



Phase One Environmental Site Assessment

198, 200 and 206 Plains Road East, Burlington, Ontario

Submitted to:
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Submitted by:.
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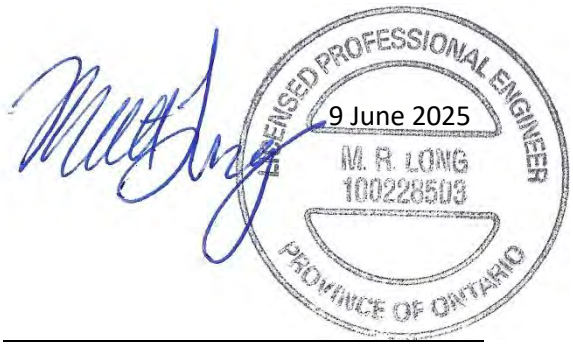
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Certification

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Record of Revisions

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0	April 22, 2025	Draft for project team review
1	June 9, 2025	Final Report

Acronyms and Abbreviations

°C	degree Celsius
ANSI	Area of Natural and Scientific Interest
APEC	Area of Potential Environmental Concern
AST	Aboveground Storage Tank
APU	Assessment of Past Uses
BESR	Brownfields Environmental Site Registry
GEI	GEI Consultants Canada Ltd.
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
CPU	Certificate of Property Use
EBR	Environmental Bill of Rights
EC	Electrical Conductivity
ECA	Environmental Compliance Approval
EPA	Environmental Protection Act
ERIS	Environmental Risk Information Services Ltd.
ESA	Environmental Site Assessment
EASR	Environmental Activity and Sector Registry
FIP	Fire Insurance Plan
FOI	Freedom of Information
Ha	hectare(s)
m asl	metres above sea level
m bgs	metres below ground surface
MECP	Ministry of Environment, Conservation and Parks
O.Reg. 406/19	Ontario Regulation 406/19
O.Reg. 153/04	Ontario Regulation 153/04
OCPs	Organochlorine pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PCA	Potentially Contaminating Activity
PCBs	Polychlorinated biphenyls
PHCs	Petroleum Hydrocarbons
QP_{ESA}	Qualified Person for Environmental Site Assessment
RSC	Record of Site Condition
ROW	Right-of-Way
SAR	Sodium Adsorption ratio
SCS	Site Condition Standard
SDS	Safety Data Sheet
SPLP	Synthetic Precipitation Leaching Procedure
TSSA	Technical Standards & Safety Authority
UST	Underground Storage Tank
VOC	Volatile Organic Compound(s)

Executive Summary

GEI Consultants Canada Ltd. (GEI) was retained by Landwise (the "Client") on behalf of 2805531 Ontario Ltd. (the "Owner") to conduct a Phase One Environmental Site Assessment (ESA) for the properties located at 198, 200 and 206 Plains Road East in Burlington, Ontario, hereinafter referred to as the "Site" or “Phase One Property”. It is our understanding that the Phase One Property is proposed to be redeveloped into a six (6) storey residential building.

The purpose of the Phase One ESA is to identify the actual or potential environmental concerns or risks associated with a property that would result from current or historical land uses on-Site and on adjacent lands. This Phase One ESA was completed in general accordance with the standards set by *Canadian Standards Association Report No. Z768-01 Phase I Environmental Site Assessment* (November 2001, reaffirmed 2016) and according to the terms of reference given in Ontario Regulation 153/04 (as amended) made under the Environmental Protection Act.

A Phase One ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. This Phase One ESA was conducted in general accordance with O.Reg.153/04, as amended, and in accordance with generally accepted professional practices. Subject to this standard of care, GEI makes no express or implied warranties regarding its services, and no third-party beneficiaries are intended (Appendix A).

It is GEI’s understanding that a Record of Site Condition (RSC) is not required to be filed with the Ministry of the Environment, Conservation and Parks (MECP) since there will be no changes in property use (i.e., the property use will remain residential). However, the reviewing agencies may require an RSC to be filed as a condition of the development approvals and therefore GEI recommends that confirmation from the reviewing agencies (i.e., Region of Halton, and others, as appropriate) be obtained during the approval and review process to ensure that municipal planning requirements are met.

In this report, Plains Road East is considered to be oriented in an east-west direction, while White Oak Drive is oriented in a north-south direction. The Site is located south of Plains Road East and White Oak Drive intersection in Burlington, Ontario, as shown on Figure 1.

The Site is rectangular in shape and measures approximately 2,866 m^2 (0.29 hectares) in size. The Site is currently developed with two (2) residential dwellings, a detached two (2) car garage, and a small shed with associated paved driveways and parking areas. The remaining area surrounding the two (2) residential buildings is landscaped (grass covered and trees). Based on our review of available historical imagery, the Site is inferred to have been developed for residential use prior to 1959.

In the context of O.Reg. 153/04, it is the Qualified Person’s (QP) opinion that the current property use of the Phase One Property is “Residential Use”.

Based on our review of available historical records (available aerial imagery), the Phase One Property is inferred to have been developed for residential use prior to 1959. Based on information available from the City of Burlington Digital Archives, the Phase One Property is inferred to have been historically part of a

larger land parcel. An archive entry listing the history of the property located at 192 Plains Road East (192 Plains Road East, 1974 - Burlington Digital Archive) indicates it as being a 50 acre parcel reportedly under agricultural use where John Fonger Sr. settled in 1804. The Fonger Farms and farming land was acquired by David Fonger in 1840s. In 1868, this 50 acre parcel was sold to Barney Roelofson. These past owners of the 50 acre parcel appear in the title abstract (refer to Section 3.2) for the Phase One property. Additional details provided in the archives list William H. and Lillian Scheer (who also appear on the title abstract) and other members of Scheer family as occupying the 50 acre parcel historically.

