted February 1989
4.(b)(iv)	MOECC, Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario	November 14, 1988
4.(b)(v)	Halton Region	May 21, 2019 (date of response)
4.(b)(vi)	Ontario Ministry of the Environment Hazardous Waste Information Network	April 29, 2019 (date of search)
4.(b)(vii)	Ontario Ministry of the Environment – Freedom of Information and Protection of Privacy Search – 2294 Queensway Drive, Burlington, ON (From Pinchin)	November 30, 2018 (date of response)

Applicable Section	Reference / Source	Date
4.(b)(viii)	Technical Standards and Safety Authority – Fuel Safety Division inquiry	May 9, 2019 (date of response)
4.(b)(ix)	Ontario Ministry of the Environment, Brownfields Environmental Site Registry	April 29, 2019 (date of search)
4.(b)(x)	Ontario Ministry of Natural Resources (website)	April 29, 2019 (date of search)
4.(b)(xi)	Ontario Ministry of the Environment "Waste Disposal Site Inventory"	June 1991
4.(c)(i)	Aerial photographs: ERIS, Google Earth	1934, 1950, 1965, 1974, 1986, 1992, 2005, 2016
4.(c)(ii)	Ontario Ministry of Northern Development and Mines. Bedrock Geology of Ontario, Southern Sheet. Scale 1:1,000,000. Map number 2544.	1991
4.(c)(ii)	Ontario Ministry of Northern Development and Mines. Quaternary Geology of Ontario, Southern Sheet. Scale 1:1,000,000. Map number 2556.	1991
4.(c)(v)	Ministry of the Environment Well Record Database (website)	April 29, 2019 (date of search)

FIGURES



MTE
Engineers | Scientists | Surveyors
Ph. (519) 743-6500 www.mte85.com

0 2 4 6 8 10km
Scale(8.5x11): 1:200 000

CLIENT
Waggy Inc.

PROJECT
Phase One
Environmental Site Assessment

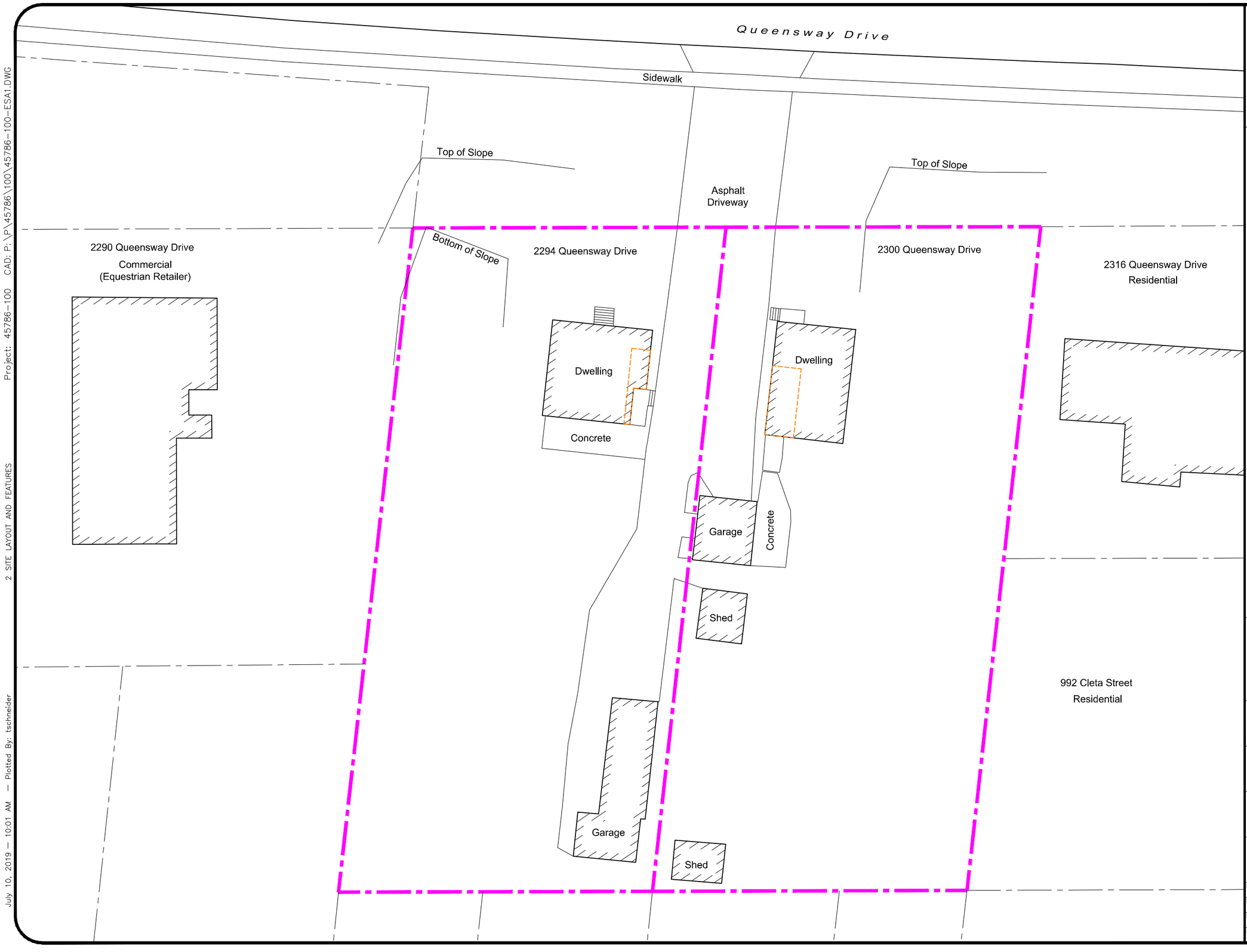
SITE
2294 and 2300 Queensway Drive
Burlington, ON

TITLE
SITE LOCATION MAP

Reviewed By	TJJ
Prepared By	ADP
Drawn By	TXS
Date	July 2019
Project No.	45786-100
Figure No.	1

N
NORTH

July 9, 2019 — 3:33 PM — Plotted By: tschneider
1 SITE LOCATION MAP
Project: 45786-100 CAD: P:\45786\100\45786-100-ESA1.DWG



NORTH

PROJECT NORTH

LEGEND

- Property Line
- Adjoining Property Line
- Existing Building
- Estimated Area of Historical Heating Oil ASTs

0 3.5 7 10.5 14 17.5m

Scale(11x17): 1:350

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CLIENT
Waggy Inc.

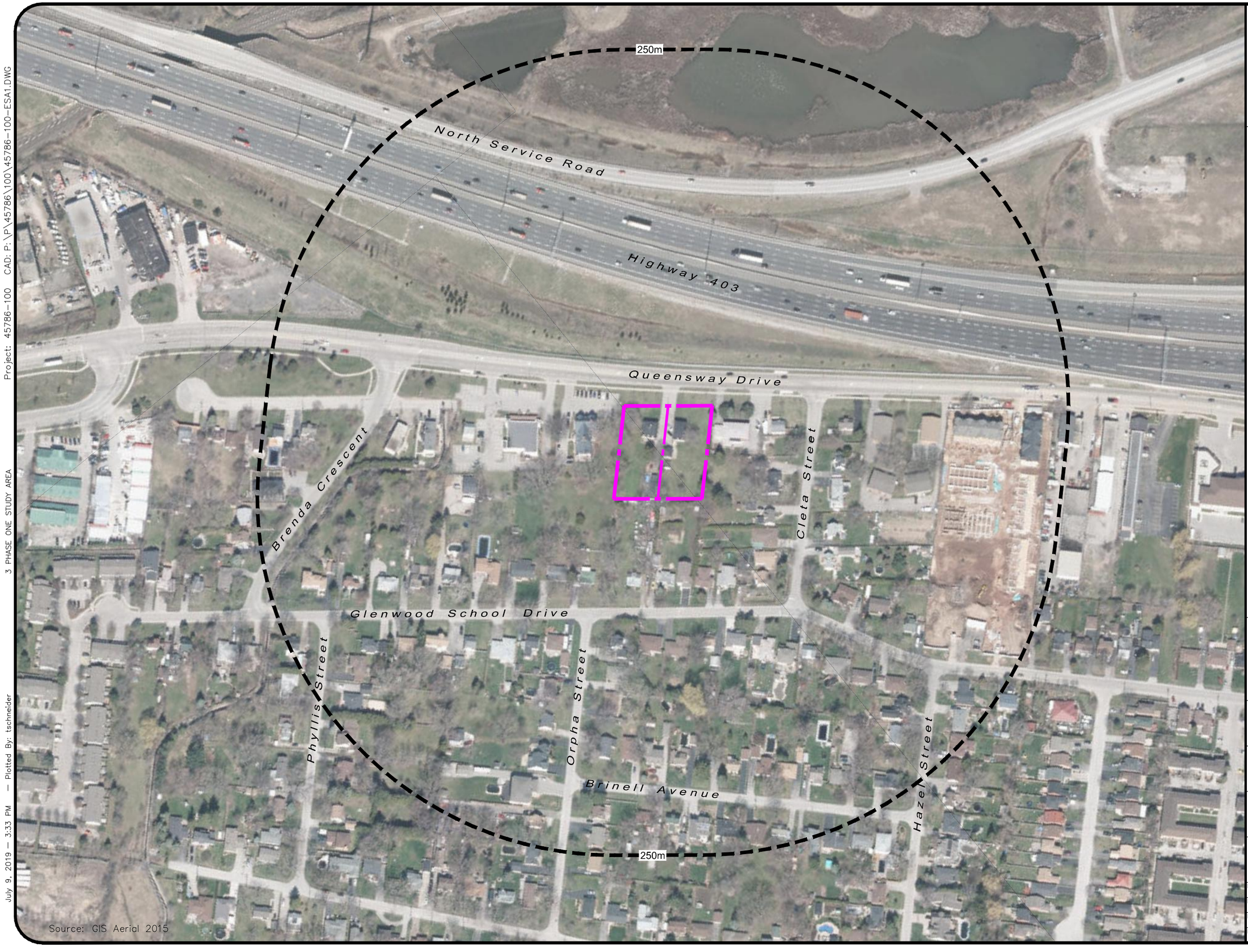
PROJECT
Phase One
Environmental Site Assessment

SITE
2294 and 2300 Queensway Drive
Burlington, ON

TITLE
SITE LAYOUT AND FEATURES

Reviewed By	TJJ		
Prepared By	ADP	Project No.	45786–100
Drawn By	TXS	Figure No.	2
Date	July 2019		

Project: 45786–100 CAD: P:\45786\100\45786–100–ESA1.DWG
2 SITE LAYOUT AND FEATURES — Plotted By: tschneider
July 10, 2019 — 10:01 AM



NORTH

N

PROJECT NORTH

LEGEND

Property Line

0 25 50 75 100 125m

Scale(11x17): 1:2500

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CLIENT

Waggy Inc.

PROJECT

Phase One
Environmental Site Assessment

SITE

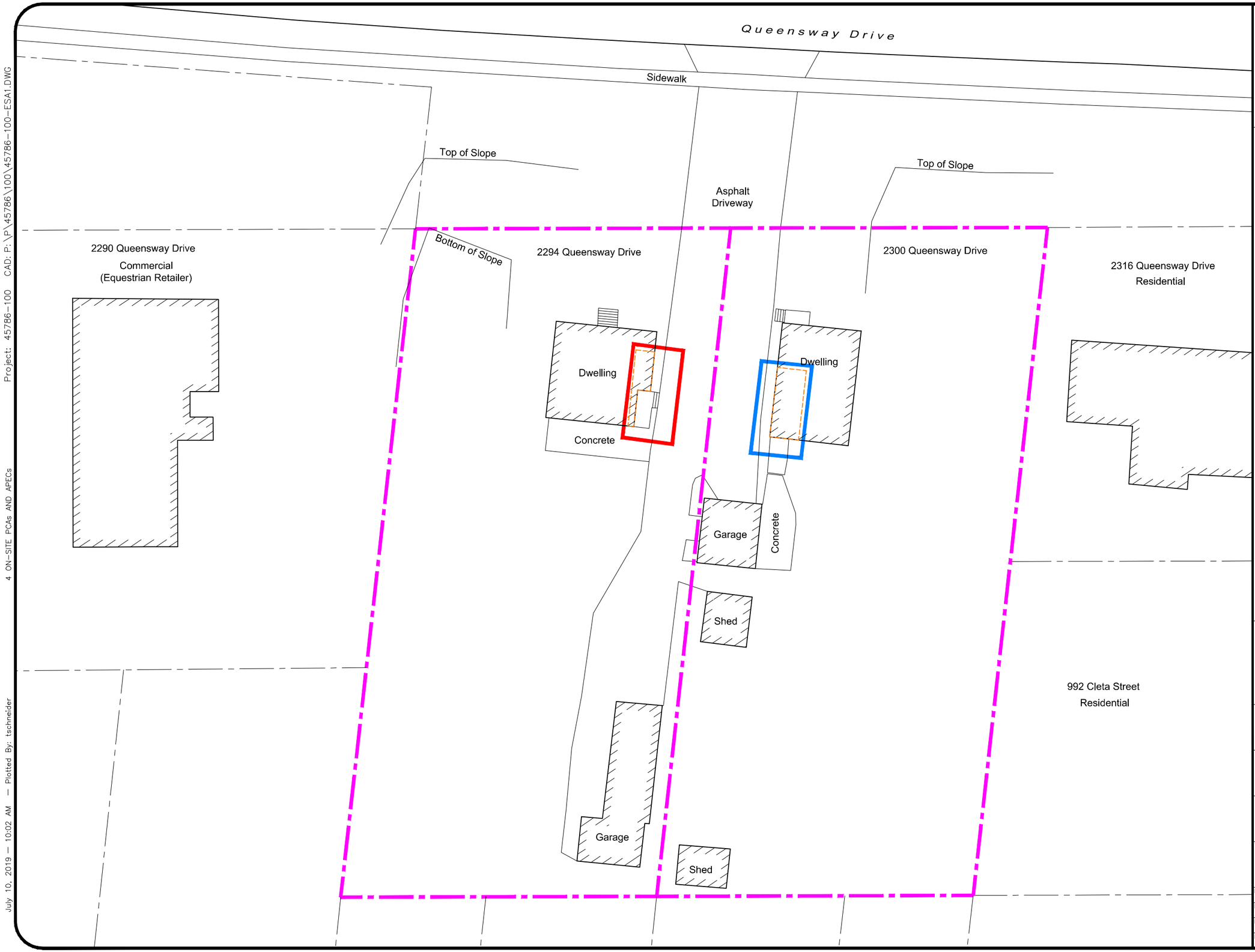
2294 and 2300 Queensway Drive
Burlington, ON

TITLE

PHASE ONE STUDY AREA

Reviewed By	TJJ		
Prepared By	ADP	Project No.	45786-100
Drawn By	TXS	Figure No.	3
Date	July 2019		

Project: 45786-100 CAD: P:\P\45786\100\45786-100-ESA1.DWG
3 PHASE ONE STUDY AREA
July 9, 2019 — 3:33 PM — Plotted By: tschneider



NORTH

PROJECT NORTH

LEGEND

- Property Line
- Adjoining Property Line
- Existing Building
- Estimated Area of Historical Heating Oil ASTs
- APEC 1 (PCA 40) Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-scale Applications
- APEC 2a (PCA 28) Gasoline and Associated Products Storage in Fixed Tanks
- APEC 2b (PCA 28) Gasoline and Associated Products Storage in Fixed Tanks

0 3.5 7 10.5 14 17.5m

Scale(11x17): 1:350

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CLIENT
Waggy Inc.

PROJECT
Phase One
Environmental Site Assessment

SITE
2294 and 2300 Queensway Drive
Burlington, ON

TITLE
ON-SITE PCAs AND APECs

Reviewed By	TJJ		
Prepared By	ADP	Project No.	45786–100
Drawn By	TXS	Figure No.	4
Date	July 2019		

Project: 45786–100 CAD: P:\45786\100\45786–100–ESA1.DWG
4 ON–SITE PCAs AND APECs
July 10, 2019 — 10:02 AM — Plotted By: tschneider

APPENDIX A

LEGAL DOCUMENTATION

CHAIN OF TITLE REPORT

Project # 45786-100
Address: 2294 Queensway Drive, Burlington
Legal Description: Lot 19 Plan 338
PIN# 07078-0006 (LT)

Searched at: Milton
LRO #: 20

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 Acres)	18 08 1810	Crown	**Mary SETH**
1904	Deed	14 01 1812	Mary Seth	Jonathan LEWIS
3810	Deed	25 02 1819	Jonathan Lewis	Jarret GAIGE
226	Deed	25 02 1834	Jarret Gaige	Asahile GAIGE
363	Deed	03 12 1861	Asahile Gaige	Amanda BAXTER & Thomas BAXTER
2250	Deed	03 04 1878	Amanda Baxter & Thomas Baxter	John FOTHERGILL
5207	Will	04 04 1893	John Fothergill - Estate	Christopher FOTHERGILL
5381	Mortgage	19 03 1894	Christopher Fothergill	Mary Jane PETTET (Mortgagee)
8669	Deed (Power of Sale)	22 12 1911	Mary Jane Pettet - Estate (Christopher Fothergill defaulted in Mtg 5381)	John Arthur PETTET

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # 45786-100 **Searched at:** Milton
Address: 2294 Queensway Drive, Burlington **LRO #:** 20
Legal Description: Lot 19 Plan 338

PIN# 07078-0006 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
19387	Deed	23 07 1948	John Arthur Pettet	The Director, The Veterans' Land Act
149992	Deed	11 04 1963	The Director, The Veterans' Land Act	Robert Tinsley MILLER & Ethel Sarah MILLER
420233	Deed	22 09 1975	Ethel Sarah Miller - Estate Robert Tinsley Miller	Donald J. SCIAMONTE
HR1607516	Deed	06 03 2019	Donald J. Sciamonte - Estate	John SCIAMONTE & Larry FRANCAVILLA
HR1608859	Deed (Present Owner)	13 03 2019	John Sciamonte Larry Francavilla - Estate	**WAGGY Inc.**

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #20

07078-0006 (LT)

PREPARED FOR bertuccil
ON 2019/05/02 AT 14:55:59

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

PROPERTY DESCRIPTION: LT 19 , PL 338 ; BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

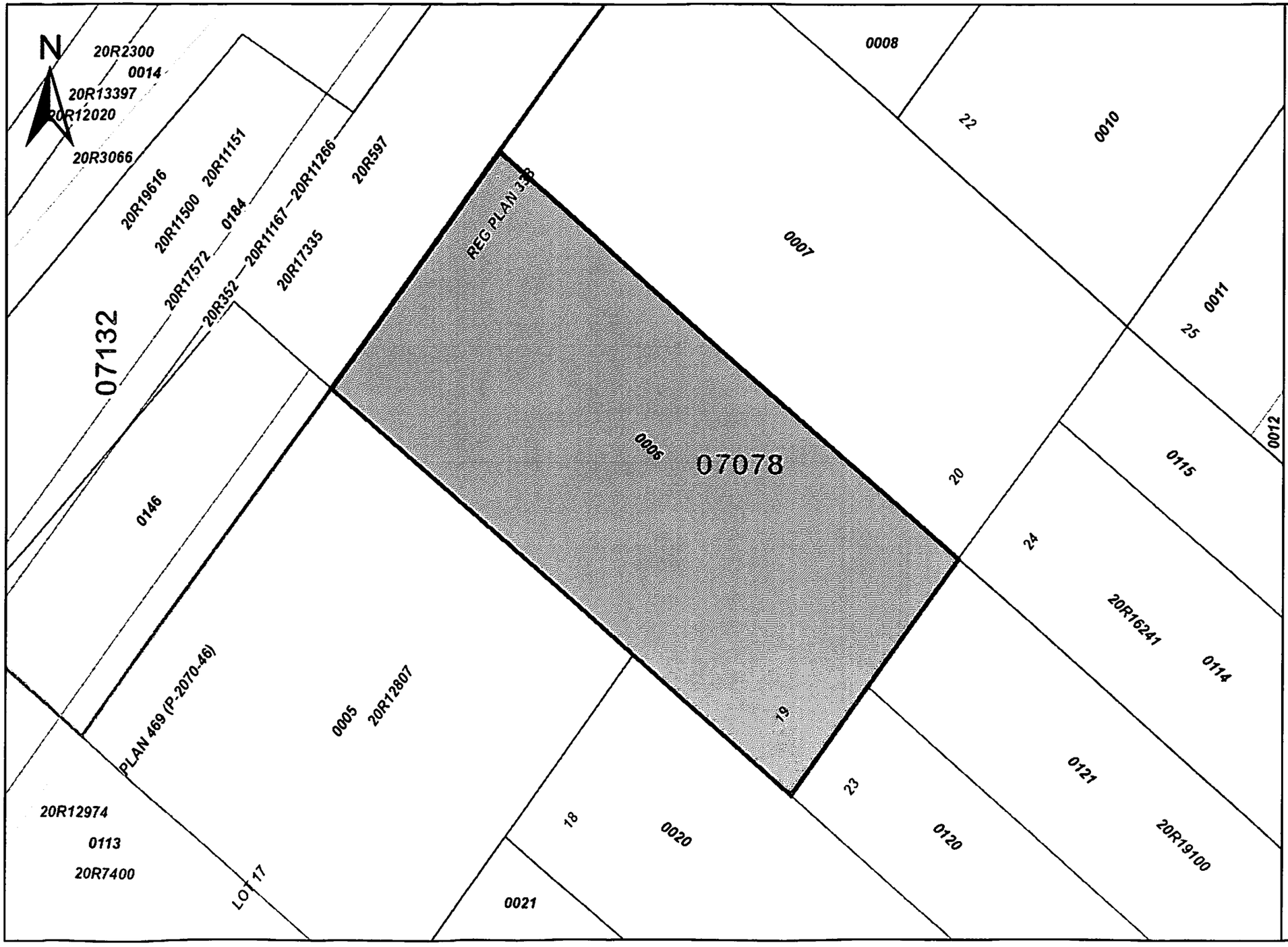
PIN CREATION DATE:
1996/09/23

OWNERS' NAMES
SCIAMONTE, DONALD J.