In the City Directory records, listings for Doctor and Dentist offices (between 1965 to 1985), pet care (1980-1995) and a business under the name of New Horizon Homes (2012) were reported for the Phase One Property in the past. At the time of the Site Reconnaissance, the Phase One Property buildings were observed to have been most recently under residential use with several residential units, which were vacant at the time of the visit. Based on the past occupancy details provided for the Phase One Property in the Municipal City Directories, the medical/pet care occupants listings for the subject property are not considered to be associated with PCAs as per Table 2, Schedule D of O.Reg.153/04, as amended.

Please note that general environmental management and housekeeping practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the Site. However, a detailed review of regulatory compliance issues is beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

Based on the Phase One ESA findings, the following information is provided in support of the Qualified Person's conclusion.

APEC	**Location of APEC on Phase One Property**	**PCA**	**Location of PCA (On-Site or Off-Site)**	**COPCs**	**Media Potentially Impacted (Groundwater, soil and/or sediment)**
APEC 1: Presence of fill material associated with general site grading and original construction of current and former building(s) (if any)	Entire Site	#30 – Importation of Fill Material of Unknown Quality (PCA 1)	On-Site	Metals, As, Sb, Se, B-HWS, Hg, Cr(VI), CN- and PAHs	Soil
APEC 2: Potential former presence of fuel oil storage tanks for the purpose of home heating	In the vicinity of the building footprints	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks (PCA 2)	On-Site	PHCs, BTEX	Soil and Groundwater

APEC	Location of APEC on Phase One Property	PCA	Location of PCA (On-Site or Off-Site)	COPCs	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 3A: Application of de-icing salts on the driveways and paved parking areas	Driveways (northerly portion of Site) and paved parking areas (north and south of buildings)	#Other – Application of De-Icing Salts (PCA 3A)	On-site	SAR, EC, Na and Cl	Soil and Groundwater
APEC 3B: Application of de-icing salts on adjacent sidewalk and roadway along Plains Road East	North portion of the Site	#Other – Application of De-Icing Salts (PCA 3B)	Off-site	SAR, EC, Na and Cl	Soil and Groundwater
APEC 4: Potential historic dry-cleaning operations in the commercial building on the north side of Plains Road East	North portion of the Site	PCA# 37 – Operation of Dry Cleaning Equipment (where chemicals are used) (PCA 4)	Off-Site	VOCs	Groundwater

Notes:

1. Area of Potential Environmental Concern (APEC) means the area on, in or under a Phase One Site where one or more contaminants are potentially present, as determined through the Phase One ESA, including through:
   a) identification of past or current uses on, in or under the Phase One property, and b) identification of potentially contaminating activities.
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. PHCs = petroleum hydrocarbons; BTEX = benzene, toluene, ethylbenzene, xylenes; VOCs = volatile organic compounds; PAHs = polycyclic aromatic hydrocarbons; PCBs = Polychlorinated Biphenyls; EC = electrical conductivity; SAR = sodium adsorption ratio; As = arsenic; Sb = antimony; Se = selenium; B-HWS = boron hot water soluble; Hg = mercury; Cr(VI) = chromium (VI) and CN- = cyanide; Na = sodium; Cl - = chloride
4. COPCs = Contaminants of Potential Concern

Based on the findings and conclusions of the Phase One ESA, a Phase Two ESA is recommended to assess the soil and groundwater conditions at the Site.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.

1. Introduction

GEI Consultants Canada Ltd. (GEI) was retained by Landwise (the "Client") on behalf of 2805531 Ontario Ltd. (the "Owner") to conduct a Phase One Environmental Site Assessment (ESA) for the properties located at 198, 200 and 206 Plains Road East in Burlington, Ontario, hereinafter referred to as the "Site" or "Phase One Property". The Phase One Property is currently owned by 2805531 Ontario Ltd. It is our understanding that the Phase One Property is proposed to be redeveloped into a six (6) storey residential building.

The purpose of the Phase One ESA is to identify the actual or potential environmental concerns or risks associated with a property that would result from current or historical land uses on-Site and on adjacent lands. This Phase One ESA was completed in general accordance with the standards set by *Canadian Standards Association Report No. Z768-01 Phase I Environmental Site Assessment* (November 2001, reaffirmed 2016) and according to the terms of reference given in Ontario Regulation 153/04 (as amended) made under the Environmental Protection Act.

A Phase One ESA is a systematic qualitative process to assess the environmental condition of a Site based on its historical and current uses. This Phase One ESA was conducted in general accordance with O.Reg.153/04, as amended, and in accordance with generally accepted professional practices. Subject to this standard of care, GEI makes no express or implied warranties regarding its services, and no third-party beneficiaries are intended.

It is GEI's understanding that, under O.Reg. 153/04 (as amended), a Record of Site Condition (RSC) is not required to be filed with the Ministry of the Environment, Conservation and Parks (MECP) since the current and proposed uses are residential, therefore there will be no changes in property use. However, the reviewing agencies may require an RSC to be filed as a condition of the development approvals and therefore GEI recommends that confirmation from the reviewing agencies (i.e., Region of Halton, and others, as appropriate) be obtained during the approval and review process to ensure that municipal planning requirements are met.

1.1. Site Information

In this report, Plains Road East is considered to be oriented in an east-west direction, while White Oak Drive is oriented in a north-south direction. The Site is located south of Plains Road East and White Oak Drive intersection in Burlington, Ontario, as shown on Figure 1.