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/09/23 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/09/23						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/09/20 **						
**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: 1996/09/23 **				
119980	1961/01/25	BYLAW				C
420233	1975/09/22	TRANSFER	$1		SCIAMONTE, DONALD J.	C
HR1607516	2019/03/06	TRANSMISSION-LAND		SCIAMONTE, DONALD J. SCIAMONTE, DONALD	SCIAMONTE, JOHN FRANCAVILLA, LARRY	
HR1608859	2019/03/13	TRANS PERSONAL REP	$2,300,000	SCIAMONTE, JOHN	WAGGY INC.	
REMARKS: PLANNING ACT STATEMENTS.						

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.



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SCALE

0 20 meters

PROPERTY INDEX MAP

HALTON(No. 20)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

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CHAIN OF TITLE REPORT

Project # 45786-100
Address: 2300 Queensway Drive, Burlington
Legal Description: Lot 20 Plan 338
PIN# 07078-0007 (LT)

Searched at: Milton
LRO #: 20

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 Acres)	18 08 1810	Crown	**Mary SETH**
1904	Deed	14 01 1812	Mary Seth	Jonathan LEWIS
3810	Deed	25 02 1819	Jonathan Lewis	Jarret GAIGE
226	Deed	25 02 1839	Jarret Gaige	Asahile GAIGE
363	Deed	03 12 1861	Asahile Gaige	Amanda BAXTER & Thomas BAXTER
2250	Deed	03 04 1878	Amanda Baxter & Thomas Baxter	John FOTHERGILL
5207	Will	04 04 1893	John Fothergill - Estate	Christopher FOTHERGILL
5381	Mortgage	19 03 1894	Christopher Fothergill	Mary Jane PETTET (Mortgagee)
8669	Deed (Power of Sale)	22 12 1911	Mary Jane Pettet - Estate (Christopher Fothergill defaulted in Mtg 5381)	John Arthur PETTET

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # 45786-100
Address: 2300 Queensway Drive, Burlington
Legal Description: Lot 20 Plan 338

PIN# 07078-0007(LT)

Searched at: Milton
LRO #: 20

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
19387	Deed	23 07 1948	John Arthur Pettet	The Director, The Veterans' Land Act
109383	Deed	21 03 1960	The Director, The Veterans' Land Act	William John McCLENAGHAN & Jessie Thompson McCLENAGHAN
565234	Deed	26 10 1982	William John McClenaghan (Surviving Joint Tenant)	Donald SCIAMONTE & Connie MOORE
835271	Deed	27 02 1995	Donald Sciamonte & Connie Moore	Donald SCIAMONTE
HR1607516	Deed	06 03 2019	Donald Sciamonte	John Sciamonte & Larry FRANCAVILLA
HR1608859	Deed (Present Owner)	13 03 2019	John Sciamonte Larry Francavilla - Estate	**WAGGY Inc.**

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #20

07078-0007 (LT)

PREPARED FOR bertucci1
ON 2019/05/02 AT 14:58:42

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

PROPERTY DESCRIPTION: LT 20 , PL 338 ; BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

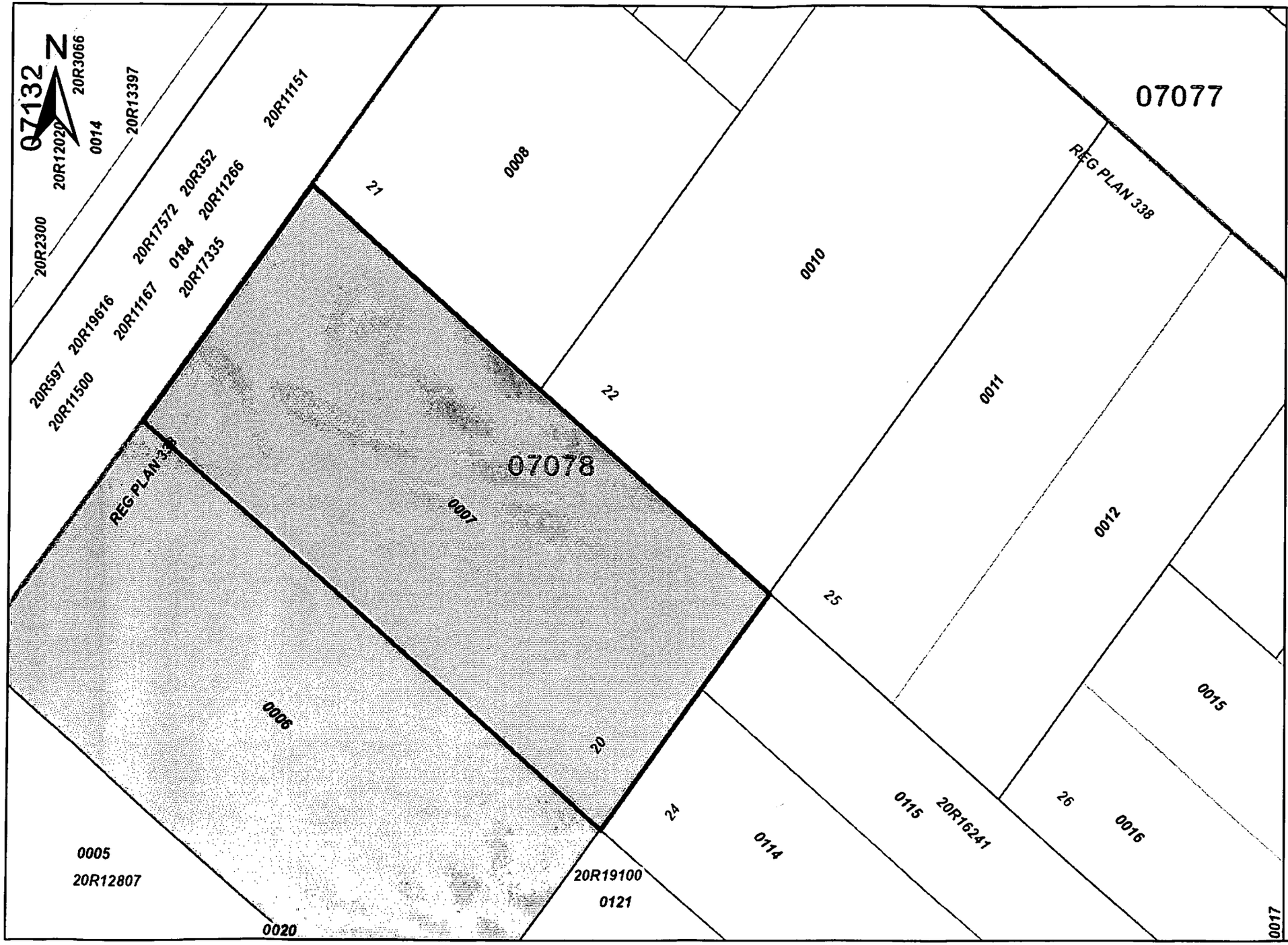
PIN CREATION DATE:
1996/09/23

OWNERS' NAMES
SCIAMONTE, DONALD

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE	2000/07/29	THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/09/23 ON THIS PIN**				
**WAS REPLACED WITH THE	"PIN CREATION DATE"	OF 1996/09/23**				
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/09/20 **				
**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: 1996/09/23 **					
119980	1961/01/25	BYLAW				C
835271	1995/02/27	TRANSFER			SCIAMONTE, DONALD	C
HR1607516	2019/03/06	TRANSMISSION-LAND		SCIAMONTE, DONALD J. SCIAMONTE, DONALD	SCIAMONTE, JOHN FRANCAVILLA, LARRY	
HR1608859	2019/03/13	TRANS PERSONAL REP	$2,300,000	SCIAMONTE, JOHN	WAGGY INC.	
REMARKS: PLANNING ACT STATEMENTS.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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SCALE

0 20 meters

PROPERTY INDEX MAP

HALTON(No. 20)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

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PLAN OF SURVEY
LOTS 19 & 20
REGISTERED PLAN 338
IN THE
CITY OF BURLINGTON
SCALE 1:200
0 5 10 metres
G. G. ALDWORTH, O.L.S.

T-2780A

QUEENSWAY DRIVE
(ALSO KNOWN AS SERVICE ROAD)
(TRANSFERRED TO THE CITY OF BURLINGTON BY ORDER IN COUNCIL OC-502/62, PLAN 1147 (P-2070-135))
(ACQUIRED BY DEPOSITED PLAN No. 257 (P-2070))
P.I.N. 07132-0184

PART 1, PLAN 20R-12807

ASPHALT PARKING LOT

CONCRETE SIDEWALK

BACK OF CURB
EDGE OF PAVEMENT

TOP OF SLOPE

BOTTOM OF SLOPE

OVERHEAD UTILITY LINE

45.73 P3 & MEAS N37°43'25"E 30.78 P1 & SET (61.72 P1) 61.72 MEAS N37°43'25"E 61.87 P1 & SET N37°43'25"E

IB(743) PB(912)

FENCE 0.05 EAST

LOT 17
CONCESSION 3
TOWNSHIP OF NELSON S.D.S.

LOT 17
CONCESSION 3
PART 2, PLAN 20R-12807

LOT 21
338
REGISTERED PLAN

2 STOREY BRICK BUILDING
No. 2290

P.I.N. 07078-0005

2 STOREY ALUMINUM DWELLING
No. 2294
SILL ELEVATION
GAS METER
AIR CONDITIONING UNIT
CONCRETE PORCH
STEPS

2 STOREY ALUMINUM DWELLING
No. 2300
SILL ELEVATION
CONCRETE PORCH
STEPS

ASPHALT DRIVEWAY

CONCRETE

ALUMINUM GARAGE

CONCRETE

FRAME SHED

P.I.N. 07078-0006

P.I.N. 07078-0007

P.I.N. 07078-0008

BRICK GARAGE

CEDAR HEDGE

CHAIN LINK FENCE

FENCE 0.04 NORTH-0.08 EAST
FENCE 0.09 SOUTH-0.08 EAST

IP(646)

PART 1, PLAN 20R-19819
PART 2, PLAN 20R-19819
PART 3, PLAN 20R-19819
PART 4, PLAN 20R-19819
PART 5, PLAN 20R-19819

5.84 P7 & MEAS

33.86 P2 & SET N45°47'20"W

CLETA STREET
(ESTABLISHED ACCORDING TO REGISTERED PLAN 338)

LOT 22
REGISTERED PLAN 338

STUCCO DWELLING
No. 992

8.89 P3 & MEAS

9.08 P3 & MEAS

6.02 P3 & MEAS

33.78 P2 & SET

P.I.N. 07078-0010

P.I.N. 07078-0011

LOT 18
REGISTERED PLAN 338

P.I.N. 07078-0020

STUCCO & METAL CLAD GARAGE

FRAME SHED

FENCE POST 0.16 NORTH
CLF FENCE 0.12 SOUTH

FENCE 0.09 WEST ONLINE NORTH/SOUTH

FENCE 0.06 SOUTH

FENCE 0.17 SOUTH 0.07 WEST

BOARD FENCE

LOT 19 LOT 20
REGISTERED PLAN 338

LOT 23 LOT 24 LOT 25
REGISTERED PLAN 338

PART 1, PLAN 20R-19100
P.I.N. 07078-0120

PART 2, PLAN 20R-19100
P.I.N. 07078-0121

PART 1, PLAN 20R-16241
P.I.N. 07078-0114

PART 2, PLAN 20R-16241
P.I.N. 07078-0115

See Detail 'A'

GLENWOOD SCHOOL DRIVE

Detail 'A'
NOT TO SCALE

LOT 19 REGISTERED PLAN 338 | LOT 20

N47°47'20"W (65.71 P1) 65.67 (MEAS) (65.72 P6) (65.71 P1)

0.08

30.78 P1 & SET (N37°38'14"E 30.84 P6) 30.94 P1 & MEAS

30.86 (MEAS) (30.78 P1) N37°37'10"E IB(600)(WIT) 0.08 EAST MEAS (0.04 P5) 30.86 (30.82 P5) N37°44'10"E (N38°27'30"E P5)

LOT 23 REGISTERED PLAN 338 | LOT 24

BEARINGS ARE GRID UTM AND ARE REFERRED TO THE SOUTHERLY LIMIT OF QUEENSWAY DRIVE AS SHOWN ON PLAN 20R-19819, HAVING A BEARING OF N37°43'25"E.

LEGEND:

■	DENOTES FOUND BAR
□	DENOTES PLANTED BAR
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
PB	DENOTES PLASTIC BAR
CC	DENOTES CUT CROSS
(1497)	DENOTES JOHN P. NOUWENS, O.L.S.
(912)	DENOTES A. J. CLARKE & ASSOCIATES LTD.
(743)	DENOTES ALLAN G. HALL, O.L.S.
(646)	DENOTES R. G. SEWELL, O.L.S.
(600)	DENOTES SIDNEY W. WOODS, O.L.S.
(MTO)	DENOTES MINISTRY OF TRANSPORTATION ONTARIO
(P1)	DENOTES REGISTERED PLAN 338
(P2)	DENOTES PLAN 20R-19819
(P3)	DENOTES SKETCH BY YATES & YATES LIMITED DATED JANUARY 6, 1992
(P4)	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY MACKAY, MACKAY & PETERS LTD. DATED AUGUST 1, 2013
(P5)	DENOTES PLAN 20R-16241
(P6)	DENOTES PLAN 20R-19100
(P7)	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY A.J. CLARKE & ASSOCIATES LTD. DATED NOVEMBER 12, 2015
HP	DENOTES HYDRO/UTILITY POLE
SMH	DENOTES SANITARY MANHOLE
HPLS	DENOTES HYDRO POLE/LIGHT STANDARD
50#	DENOTES TREE DIAMETER
CB	DENOTES CATCH BASIN
HYD.	DENOTES FIRE HYDRANT

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

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 12th DAY OF MARCH, 2019

MARCH 15, 2019 — DATE

G. G. ALDWORTH — ONTARIO LAND SURVEYOR

A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

PROJECT No 198002

H:\20\RP\338\LOT19\T-2780A.dwg

APPENDIX B

ECOLOG ERIS REPORT AND FIRE INSURANCE PLANS

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*Phase One ESA* *2294-2300 Queensway Drive* *Burlington ON L7R 3T2*
Project No:	*45786-100*
Report Type:	*Standard Report*
Order No:	*20190429041*
Requested by:	*MTE Consultants Inc.*
Date Completed:	*May 2, 2019*

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:	*Phase One ESA* *2294-2300 Queensway Drive Burlington ON L7R 3T2*
Project No:	*45786-100*

Coordinates:

Latitude:	*43.34668*
Longitude:	*-79.808525*
UTM Northing:	*4,800,003.50*
UTM Easting:	*596,567.79*
UTM Zone:	*UTM Zone 17T*

Elevation:	*341 FT* *103.85 M*

Order Information:

Order No:	*20190429041*
Date Requested:	*April 29, 2019*
Requested by:	*MTE Consultants Inc.*
Report Type:	*Standard Report*

Historical/Products:

Aerial Photographs	*Aerials - National Collection - .tiff files*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	1	1
CA	Certificates of Approval	Y	0	6	6
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DRYCLEANERS	Dry Cleaning Facilities	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	1	2	3
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	1	0	1
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MISA PENALTY	Environmental Penalty Annual Report	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBW	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGW	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	1	1
PINC	TSSA Pipeline Incidents	Y	0	2	2
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	2	2
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	2	2
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	1	1
	Total:	2	17	19	

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
1	EHS		2294 Queensway Drive Burlington ON L7R 3T2	WSW/17.4	0.00	15
2	HINC		2300 QUEENSWAY DRIVE BURLINGTON ON L7R 3T2	NNW/27.7	0.61	15

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
3	PES	2252378 ONTARIO INC O/A GREENHAWK BURLINGTON	2290 QUEENSWAY DR BURLINGTON ON L7R3T2	WSW/50.9	0.00	15
4	CA	R.M. OF HALTON	QUEENSWAY DR. E./CLETA ST. BURLINGTON CITY ON	N/121.8	1.00	16
5	BORE		ON	WNW/125.7	3.70	16
6	WWIS		Burlington ON ***Well ID:*** 7181491	ESE/194.8	-1.83	16
7	CA	R.M. OF HALTON	QUEENSWAY DR. W./BRENDA CRES. BURLINGTON CITY ON	WSW/202.8	0.22	19
7	CA	BURLINGTON CITY	QUEENSWAY DR./BRENDA CRES. BURLINGTON CITY ON	WSW/202.8	0.22	19
7	CA	R.M. OF HALTON	QUEENSWAY DR./BRENDA CRES. BURLINGTON CITY ON	WSW/202.8	0.22	20
7	CA	BURLINGTON CITY	QUEENSWAY DR./BRENDA CRES. BURLINGTON CITY ON	WSW/202.8	0.22	20
7	CA	R.M. OF HALTON	QUEENSWAY DR./BRENDA CRES. BURLINGTON CITY ON	WSW/202.8	0.22	20
8	EHS		2360-2374 Queensway Dr/2359-2373 Glenwood School Dr Burlington ON	NE/229.8	0.00	20
9	PINC		2366 QUEENSWAY DRIVE, BURLINGTON ON	NE/233.0	-0.09	21
9	SPL	Union Gas Limited	2366 Queensway Drive Burlington ON	NE/233.0	-0.09	21

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
10	EHS		2360 Queensway Drive Burlington ON L7R 3T3	NNE/234.8	1.00	22
10	RSC	Mr. Stuart Scott	2360 Queensway Drive, Burlington, Ontario, ON L7R 3T3	NNE/234.8	1.00	22
11	RSC	Mr. Stuart Scott	2366 Queensway Drive, Burlington, Ontario Burlington ON L7R 3T3	NNE/235.9	1.00	22
12	PINC		940 HAZEL ST, BURLINGTON ON	E/249.9	-1.00	23
12	SPL		940 Hazel St Burlington ON	E/249.9	-1.00	23

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2014 has found that there are 1 BORE site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	ON	WNW	125.73	5

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 6 CA site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
R.M. OF HALTON	QUEENSWAY DR. E./CLETA ST. BURLINGTON CITY ON	N	121.79	4
R.M. OF HALTON	QUEENSWAY DR. W./BRENDA CRES. BURLINGTON CITY ON	WSW	202.79	7
BURLINGTON CITY	QUEENSWAY DR./BRENDA CRES. BURLINGTON CITY ON	WSW	202.79	7
R.M. OF HALTON	QUEENSWAY DR./BRENDA CRES. BURLINGTON CITY ON	WSW	202.79	7
BURLINGTON CITY	QUEENSWAY DR./BRENDA CRES. BURLINGTON CITY ON	WSW	202.79	7
R.M. OF HALTON	QUEENSWAY DR./BRENDA CRES. BURLINGTON CITY ON	WSW	202.79	7

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jan 31, 2019 has found that there are 3 EHS site(s) within approximately 0.25 kilometers of

the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	2294 Queensway Drive Burlington ON L7R 3T2	WSW	17.42	1
	2360-2374 Queensway Dr/2359-2373 Glenwood School Dr Burlington ON	NE	229.78	8
	2360 Queensway Drive Burlington ON L7R 3T3	NNE	234.76	10

HINC - TSSA Historic Incidents

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

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	2300 QUEENSWAY DRIVE BURLINGTON ON L7R 3T2	NNW	27.66	2

PES - Pesticide Register

A search of the PES database, dated 1988-Sep 2018 has found that there are 1 PES site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
2252378 ONTARIO INC O/A GREENHAWK BURLINGTON	2290 QUEENSWAY DR BURLINGTON ON L7R3T2	WSW	50.86	3

PINC - TSSA Pipeline Incidents

A search of the PINC database, dated Feb 28, 2017 has found that there are 2 PINC site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
	2366 QUEENSWAY DRIVE, BURLINGTON ON	NE	232.99	9

	940 HAZEL ST, BURLINGTON ON	E	249.90	12

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Mar 2019 has found that there are 2 RSC site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
Mr. Stuart Scott	2360 Queensway Drive, Burlington, Ontario, ON L7R 3T3	NNE	234.76	10
Mr. Stuart Scott	2366 Queensway Drive, Burlington, Ontario Burlington ON L7R 3T3	NNE	235.89	11

SPL - Ontario Spills

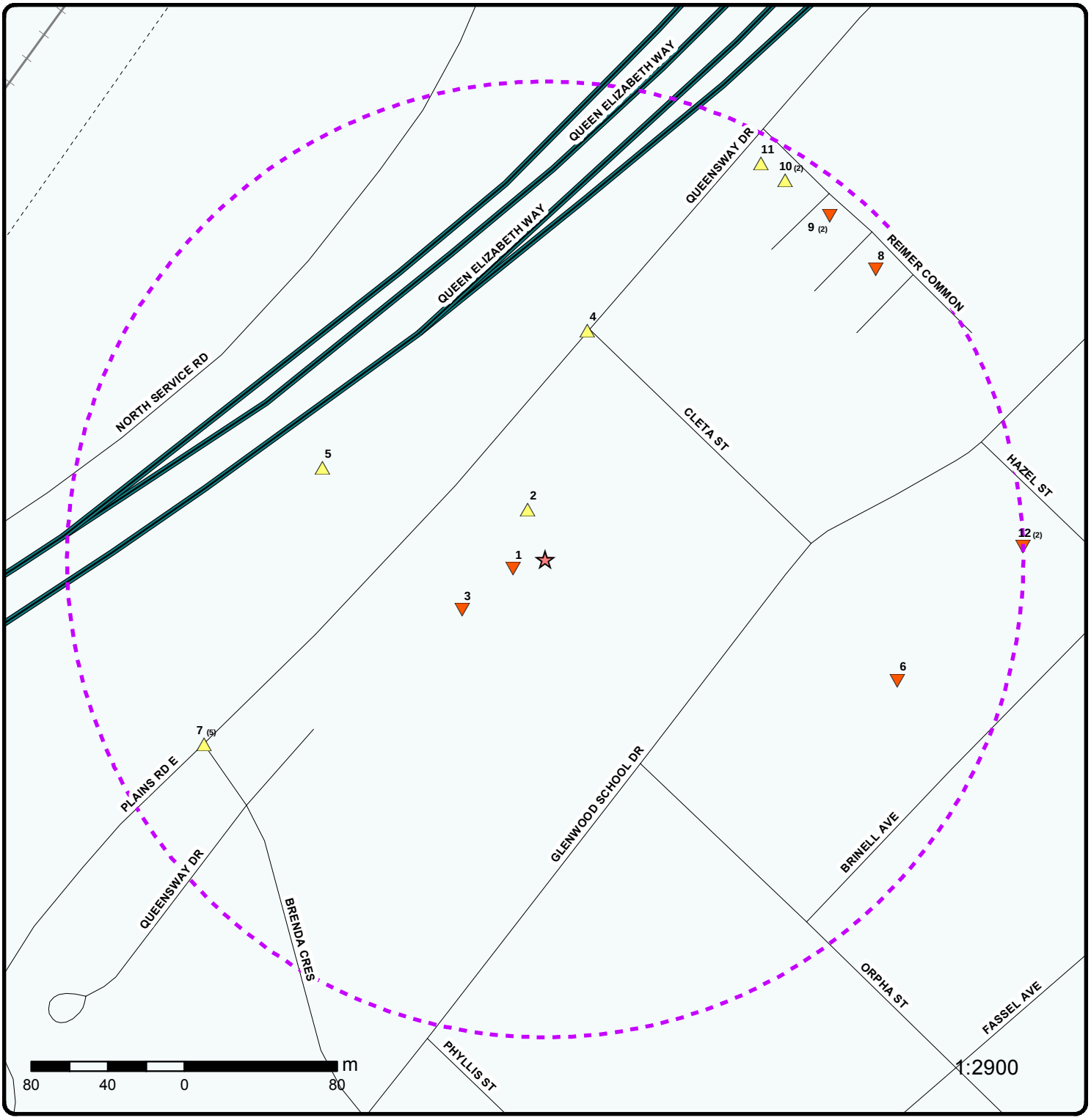
A search of the SPL database, dated 1988-Dec 2018 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
Union Gas Limited	2366 Queensway Drive Burlington ON	NE	232.99	9
	940 Hazel St Burlington ON	E	249.90	12