The Site is rectangular in shape and measures approximately 2,866 m^2 (0.29 hectares) in size City of Burlington GIS parcel layer). The Site is currently developed with two (2) residential dwellings. Based on our review of available historical records, the Site is inferred to have been developed for residential uses prior to 1959.

The Site is bound by Plains Road East to the north, followed by a commercial plaza (with a second storey residential use) beyond the right-of-way, followed by residential properties further to the north; a spa business and residential properties to the east; residential properties to the south; and a dental office, mortgage agent office and residential properties (some including business use) to the west. The surrounding properties are shown on Figure 2.

The Phase One Property Information is further summarized in Table 1-1.

Table 1-1. Phase One Property Information

Site Details	
Municipal Addresses	198, 200 and 206 Plains Road East, Burlington, Ontario
Current Owner	2805531 Ontario Ltd.
Owner Address	c/o Fadi Aldarbi 2017 Seafare Drive Oakville ON L6L 1P5
Owner Contact Person	Alaa Gaber, B. Arch., Concept Lines Inc.
Legal Description	Part Lots 3 & 4, Plan PF803, As In 363265 Except Part 17, 20R791, Burlington (198 and 200 Plains Road East) Part Lots 4 and 5, Plan PF803, As In 844981, Burlington (206 Plains Road East)
Property Identification Number (PIN)	PIN 07109-0055 (LT) (198 and 200 Plains Road East) PIN 07109-0054 (LT) (206 Plains Road East)
Property Size	0.36 acres (0.15 hectares) - 198 and 200 Plains Road East (City of Burlington GIS) 0.36 acres (0.15 hectares) - 206 Plains Road East (City of Burlington GIS)
Approximate Universal Transverse Mercator (UTM) coordinates	Zone: 17 Easting: 593594 m Northing: 4796059 m (1m, NAD83, Google Earth Pro)

2. Scope of Investigation

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

- Reviewing the historical occupancy of the Site through the use of available archived and relevant municipal and business directories, Fire Insurance Plans (FIPs), topographical maps, and aerial photographs;
- Obtaining an Environmental Risk Information Services Ltd. (ERIS) report for the Site and surrounding properties within a 250 metre (m) radius of the Site;
- Reviewing available geological maps, well records and utility maps for the vicinity of the Site;
- Obtaining and reviewing a chain of title and parcel register documents for the Site;
- Reviewing available reports previously completed for the Site;
- Conducting interviews with designated Site representative(s) as a resource for current and historical Site information, as well as to provide GEI staff with unrestricted access to all areas of the Site and Site buildings as required by O.Reg.153/04, as amended;
- Conducting a Site reconnaissance in order to identify any land use practices that may have impacted the environmental condition of the Site;
- Conducting a reconnaissance of the surrounding properties from the Site and publicly accessible areas in order to identify land use practices that may have impacted the environmental condition of the Site; and,
- Preparing a report to document the findings.

The following sections summarize the information gathered by GEI during the Phase One ESA and identify Potentially Contaminating Activities (PCAs) on the Site and in the Phase One Study Area as well as Areas of Potential Environmental Concern (APECs) associated with the Site. APECs and PCAs are defined in O.Reg.153/04.

In completing the scope of work, GEI did not conduct any intrusive investigations, including sampling, analyses or monitoring of environmental media.

GEI personnel who conducted the assessment work for this project included Mr. Mark Ongarato, B.Sc., Ms. Joanna Olesiuk, M.A.Sc., C. Tech., P. Geo. (Limited) and Mr. Matthew Long, M. Eng., P.Eng. An outline of their qualifications is provided in Appendix B.

3. Records Review

3.1. General

3.1.1. Phase One Study Area Determination

The Site is located at 198, 200 and 206 Plains Road East in Burlington, Ontario, south of Plains Road East and White Oak Drive intersection. The Phase One Study Area consists of properties within 250 m from the Phase One Property. The properties wholly or partly located within 250 m from the approximate centroid of the Site were included in the Phase One Study Area. Through review of aerial photographs and the Site reconnaissance, the 250 m radius is considered to be sufficient for the purpose of determining potential environmental concerns to the Phase One property.

The properties within the Phase One Study Area are generally under residential and commercial use. Neighbouring properties are shown in Figure 2.

3.1.2. First Developed Use Determination

The first developed use of the Phase One property appears to have been developed for residential use prior to 1959 based on available aerial imagery.

Based on information available from the City of Burlington Digital Archives, the Phase One Property is inferred to have been historically part of a larger land parcel. An archive entry listing the history of the property located at 192 Plains Road East (192 Plains Road East, 1974 - Burlington Digital Archive) indicates it as being a 50 acre parcel reportedly under agricultural use where John Fonger Sr. settled in 1804. The Fonger Farms and farming land was acquired by David Fonger in 1840s. In 1868, this 50 acre parcel was sold to Barney Roelofson. These past owners of the 50 acre parcel appear in the title abstract (refer to Section 3.2) for the Phase One property. Additional details provided in the archives list William H. and Lillian Scheer (who also appear on the title abstract) and other members of Scheer family as occupying the 50 acre parcel historically.

3.2. Chain of Title

A chain of title search was completed for the Phase One Property by Mr. Armand Simo, an independent Title Searcher. The chronological Chain of Title provided to GEI is enclosed in Appendix C, with a summary presented in Table 3-1 (below) and Table II Current and Past Land Uses (end of document). Parcel Register documents are also enclosed in Appendix C. Review of the Chain of Title revealed the following entities associated with the ownership of the Site:

Table 3-1. Historical Title Search Information: 198, 200 Plains Road East

Year	Name of Owner
198 Plains Road East - PIN 07109-0055 – Part Lots Lot 3 & 4, Plan PF803 As In 363265 Except Part 17, 20R791, Burlington	
Prior to 1796	The Crown
1796 - 1804	Peter Russell
1804 - 1845	John Fonger
1845 - 1865	David Fonger
1865 - 1913	Barney Roelofson
1913 - 1920	Elizabeth Young William R. Young
1920 - 1944	William H. Scheer
1944 - 1949	William N. Scheer Lillian Scheer
1949 - 1951	George D. Filman
1951 - 1952	Vernon Hulsman
1952 - 1958	Eli A. S. Daymond
1958 - 1969	David J. McKee
1969 - 1973	Anton V. Herring Brenda J. Herring
1973 - 2000	Clemente Massignani Redenta Massignani
2000 - 2023	Daryl Roach
2023 - 2023	Rose Roach Daryl Roach - Estate
2023 to Current	2805531 Ontario Ltd.

Table 3-2. Historical Title Search Information: 206 Plains Road East

Year	Name of Owner
206 Plains Road East - PIN 07109-0054 Part Lots 4 and 5, Plan PF803, As In 844981, Burlington	
Prior to 1796	The Crown
1796 - 1804	Peter Russell
1804 - 1845	John Fonger
1845 - 1865	David Fonger
1865 - 1913	Barney Roslofson
1913 - 1920	Elizabeth Young William R. Young
1920 - 1944	William H. Scheer
1944 - 1949	William N. Scheer Lillian Scheer

1949 - 1951	George D. Filman
1951 - 1951	Vernon Hulsman
1951 - 1970	Kalistrat Oliferchuck
1970 - 1975	Agnes Ruth Feel
1975 - 1979	Alan Reginald Heywood Betty Virgina Heywood Alan Lawrence Heywood Elizabeth Rene Heywood
1979 - 1995	Howard Grant Tyrrell Della Lorraine Tyrrell
1995 - 1995	Della Lorraine Tyrrell
1995 - 2002	Peter Hammond
2002 - 2003	Andre Vann-Dean Cheam Veronica Faye Kleinsmith
2003 - 2005	Jeanette Porteous Robert John Porteous
2005 - 2021	Daryl Roach Rose Roach
2021 - 2023	Rose Roach
2023 to Current	2805531 Ontario Ltd.

Based on the review of the historical title search records, no PCAs were identified for the Phase One Property.

3.3. Fire Insurance Plans

GEI contracted Verisk Analytics Inc. (Verisk) through ERIS to perform a search for available fire insurance plans and associated reports for the Phase One Property and the Phase One Study Area. Based on the search results, three (3) sheets from the Burlington Plan 296, dated September 1971 (Fire Map 13 to 14) were located for portions of the Study Area (Appendix D). The available FIPs from Verisk, did not specifically provide coverage of the Phase One ESA property. FIP search was also conducted online. The available 1924 FIP coverage did not extend to the Phase One Property or the Study Area.

Fire Map 13 plan, dated September 1971, shows portion of the Study Area to the west and southwest of the Phase One Property, between White Oak Drive and Glenwood Avenue, or portion of lands that are located crossgradient of the Phase One Property. Properties located at 133 to 171 Plains Road East to the west of the Site, are shown on the plan, with uses listed as a Lawn Mowers Sales and Service business , a Drive-In Restaurant and Barn/Canopy. Shown is also the property at 126 Plains Road East, which is identified as a Church of St. Matthews on the Plains and Cemetery. The property located at 143 Townsend Avenue, to the southwest of the Site, is identified as the Glenview Public School.

Fire Map 14, dated September 1971, provides coverage to the northeast of the Site, for the area north of Shadeland Avenue and Plains Road East intersection, for 261- 283 Plains Road East, identified as Holy Rosary Church and School.

There were no properties with fuel storage identified in the Study Area on FIP Plan 13 (properties located to the west and southwest, or crossgradient of the Phase One Property) and on FIP Plan 14 providing coverage of lands to the north or crossgradient of the Phase One Property.

3.4. Municipal City Directories

A search of the Digital Business Directory dated 2012, 2017, 2021, 2023 and Vernon's Directory dated 1957, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2000 and 2005 was completed by ERIS in order to identify the occupancy history of the Site and properties in the vicinity of the Phase One Property. The addresses included in the search were as follows:

- 950 - 965 Filman Place
- 170 - 230 of Plains Road East
- 1010 - 1030 White Oak Drive

The Phase One Property appears within available City Directory records under the following listings:

- 198 Plains Road East
  - Residential (2021-2023)
  - Doctor's Office (1965)
- 200 Plains Road East
  - Residential (2021-2023)
  - New Horizon Homes (2012)
  - Dentist Office (1965-1985)
  - Doctor's Office (1960)
- 206 Plains Road East
  - Residential (2021-2023)
  - Four Paws Grooming Salons Inc. (1990)
  - Purple Paw Doggie Salon/Purple Paw Pet Salon (1980-1985)

Based on the past occupancy details provided for the Phase One Property, the medical/pet care occupants that were reported in the City Directory listings for the subject property are not considered to be associated with PCAs as per Table 2, Schedule D of O.Reg.153/04, as amended.