WWIS - Water Well Information System

A search of the WWIS database, dated Dec 31, 2017 has found that there are 1 WWIS site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
	Burlington ON ***Well ID:*** 7181491	ESE	194.85	6



Map : 0.25 Kilometer Radius

Order No: 20190429041

Address: 2294-2300 Queensway Drive, Burlington, ON, L7R 3T2

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

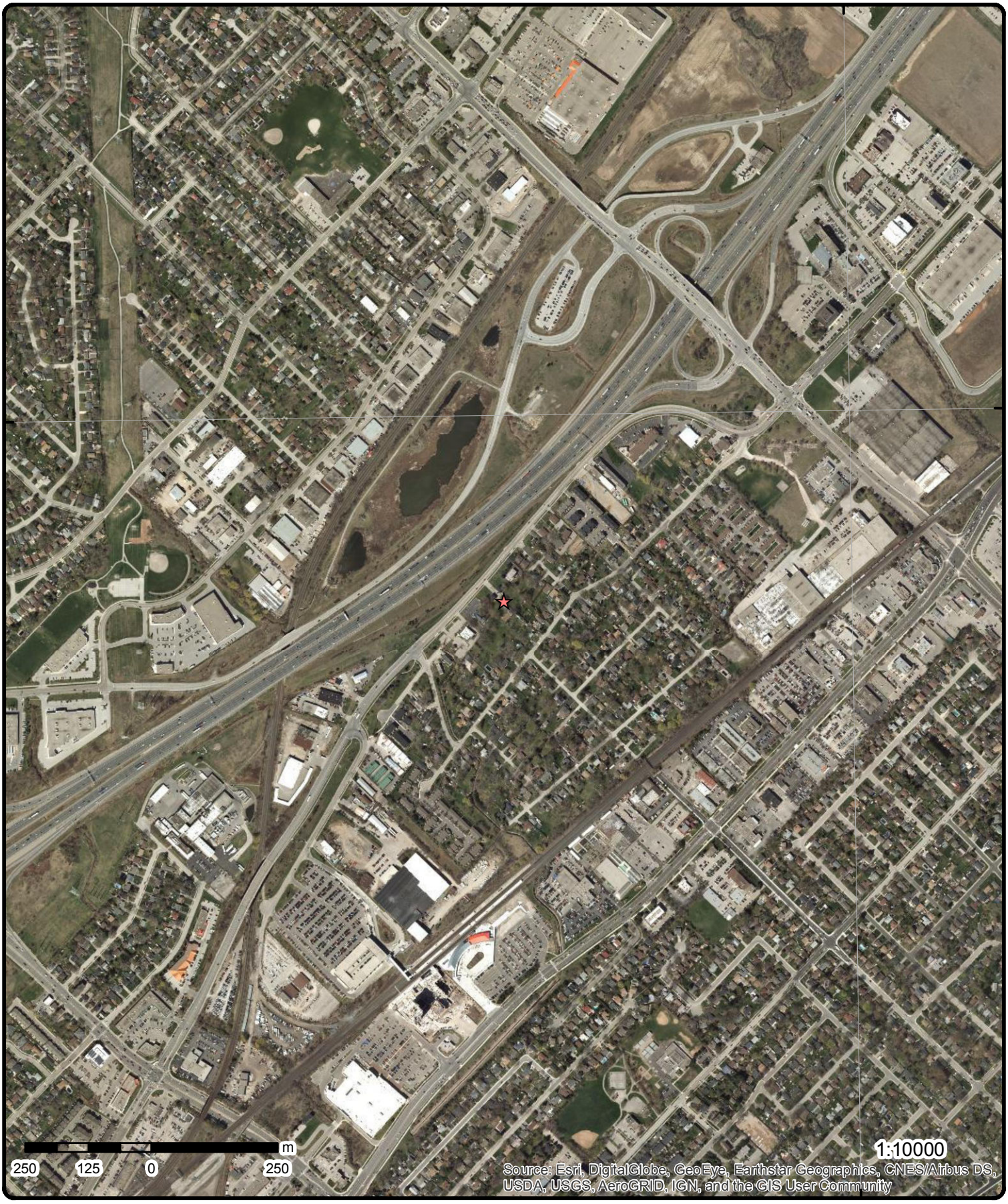
- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Expressway
- Principal Highway
- Secondary Highway
- Major Road
- Local road
- Trail
- Proposed Road
- Ferry Route/Ice Road
-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

Source: © 2015 DMTI Spatial Inc.

© ERIS Information Limited Partnership

79°48'W

43°21'N



43°21'N

Aerial (2017)

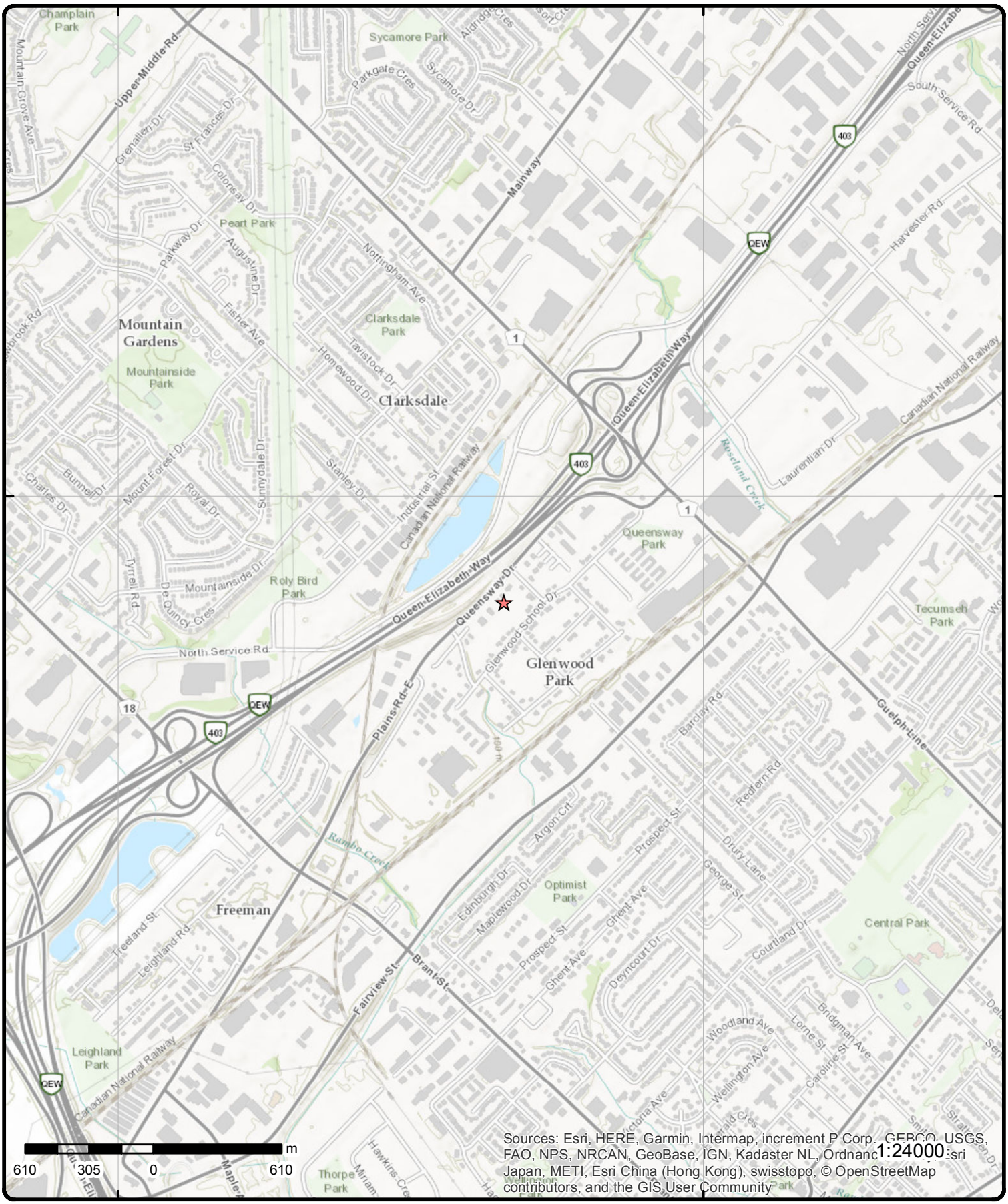
Order No: 20190429041

Address: 2294-2300 Queensway Drive, Burlington, ON, L7R 3T2

Source: ESRI World Imagery

ENVIRONMENTAL RISK INFORMATION SERVICES

© ERIS Information Limited Partnership



Topographic Map

Address: 2294-2300 Queensway Drive, Burlington, ON, L7R 3T2

Source: ESRI World Topographic Map

Order No: 20190429041

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	WSW/17.4	103.8 / 0.00	2294 Queensway Drive Burlington ON L7R 3T2	EHS

Order No:	20181123003	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	28-NOV-18	**Search Radius (km):**	.25
Date Received:	23-NOV-18	**X:**	-79.808732
Previous Site Name:		**Y:**	43.346638
Lot/Building Size:			
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
2	1 of 1	NNW/27.7	104.5 / 0.61	2300 QUEENSWAY DRIVE BURLINGTON ON L7R 3T2	HINC

External File Num:	FS INC 0706-02664
Fuel Occurrence Type:	CO Release
Date of Occurrence:	6/3/2007
Fuel Type Involved:	Natural Gas
Status Desc:	Completed - Causal Analysis(End)
Job Type Desc:	Incident/Near-Miss Occurrence (FS)
Oper. Type Involved:	Multi-unit Residential
Service Interruptions:	No
Property Damage:	Yes
Fuel Life Cycle Stage:	Utilization
Root Cause:	Root Cause: Equipment/Material/Component:Yes Procedures:No Maintenance:No Design:No Training:No Management:Yes Human Factors:Yes
Reported Details:	
Fuel Category:	Gaseous Fuel
Occurrence Type:	Incident
Affiliation:	Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)
County Name:	Halton
Approx. Quant. Rel:	
Nearby body of water:	
Enter Drainage Syst.:	
Approx. Quant. Unit:	
Environmental Impact:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	1 of 1	WSW/50.9	103.8 / 0.00	2252378 ONTARIO INC O/A GREENHAWK BURLINGTON 2290 QUEENSWAY DR BURLINGTON ON L7R3T2	PES

Billing No:	080078	**Op Municipality:**	
Trade Name:		**Operator Region:**	
Licence No:	17320	**Operator District:**	
Detail Licence No:		**Operator County:**	
Licence Type Code:	23	**Oper Area Code:**	226
Licence Type:	Limited Vendor	**Oper Phone No:**	9797970
Licence Class:	01	**Operator Ext:**	
Licence Control:		**Region:**	
Operator No:		**County:**	

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

Operator Class:
Operator Type:
Operator Lot:
Oper Concession:
Operator Box:
District:
Lot:
Concession:
Post Office Box:
Report Source: Legacy Licenses (Excluding TS)

---

4 | **1 of 1** | **N/121.8** | **104.8 / 1.00** | **R.M. OF HALTON**
QUEENSWAY DR. E./CLETA ST.
BURLINGTON CITY ON | **CA**

Certificate #: 7-0728-92-
Application Year: 92
Issue Date: 7/31/1992
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

---

5 | **1 of 1** | **WNW/125.7** | **107.6 / 3.70** | **ON** | **BORE**

Borehole ID: 890478
Use: Geotechnical/Geological Investigation
Drill Method: Diamond Drill
Easting: 596451
Location Accuracy:
Elev. Reliability Note:
Total Depth m: 5.2
Township: NELSON
Lot: LOT 17
Completion Date: 10-AUG-1955
Primary Water Use:
Type: Borehole
Status: Decommissioned
UTM Zone: 17
Northing: 4800051
Orig. Ground Elev m: 103
DEM Ground Elev m: 107
Primary Name:
Concession: CON 2 SOUTH OF DUNDAS ST
Municipality:
Static Water Level: -999.9
Sec. Water Use:

--Details--

Stratum ID: 8501752
Bottom Depth(m): 1.5
Top Depth(m): 0.0
Stratum Desc: Dry reddish brown silty clay (Calcareous)

Stratum ID: 8501753
Bottom Depth(m): 2.3
Top Depth(m): 1.5
Stratum Desc: Reddish brown silty clay interbedded with light grey limestone slabs (weathered bedrock)

Stratum ID: 8501754
Bottom Depth(m): 5.2
Top Depth(m): 2.3
Stratum Desc: Sound red clay shale and solid argillaceous limestone beds as in borehole #1

---

6 | **1 of 1** | **ESE/194.8** | **102.0 / -1.83** | **Burlington ON** | **WWIS**

Well ID: 7181491
Construction Date:
Primary Water Use: Monitoring
Sec. Water Use:
Final Well Status: Observation Wells
Water Type:
Data Entry Status:
Data Src:
Date Received: 5/24/2012
Selected Flag: Yes
Abandonment Rec:
Contractor: 7360

Casing Material:		***Form Version:***	7
Audit No:	Z149188	***Owner:***	
Tag:	A129805	***Street Name:***	2366 QUEENSWAY DR
Construction Method:		***County:***	HALTON
Elevation (m):		***Municipality:***	BURLINGTON CITY
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	
Well Depth:		***Concession:***	
Overburden/Bedrock:		***Concession Name:***	
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	1003798951	***Elevation:***	102.7
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	596752
Code OB Desc:		***North83:***	4799940
Open Hole:		***Org CS:***	UTM83
Cluster Kind:		***UTMRC:***	4
Date Completed:	10-MAY-12	***UTMRC Desc:***	margin of error : 30 m - 100 m
Remarks:		***Location Method:***	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1004319651
Layer:	2
Color:	7
General Color:	RED
Mat1:	06
Most Common Material:	SILT
Mat2:	11
Other Materials:	GRAVEL
Mat3:	
Other Materials:	
Formation Top Depth:	5
Formation End Depth:	10
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1004319652
Layer:	3
Color:	7
General Color:	RED
Mat1:	17
Most Common Material:	SHALE
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	

Formation Top Depth: 10
Formation End Depth: 20
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 1004319650
Layer: 1
Color: 6
General Color: BROWN
Mat1: 01
Most Common Material: FILL
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 0
Formation End Depth: 5
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1004319659
Layer: 1
Plug From: 8
Plug To: 0
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 1004319658
Method Construction Code: 6
Method Construction: Boring
Other Method Construction:

Pipe Information

Pipe ID: 1004319649
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1004319655
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0
Depth To: 10
Casing Diameter: 2
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 1004319656
Layer: 1

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

Slot: .10
Screen Top Depth: 10
Screen End Depth: 20
Screen Material: 5
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter: 2.5

Water Details

Water ID: 1004319654
Layer: 1
Kind Code: 8
Kind: Untested
Water Found Depth:
Water Found Depth UOM: ft

Hole Diameter

Hole ID: 1004319653
Diameter: 6
Depth From: 0
Depth To: 20
Hole Depth UOM: ft
Hole Diameter UOM: inch

7	1 of 5	WSW/202.8	104.1 / 0.22	R.M. OF HALTON QUEENSWAY DR. W./BRENDA CRES. BURLINGTON CITY ON	CA

Certificate #: 3-0897-92-
Application Year: 92
Issue Date: 7/31/1992
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

7	2 of 5	WSW/202.8	104.1 / 0.22	BURLINGTON CITY QUEENSWAY DR./BRENDA CRES. BURLINGTON CITY ON	CA

Certificate #: 3-0424-93-
Application Year: 93
Issue Date: 5/7/1993
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
7	3 of 5	WSW/202.8	104.1 / 0.22	R.M. OF HALTON QUEENSWAY DR./BRENDA CRES. BURLINGTON CITY ON	CA

Certificate #:	3-0310-94-
Application Year:	94
Issue Date:	4/15/1994
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
7	4 of 5	WSW/202.8	104.1 / 0.22	BURLINGTON CITY QUEENSWAY DR./BRENDA CRES. BURLINGTON CITY ON	CA

Certificate #:	3-0615-94-
Application Year:	94
Issue Date:	6/16/1994
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
7	5 of 5	WSW/202.8	104.1 / 0.22	R.M. OF HALTON QUEENSWAY DR./BRENDA CRES. BURLINGTON CITY ON	CA

Certificate #:	7-0227-94-
Application Year:	94
Issue Date:	4/15/1994
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
8	1 of 1	NE/229.8	103.8 / 0.00	2360-2374 Queensway Dr/2359-2373 Glenwood School Dr Burlington ON	EHS

Order No: 20090507026 **Nearest Intersection:** Glenwood School Drive + Hazel Street

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

Status:	C	**Municipality:**	Burlington
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	5/15/2009	**Search Radius (km):**	0.25
Date Received:	5/7/2009	**X:**	-79.806423
Previous Site Name:		**Y:**	43.347958
Lot/Building Size:			

Additional Info Ordered: Fire Insur. Maps and/or Sire Plans; Aerial Photos

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9 | **1 of 2** | **NE/233.0** | **103.8 / -0.09** | **2366 QUEENSWAY DRIVE, BURLINGTON ON** | **PINC**

Incident ID:		**Health Impact:**	
Incident No:	1160610	**Environment Impact:**	
Type:	FS-Pipeline Incident	**Property Damage:**	Yes
Status Code:	Pipeline Damage Reason Est	**Service Interupt:**	
Fuel Occurrence Tp:		**Enforce Policy:**	Yes
Fuel Type:		**Public Relation:**	
Tank Status:	RC Established	**Pipeline System:**	
Task No:	4580391	**Depth:**	
Spills Action Centre:		**Pipe Material:**	
Method Details:	E-mail	**PSIG:**	
Fuel Category:	Natural Gas	**Attribute Category:**	FS-Perform P-line Inc Invest
Date of Occurrence:		**Regualtor Location:**	
Occurrence Start Date:	2014/03/19		
Operation Type:			
Pipeline Type:			
Regulator Type:			

Summary: 2366 QUEENSWAY DRIVE, BURLINGTON - PIPELINE HIT - 1 ¼"
Reported By: John Blakely - Union Gas
Affiliation:
Occurrence Desc:
Damage Reason: No notification made to the one call center
Notes:

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9 | **2 of 2** | **NE/233.0** | **103.8 / -0.09** | **Union Gas Limited
2366 Queensway Drive
Burlington ON** | **SPL**

Ref No:	3228-9AESRA	**Discharger Report:**	
Site No:		**Material Group:**	
Incident Dt:	2013/08/09	**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, COMPRESSED (METHANE)	**Site Address:**	2366 Queensway Drive
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site Postal Code:**	
Contaminant UN No 1:		**Site Region:**	
Environment Impact:	Confirmed	**Site Municipality:**	Burlington
Nature of Impact:	Air Pollution	**Site Lot:**	
Receiving Medium:		**Site Conc:**	
Receiving Env:		**Northing:**	
MOE Response:	Referral to others	**Easting:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Accu:**	
MOE Reported Dt:	2013/08/09	**Site Map Datum:**	
Dt Document Closed:	2013/08/24	**SAC Action Class:**	TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Incident Reason:	Operator/Human Error	**Source Type:**	
Site Name:	Excavation site<UNOFFICIAL>		
Site County/District:			

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

Site Geo Ref Meth:
Incident Summary: TSSA FSB: 1.25" main dmg; made safe
Contaminant Qty: 0 other - see incident description

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10 | **1 of 2** | **NNE/234.8** | **104.8 / 1.00** | **2360 Queensway Drive**
Burlington ON L7R 3T3 | **EHS**

Order No: 20120305021
Status: C
Report Type: Standard Report
Report Date: 3/14/2012 4:24:31 PM
Date Received: 3/5/2012 4:21:45 PM
Previous Site Name:
Lot/Building Size:
Additional Info Ordered: City Directory

Nearest Intersection:
Municipality: Burlington
Client Prov/State: ON
Search Radius (km): 0.25
X: -79.806318
Y: 43.348094

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10 | **2 of 2** | **NNE/234.8** | **104.8 / 1.00** | **Mr. Stuart Scott**
2360 Queensway Drive, Burlington, Ontario,
ON L7R 3T3 | **RSC**

RSC ID: 2380
RA No:
RSC Type:
Curr Property Use: Residential
Ministry District: BURLINGTON
Filing Date: 26-Oct-05
Date Ack:
Date Returned:
Restoration Type:
Soil Type:
Criteria:
CPU Issued Sect 1686: No
Asmt Roll No:
Prop ID No: 07077-0013 [LT]
Property Municipal Address: 2360 Queensway Drive, Burlington, Ontario,
Mailing Address: 2400 Wyecroft Road, Unit 6, Oakville, Ontario , L6L 6M8
Latitude & Latitude: 43.34662170N 79.80590800W (converted from UTM)
UTM Coordinates: NAD83 17-596780-4800000
Consultant:
Filing Owner:
Legal Desc: Lot 33, Plan 338; Burlington
Measurement Method: Interpolation from a map
Applicable Standards: ESA Phase 1
RSC PDF:

Cert Date: 30-Sep-05
Cert Prop Use No: No CPU
Intended Prop Use: Residential
Qual Person Name:
Stratified (Y/N):
Audit (Y/N):
Entire Leg Prop. (Y/N): Yes
Accuracy Estimate: 11 to 20 meters
Telephone: 905-4694455
Fax: 905-4694170
Email:

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11 | **1 of 1** | **NNE/235.9** | **104.8 / 1.00** | **Mr. Stuart Scott**
2366 Queensway Drive, Burlington, Ontario
Burlington ON L7R 3T3 | **RSC**

RSC ID: 2381
RA No:
RSC Type:
Curr Property Use: Residential
Ministry District: BURLINGTON
Filing Date: 26-Oct-05
Date Ack:
Date Returned:
Restoration Type:
Soil Type:
Criteria:

Cert Date: 30-Sep-05
Cert Prop Use No: No CPU
Intended Prop Use: Residential
Qual Person Name:
Stratified (Y/N):
Audit (Y/N):
Entire Leg Prop. (Y/N): Yes
Accuracy Estimate: 11 to 20 meters
Telephone: 905-4694455
Fax: 905-4694170
Email:

CPU Issued Sect 1686:	No
Asmt Roll No:	2402050-50505500
Prop ID No:	07077-0014 [LT]
Property Municipal Address:	2366 Queensway Drive, Burlington, Ontario
Mailing Address:	2400 Wyecroft Road, Unit 6, Oakville, Ontario , L6L 6M8
Latitude & Latitude:	43.34662040N 79.80578460W (converted from UTM)
UTM Coordinates:	NAD83 17-596790-4800000
Consultant:	
Filing Owner:	
Legal Desc:	Lot 34, Plan 338; Burlington
Measurement Method:	Interpolation from a map
Applicable Standards:	ESA Phase 1
RSC PDF:	

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12 — **1 of 2** — **E/249.9** — **102.8 / -1.00** — **940 HAZEL ST, BURLINGTON ON** — **PINC**

Incident ID:		**Health Impact:**	
Incident No:	1694398	**Environment Impact:**	
Type:	FS-Pipeline Incident	**Property Damage:**	Yes
Status Code:	Pipeline Damage Reason Est	**Service Interupt:**	
Fuel Occurrence Tp:		**Enforce Policy:**	Yes
Fuel Type:		**Public Relation:**	
Tank Status:	RC Established	**Pipeline System:**	
Task No:	5812977	**Depth:**	
Spills Action Centre:		**Pipe Material:**	
Method Details:	E-mail	**PSIG:**	
Fuel Category:	Natural Gas	**Attribute Category:**	FS-Perform P-line Inc Invest
Date of Occurrence:		**Regualtor Location:**	
Occurrence Start Date:	2015/08/04		
Operation Type:			
Pipeline Type:			
Regulator Type:			
Summary:	940 HAZEL ST, BURLINGTON - PIPELINE HIT - 1 ¼"		
Reported By:	John Blakely - UNION GAS		
Affiliation:			
Occurrence Desc:			
Damage Reason:	Notification to one call center made but not sufficient		
Notes:			

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12 — **2 of 2** — **E/249.9** — **102.8 / -1.00** — **940 Hazel St Burlington ON** — **SPL**

Ref No:	2720-9Z3LLT	**Discharger Report:**	
Site No:	NA	**Material Group:**	
Incident Dt:	8/4/2015	**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:**	940 Hazel St
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:**	

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

MOE Reported Dt:	8/4/2015	**Site Map Datum:**	
Dt Document Closed:	10/3/2015	**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: 940 Hazel St Burlington, made safe		
Contaminant Qty:	1 number (count)		

Unplottable Summary

Total: 41 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA		Lot 17 & 18, Concession 3 SDS	Burlington ON	
CA	FORTINO'S SUPERMARKET LTD.	PLAINS ROAD EAST	BURLINGTON CITY ON	
CA	IMPERIAL CITY CORP.	PLAINS RD. E.	BURLINGTON CITY ON	
CA	R.M. OF HALTON	LOTS 18 & 19, CONC. 2, S.D.S.	BURLINGTON CITY ON	
CA	BURLINGTON CITY	PLAINS RD. EAST	BURLINGTON CITY ON	
CA	R.M. OF HALTON	S. OF Q.E.W. EASTBOUND	BURLINGTON CITY ON	
CA	NORTH QUEEN INDUSTRIAL PARK INC.	NORTH SERVICE RD.	BURLINGTON CITY ON	
CA		Lot 17 & 18, Concession 3 SDS	Burlington ON	
CA		Part of Lot 18,Plan 99 & Part of Block E,Plan 533	Burlington ON	
CA	RAMBO CREEK MANAGEMENT LTD.	GLENWOOD SCHOOL DR. VILL. COND	BURLINGTON CITY ON	
CA	781064 ONTARIO LIMITED IN TRUST	GLENWOOD SCHOOL DR.	BURLINGTON CITY ON	
CA		Pt Lot 18, Reg Plan 99 & Pt Blk E, Reg Plan 533, City of Burlington	Burlington ON	
CA	NORTH QUEEN INDUSTRIAL PARK INC.	NORTH SERVICE RD.	BURLINGTON CITY ON	
CA		Part of Lot 18, Concession 3	Burlington ON	
CA	SAMPURAN ENTERPRISES LTD.	PLAINS RD. EAST KINGS LANDING	BURLINGTON CITY ON	
CA	SAMPURAN ENTERPRISES LTD.	PLAINS RD. EAST KINGS LANDING	BURLINGTON CITY ON	
CA	R.M. OF HALTON	NORTH SERVICE RD.	BURLINGTON CITY ON	
CA		Part of Lot 2 and 3 North Service Road	Burlington ON	

EBR	Halton Recycling Limited	Lot 18 - Plan 1055 CITY OF BURLINGTON	ON
EBR	Nelson Aggregate Co.	Part Lots 17 & 18, Concession 2 CITY OF BURLINGTON	ON
SPL	TRANSPORT TRUCK	PLAINS ROAD NEAR 403/401. MOTOR VEHICLE (OPERATING FLUID)	BURLINGTON CITY ON
SPL	CONSTRUCTION SITE	DEVELOPMENT SITE AT THE N.W. CORNER OF PLAINS RD. & JOB'S LANE,OPPOSITE FRANCIS (N.O.S.)	BURLINGTON CITY ON
SPL		Plains Road, near QEW Niagara & Plains Rd	Burlington ON
SPL	Dedicated Logistics Inc<UNOFFICIAL>	QEW	Burlington ON
SPL		QEW East, east of Walkers Line	Burlington ON
SPL	TRANSPORT TRUCK	QEW WESTBOUND, NEAR PLAINS ROAD CENTRE MEDIAN TRANSPORT TRUCK (CARGO)	BURLINGTON CITY ON
SPL	PUC	QUEENSWAY DRIVE TRANSFORMER	BURLINGTON CITY ON
SPL	LAIDLAW TRANSPORT	JUNCTION OF WESTBOUND HWY 403 AT SOUTHBOUND QEW TRANSPORT TRUCK (CARGO)	HALTON R.M. ON
SPL	UNKNOWN	403 QUEEN E -WESTBOUND	HALTON R.M. ON
SPL	TRANSPORT TRUCK	LEON'S FURNITURE SITE, NORTH SERVICE ROAD NEAR GUELPH LINE. MOTOR VEHICLE (OPERATING FLUID)	BURLINGTON CITY ON
SPL	HALTON, REGIONAL MUNICIPALITY	NORTH SERVICE ROAD IN FRONT OF BURLINGTON LANDFILL SITE. SANITARY SEWER SYSTEM (INCLUDING PUMPING STATIONS)	BURLINGTON CITY ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS		N. SIDE OF N. SERVICE ROAD	BURLINGTON ON

WDS	N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS	N. SIDE OF N. SERVICE ROAD	BURLINGTON ON
WDS	N. SIDE OF N. SERVICE ROAD	BURLINGTON ON

Unplottable Report

Site:
Lot 17 & 18, Concession 3 SDS Burlington ON

Database: ***CA***

Certificate #:	9475-5CJP6S
Application Year:	02
Issue Date:	7/31/02
Approval Type:	Municipal & Private water
Status:	Approved
Application Type:	New Certificate of Approval
Client Name:	The Regional Municipality of Halton
Client Address:	1151 Bronte Road
Client City:	Oakville
Client Postal Code:	L6M 3L1
Project Description:	This application is for the construction of watermains on George Street, Clarendon Park Drive, Yorkshire Crescent, Wagner Crescent and Woodward Avenue.
Contaminants:	
Emission Control:	

Site: ***FORTINO'S SUPERMARKET LTD.***
PLAINS ROAD EAST BURLINGTON CITY ON

Database: ***CA***

Certificate #:	8-3222-96-
Application Year:	96
Issue Date:	5/7/1996
Approval Type:	Industrial air
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	COMMERCIAL KITCHEN EXHAUST HOOD
Contaminants:	Odour/Fumes
Emission Control:	No Controls

Site: ***IMPERIAL CITY CORP.***
PLAINS RD. E. BURLINGTON CITY ON

Database: ***CA***

Certificate #:	7-1379-89-
Application Year:	89
Issue Date:	8/14/1989
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***R.M. OF HALTON***
LOTS 18 & 19, CONC. 2, S.D.S. BURLINGTON CITY ON

Database: ***CA***

Certificate #:	7-0223-96-

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

Site: ***BURLINGTON CITY***
PLAINS RD. EAST BURLINGTON CITY ON

Database: ***CA***

Certificate #: 3-1430-92-
Application Year: 92
Issue Date: 11/2/1992
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***R.M. OF HALTON***
S. OF Q.E.W. EASTBOUND BURLINGTON CITY ON

Database: ***CA***

Certificate #: 7-0564-86-
Application Year: 86
Issue Date: 6/6/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***NORTH QUEEN INDUSTRIAL PARK INC.***
NORTH SERVICE RD. BURLINGTON CITY ON

Database: ***CA***

Certificate #: 3-0646-88-
Application Year: 88
Issue Date: 5/10/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site:
Lot 17 & 18, Concession 3 SDS Burlington ON

Database:
CA

Certificate #:	2796-5CJP2P
Application Year:	02
Issue Date:	7/31/02
Approval Type:	Municipal & Private sewage
Status:	Approved
Application Type:	New Certificate of Approval
Client Name:	The Regional Municipality of Halton
Client Address:	1151 Bronte Road
Client City:	Oakville
Client Postal Code:	L6M 3L1
Project Description:	This application is for the construction of sanitary sewers on George Street, Clarendon Park Drive, Yorkshire Crescent and Wagner Crescent.
Contaminants:	
Emission Control:	

Site:
Part of Lot 18,Plan 99 & Part of Block E,Plan 533 Burlington ON

Database:
CA

Certificate #:	3-1813-97-006
Application Year:	00
Issue Date:	6/9/00
Approval Type:	Municipal & Private sewage
Status:	Approved
Application Type:	Notice
Client Name:	Yashvij Holdings Inc.
Client Address:	27 Hellensfield Crescent
Client City:	Toronto
Client Postal Code:	M9C 5E5
Project Description:	Construction of Storm Sewers on Tyrell Road and Easement from Tyrell Road
Contaminants:	
Emission Control:	

Site: ***RAMBO CREEK MANAGEMENT LTD.***
GLENWOOD SCHOOL DR. VILL. COND BURLINGTON CITY ON

Database:
CA

Certificate #:	7-0908-86-
Application Year:	86
Issue Date:	8/27/1986
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***781064 ONTARIO LIMITED IN TRUST***
GLENWOOD SCHOOL DR. BURLINGTON CITY ON

Database:
CA

Certificate #:	3-2140-88-
Application Year:	88
Issue Date:	11/9/1988
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	

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

Site: ***Database:*** ***CA***
Pt Lot 18, Reg Plan 99 & Pt Blk E, Reg Plan 533, City of Burlington Burlington ON

Certificate #: 7-1299-97-006
Application Year: 00
Issue Date: 6/9/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: Notice
Client Name: Yashvij Holdings Inc.
Client Address: 27 Hellensfield Crescent
Client City: Toronto
Client Postal Code: M9C 5E5
Project Description: Construction of Watermains
Contaminants:
Emission Control:

Site: ***NORTH QUEEN INDUSTRIAL PARK INC.*** ***Database:*** ***CA***
NORTH SERVICE RD. BURLINGTON CITY ON

Certificate #: 7-0571-88-
Application Year: 88
Issue Date: 5/10/1988
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***Database:*** ***CA***
Part of Lot 18, Concession 3 Burlington ON

Certificate #: 0773-5CCP7G
Application Year: 02
Issue Date: 7/26/02
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: The Corporation of the City of Burlington
Client Address: P.O. Box 5013, 426 Brant Street
Client City: Burlington
Client Postal Code: L7R 3Z6
Project Description: Approval is sought for the construction of storm sewers on Clarendon Park Drive, Yorkshire Crescent, George Street and Woodward Avenue.
Contaminants:
Emission Control:

Site: ***SAMPURAN ENTERPRISES LTD.*** ***Database:*** ***CA***
PLAINS RD. EAST KINGS LANDING BURLINGTON CITY ON

Certificate #: 7-1744-87-
Application Year: 87
Issue Date: 11/20/1987
Approval Type: Municipal water

Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***SAMPURAN ENTERPRISES LTD.***
PLAINS RD. EAST KINGS LANDING BURLINGTON CITY ON

Database: ***CA***

Certificate #:	3-2066-87-
Application Year:	87
Issue Date:	11/20/1987
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***R.M. OF HALTON***
NORTH SERVICE RD. BURLINGTON CITY ON

Database: ***CA***

Certificate #:	3-1702-88-
Application Year:	88
Issue Date:	9/13/1988
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

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

Database: ***CA***

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

Site: ***Halton Recycling Limited***
Lot 18 - Plan 1055 CITY OF BURLINGTON ON

Database: ***EBR***

EBR Registry No: IA7E0972
Ministry Ref. No: B680142
Notice Type: Instrument Decision
Company Name: Halton Recycling Limited
Proponent Name:
Proponent Address: 1122 Pioneer Road, Burlington Ontario, L7M 1K4
Instrument Type: (EPA s. 27) - Approval for a waste disposal site.
Location Other:
URL:
Proposal Date: June 30, 1997
Notice Pub Date: November 19, 1997
Year: 1997

Location:

Lot 18 - Plan 1055 CITY OF BURLINGTON

Site: ***Nelson Aggregate Co.***
Part Lots 17 & 18, Concession 2 CITY OF BURLINGTON ON

Database: ***EBR***

EBR Registry No: IB06E2040
Ministry Ref. No: FSD AUR 02/06
Notice Type: Instrument Decision
Company Name: Nelson Aggregate Co.
Proponent Name:
Proponent Address: 2433 No. 2 Sideroad, Post Office Box Delivery 1070, Burlington Ontario, Canada L7R 4L8
Instrument Type: (ARA s. 7 (2) (a)) - Issuance of a Class A licence to remove more than 20,000 tonnes of aggregate annually from a pit or a quarry
Location Other:
URL:
Proposal Date: May 31, 2006
Notice Pub Date: May 24, 2013
Year: 2006

Location:

Part Lots 17 & 18, Concession 2 CITY OF BURLINGTON

Site: ***TRANSPORT TRUCK***
PLAINS ROAD NEAR 403/401. MOTOR VEHICLE (OPERATING FLUID) BURLINGTON CITY ON

Database: ***SPL***

Ref No: 80602
Site No:
Incident Dt: 1/5/1993
Year:
Incident Cause: TRUCK/TRAILER OVERTURN
Incident Event:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: NOT ANTICIPATED
Nature of Impact:
Receiving Medium: LAND
Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 1/5/1993
Dt Document Closed:
Incident Reason: ERROR
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:
Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type:
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: 14101
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:
Source Type:

Site: ***CONSTRUCTION SITE***

Database: ***SPL***

DEVELOPMENT SITE AT THE N.W. CORNER OF PLAINS RD. & JOB'S LANE,OPPOSITE FRANCIS (N.O.S.) BURLINGTON CITY ON

Ref No:	41775	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	10/5/1990	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	OTHER CONTAINER LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	CONFIRMED	***Site Municipality:***	14101
Nature of Impact:	Soil contamination	***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	HALTON REGION, BURLINGTON F.D.
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	10/5/1990	***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:	CARDEEN CONSTRUCTION - 20 L OF DIESEL FUEL TO GROUND FROM GENERATOR.		
Contaminant Qty:			

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

Plains Road, near QEW Niagara & Plains Rd Burlington ON

Ref No:	6643-7RQNSZ	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:		***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	Pipe Or Hose Leak	***Sector Type:***	Other
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:	REFRIGERANT GAS, N.O.S.	***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:***	Burlington
Nature of Impact:	Air Pollution; Other Impact(s)	***Site Lot:***	
Receiving Medium:		***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:	No Field Response	***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	5/4/2009	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	Air Spills - Gases and Vapours
Incident Reason:	Equipment Failure	***Source Type:***	
Site Name:	Fortino's <UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Fortino's: 681kg of R507 released to atm		
Contaminant Qty:	681 kg		

Site: ***Dedicated Logistics Inc<UNOFFICIAL>*** ***Database:*** ***SPL***

QEW Burlington ON

Ref No:	0815-7V4ESG	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:		***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	Other Transport Accident	***Sector Type:***	Motor Vehicle
Incident Event:		***Agency Involved:***	

Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:	DIESEL FUEL AND WATER MIXTURE	***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:***	Burlington
Nature of Impact:	Other Impact(s); Soil Contamination	***Site Lot:***	
Receiving Medium:		***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:	Deferred Field Response	***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	8/20/2009	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	Highway Spills (usually highway accidents)
Incident Reason:	Spill	***Source Type:***	
Site Name:	QEW, Burlington Skyway <UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	QEW Skyway TT accident		
Contaminant Qty:	0 other - see incident description		

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

QEW East, east of Walkers Line Burlington ON

Ref No:	8811-7JVEJR	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:		***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	Other Transport Accident	***Sector Type:***	Transport Truck
Incident Event:		***Agency Involved:***	
Contaminant Code:	13	***Nearest Watercourse:***	
Contaminant Name:	DIESEL FUEL	***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	Halton-Peel
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	Confirmed	***Site Municipality:***	Burlington
Nature of Impact:	Soil Contamination	***Site Lot:***	
Receiving Medium:		***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:	No Field Response	***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	9/27/2008	***Site Map Datum:***	
Dt Document Closed:	10/7/2008	***SAC Action Class:***	Land Spills
Incident Reason:	Equipment Failure	***Source Type:***	
Site Name:	MVA Site<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Transport truck, 75 gal diesel to shoulder, contained.		
Contaminant Qty:	338 L		

Site: ***TRANSPORT TRUCK*** ***Database:*** ***SPL***

QEW WESTBOUND, NEAR PLAINS ROAD CENTRE MEDIAN TRANSPORT TRUCK (CARGO) BURLINGTON CITY ON

Ref No:	51365	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	5/29/1991	***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:	POSSIBLE	***Site Municipality:***	14101
Nature of Impact:	Water course or lake	***Site Lot:***	
Receiving Medium:	LAND / WATER	***Site Conc:***	
Receiving Env:		***Northing:***	

MOE Response:		***Easting:***	MTO, CITY OF BURLINGTON, O.P.P
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	5/29/1991	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	UNKNOWN	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	TRANSPORT TRUCK-ACCIDENT ON QEW. 200 L DIESEL TO CENTRE MEDIAN FROM TANKS.		
Contaminant Qty:			

Site: ***PUC***
QUEENSWAY DRIVE TRANSFORMER BURLINGTON CITY ON

Database: ***SPL***

Ref No:	91617	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	9/24/1993	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	COOLING SYSTEM LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	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:	9/24/1993	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	DAMAGE BY MOVING EQUIPMENT	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	BURLINGTON HYDRO - 70 L OF MINERAL OIL TO GROUND FROM POLE TRANSFORMER.		
Contaminant Qty:			

Site: ***LAIDLAW TRANSPORT***
JUNCTION OF WESTBOUND HWY 403 AT SOUTHBOUND QEW TRANSPORT TRUCK (CARGO) HALTON R.M. ON

Database: ***SPL***

Ref No:	13819	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	1/17/1989	***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:		***Site Municipality:***	14000
Nature of Impact:		***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	OPP, MOT
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	1/17/1989	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	UNKNOWN	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:			

Contaminant Qty:

Site: ***UNKNOWN***
403 QUEEN E -WESTBOUND HALTON R.M. ON

Database: ***SPL***

Ref No:	4944	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	6/9/1988	***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:		***Site Municipality:***	14000
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:	6/9/1988	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	UNKNOWN	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	OVERTURNED TRUCK-UNKNOWN QUANTITY OF GASOLINE		
Contaminant Qty:			

Site: ***TRANSPORT TRUCK***
LEON'S FURNITURE SITE, NORTH SERVICE ROAD NEAR GUELPH LINE. MOTOR VEHICLE (OPERATING FLUID) BURLINGTON CITY ON

Database: ***SPL***

Ref No:	168108	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	5/25/1999	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	OTHER CONTAINER LEAK	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	NOT ANTICIPATED	***Site Municipality:***	14101
Nature of Impact:		***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	WORKS
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	5/25/1999	***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:	TRANSPORT TRUCK- 120 L DIESEL FUEL TO GROUND, CONTAINED, WORKS ONSITE.		
Contaminant Qty:			

Site: ***HALTON, REGIONAL MUNICIPALITY***
NORTH SERVICE ROAD IN FRONT OF BURLINGTON LANDFILL SITE. SANITARY SEWER SYSTEM (INCLUDING PUMPING STATIONS) BURLINGTON CITY ON

Database: ***SPL***

Ref No:	122946	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	1/23/1996	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	CONTAINER OVERFLOW	***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:	Water course or lake	***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	HALTON REGION
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	1/23/1996	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	OTHER	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	HALTON REGION-200 L OF LANDFILL LEACHATE TO DITCH FROM SEWER BLOCKAGE		
Contaminant Qty:			

Site:

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Certificate No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	10/24/1980	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	
Approval Type:			
Proponent:	PEEL, REGIONAL MUNICIPALITY OF		
Prop Address:	1151 Bronte Rd.		
Proponent County/District:			
Full Address:			
Site Lot:	4, Pt.		
Waste Class Code:			
Waste Class:			
Waste Type:	domestic, commercial, non-hazardous solid-industrial		
Waste Type Other:	Yes		
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)		
Landfill Monitoring:	groundwater, surface water		
Landfill Ctrl Type:	leachate		
Site Closing Description:	THERE ARE 14 CONDITIONS AND ALSO IS LISTED THE SCHEDULE "A" IN THE CERTIFICATE.		
Project Description:			
Municipalities Served:	POPULATION: 287 100. ESTIMATED 1989.		
Approval Description:			
Other Approvals/Permits:			