Based on reported records, the majority of the properties in Site vicinity were listed as residential and commercial. Various commercial listings were reported for the following properties in the vicinity of the Phase One Property, including:

- 175, 185, 195 Plains Road East – White Oak Plaza (located 40 – 125 m north/northwest of Site, beyond Plains Road East) – a mixed residential and commercial development
    - Personal care and health/medical establishments, administrative offices (insurance, accounting and bookkeeping, local Union, driving school, employment, tutoring, home care, financial), upholstery business, chemical lab bulk cleaning store (1990), pool equipment (1975), construction/contracting business, retail (clothing, pet supplies, draperies, stained glass), and food establishments.
    - Embassy Cleaners, Sketchley Cleaners, Cadet Cleaners, Mint Cleaners, Factory Outlet Cleaners, Meena Cleaners (1980 – 2023) (195 Plains Road East)
    - 192 Plains Road East (west adjacent) - Scott Capitol Group Inc., Burlington Crisis Pregnancy, Karyl Pope & Associates
    - 184 Plains Road East – mortgage offices
    - 181 Plains Road East – florist establishment
- 175 Plains Road East - a mixed residential and commercial development – restaurants and grocery establishments, travel and financial offices, frame studio, property management, paintball establishment, personal care establishments, clothing stores.
- 172 Plains Road East – computer/information technology establishment, medical offices
- 212 Plains Road East – Superior Stone Designs/Installations
- 218 Plains Road East – residential and medical offices
- 950 to 965 Filman Place – residential listings
- 1011 White Oak Drive - residential listings
- 1020 White Oak Drive - residential listings, medical offices,
- 1030 White Oak Drive - residential listings

Based on the review of the City Directory records (Appendix E) for the properties in the vicinity of the Phase One Property, the property located at 195 Plains Road East may have been potentially associated with PCA# 37 Operation of Dry Cleaning Equipment (where chemicals are used) as per Table 2, Schedule D of O.Reg.153/04. Based on information reported by an employee in March 2025, the business is currently operating as a depot, (i.e., where customers drop off their clothing for dry cleaning at the

business's off-site location), however, at the time of preparation of this report, information to confirm that historically no drycleaning activities took place at this location, was not available.

3.5. Environmental Reports

No previous Environmental Site Assessment reports were available to GEI for review. A geotechnical investigation is currently underway. Select information on on-site soils and depth to groundwater are referenced from the draft borehole logs. Once the geotechnical investigation report is available for review, this report will be updated accordingly.

3.6. Environmental Source Information

3.6.1. Federal and Provincial Database Search: ERIS Report

A search of provincial, federal and private environmental databases for records pertaining to the Site and properties within the Phase One Study Area was conducted by ERIS. GEI has confirmed neither the completeness nor the accuracy of the records that were provided. A copy of the ERIS report is provided in Appendix F.

The ERIS environmental database report provides the results of a search of records contained in numerous environmental information databases regarding the area within 250 m of the approximate centroid of the Phase One Property. Taken together, the databases provide records concerning a broad range of activities, including but not limited to manufacturing facilities, waste disposal sites, fuel storage tank installations, water well information, spill records, regulatory reporting and registration of waste and pollutant generation, environmental orders and convictions, among others.

Due to the volume of records, this section will provide a general overview with details being reserved for the records most relevant to the assessment. A copy of the ERIS Report with details on all the records located within the Study Area is enclosed in Appendix F. A summary of the significant findings is provided below.

Site

There were no records in the ERIS report pertaining to Phase One Property.

Study Area

A total of 28 records were returned by the ERIS database search for the neighbouring properties within the 250 m Study Area. Due to the volume of records, this section will provide a general overview with details being reserved for the records most relevant to the assessment.

The environmental databases with records for the neighbouring properties in the study area include the following:

- Borehole (1 record)
- Certificates of Approval (1 record)
- Commercial Fuel Tanks (1 record)
- Delisted Fuel Tanks (1 record)
- Environmental Compliance Approval (1 record)
- ERIS Historical Searches (4 records)
- TSSA Historic Incidents (1 record)
- Ontario Regulation 347 Waste Generators Summary (6 records)
- Pesticide Register (3 records)
- Pipeline Incidents (2 records)
- Scott's Manufacturing Directory (4 records)
- Ontario Spills (1 record)
- Water Well Information System (2 records)

Due to the volume of records, this section will provide a general overview with details being reserved for the records most relevant to the assessment. The following properties were identified in the ERIS databases related to fuel storage, spills and TSSA incidents involving fuel:

- 181 Plains Road East – located approximately 70 m west of the Site, one (1) record in the Delisted Fuel Tanks database for an expired propane refill centre (2012).
- 226 Plains Road East – located approximately 60 m northeast, inferred to be located crossgradient of the Site, one (1) record in the Commercial Fuel Oil Tanks database for a 1,800 L capacity fuel oil tank. No other details are provided regarding this record to confirm whether this tank is underground or aboveground. It is noted, however, that the description of the database indicates that this database lists locations of commercial underground fuel oil tanks.
- 976 Shadeland Avenue - located approximately 150 m northeast of the Site, one (1) record in the TSSA Historic Incidents database for an incident involving a natural gas pipeline strike at a construction site.
- 968 Tanager Avenue - located approximately 215 m northeast of the Site, two (2) records in the Pipeline Incidents and one (1) record in the Ontario Spills databases for incidents involving a natural gas (methane) pipeline/service line strike.
- 185 Plains Road East – located approximately 30 m west of the Site, two (2) records in the Pesticide Register database, license type listed as “Operator”.
- 235 Plains Road East – located approximately 110 m north of the Site, one (1) record in the Pesticide Register database, license type listed as “Operator”.

Based on the review of the identified ERIS records, the property at 226 Plains Road East, located crossgradient of the Site, where a record for a commercial fuel oil tank was reported, is associated with PCA# 28 Gasoline and Associated Products Storage in Fixed Tanks.