PDF URL:

Site:
N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Certificate No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	09/01/1975	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	

Approval Type:
Proponent: PEEL, REGIONAL MUNICIPALITY OF
Prop Address: 1151 Bronte Rd.
Proponent County/District:
Full Address:
Site Lot: 4, Pt.
Waste Class Code:
Waste Class:
Waste Type: domestic, commercial, non-hazardous solid-industrial
Waste Type Other: Yes
Waste Description: 66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)
Landfill Monitoring: groundwater, surface water
Landfill Ctrl Type: leachate
Site Closing Description: THERE IS NO CONDITION IN THE CERTIFICATE.
Project Description:
Municipalities Served: POPULATION: 287 100. ESTIMATED 1989.
Approval Description:
Other Approvals/Permits:
PDF URL:

Site:
N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Certificate No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	09/16/1974	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	

Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	
Approval Type:			
Proponent:	PEEL, REGIONAL MUNICIPALITY OF		
Prop Address:	1151 Bronte Rd.		
Proponent County/District:			
Full Address:			
Site Lot:	4, Pt.		
Waste Class Code:			
Waste Class:			
Waste Type:	domestic, commercial, non-hazardous solid-industrial		
Waste Type Other:	Yes		
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)		
Landfill Monitoring:	groundwater, surface water		
Landfill Ctrl Type:	leachate		
Site Closing Description:	THERE IS NO CONDITION IN THE CERTIFICATE.		
Project Description:			
Municipalities Served:	POPULATION: 287 100. ESTIMATED 1989.		
Approval Description:			
Other Approvals/Permits:			
PDF URL:			

Site:

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Certificate No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m^3):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m^3):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m^3):***	0
Application Status:		***Process Cap (m^3/d):***	0
Issue Date:	07/06/1984	***Process Vol (m^3):***	0
Input Date:	11/17/93	***Process Feed (m^3):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	
Approval Type:			
Proponent:	PEEL, REGIONAL MUNICIPALITY OF		
Prop Address:	1151 Bronte Rd.		
Proponent County/District:			
Full Address:			
Site Lot:	4, Pt.		
Waste Class Code:			
Waste Class:			
Waste Type:	domestic, commercial, non-hazardous solid-industrial		
Waste Type Other:	Yes		
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)		
Landfill Monitoring:	groundwater, surface water		
Landfill Ctrl Type:	leachate		
Site Closing Description:	THERE ARE 7 CONDITIONS AND ALSO IS LISTED THE SCHEDULE "A" IN THE CERTIFICATE.		
Project Description:			
Municipalities Served:	POPULATION: 287 100. ESTIMATED 1989.		
Approval Description:			
Other Approvals/Permits:			
PDF URL:			

Site:

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Certificate No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	10/18/1973	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	
Approval Type:			

Proponent:	PEEL, REGIONAL MUNICIPALITY OF
Prop Address:	1151 Bronte Rd.
Proponent County/District:	
Full Address:	
Site Lot:	4, Pt.
Waste Class Code:	
Waste Class:	
Waste Type:	domestic, commercial, non-hazardous solid-industrial
Waste Type Other:	Yes
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)
Landfill Monitoring:	groundwater, surface water
Landfill Ctrl Type:	leachate
Site Closing Description:	THERE IS NO CONDITION IN THE CERTIFICATE.
Project Description:	
Municipalities Served:	POPULATION: 287 100. ESTIMATED 1989.
Approval Description:	
Other Approvals/Permits:	
PDF URL:	

Site:

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Certificate No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	09/20/1984	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	
Approval Type:			

Proponent:	PEEL, REGIONAL MUNICIPALITY OF
Prop Address:	1151 Bronte Rd.
Proponent County/District:	
Full Address:	
Site Lot:	4, Pt.
Waste Class Code:	
Waste Class:	
Waste Type:	domestic, commercial, non-hazardous solid-industrial
Waste Type Other:	Yes
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)
Landfill Monitoring:	groundwater, surface water
Landfill Ctrl Type:	leachate
Site Closing Description:	THERE ARE 19 CONDITIONS AND ALSO IS LISTED THE SCHEDULE "A" IN THE CERTIFICATE.
Project Description:	
Municipalities Served:	POPULATION: 287 100. ESTIMATED 1989.
Approval Description:	
Other Approvals/Permits:	
PDF URL:	

Site:

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Certificate No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	01/31/1980	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	

Approval Type:	
Proponent:	PEEL, REGIONAL MUNICIPALITY OF
Prop Address:	1151 Bronte Rd.
Proponent County/District:	
Full Address:	
Site Lot:	4, Pt.
Waste Class Code:	
Waste Class:	
Waste Type:	domestic, commercial, non-hazardous solid-industrial
Waste Type Other:	Yes
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)
Landfill Monitoring:	groundwater, surface water
Landfill Ctrl Type:	leachate
Site Closing Description:	THERE ARE THREE CONDITIONS AND ALSO IS LISTED THE SCHEDULE "A" IN THE CERTIFICATE.
Project Description:	
Municipalities Served:	POPULATION: 287 100. ESTIMATED 1989.
Approval Description:	
Other Approvals/Permits:	
PDF URL:	

Site:

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Certificate No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	10/16/1972	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	

Approval Type:
Proponent: PEEL, REGIONAL MUNICIPALITY OF
Prop Address: 1151 Bronte Rd.
Proponent County/District:
Full Address:
Site Lot: 4, Pt.
Waste Class Code:
Waste Class:
Waste Type: domestic, commercial, non-hazardous solid-industrial
Waste Type Other: Yes
Waste Description: 66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)
Landfill Monitoring: groundwater, surface water
Landfill Ctrl Type: leachate
Site Closing Description: THERE IS ONE CONDITION IN THE CERTIFICATE.
Project Description:
Municipalities Served: POPULATION: 287 100. ESTIMATED 1989.
Approval Description:
Other Approvals/Permits:
PDF URL:

Site:
N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Certificate No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m³):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m³):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m³):***	0
Application Status:		***Process Cap (m³/d):***	0
Issue Date:	01/08/1979	***Process Vol (m³):***	0
Input Date:	11/17/93	***Process Feed (m³):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	

Approval Type:
Proponent: PEEL, REGIONAL MUNICIPALITY OF
Prop Address: 1151 Bronte Rd.
Proponent County/District:

Full Address:	
Site Lot:	4, Pt.
Waste Class Code:	
Waste Class:	
Waste Type:	domestic, commercial, non-hazardous solid-industrial
Waste Type Other:	Yes
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)
Landfill Monitoring:	groundwater, surface water
Landfill Ctrl Type:	leachate
Site Closing Description:	THERE IS NO CONDITION IN THE CERTIFICATE.
Project Description:	
Municipalities Served:	POPULATION: 287 100. ESTIMATED 1989.
Approval Description:	
Other Approvals/Permits:	
PDF URL:	

Site:

N. SIDE OF N. SERVICE ROAD BURLINGTON ON

Database: ***WDS***

Certificate No:	A210102	***Total Area (ha):***	68.3
Mob Unit Cert No:		***Landfill Cap (m^3):***	0
EBR Registry No:		***Transfer Area (ha):***	0
Status:	Approved	***Transfer Cap (m^3):***	0
Facility Type:	Landfill	***Transfer Cert No:***	
Record Type:		***Inciner. Area (ha):***	0
Link Source:		***Inciner. Cap (t):***	0
Project Type:		***Process Area (m^3):***	0
Application Status:		***Process Cap (m^3/d):***	0
Issue Date:	05/15/1972	***Process Vol (m^3):***	0
Input Date:	11/17/93	***Process Feed (m^3):***	0
Date Received:		***Site Concession:***	1 and 2
Est Closure Date:		***Site Region/County:***	
Mobile Capacity:	0	***SWP Area Name:***	
Mobile Units:		***MOE District:***	
Mobile Description:		***District Office:***	Halton-Peel
Prop City:	Oakville, Ontario	***Latitude:***	
Prop Postal:		***Longitude:***	
Prop Phone:		***Geometry X:***	
Serial Link:	210102	***Geometry Y:***	

Approval Type:	
Proponent:	PEEL, REGIONAL MUNICIPALITY OF
Prop Address:	1151 Bronte Rd.
Proponent County/District:	
Full Address:	
Site Lot:	4, Pt.
Waste Class Code:	
Waste Class:	
Waste Type:	domestic, commercial, non-hazardous solid-industrial
Waste Type Other:	Yes
Waste Description:	66% DOMESTIC AND CONNERCIAL, 30% INDUSTRIAL, 4% AGRICULTURAL, TOTAS TONS/DAY: 739 (1983 PROYECTION)
Landfill Monitoring:	groundwater, surface water
Landfill Ctrl Type:	leachate
Site Closing Description:	THERE ARE TWO CONDITIONS IN THE CERTIFICATE.
Project Description:	
Municipalities Served:	POPULATION: 287 100. ESTIMATED 1989.
Approval Description:	
Other Approvals/Permits:	
PDF URL:	

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 2018

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

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-Jan 31, 2019

Borehole: Provincial BORE

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval: Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Commercial Fuel Oil Tanks: Provincial CFOT

List of commercial underground fuel oil tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Note: the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of commercial fuel tanks in the province. The TSSA updates information in its system on an ongoing basis; 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: Feb 28, 2017

Chemical Register: Private CHEM

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

Government Publication Date: 1999-Jan 31, 2019

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 - Mar 2019

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

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions: Provincial CONV

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

Government Publication Date: 1989-Mar 2019

Certificates of Property Use: Provincial CPU

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

Government Publication Date: 1994-Mar 31, 2019

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 - Oct 2018

Dry Cleaning Facilities: Federal DRYCLEANERS

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 2017

Environmental Activity and Sector Registry: Provincial EASR

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

Government Publication Date: Oct 2011-Mar 31, 2019

Environmental Registry: Provincial EBR

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

Government Publication Date: 1994-Mar 31, 2019

Environmental Compliance Approval: Provincial ECA

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

Government Publication Date: Oct 2011-Mar 31, 2019

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-Jan 31, 2019

Environmental Issues Inventory System: Federal EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event: Provincial EMHE

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

Government Publication Date: Dec 31, 2016

List of TSSA Expired Facilities: Provincial EXP

List of facilities and tanks - for which there was once a registration - no longer registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed from the ground are included in the expired facilities inventory held by the TSSA. Notes: the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990, or furnace oil tanks prior to May 1, 2002; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Federal Convictions: Federal FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land: Federal FCS

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

Government Publication Date: Jun 2000-Oct 2018

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 2018

Fuel Storage Tank: Provincial FST

List of registered private and retail fuel storage tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Notes: the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990, or furnace oil tanks prior to May 1, 2002; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel storage tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic: Provincial FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary: Provincial GEN

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

Government Publication Date: 1986-Dec 31, 2018

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 2016

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*

TSSA Incidents: Provincial INC

List of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC) and made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors, and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario: Provincial LIMO

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

Government Publication Date: Sep 30, 2017

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*

Environmental Penalty Annual Report: Provincial MISA PENALTY

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, 2018

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-Jan 2018

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, 2017

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 National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Dec 31, 2018

National Energy Board Wells: Federal NEBW

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells: Private OGW

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

Government Publication Date: 1988-Feb 28, 2019

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-May 2018

Inventory of PCB Storage Sites: Provincial OPCB

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

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

Orders: Provincial ORD

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

Government Publication Date: 1994-Mar 31, 2019

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: 1988-Sep 2018

TSSA Pipeline Incidents: Provincial PINC

List of pipeline incidents (strikes, leaks, spills) made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), 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 pipeline incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks: Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water: Provincial PTTW

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994-Mar 31, 2019

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: 1986-2016

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-Mar 2019

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-Jan 31, 2019

Scott's Manufacturing Directory: Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills: Provincial SPL

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

Government Publication Date: 1988-Dec 2018

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, 2016

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-Aug 2018

TSSA Variances for Abandonment of Underground Storage Tanks: Provincial VAR

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.
Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of tank variances in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

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

Government Publication Date: Oct 2011-Mar 31, 2019

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: Dec 31, 2017

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.

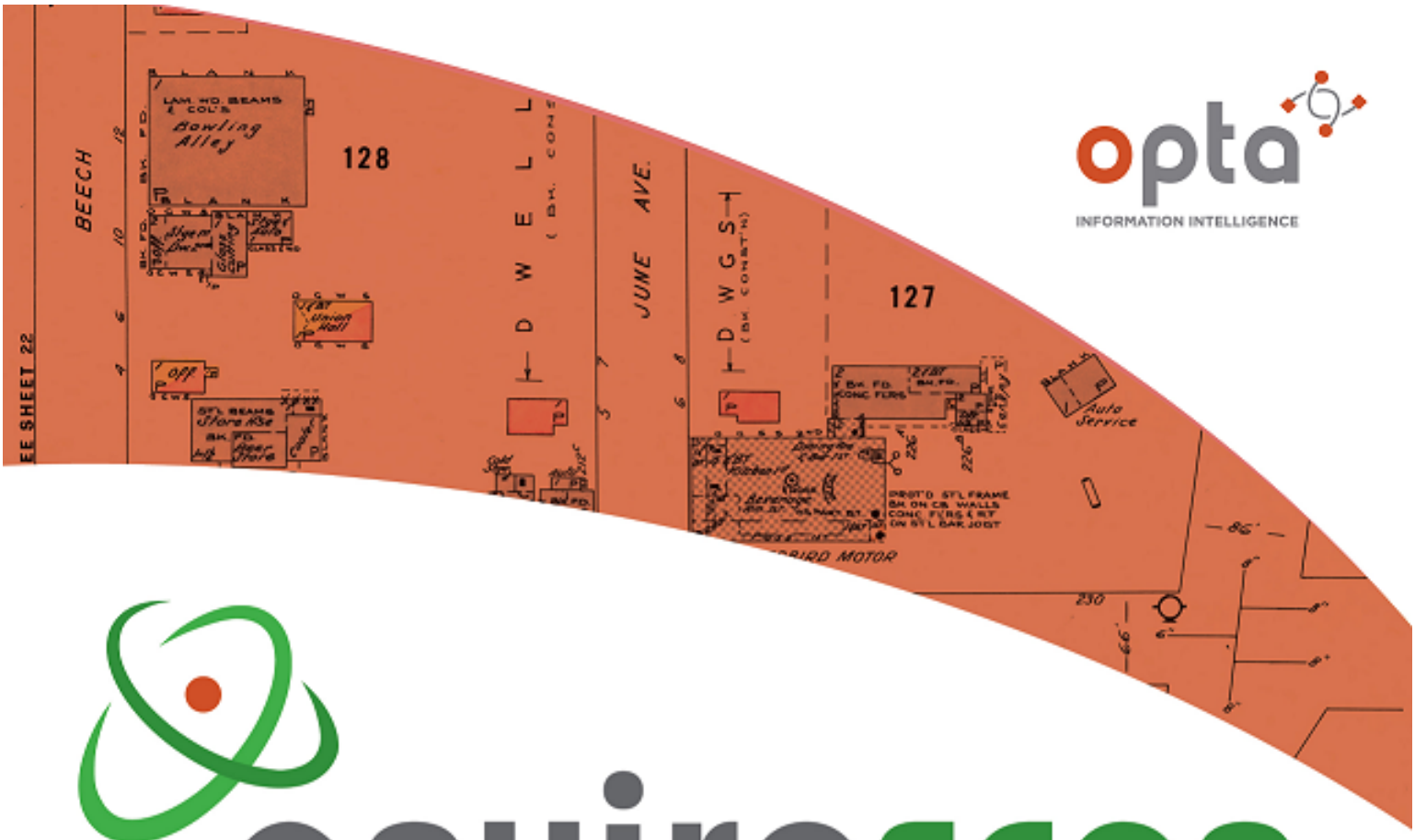
'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'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.



opta
INFORMATION INTELLIGENCE

enviroscan







An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Anthony

Site Address:

2294 2300 Queensway Burlington ON

Project No:

20181123003

Opta Order ID:

55767

Requested by:

Eleanor Goolab
Ecolog ERIS

Date Completed:

11/29/2018 8:04:52 AM

Project Name: 233060

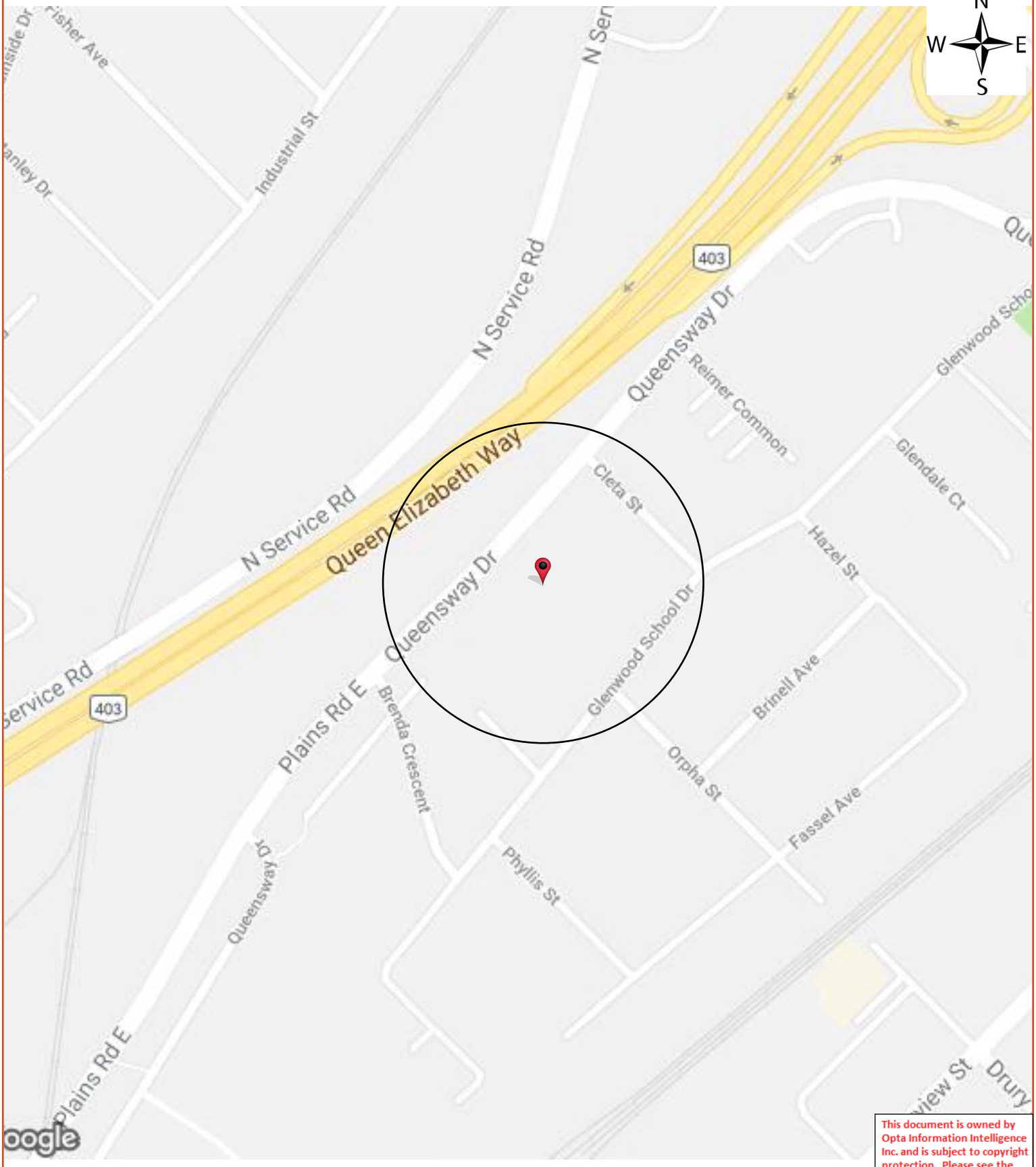
Project #: 20181123003

ENVIROSCAN Report

Search Area: 2294 2300 Queensway Burlington ON

Requested by:
Eleanor Goolab
Date Completed: 11/29/2018 08:04:52

enviroscan
OPTA INFORMATION INTELLIGENCE



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Opta Historical Environmental Services Enviroscan ™ Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

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

Governing Document

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

Law

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

ENVIROSCAN Report

No Records Found

Requested by:
Eleanor Goolab
Date Completed: 11/29/2018 08:04:52

OPTA INFORMATION INTELLIGENCE

No Records Found

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APPENDIX C

GOVERNMENT RECORDS

MINISTRY OF ENVIRONMENT

INVENTORY OF COAL GASIFICATION PLANT WASTE SITES IN ONTARIO
INVENTORY OF INDUSTRIAL SITES PRODUCING OR USING COAL TAR AND RELATED TARS IN ONTARIO

MOECC REGION: Central
SITE EASTING: 596,559 mE
SITE NORTHING: 4,800,007 mN
SEARCH RADIUS: 250 m

DISTANCE AWAY FROM SITE (m)	COUNTY	MUNICIPALITY	COMPANY NAME / OPERATOR / OWNER (IN DATE ORDER WHERE APPLICABLE)	SITE ADDRESS / LOCATION	EAST	NORTH	OPERATION YEARS	TYPE (primary/inital)	INVENTORY REFERENCE
There are no locations that meet your search criteria									

MINISTRY OF ENVIRONMENT WASTE DISPOSAL SITE INVENTORY, JUNE 1991
REGIONAL INVENTORY OF ACTIVE WASTE DISPOSAL SITES

MOECC REGION: Central
SITE EASTING: 596,559 mE
SITE NORTHING: 4,800,007 mN
SEARCH RADIUS: 250 m

DISTANCE AWAY FROM SITE (m)	SITE NO	COUNTY	MUNICIPALITY	LOT OR STREET NO	CONCESSION	NTS	UTM COORDINATES ZONE	EAST	NORTH	D	C	O	H	L	MH	SS	STAT'S	CLASS
There are no locations that meet your search criteria																		

MINISTRY OF ENVIRONMENT WASTE DISPOSAL SITE INVENTORY, JUNE 1991
REGIONAL INVENTORY OF CLOSED WASTE DISPOSAL SITES

MOECC REGION: Central
SITE EASTING: 596,559 mE
SITE NORTHING: 4,800,007 mN
SEARCH RADIUS: 250 m

DISTANCE AWAY FROM SITE (m)	SITE NO	COUNTY	MUNICIPALITY	LOT OR STREET NO	CONCESSION	UTM COORDINATES NTS	ZONE	EAST	NORTH	DATE CLOSED YEAR	MONTH	DAY	CLASS
There are no locations that meet your search criteria													

MINISTRY OF ENVIRONMENT
ONTARIO INVENTORY OF PCB STORAGE SITES

MOECC REGION:	Central
MUNICIPAL REGION/COUNTY:	Halton
SITE EASTING:	596,559 mN
SITE NORTHING:	4,800,007 mN
SEARCH RADIUS:	250 m

DISTANCE AWAY FROM SITE (m)	COUNTY	MUNICIPALITY	COMPANY	SITE NUMBER	SITE ADDRESS	EAST	NORTH	MINOR	MAJOR
There are no locations that meet your search criteria									

Ontario — Ministry of the Environment

Measurements recorded in: ☐ Metric ☒ Imperial

Well Tag No. *(Place Sticker and/or Print Below)*

Tag#: A129805

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	☐ Well Constructed by Well Owner
	1066834 Ontario Limited		

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. *(inc. area code)*
100 Canadian Road	Scarborough	ON	M1R4Z5	

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
2366 Queensway Drive			

County/District/Municipality	City/Town/Village	Province	Postal Code
Burlington	Burlington	Ontario	L7R3T3

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	17	596752	4799940		

Overburden and Bedrock Materials/Abandonment Sealing Record *(see instructions on the back of this form)*

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	Depth (m/ft) To
Brown	Fill			0	5'
Red	Silt	Gravel		5'	10'
Red	Shale			10'	20'

Annular Space

Depth Set at (m/ft) From	Depth Set at (m/ft) To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
8	0	Bentonite	

Method of Construction

☐ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☑ Boring ☐ Digging
☐ Air percussion
☐ Other, *specify*

Well Use

☐ Public ☐ Commercial ☐ Not used
☐ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☑ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, *specify*

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	Depth (m/ft) To
2"	Plastic	1/4"	0	10'

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	Depth (m/ft) To
2½"	Plastic	10	10'	20'

Status of Well

☐ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☑ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, *specify*
☐ Other, *specify*

Water Details

Water found at Depth (m/ft)	Gas	Other	Kind of Water: Fresh	Untested
N/A	☐	☐ N/A	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐

Hole Diameter

Depth (m/ft) From	Depth (m/ft) To	Diameter (cm/in)
0	20'	6"

Results of Well Yield Testing

After test of well yield, water was:
☐ Clear and sand free
☐ Other, *specify*

If pumping discontinued, give reason:

Pump intake set at *(m/ft)*

Pumping rate *(l/min / GPM)*

Duration of pumping ____ hrs + ____ min

Final water level end of pumping *(m/ft)*

If flowing give rate *(l/min / GPM)*

Recommended pump depth *(m/ft)*

Recommended pump rate *(l/min / GPM)*

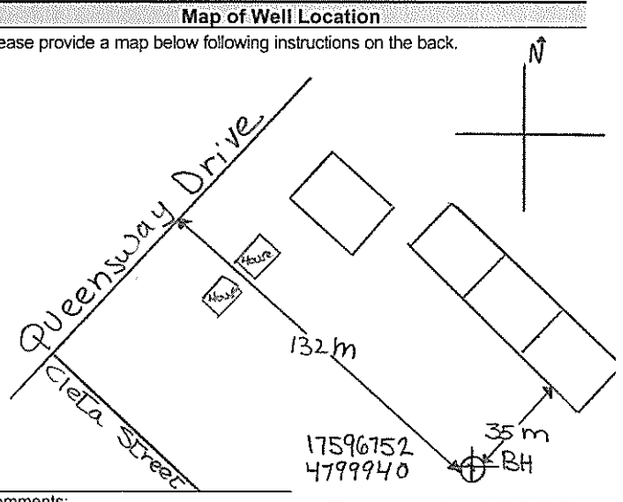
Well production *(l/min / GPM)*

Disinfected? ☐ Yes ☐ No

	Draw Down Time (min)	Draw Down Water Level (m/ft)	Recovery Time (min)	Recovery Water Level (m/ft)
Static Level				
1			1	
2			2	
3			3	
4			4	
5			5	
10			10	
15			15	
20			20	
25			25	
30			30	
40			40	
50			50	
60			60	

Map of Location

Please provide a map below following instructions on the back.



Comments:

Tag#: A129805

Well Contractor and Well Technician Information

Business Name of Well Contractor	Well Contractor's Licence No.
Drilltech Drilling Ltd	7160

Business Address (Street Number/Name)	Municipality
120 Knapton Dr	Newmarket

Province	Postal Code	Business E-mail Address
ON	L3X3B3	drilltechdrilling@hotmail.com

Bus. Telephone No. *(inc. area code)*	Name of Well Technician (Last Name, First Name)
9057173397	Desbiens, Gilles

Well Technician's Licence No.	Signature of Technician and/or Contractor	Date Submitted
3547		2012/05/16

Well owner's information package delivered ☐ Yes ☐ No

Date Package Delivered: Y Y Y Y M M D D

Date Work Completed: 2012/05/10

Ministry Use Only

Audit No. Z149188

Received MAY 24 2012

Ontario Ministry of the Environment

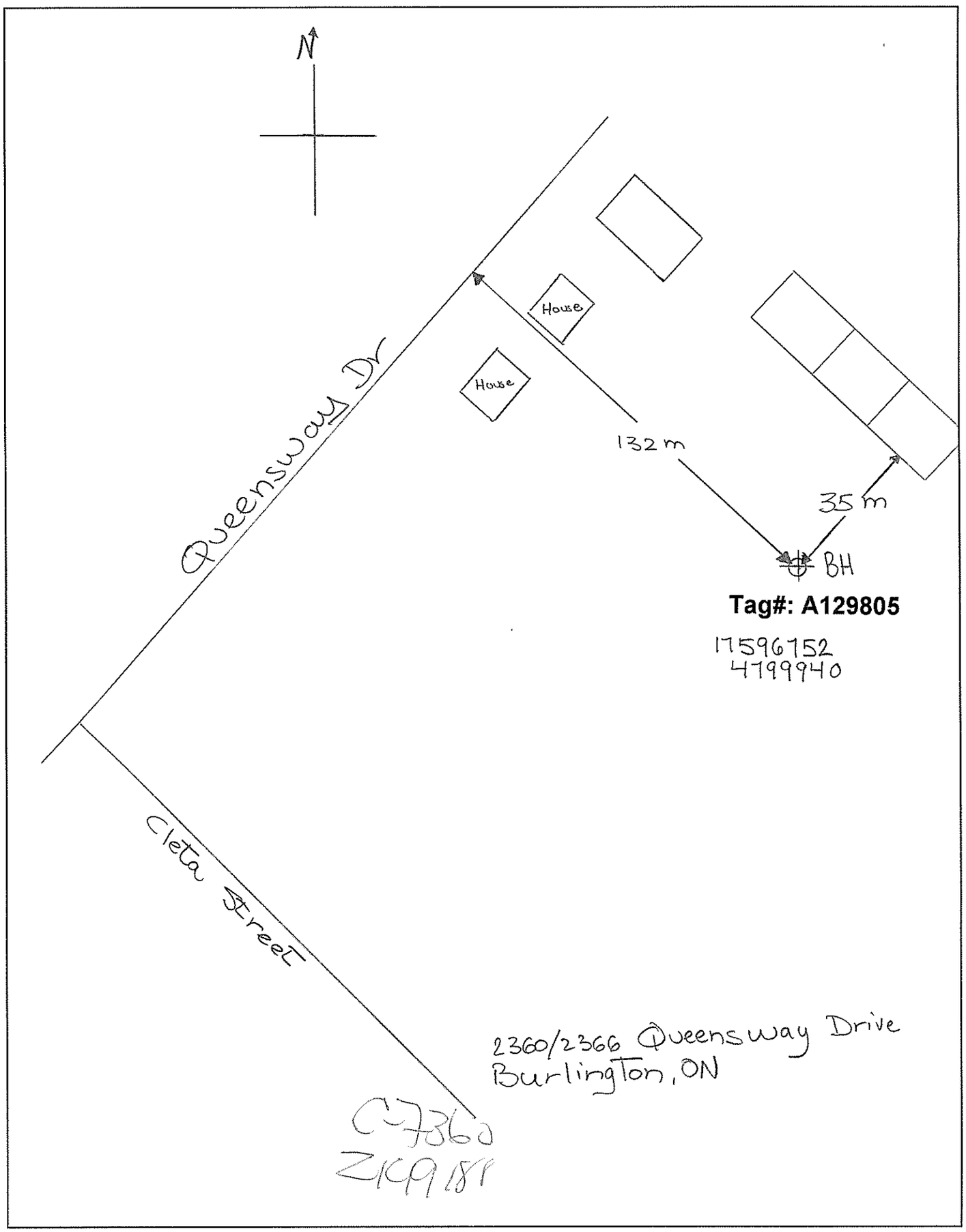
Well Record for Well Cluster - Part 3 of 3
Detailed Drawing of All Well Locations

Note: This **Well Record for Well Cluster Part 3 - Detailed Drawing of all Well Locations,** must be attached to Parts 1 and 2. The drawing must include all property boundaries, an arrow indicating the North direction, all named roads and sufficient measurements to locate all wells in the cluster in relation to fixed points. The drawing must show the location of each well and each well must be numbered on the drawing to match number used for that well on the **Well Record for Well Cluster Parts 1 and 2.** The well with the well tag must be clearly identified on the Drawing.
UTM coordinates should appear beside each well, if space permits. Additional comments on wells can be included on the drawing

Well Tag Number: # A129805

"Well Record for Well Cluster" Form Audit Number: # _____

MAY 24 2012
C 7360
2149188



Municipal Directories Search - 2294-2300 Queensway Drive, Burlington, ON

Street	2013	2008	2003	1998	1993	1988	1983	1978	1973	1968	1963	1959
Queensway Drive												
2284	Vacant	Vacant	Vacant	Guru Ravidass Temple	Jehovah's Witness Kingdom Hall	Jehovah's Witness Kingdom Hall	Jehovah's Witness Kingdom Hall	Jehovah's Witness Kingdom Hall	Jehovah's Witness Kingdom Hall	Jehovah's Witness Kingdom Hall	Jehovah's Witness Kingdom Hall	Jehovah's Witness Kingdom Hall
2290	Metropolitan Planning & Engineering Inc.	Pearce Surveying Inc.	Metropolitan Planning & Engineering Inc., Pearce Surveying Inc.	Residential	Residential	Residential apartments	Residential apartments	Residential apartments	Residential apartments	Residential apartments	Residential apartments	Residential apartments
2294	Residential	Residential	Residential, Chem-Tech	Residential, Chem-Tech	Residential, Chem-Tech	Residential, Chem-Tech	Residential	Residential	Residential	Residential	Residential	Residential
2300	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
2316	No Return	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
2318	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Glenwood School Drive												
2293	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
2295	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed
2299	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
2307	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
2311	Residential	Residential	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed
Cleta Street												
986	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
992	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential

Legislative & Planning Services
Planning Services
1151 Bronte Road
Oakville ON L6M 3L1

May 21, 2019

Anthony Puntillo
1016 Sutton Drive, Unit A
Burlington, ON, L7L 6B8

Dear Anthony Puntillo:

RE: **Environmental Source Information Inventory Request**

Subject Property: **2294-2300 Queensway Drive, Burlington**

This is in reference to your written request for information and signed waiver dated **May 1, 2018** and received on **April 8, 2019**. Halton Region staff reviewed Halton Region's **Environmental Source Information GIS Database** (previously known as Halton Region's Hazardous Land Use and Chemical Occurrence Environmental Protection GIS Database) and a summary of the information is provided in Table 1, attached, for the subject property mentioned above.

Please be reminded that the information in Table 1 was obtained from a variety of sources and dates as listed and the information may include confidential privileged information intended only for the addressee(s). Halton Region cannot` guarantee or warrant that this information is accurate or complete nor can the Region be held responsible for any claim or liability that can or may arise from the provision of this information. Any use which a third party makes of this information, or any reliance on or decisions to be made based on this information, are the responsibility of such third parties. Halton Region accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken on the information contained in this document.

If you would like to obtain information regarding sewers discharge violations or spills to the sanitary sewer please contact David Large, Supervisor, Industrial Waste, Public Works Department, Wastewater Services Department, Ext 7723.

If you have any questions regarding this information, please contact the undersigned at ext. 3241.

Sincerely,

Behnam Doulatyari
Planner – Groundwater and Hydrology, Sustainable Planning

Table 1: Inventory Search for: **2294-2300 Queensway Drive, Burlington**

Database and Sources	Validity Range	Last Updated	Information
Current or Historic Land Uses:			
Land Use Designations in Halton Region [1, 6, 7]	1950 - 2014	Jul 2015	Highly Vulnerable Aquifer (Source Water Protection Plan)
Regional Planning Files[1]	1988 - 2017	Mar 2017	No records found
Halton Region's Employment Survey	2015	Dec 2015	No records found
Halton Region's Business Directories[1]	1977 - 2008	Aug 2008	No records found
Halton Region Fire Insurance Plans[1]	1950 - 1975	Jun 2006	No records found
Potentially Hazardous Land/Chemical Uses:			
National Pollutant Release Inventory[2]	1993 - 2015	Apr 2017	No records found
Inventory of Retail Fuel Storage Tanks [3]	1950 - 2009	Jan 2009	No records found
Inventory of PCB Storage Sites[4]	1986 - 2015	May 2017	No records found
Pesticide Licensee Database[4]	1986 - 2016	Apr 2017	No records found
Environmental Instruments:			
Environmental Compliance Approvals/ Certificates of Approval [4]	1996 - 2016	Apr 2017	No records found
Permits to Take Water [4]	1962 - 2016	May 2017	No records found
Environmental Incidents:			
Spills Action Centre Database[4]	1989 - 2014	Jul 2015	No records found
Environmental Non-Compliance[4]	1994 - 2015	May 2017	No records found
Environmental Orders[5]	1995 - 2016	May 2017	No records found
Waste Management Sites and Records [1, 4]	1950 - 2011	Jul 2015	No records found
Hazardous Waste Information System[4]	1986 - 2015	May 2017	No records found
Sources: [1]Halton Region; [2]Environment Canada; [3]Technical Standards and Safety Authority; [4] Ministry of the Environment and Climate Change; [5] Environmental Registry; [6] Ministry of Natural Resources and Forestry; [7] Niagara Escarpment Commission			

Anthony Puntillo

From: Public Information Services [publicinformationservices@tssa.org]
Sent: Thursday, May 09, 2019 1:43 PM
To: Anthony Puntillo
Subject: RE: Information Request

No Records Found

Hello,

Thank you for your request for confirmation of public information.

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

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 or through mail along with a fee of $56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Kind regards,

Connie Hill | Public Information Agent
Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: publicinformationservices@tssa.org
www.tssa.org

From: Anthony Puntillo <APuntillo@mte85.com>
Sent: May 9, 2019 1:07 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Information Request

Hello,

We would like to inquire if the TSSA has any records on file for the following properties in Burlington:

2284 Queensway Drive
2290 Queensway Drive
2294 Queensway Drive
2300 Queensway Drive
2316 Queensway Drive
986 Cleta Street
992 Cleta Street
2293 Glenwood School Drive
2295 Glenwood School Drive

2299 Glenwood School Drive

Thank you,
Anthony

Anthony Puntillo, B.Sc. (Hon.), G.I.T. | **Environmental Scientist**
MTE Consultants Inc.
T: 905-639-2552 x2416 | APuntillo@mte85.com
1016 Sutton Drive, Unit A, Burlington, ON L7L 6B8
www.mte85.com | Twitter | LinkedIn

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345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel.: 416.734.3300
Fax: 416.231.1626
Toll Free: 1.877.682.8772

www.tssa.org

07 December 2018

Grace Thompson
Project Coordinator
PINCHIN LTD.
6-875 Main Street West
Suite 200
HAMILTON ON L8S 4P9

Subject: **2294 Queensway, Burlington, Ontario**
Your File No.: **233060**
SR No.: **2449052**

Dear Madam/Sir:

We are in receipt of your correspondence wherein you requested information regarding the above noted subject.

A search of our records did not produce the requested Fuels Safety documents.

Should you have any questions, please contact Public Information at publicinformationservices@tssa.org.

Yours truly,

Roxana Suarez-Mashtaler
Public Information Services

345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel.: 416.734.3300
Fax: 416.231.1626
Toll Free: 1.877.682.8772

www.tssa.org

07 December 2018

Grace Thompson
Project Coordinator
PINCHIN LTD.
6-875 Main Street West
Suite 200
HAMILTON ON L8S 4P9

Subject: **2300 Queensway, Burlington, Ontario**
Your File No.: **233060**
SR No.: **2449078**

Dear Madam/Sir:

We are in receipt of your correspondence wherein you requested information regarding the above noted subject.

A search of our records did not produce the requested Fuels Safety documents.

Should you have any questions, please contact Public Information at publicinformationservices@tssa.org.

Yours truly,

Roxana Suarez-Mashtaler
Public Information Services

Ministry of the Environment, Conservation and Parks

Access and Privacy Office

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

Ministère de l'Environnement, de la Protection de la nature et des Parcs

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

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

Ontario

November 30, 2018

Grace Thompson
Pinchin Environmental Ltd.
6-875 Main St W, Suite 200
Hamilton, ON L8S 4R9

Dear Grace Thompson:

RE: ***Freedom of Information and Protection of Privacy Act* Request**
Our File # A-2018-07847, Your Reference 233060

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 2294 Queensway, Burlington.

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

To conduct a search through the files of the Environmental Assessment and Permissions Branch requires an additional 8 hours. If you would like us to search for Environmental Compliance Approvals/Certificates of Approval at the Environmental Assessment and Permissions Branch, please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of $240.00. Please note that there is no guarantee any records will be located responsive to your request. Credit card forms are available on the Ministry's website http://www.ontario.ca/environment-and-energy/freedom-information-request-form. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the search conducted at the Environmental Assessment and Permissions Branch, the time for answering your request will be extended for an additional 30 days.

When remitting payment please quote our file number or attach a copy of this letter.

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

If you have any questions regarding this matter, please contact Junyi Cai at 416-314-4075.

Yours truly,

for Janet Dadufalza
Manager, Access and Privacy

APPENDIX D

MAPPING AND AERIAL PHOTOGRAPHS



MTE
Engineers | Scientists | Surveyors
Ph. (905) 639-2552
www.mte85.com

0 30 60 90 120 150m
Scale(8.5x11): 1:3000

CLIENT
Waggy Inc.

PROJECT
Phase One Environmental Site Assessment

SITE
2294 and 2300 Queensway Drive Burlington, ON

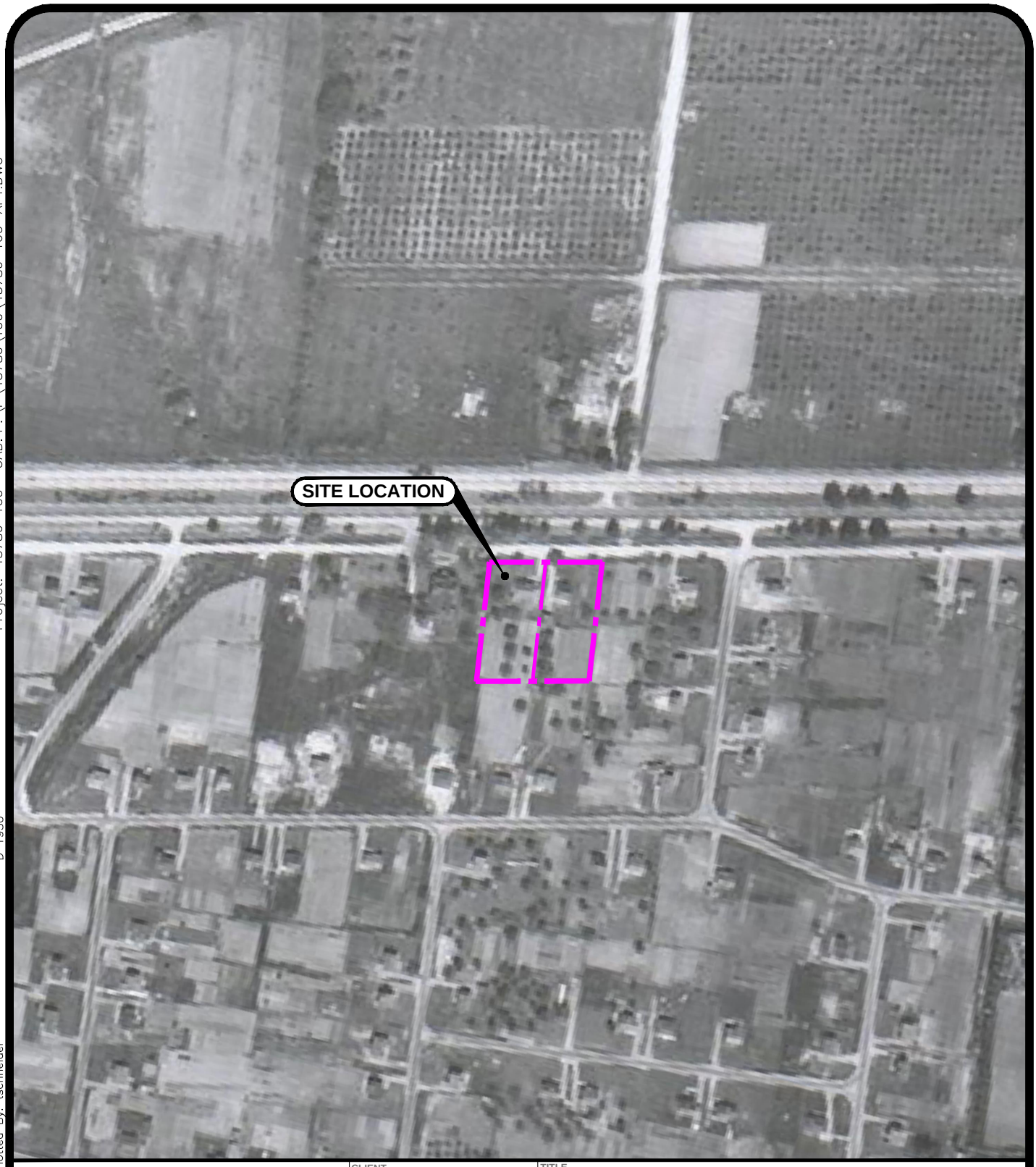
TITLE
1934 AERIAL PHOTOGRAPH

Reviewed By	TJJ
Designed By	ADP
Drawn By	TXS
Date	July 2019
Project No.	45786-100
Appendix	D