3.6.2. Ontario Ministry of Environment, Conservation and Parks Records

3.6.2.1. Freedom of Information Request

The MECP was contacted through the Freedom of Information and Protection of Privacy Act (FOI) on March 10, 2025, for copies of records pertaining to the Site. Email response from the MECP dated May 13, 2025, was received and is included in Appendix G. Based on the search results, there were no records reported for the Phase One Property. Copies of the MECP FOI request and response are enclosed in Appendix G.

3.6.3. Technical Standards and Safety Authority (TSSA)

A request was made to the TSSA by email on March 28, April 15 and 16, 2025 for information regarding fuel storage at the Site and at the neighbouring properties. A copy of the TSSA requests and email responses are provided in Appendix G.

Email responses from the TSSA dated March 31, 2025 and April 16, 2025 were received and are included in Appendix G. Based on the search results, there were no TSSA records of fuel storage or fuel appliances reported for the properties where a search was requested to be conducted.

3.7. Physical Setting Sources

3.7.1. Aerial Photographs

Aerial photographs were obtained in order to review the development and land use history of the Site, as well as of the lands in the immediate vicinity of the Site. Aerial photographs dated 1950, 1959, 1969, 1974 and 1986 were obtained from the National Air Photo Library via a request to ERIS. Aerial photographs dated 1995, 2002, and 2013 were obtained from the City of Burlington Interactive Mapping GIS. Aerial photograph dated 2023 was obtained from ERIS.

The aerial photographs were collected based on availability from the archives at available intervals to assess the changes at the Site and surrounding lands over time. GEI notes that at the time of this Phase One ESA, the 1950 aerial photograph was the earliest available photograph for the Site and the Phase One Study Area. As reported by ERIS, no aerial photograph coverage was available for the 1940s.

The development and land use history of the Site and adjacent properties as depicted on the reviewed aerial photography is summarized in Table 3-3. Copies of the aerial photographs are included in Appendix H.

Table 3-3. Aerial Photograph Observations

Aerial Photograph Year	Observations
1950	The Phase One property and the neighbouring properties appear to be under agricultural/rural residential use (crops/fields/woodlots and/or orchards). What appear to be a residence/structure, and a few trees appear to be present at the 206 Plains Road East property, however, due to the resolution of the photograph, additional details regarding the structure are not discernable. It does not appear that the Phase One property is planted with an orchard.
1959	The Site appears to be developed with two (2) residential buildings with what appear to be small outbuildings (sheds or similar) in the backyards of the homes. Properties to the west, south and east appear to have been developed into residential uses. Properties to the north, beyond Plains Road East, appear to be vacant/under agricultural use, with lands further to the north in the early stages of development into a residential subdivision. In greater Site vicinity properties appear to be under residential and commercial use.
1969	No significant changes at the Site and the properties in the Study Area were observed compared to the 1959 aerial photograph. Properties to the north, on the opposite side of Plains Road East (on the west and east sides of White Oaks Drive) remain vacant/under agricultural use. Further to the north is a residential subdivision.
1974	No significant changes at the Site and the properties in the Study Area. The previously vacant property to the north (on the west side of White Oaks Drive) is developed with one (1) building parallel to Plains Road East.
1986	No significant changes at the Site and the properties in the Study Area. Properties to the north, on the opposite side of Plains Road East, appear to be developed with residential/commercial buildings, generally as they appear in present day.
1995, 2002, 2013 and 2023	No significant changes at the Site and the properties in the Study Area. The Site generally appears as it does appear in present day.

3.7.2. Topography, Hydrology and Geology

The following physiographic, geological and soil maps were reviewed in addition to available Site drawings and reports during preparation of this report:

- Atlas of Canada – Toporama Topographic Map (Toporama)
- Ontario Base Map (OBM)

- Ontario Ministry of Energy, Northern Development and Mines website, Bedrock Geology of Ontario, 2011 – MRD 126; and Paleozoic Geology of Southern Ontario, 2007 – MRD 219 (KML format)
- Ontario Ministry of Energy, Northern Development and Mines website, Surficial Geology of Southern Ontario, 2010 (KML format)
- Ontario Ministry of Energy, Northern Development and Mines website, Physiography of Southern Ontario, 2007 (KML format)

Based on the review of the above maps, the following information was obtained:

- The Site is at an elevation of approximately 99 to 101 metres above sea level (m asl) and is generally at similar elevation as the surrounding properties.
- There is no waterbody located on the Site. The nearest waterbody within the Phase One Study Area appears to be an unnamed watercourse, located approximately 380 meters southeast of the Site. Falcon Creek is located approximately 900 m to the east, flowing to the southeast towards Lake Ontario located approximately 1,000 m south of the Site. The groundwater flow direction is inferred to be to the southeast, influenced by the presence of Lake Ontario.
- The bedrock in the general area of the Site consists of shale, limestone, dolostone, and siltstone of the Queenston Formation.
- The surficial geology of the Site is described as Late Wisconsinan Lacustrine and outwash sand.
- The Site is within the physiographic region of the Iroquois Plain. The Iroquois Plain is named after the glacial Lake Iroquois which was situated in roughly the same basin area occupied by Lake Ontario today. This region was inundated by then-Lake Iroquois and so lacustrine and deltaic deposits dominate, as well as alluvial deposits formed by more recent stream erosion.

The Site Environmental Setting Data is summarized in Table I (end of document).

3.7.3. Fill Material

Fill can be used to re-grade a property and to backfill excavations. Based on Site reconnaissance, there do not appear to be visible areas where fill would be required to raise the grade at the Site, however, fill associated with the previous construction and grading of the Site and the original site development, may be present. Furthermore, based on geotechnical investigation completed at the Site by Landtek Ltd., fill was identified in the borehole BH4 drilled at the Site in the southeasterly portion of the Site. Therefore, the Site is associated with PCA #30 – Importation of Fill Material of Unknown Quality.

3.7.4. Water Bodies and Areas of Natural Significance

There is no waterbody located on the Site. The nearest waterbody within the Phase One Study Area appears to be an unnamed watercourse, located approximately 380 meters southeast of the Site. Falcon

Creek is located approximately 900 m to the east, flowing to the southeast towards Lake Ontario located approximately 1,000 m south of the Site. The groundwater flow direction is inferred to be to the southeast, influenced by the presence of Lake Ontario.

Based on the review of available resources from the Ministry of Natural Resources on March 28, 2025, no Areas of Natural and Scientific Interest (ANSI) were identified at the Site or within the Phase One Study Area. As indicated in the Ministry of Natural Resources interactive mapping, Sassafras-Waterdown Woods, located approximately 1,000 m northwest of the Site, appears to be the nearest ANSI to the subject Site.

3.7.5. Well Records

3.7.5.1. Water Wells

The MECP maintains a database (published with records from 1955 to present) of water wells drilled in Ontario, in accordance with Ontario Regulation 903. The Ontario Well Record website was accessed on March 28, 2025, to identify if any wells exist on the Site or within the Phase One Study Area. No well records were identified for the Site. It is noted that two (2) monitoring wells were installed as part of the Geotechnical Investigation at the Site by Landtek Ltd. in March 2025.

Two (2) well and well abandonment records were identified for the Phase One Study Area at the following properties:

- 966 Filman Crescent, south of the Site (2017)
    - Monitoring well
- 145 Plains Road East, southwest of the Site (2021)
    - Record for abandonment of a water supply well

Based on the well records in the Study Area and slightly beyond, the general soil stratigraphy in the vicinity of the Site consists of sand and silty sand underlain by shale bedrock. Bedrock was reported to be at a depth of approximately 2.1 metres below ground surface (mbgs) in a well record plotting approximately 200 m southwest of the Site at 145 Plains Road East.

3.7.5.2. Oil, Gas, and Salt Wells

The ERIS report (Appendix F) includes a search of the Ontario Oil and Gas Wells (OOGW) database records. No records were identified for the Site or within the Phase One Study Area within the OOGW database.

A search of the Oil, Gas & Salt Resources Library (2014) website was completed on April 15, 2025, to identify oil, gas and salt wells within the vicinity of the Site. The search of the website indicated there were no oil, gas or salt wells located at the Site or within the Phase One Study Area.

3.7.6. Record of Site Condition (RSC)

A Record of Site Condition (RSC) summarizes the environmental conditions of a property as determined by a Qualified Person (QP) by conducting a Phase One ESA, and where necessary, a Phase Two ESA, remediation, confirmatory sampling and/or a risk assessment. Upon completion of the necessary environmental Site assessments, a RSC for the assessed property can be filed with the MECP and added to the online RSC registry. This online, publicly available registry can be searched to identify what properties may have or had potential environmental concerns.

Based on the search of the MECP's RSC Registry via the ERIS report, no RSC records were identified for the Site and within the Study Area.

3.8. Site Operating Records

ln general, a request is usually made to the property representative for copies of any operating records pertaining to the environmental conditions at the Site. Records would include: regulatory permits; Safety Data Sheets (SDS) for all chemicals that were handled on-Site; underground utility drawings; inventories of chemicals, chemical usage, and chemical storage areas; inventory of aboveground storage tanks (ASTs) and underground storage tanks (USTs); environmental monitoring data; correspondence pertaining to an order or request by the MECP or TSSA; waste management records; process, production, and maintenance documents; records of spills and records of discharges of chemicals; emergency response and contingency plans, including spill prevention and contingency plans; environmental audit reports; and site plans of the facility showing areas of production and manufacturing.

However, no operating records or previous reports were available for review for the Site.

Select drawings from the project file or publicly available have been referred to throughout the completion of the Phase One ESA, and pertinent information is included throughout the report, where applicable. A request for previous reports and site records was made to the Site Representative through the Phase One ESA questionnaire.

4. Interviews

Interviews were conducted by GEI staff with the available individual(s) identified to be knowledgeable about both the current and historical Site uses. The interviews were conducted during the Site reconnaissance and via email correspondence with Mr. Alaa Gaber of Concept Lines Incorporated, representing the property Owner. The interviews were conducted using a Phase One ESA questionnaire during the site visit and follow up email correspondence in order to obtain information to assist in identifying details of potentially contaminating activities, potential contaminant pathways in, on, or below the Site, and areas of potential environmental concern. Information provided during the interviews is presented alongside information from the Site reconnaissance in Section 5, and throughout the report, as applicable.

5. Site Reconnaissance

5.1. General Requirements

The Phase One ESA Site reconnaissance was conducted on March 6, 2025, between 9:00 a.m. and 11:30 a.m. by Mr. Mark Ongarato, B.Sc., of GEI. For building access, Mr. Ongarato was accompanied by Mr. Fadi Aldarbi of 2805531 Ontario Limited (Ownership Group) and Mr. Alaa Gaber of Concept Lines Incorporated. On the day of the Site reconnaissance, the weather was overcast (approximately 3°C).

The Site and the adjoining properties were observed from the Site and/or publicly accessible areas. Select photographs documenting the Site visit are included in Appendix I.