NORTH

N
PROJECT NORTH

July 9, 2019 - 3:33 PM - Plotted By: tschneider
D 1934
Project: 45786-100 CAD: P:\45786\100\45786-100-AP1.DWG



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0 30 60 90 120 150m
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SITE
2294 and 2300 Queensway Drive Burlington, ON

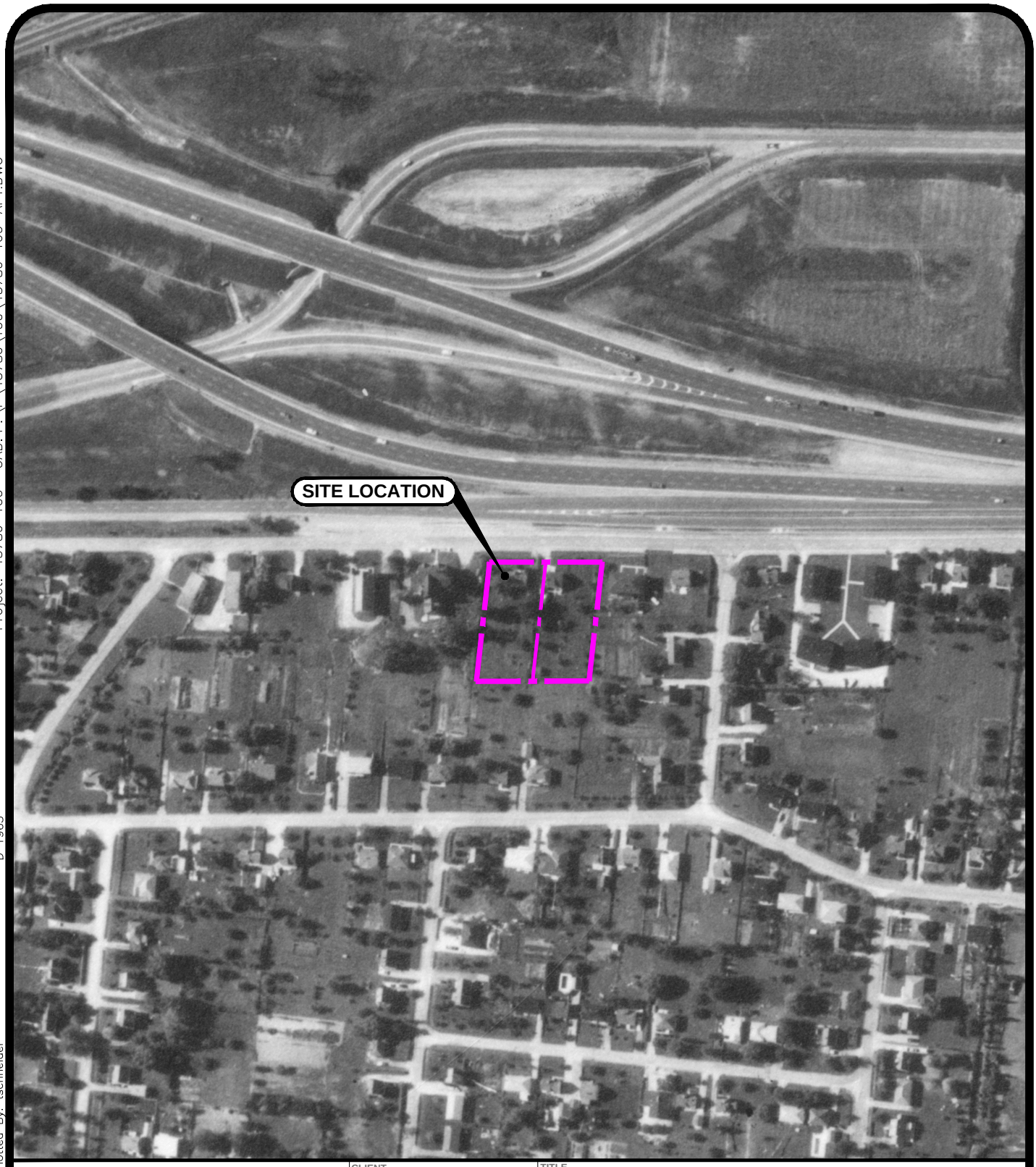
TITLE
1950 AERIAL PHOTOGRAPH

Reviewed By	TJJ
Designed By	ADP
Drawn By	TXS
Date	July 2019
Project No.	45786-100
Appendix	D

NORTH

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PROJECT NORTH

July 9, 2019 - 3:33 PM - Plotted By: tschneider
D 1950
Project: 45786-100 CAD: P:\45786\100\45786-100-AP1.DWG



Project: 45786-100 CAD: P:\45786\100\45786-100-AP1.DWG D 1965 July 9, 2019 - 3:34 PM - Plotted By: tschneider

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0 30 60 90 120 150m
Scale(8.5x11): 1:3000

CLIENT: Waggy Inc.

PROJECT: Phase One Environmental Site Assessment

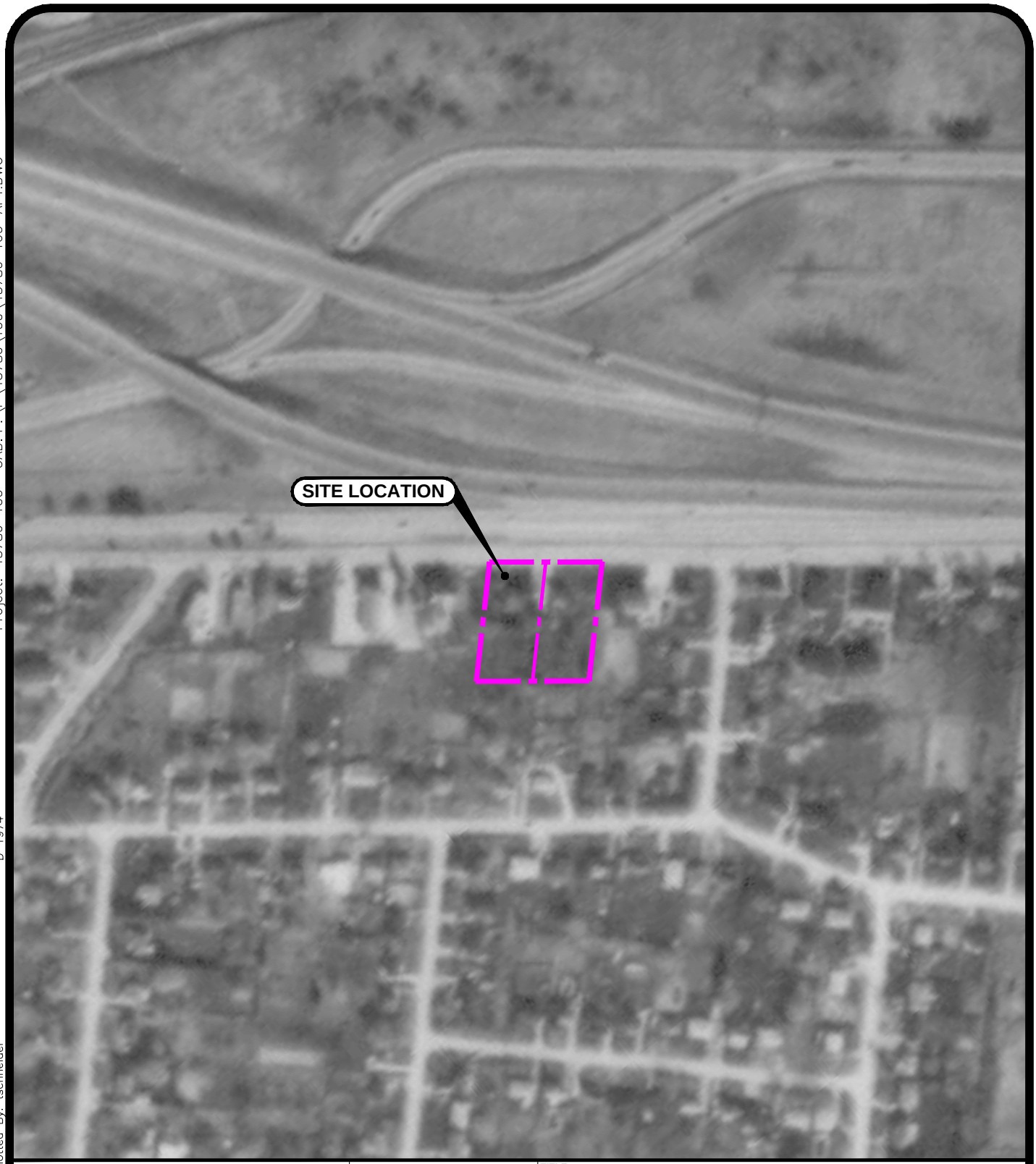
SITE: 2294 and 2300 Queensway Drive Burlington, ON

TITLE: 1965 AERIAL PHOTOGRAPH

Reviewed By	TJJ
Designed By	ADP
Drawn By	TXS
Date	July 2019
Project No.	45786-100
Appendix	D

NORTH

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PROJECT NORTH



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0 30 60 90 120 150m

Scale(8.5x11): 1:3000

CLIENT: Waggy Inc.

PROJECT: Phase One Environmental Site Assessment

SITE: 2294 and 2300 Queensway Drive Burlington, ON

TITLE: 1974 AERIAL PHOTOGRAPH

Reviewed By	TJJ
Designed By	ADP
Drawn By	TXS
Date	July 2019
Project No.	45786-100
Appendix	D

NORTH

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PROJECT NORTH

July 9, 2019 - 3:34 PM - Plotted By: tschneider
Project: 45786-100 CAD: P:\45786\100\45786-100-AP1.DWG
D 1974



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0 30 60 90 120 150m
Scale(8.5x11): 1:3000

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PROJECT
Phase One Environmental Site Assessment

SITE
2294 and 2300 Queensway Drive Burlington, ON

TITLE
1986 AERIAL PHOTOGRAPH

Reviewed By	TJJ
Designed By	ADP
Drawn By	TXS
Date	July 2019
Project No.	45786-100
Appendix	D

NORTH

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PROJECT NORTH

July 9, 2019 - 3:34 PM - Plotted By: tschneider
D 1986
Project: 45786-100 CAD: P:\45786\100\45786-100-AP1.DWG



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0 30 60 90 120 150m
Scale(8.5x11): 1:3000

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Waggy Inc.

PROJECT
Phase One Environmental Site Assessment

SITE
2294 and 2300 Queensway Drive Burlington, ON

TITLE
1992 AERIAL PHOTOGRAPH

Reviewed By	TJJ
Designed By	ADP
Drawn By	TXS
Date	July 2019
Project No.	45786-100
Appendix	D

NORTH

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PROJECT NORTH

July 9, 2019 - 3:34 PM - Plotted By: tschneider
D 1992
Project: 45786-100 CAD: P:\45786\100\45786-100-AP1.DWG



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0 30 60 90 120 150m
Scale(8.5x11): 1:3000

CLIENT
Waggy Inc.

PROJECT
Phase One Environmental Site Assessment

SITE
2294 and 2300 Queensway Drive Burlington, ON

TITLE
2005 AERIAL PHOTOGRAPH

Reviewed By	TJJ
Designed By	ADP
Drawn By	TXS
Date	July 2019
Project No.	45786-100
Appendix	D

NORTH

N
PROJECT NORTH

July 9, 2019 - 3:34 PM - Plotted By: tschneider D 2005
Project: 45786-100 CAD: P:\45786\100\45786-100-AP1.DWG



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0 30 60 90 120 150m
Scale(8.5x11): 1:3000

CLIENT
Waggy Inc.

PROJECT
Phase One Environmental Site Assessment

SITE
2294 and 2300 Queensway Drive Burlington, ON

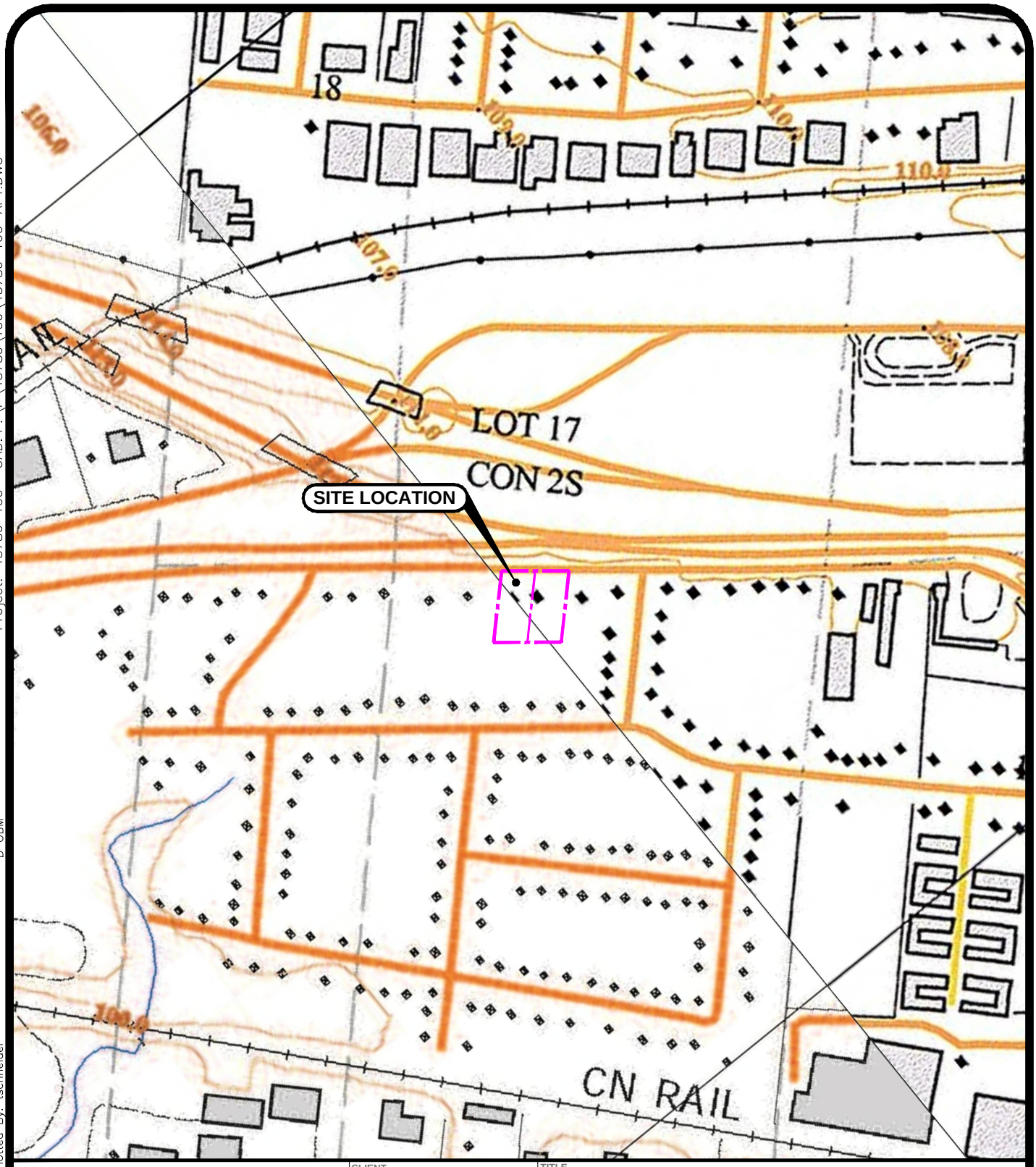
TITLE
2016 AERIAL PHOTOGRAPH

Reviewed By	TJJ
Designed By	ADP
Drawn By	TXS
Date	July 2019
Project No.	45786-100
Appendix	D

NORTH

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PROJECT NORTH

July 9, 2019 — 3:34 PM — Plotted By: tschneider
D 2016
Project: 45786-100 CAD: P:\45786\100\45786-100-AP1.DWG



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0 50 100 150 200 250m
Scale(8.5x11): 1:5000

CLIENT
Waggy Inc.

TITLE
ONTARIO BASE MAP

PROJECT
Phase One Environmental Site Assessment

SITE
2294 and 2300 Queensway Drive Burlington, ON

Reviewed By	TJJ
Designed By	ADP
Drawn By	TXS
Date	July 2019
Project No.	45786-100
Appendix	D

NORTH

N
PROJECT NORTH

July 9, 2019 — 3:35 PM — Plotted By: tschneider D OBM
Project: 45786-100 CAD: P:\45786\100\45786-100-AP1.DWG

APPENDIX E

INTERVIEW AND INSPECTION RECORDS

W45786-100

MTE Consultants Inc.

Phase One ESA Initial Inspection Report

Project Information	
Site Address	2294 + 2300 Queensway Drive, Burlington
MTE File No.	45786-100
Inspector & Qualifications	Anthony Puntillo B.Sc, G.I.T.
Project Contact(s)	Margeel Shireen
Contacts Address Contact Information (Ph/Fax/Email)	604 Markland Street, Hamilton
Prop. Owner Address Contact Information (Ph/Fax/Email)	Wnggy INC.
Date, Time and Weather Conditions	May 2/11 10°C overcast

Part 1: General - Preparation				
The site reconnaissance has occurred after the preliminary records review	(Y)	N		
The QP or a person supervised by the QP has physically attended/investigated the Phase One Property.	(Y)	N		
The QP or a person supervised by the QP will conduct investigation of the remaining properties within the Phase One Study Area from publicly accessible areas.	(Y)	N		
List of areas of concern identified in records review and interviews component of Phase One:	Former ASTs orchard			
List of water bodies in the Phase One Study Area:	Rambo Creek			
List of Area's of Natural Significance in the Phase One ESA study Area:	None			
Site Plan (to scale)	(Y)	N	N/A	
Other Notes – Part 1				

Part 2: General Observations				
Is the facility operational?	(Y)	N	N/A	
Description of Past Operations	Orchard			
Description of Current Operations	Residential			
Company name, contact name and address of Current/Past tenants (if different)	Residential tenants in 2300 Queensway Drive			
Approximate Land Area (units)	0.40 ha			
Number of Buildings	6			
Approximate Usage Area (Warehouse, Manufacturing, Processing, Showroom, Residential, Commercial, etc.)	2 dwellings 2 garages 2 sheds			
Visual Appearance of the Property	Well maintained residential property			
Is the property an Enhanced Investigation Property (EIP – See pg.8)?	Y	(N)	N/A	
Has the property ever been an EIP (See pg.8)?	Y	(N)	N/A	
List of Adjacent Properties	N - Queensway Drive E - Residential W - Equestrian Retailer S - Residential			

Part 3: Photographs				
Number of Photos Taken:	64			
Including Photos of:				
Exterior of all building(s)/structure(s)	(Y)	N	N/A	
Interior of all building(s)/structure(s)	(Y)	N	N/A	
Areas of potential fill	(Y)	N	N/A	
The Phase One Study Area	(Y)	N	N/A	
Photo orientation/description of each photo included (see attached Photo Log Sheet)	(Y)	N	N/A	

Part 4: Exterior of Premises				
General Conditions				
Age and Number of Buildings	6 buildings 1946 - 1988's			
General Description of Below Ground Structures	2 basements			
Age and Number of Below Ground Structures	1946, 1950			
Details of all ASTs and USTs. Number, consistent with other information, spillage, contents, installation date, registered, tested	2 former ASTs in the basement			
Details of removed ASTs, USTs	Unknown			
Equipment wash-down?	Y	(N)	N/A	
Potable and Non-Potable Water Sources	Y	(N)	N/A	
Confirm Water Source(s)	Municipal			
Confirm Sanitary Disposal(s)	↓			
Type and Location of Underground Utilities Present	Gas			
Storm and Surface Water Handling	Infiltration			
Bedrock Indicators?	Y	(N)	N/A	

Part 5: Interior of Buildings

Exit and Entry Points	Man doors and overhead doors			
Age and Construction of Each Building	1946, 1950, 1980s			
Heating Systems, including Type and Fuel Source	Natural gas furnace			
Cooling Systems, including Type and Fuel Source	AC units			
Any drains, pits and sumps, including their current use, if any, and former use	Y	(N)	N/A	
Any unidentified substances	Y	(N)	N/A	
Stains/corrosion on floors other than from water and where located (ie. near a drain, pit, sump, crack or other potential discharge location).	NO			
Asbestos Containing Materials (condition, size)?				
Spray-on Insulation	Y	(N)	N/A	
Roofing Materials	Y	(N)	N/A	
Pipe Wrap	Y	(N)	N/A	
Boiler Insulation	Y	(N)	N/A	
Tank Linings	Y	(N)	N/A	
Ceiling Tiles	Y	(N)	N/A	
Floor Tiles	Y	(N)	N/A	
Expansion Joint	Y	(N)	N/A	
Thermal Insulation	Y	(N)	N/A	
Spray-on Fire Proofing	Y	(N)	N/A	
Asbestos Management Plan?	Y	(N)	N/A	
Does the facility deal in batteries?	Y	(N)	N/A	
Disposal Records Available?	Y	(N)	N/A	

Part 6: Inquire about, Identify and Investigate all:	
Details and locations of wells	None
Details of sewage works, including their location	Sewers

Details of ground surface, including type of ground cover, such as grass, gravel, soil or pavement details of current or former railway lines or spurs and their locations	Grass and asphalt driveway			
Evidence of impact caused by adjacent properties?	Y	(N)	N/A	
Areas of stained soil, vegetation or pavement	Y	(N)	N/A	
Stressed vegetation	Y	(N)	N/A	
Description of local topography (Surface water, run-off).	South			
Areas where fill and debris materials appear to have been placed or graded	Y	(N)	N/A	
Evidence of Potentially Contaminating Activities (List PCA in Part 9)	(Y)	N	N/A	
Details of any unidentified substances found at the property	No			
Hazardous materials used or stored at the phase one property	No			
Raw materials handling and storage locations at the phase one property	No			
Products manufactured at the phase one property	No			
By-products and wastes at the phase one property	No			
Location and contents of drums, totes and bins at the phase one property	No			

Details of all oil/water separators at the phase one property including for each separator the location, installation date, source of incoming liquid and effluent discharge location	N/A
All vehicle and equipment maintenance areas, including the locations of maintenance, fluid storage, and waste storage areas	No
Details of all spills including the dates, locations, materials involved, and volumes of material spilled	No
Details of liquid discharge points such as water and French drains, including their locations	No
Details of all hydraulic lift equipment at the property, including elevators, in-ground hoists and loading docks	No
Details of Transformers (Who owns, how many, tested? tagged?, description, location)	No
Details of other PCB Equipment (ie. Capacitors, switches, light ballasts)	No

Water/Waste Water Discharges (identify processes which produce wastewater discharges):			
Sinks/Showers	Vehicle Washing	Cooling Water	Floor Washing
Equipment Washing	Process Water	Waste Water Treatment	Other _____

Identify waste water treatment and collection equipment utilized:			
Grease Traps	Interceptor Trenches	Catch Basins	Sumps
USTs	ASTs	Chemical Treatment	Separators
Biological Treatment	Degreasers	Settling Pond/Tanks	Septic
French Drains	Lagoons	Other _____	

Presence of a machine shop?	Y	N	N/A	
Organic solvent use, handling and storage?	Y	N	N/A	
Use of Pesticides?	Y	N	N/A	
Use of Fertilizers?	Y	N	N/A	
Lagoons Present?	Y	N	N/A	
Air Quality?	Y	N	N/A	
Housekeeping Issues?	Y	N	N/A	
Past Placement of Fill?	Y	N	N/A	
Floodplains?	Y	N	N/A	
Outstanding Regulatory Compliance Issues?	Y	N	N/A	
Any Fires?	Y	N	N/A	
Stockpiles?	Y	N	N/A	

Part 7: Wastes				
Generation of Waste Oils or other Wastes?	Y	(N)	N/A	
How are Cuttings and Waste Oils handled?	N/A			
Where are Waste Oils Stored?	↓			
Are there Signs of Leaks or Spills in Storage Areas?	Y	(N)	N/A	
How and Where are Wastes Disposed of?	Municipal pickup			
How are wastes Stored on Site?				
Drums	Y	(N)	N/A	
AST	Y	(N)	N/A	
UST	Y	(N)	N/A	
Surface Impoundment	Y	(N)	N/A	
Waste Piles	Y	(N)	N/A	
Dumpsters	(Y)	N	N/A	
Other	Y	(N)	N/A	
Presence of Waste Materials observed?	Y	(N)	N/A	
List of Compounds for which MSDS are available	N/A			

Part 8: Enhanced Investigation Property	
Identify, Locate and Document all:	N/A
Operations at the property, including processing or manufacturing;	
Regulatory permits and records related to areas of potential environmental concern	
Material safety data sheets	
Underground utility drawings	

Inventories of chemicals, chemical usage and chemical storage areas:

Material	Type of Storage	Storage Conditions	Quantity	Concerns
N/A				

Inventory of above ground storage tanks and underground storage tanks	2 former heating oil ASTs
Environmental monitoring data, including data created in response to an order or request of the Ministry	N/A
Waste management records, including current and historical waste storage locations and waste generator and waste receiver information maintained pursuant to Regulation 347	N/A

Process, production and maintenance documents related to areas of potential environmental concern	N/A
Records of spills and records of discharges of contaminants, including records of spills and records of discharges of contaminants	
Emergency response and contingency plans, including spill prevention and contingency plans	
Environmental audit reports	
Site plan of facility showing areas of production and manufacturing.	✓

Part 9: Summary			
	Yes	**No**	**Comments**
Limitations to Inspection?	Y	(N)	
Access granted to all areas of the Site?	(Y)	N	
Current/Historical Site Plans Available	(Y)	N	
Certificates of Approval.	Y	(N)	
MOE/Municipality Environmental Correspondence or Inspections?	Y	(N)	
Previous Environmental Reporting (incl. Well Records)	(Y)	N	
Asbestos Management Plan	Y	(N)	
Insurance Risk Survey	Y	(N)	
List of PCAs Present at Site	None		
List of PCAs Formerly Present at Site	28 40		
List of PCAs Present In Phase One ESA Study Area	None		
List of PCAs Formerly Present In Phase One ESA Study Area	None		
Identify potential contaminant pathways on, in or under the Phase 1 property Surface Water Present (distance) Ecological Receptors Human Receptors Maximum Duration of Exposure	 N/A Contact Contact 24 hr		
Written Description Completed?	(Y)	N	

W45786-100

MTE Consultants Inc.
Phase I ESA Interview Questions

Project No.: 45786-00
Client: Waggy Inc.

Name of Interview Candidate: Magel Shirecon

Title PM **Date:**

Relationship/How long with company? Investing Pro Group

1. Who is the current owner/tenant of the Site? How long have they owned/leased?

Waggy Inc. 3 months ownership
2300 - 2 residential tenants

2. Who is the previous owner of the Site? Who is the previous tenant of the Site?

NO

3. Have any major renovations been conducted? Demolition of buildings/structures?

NO Plan to remove 2291 4

4. Are any water wells located on the property? If so, is the driller's well log available? How deep is the well?

No

5. Are any septic beds located on the property? Are permits available?

No

6. Are there any problems with Site drainage? Has there ever been any flooding in the basement, building or external area of the property? Any issues with roof leaks?

NO

7. Are there any easements on the property (hydro, gas, telephone, etc.)?

NO

8. Has dust control ever been used on the property? If so, what was used?

N/O

9. Has salt or other de-icing chemicals been used for winter maintenance of walkways or parking areas? If yes, please describe storage and application practices.

NO

10. Are there any transformers located on the property? If so, who owns them?

N/O

11. Are there any aboveground storage tanks located on the Site? Have any been removed in the past? If so, when, what size and what did it contain?

N/O - don't think so

12. Are there any underground storage tanks located on the Site? Have any been removed in the past? If so, when, what size and what did it contain?

NO

13. Are there any fuel pumps or fuelling systems on the Site? Have any been removed in the past?

No

14. Have any pesticides/herbicides/sludge ever been applied to the Site? If so, when, and what products?

NO

15. Are there any noise or odours problems from the Site to your neighbours or from the surrounding neighbouring properties to your Site?

NO

16. Is there chemical/solvent storage on Site? Which chemicals/method of storage?

NO

17. How is solid waste stored and disposed?

Municipal

18. Is any vehicle maintenance performed on the Site currently or in the past? How are the waste vehicle fluids dealt with?

NO

19. Are any liquid industrial wastes generated at the Site? If so, how are they disposed of?

NO

20. Does any equipment, vehicle or plant floor wash down occur on the Site currently or in the past?

NO

21. Was the Site ever used for agricultural purposes? If so, approximately what years and what crops?

No

22. When was the Site developed? Has the building ever been heated with fuel oil (furnace oil)?

not old, not w/ old

23. Have any chemical/oil spills occurred? How are spills handled? Are spill kits available? Do employees have Spill Response training?

NO

24. Are Material Safety Data Sheets (MSDS) available for any chemical compounds used on the Site?

NO

25. Is there a Joint Health and Safety Committee? Do they have any outstanding environmental concerns?

NO

26. Are there any outstanding regulatory compliance issues (such as zoning, labour or environment) with the Site? Have there been any in the past?

No

27. Is there any asbestos, lead, UFFI or PCB containing materials on the Site? Have any been removed in the past?

No, quote for abatement

28. Are batteries (non-household type) used on the Site? If so, how are they disposed?

No

29. Have any other inspections occurred on the Site (i.e. Ministry of Labour, Ministry of the Environment, Township/Municipality, Insurance agency, etc.) Any other environmental reports completed for the Site?

No - Phase I w/ Pinchin

- 2294 Joan H.

30. Any other problems with the neighbouring properties such as chemical storage, contamination, etc?

No

31. Are any waste oils generated/stored on Site? If so, how are these wastes stored and disposed of? Is there an oil-water separator?

No

32. Are there any hoists on the Site? If so are the above ground or in ground and how are they powered?

No

33. Have there been any fires or do you burn or incinerate anything?

No

34. Are there any areas of mould/water damage in the building?

No

35. Has any waste been dumped on the property? Has any soil or fill from an unknown source been deposited on the Site?

No

36. Are there any concerns related to indoor air quality in the building?

No

37. Do you have any stack emissions, fugitive air emissions? Do you have a Certificate of Approval (Air) issued by the Ontario Ministry of the Environment?

No

38. Is there another person we should contact for additional information?

No

The above information is a true representation of my knowledge of the Site and operations. I understand that this information will be reviewed by MTE and compiled in the Phase I ESA report.

Are there any additional comments related to environmental matters that you have?

Signature of Interviewed Candidate: _____

APPENDIX F

PHOTOGRAPHIC LOG

Photographic Log for the Phase One ESA
2294-2300 Queensway Drive, Burlington, Ontario



Photograph No. 1 – Southwest facing view of 2294 Queensway Drive.



Photograph No. 2 – View of the basement of 2294 Queensway Drive.



Photograph No. 3 – Southeast facing view of 2300 Queensway Drive.



Photograph No. 4 – View of the basement of 2300 Queensway Drive.



Photograph No. 5 – Southeast facing view of the garage and shed at 2300 Queensway Drive.



Photograph No. 6 – Interior view of the garage at 2300 Queensway Drive.



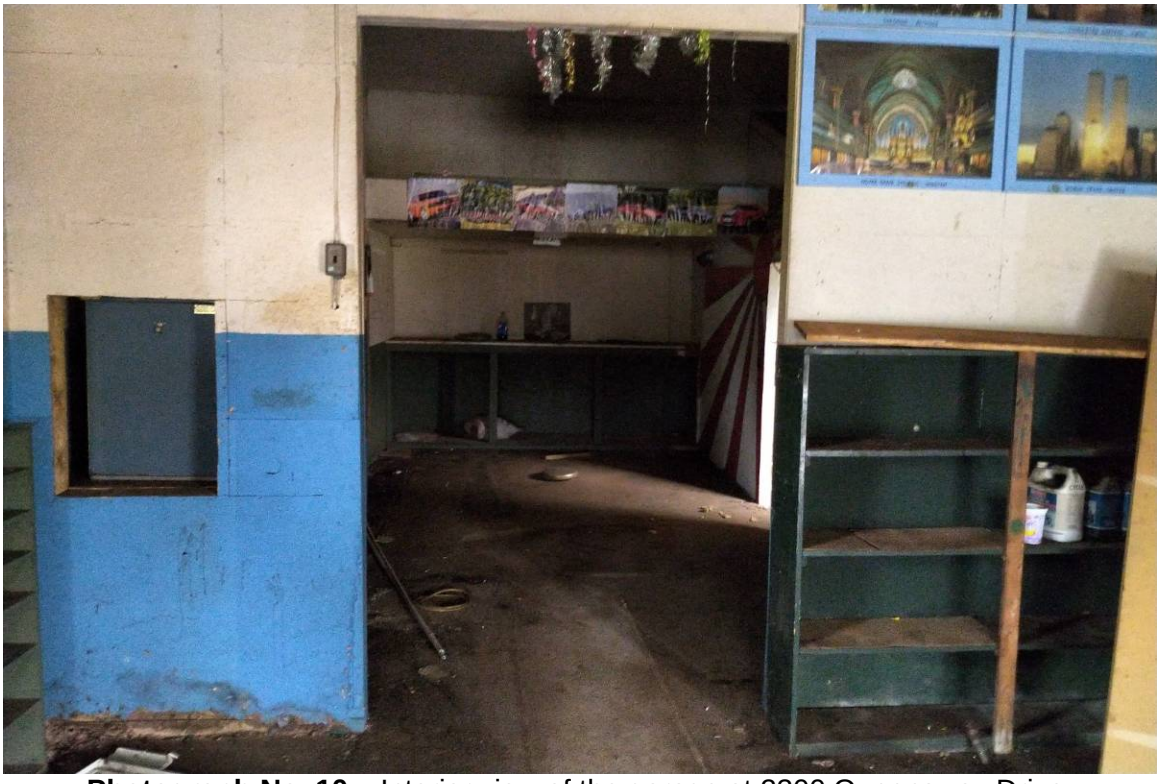
Photograph No. 7 – Interior view of the shed at 2300 Queensway Drive.



Photograph No. 8 – Interior view of the southern shed at 2300 Queensway Drive..



Photograph No. 9 – Northwest facing view of the garage at 2294 Queensway Drive.



Photograph No. 10 – Interior view of the garage at 2300 Queensway Drive.



Photograph No. 11 – North facing view of the property at 2300 Queensway Drive.



Photograph No. 12 – North facing view of the property at 2294 Queensway Drive.

APPENDIX G

POTENTIALLY CONTAMINATING ACTIVITIES

Appendix G
Potentially Contaminating Activities (PCA's)

1. Acid and Alkali Manufacturing, Processing and Bulk Storage
2. Adhesives and Resins Manufacturing, Processing and Bulk Storage
3. Airstrips and Hangars Operation
4. Antifreeze and De-icing Manufacturing and Bulk Storage
5. Asphalt and Bitumen Manufacturing
6. Battery Manufacturing, Recycling and Bulk Storage
7. Boat Manufacturing
8. Chemical Manufacturing, Processing and Bulk Storage
9. Coal Gasification
10. Commercial Autobody Shops
11. Commercial Trucking and Container Terminals
12. Concrete, Cement and Lime Manufacturing
13. Cosmetics Manufacturing, Processing and Bulk Storage
14. Crude Oil Refining, Processing and Bulk Storage
15. Discharge of Brine related to oil and gas production
16. Drum and Barrel and Tank Reconditioning and Recycling
17. Dye Manufacturing, Processing and Bulk Storage
18. Electricity Generation, Transformation and Power Stations
19. Electronic and Computer Equipment Manufacturing
20. Explosives and Ammunition Manufacturing, Production and Bulk Storage
21. Explosives and Firing Range
22. Fertilizer Manufacturing, Processing and Bulk Storage
23. Fire Retardant Manufacturing, Processing and Bulk Storage
24. Fire Training
25. Flocculants Manufacturing, Processing and Bulk Storage
26. Foam and Expanded Foam Manufacturing and Processing
27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
28. Gasoline and Associated Products Storage in Fixed Tanks
29. Glass Manufacturing
30. Importation of Fill Material of Unknown Quality
31. Ink Manufacturing, Processing and Bulk Storage
32. Iron and Steel Manufacturing and Processing
33. Metal Treatment, Coating, Plating and Finishing
34. Metal Fabrication
35. Mining, Smelting and Refining; Ore Processing; Tailings Storage
36. Oil Production
37. Operation of Dry Cleaning Equipment (where chemicals are used)
38. Ordnance Use
39. Paints Manufacturing, Processing and Bulk Storage
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-scale Applications
41. Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
42. Pharmaceutical Manufacturing and Processing
43. Plastics (including Fibreglass) Manufacturing and Processing
44. Port Activities, including Operation and Maintenance of Wharves and Docks
45. Pulp, Paper and Paperboard Manufacturing and Processing
46. Rail Yards, Tracks and Spurs
47. Rubber Manufacturing and Processing
48. Salt Manufacturing, Processing and Bulk Storage
49. Salvage Yard, including automobile wrecking
50. Soap and Detergent Manufacturing, Processing and Bulk Storage
51. Solvent Manufacturing, Processing and Bulk Storage
52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
53. Tannery
54. Textile Manufacturing and Processing
55. Transformer Manufacturing, Processing and Use
56. Treatment of Sewage equal to or greater than 10,000 litres per day
57. Vehicles and Associated Parts Manufacturing
58. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
59. Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products

(Reference: Table 2, Schedule D, Ontario Regulation 153/04 as amended)

APPENDIX H

PAST AND CURRENT USES TABLE AND APEC TABLE

"Table of areas of potential environmental concern"
(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of potential environmental concern [1]	Location of area of potential environmental concern on phase one property	Potentially contaminating activity [2]	Location of PCA (on-site or off-site)	Contaminants of potential concern [3]	Media potentially Impacted (Ground water, soil and/or sediment)
APEC 1 – Arsenic based pesticide application to former orchard occupying entire Site.	Entire Phase One Property	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-scale Applications	On-Site	Metals As, Sb, Se OCs	Soil
APEC 2a – Former heating oil AST in the basement of 2294 Queensway Drive.	Northern portion of Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	PHCs BTEX	Soil
APEC 2b – Former heating oil AST in the basement of 2300 Queensway Drive.	Northern portion of Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	PHCs BTEX	Soil

Notes:

1 - Areas of potential environmental concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,

(a) identification of past or present uses on, in or under the phase one property, and

(b) identification of potentially contaminating activity.

2 - Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area

3 - When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the "Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:

List of Method Groups:

ABNs	PCBs	Metals	Electrical Conductivity
CPs	PAHs	As, Sb, Se	Cr (VI)
1,4-Dioxane	THMs	Na	Hg
Dioxins/Furans, PCDDs/PCDFs	VOCs	B-HWS	Methyl Mercury
OCs	BTEX	Cl-	Low or high pH,
PHCs	Ca, Mg	CN-	SAR

4 - When submitting a record of site condition for filing, a copy of this table must be attached

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"Table of current and past uses of the phase one property" (Refer to clause 16(2)(b), Schedule D, O.Reg. 153/04)

Year	Name of Owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
Lot 19, Plan 338				
1810-1812	Mary Seth	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1812-1819	Jonathan Lewis	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1819-1834	Jarret Gaige	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1834-1861	Asahile Gaige	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1861-1878	Amanda Baxter & Thomas Baxter	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1878-1893	John Fothergill	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1893-1894	Christopher Fothergill	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1894-1911	Mary Jane Pettet	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.

Year	Name of Owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
Lot 19, Plan 338				
1911-1934	John Arthur Pettet	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1934-1946	John Arthur Pettet	Orchard	Agriculture or other use	• Chain of Title information • A 1934 aerial photograph depicted an orchard occupying the entire Site
1946-1948	John Arthur Pettet	Residential dwelling	Residential use	• Chain of Title information • The Site representative indicated that the residential dwelling was constructed in approximately 1946.
1948-1963	The Director, The Veterans' Land Act	Residential dwelling	Residential use	• Chain of Title information. • Aerial photographs from 1950 to 2016 depict the Site as occupied by residential dwellings. • City directories indicate that the Site was occupied by residential tenants from approximately 1959 to 2013.
1963-1975	Robert Tinsley Miller & Ethel Sarah Miller	Residential dwelling	Residential use	• Chain of Title information. • Aerial photographs from 1950 to 2016 depict the Site as occupied by residential dwellings. • City directories indicate that the Site was occupied by residential tenants from approximately 1959 to 2013.
1975-2019	Donald J. Sciamonte	Residential dwelling	Residential use	• Chain of Title information. • Aerial photographs from 1950 to 2016 depict the Site as occupied by residential dwellings. • City directories indicate that the Site was occupied by residential tenants from approximately 1959 to 2013.
06-03-2019-13-03-2019	John Sciamonte & Larry Francavilla	Residential dwelling	Residential use	• Chain of Title information. • Aerial photographs from 1950 to 2016 depict the Site as occupied by residential dwellings. • City directories indicate that the Site was occupied by residential tenants from approximately 1959 to 2013.

Year	Name of Owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
Lot 19, Plan 338				
13-03-2019-Present	Waggy Inc.	Residential dwelling	Residential use	• Chain of Title Information. • Aerial photographs from 1950 to 2016 depict the Site as occupied by residential dwellings. • City directories indicate that the Site was occupied by residential tenants from approximately 1959 to 2013. • During the Site visit the Phase One Property was occupied by two residential dwellings.

Notes:

1 - For each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies: Agriculture or other use
Commercial use
Community use Industrial
use Institutional use
Parkland use Residential
use

2 - When submitting a record of site condition for filing, a copy of this table must be attached

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"Table of current and past uses of the phase one property" (Refer to clause 16(2)(b), Schedule D, O.Reg. 153/04)

Year	Name of Owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
Lot 20, Plan 338				
1810-1812	Mary Seth	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1812-1819	Jonathan Lewis	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1819-1834	Jarret Gaige	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1834-1861	Asahile Gaige	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1861-1878	Amanda Baxter & Thomas Baxter	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1878-1893	John Fothergill	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1893-1894	Christopher Fothergill	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1894-1911	Mary Jane Pettet	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.

Year	Name of Owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
Lot 20, Plan 338				
1911-1934	John Arthur Pettet	Undeveloped	Agriculture or other use	• Chain of Title information. • There were no records to suggest development prior to 1934.
1934-1948	John Arthur Pettet	Orchard	Agriculture or other use	• Chain of Title information • A 1934 aerial photograph depicted an orchard occupying the entire Site.
1948-1950	The Director, The Veterans' Land Act	Orchard	Agriculture or other use	• Chain of Title information • A 1934 aerial photograph depicted an orchard occupying the entire Site.
1950-1960	The Director, The Veterans' Land Act	Residential dwelling	Residential use	• Chain of Title information. • Aerial photographs from 1950 to 2016 depict the Site as occupied by residential dwellings. • City directories indicate that the Site was occupied by residential tenants from approximately 1959 to 2013. • The Site representative indicated that the residential dwelling was constructed in approximately 1950.
1960-1982	William John McClenaghan & Jessie Thompson McClenaghan	Residential dwelling	Residential use	• Chain of Title information. • Aerial photographs from 1950 to 2016 depict the Site as occupied by residential dwellings. • City directories indicate that the Site was occupied by residential tenants from approximately 1959 to 2013.
1982-1995	Donald J. Sciamonte & Connie Moore	Residential dwelling	Residential use	• Chain of Title information. • Aerial photographs from 1950 to 2016 depict the Site as occupied by residential dwellings. • City directories indicate that the Site was occupied by residential tenants from approximately 1959 to 2013.
1995-06-03-2019	Donald Sciamonte	Residential dwelling	Residential use	• Chain of Title information. • Aerial photographs from 1950 to 2016 depict the Site as occupied by residential dwellings. • City directories indicate that the Site was occupied by residential tenants from approximately 1959 to 2013.

Year	Name of Owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
Lot 20, Plan 338				
06-03-2019-13-03-2019	John Sciamonte & Larry Francavilla	Residential dwelling	Residential use	• Chain of Title information. • Aerial photographs from 1950 to 2016 depict the Site as occupied by residential dwellings. • City directories indicate that the Site was occupied by residential tenants from approximately 1959 to 2013.
13-03-2019-Present	Waggy Inc.	Residential dwelling	Residential use	• Chain of Title Information. • Aerial photographs from 1950 to 2016 depict the Site as occupied by residential dwellings. • City directories indicate that the Site was occupied by residential tenants from approximately 1959 to 2013. • During the Site visit the Phase One Property was occupied by two residential dwellings.

Notes:

1 - For each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies: Agriculture or other use
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