5.2. Specific Observations at Phase One ESA Property

5.2.1. Site Description and Buildings

The Site is located at 198, 200, and 206 Plains Road East, south of White Oaks Drive, in Burlington, Ontario, as shown on Figure 1. The Site is rectangular in shape and measures approximately 2,866 m^2 (0.29 hectares) in size. The Site is currently developed with two (2) residential dwellings, a detached two (2) car garage, and a small shed.

The Site is located within a mixed-use neighbourhood with property uses including mainly residential and commercial properties. The nearest water body is a tributary to Lake Ontario located approximately 380 m southeast of the Site, with Lake Ontario located approximately 1,000 m to the southeast of the Site. A Site Location Plan and surrounding properties are shown in Figures 1 and 2, respectively.

The Site currently comprises two (2) residential buildings, a detached two-car garage, and a small shed. Each residential building has two (2) above-ground storeys and a basement. The building on the west side of the Site is 198 and 200 Plains Road East and is reported to have four (4) residential units. The building on the east side of the Site is 206 Plains Road East and is reported to have 3 residential units. The Site residential buildings feature a red brick exterior, a concrete foundation, and an asphalt shingled roof.

5.2.2. Heating and Cooling Systems

Based on the Site reconnaissance, the 198 and 200 Plains Road East building is heated with two (2) natural gas furnaces, one (1) for each half of the building, both located in the basement. This building also has air conditioning. The 206 Plains Road East building is heated with a boiler system (Vitogas 050). The boiler system is located in Unit 6.

At the time of the Site reconnaissance, there was no indication of current fuel oil storage at the property for the purpose of home heating, however, based on the age of the buildings, the homes may have

potentially been heated with fuel oil in the past. Therefore, the Phase One Property is potentially associated with PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks.

5.2.3. Site Utilities and Services

Information on Site utilities and services were obtained from as constructed Drawing No. V1-5 from the Town of Burlington Engineering Department (dated January 1979), Plan of Survey by J.H. Gelbloom Surveying Ltd. (dated April 4, 2023) and from observations made during the Site reconnaissance. It is noted that the precise underground location of the utilities and services cannot be determined without professional locate services.

Utility	Source	Location	Site Entry
Storm and Sanitary Sewer	City of Burlington	On-site/Plains Road East	Based on the as constructed Drawing No. V1-5, dated January 1979, sanitary sewer services enter the Site from Plains Road East.
Water	City of Burlington	On-site/Plains Road East	Based on the as constructed Drawing No. V1-5, dated January 1979, water services enter the Site from Plains Road East.
Electricity	Burlington Hydro	(Overhead) On-site/Plains Road East	Electrical service enters the Site from two (2) separate overhead power lines (one (1) to each residential building) along Plains Road East.
Natural Gas	Enbridge Gas	On-site/Plains Road East	Natural gas enters the Site from two (2) separate buried laterals (one (1) to each residential building) from Plains Road East.
Communications/ Fibre Optics	Bell	(Overhead) On-site/Plains Road East	Fibre optic services appear to be situated on overhead utility poles along Plains Road East.

5.2.4. Site Production and Manufacturing

No on-site production or manufacturing processes were observed at the Site during the Site reconnaissance.

5.2.5. Mechanical Equipment

No on-site mechanical equipment was observed at the Site during the Site reconnaissance.

5.2.6. Drains, Pits and Sumps

Two (2) laundry sinks, and one (1) floor drain were observed in the basement of 198 and 200 Plains Road East building. One (1) kitchen sink was observed in the basement Unit #2 of 206 Plains Road East building. No sump pumps were observed in either of the two (2) residential buildings in the areas visited during the site visit.

5.2.7. Storage Tanks

5.2.7.1. Underground Storage Tanks (UST)

No USTs were observed at the Site during the Site reconnaissance.

5.2.7.2. Aboveground Storage Tanks (AST)

No ASTs were observed at the Site during the Site reconnaissance.

5.2.8. Water Wells

One (1) monitoring well was observed at the Site during the Site reconnaissance. The well is located in the grassy backyard area of 206 Plains Road East property. The well is 2-inch diameter PVC monitoring well, and it is contained in a protective stickup casing. At the time of Site reconnaissance, the well casing was unlocked and there was no sampling or monitoring equipment visible in the top of the well. No well tag or label was found at the time of the Site visit. The well is inferred to be one of the two (2) monitoring wells installed during the geotechnical investigation by Landtek (2025).

5.2.9. Watercourse, Ditches or Standing Water

No water bodies are located on the Site. The nearest water body is a tributary to Lake Ontario located approximately 380 m southeast of the Site. Lake Ontario is located approximately 1,000 m to the southeast of the Site.

5.2.10. Site Housekeeping

The Site appeared to be generally maintained. The residential units entered were vacant. The two-car garage was empty and appeared clean. The small shed appeared generally clean and contained miscellaneous yard supplies including shovels, empty plastic tote bins, a wheelbarrow, corrugated drainpipe, two (2) fire extinguishers, two (2) empty 20 litre gas cans (jerry cans), plywood boards, and residential waste bins (for compost and household debris).

No debris, outdoor storage, or uncontrolled waste storage were noted during the Site reconnaissance. It is noted however, that the ground surface and paved areas were partially snow covered at the time of the Site reconnaissance preventing complete assessment of the exterior surfaces at the Site.

5.2.11. Chemical Storage/Handling and Floor Condition

No bulk chemical storage was observed at the Site during the Site reconnaissance.

The observed portions of floors in the basement, the two (2) car garage, and shed are generally in fair condition.

5.2.12. Areas of Stained Soil, Pavement or Stressed Vegetation

No signs of staining and stressed vegetation were observed at the Site during Site reconnaissance. It is noted however, that the ground surface and paved areas were partially snow covered at the time of the Site reconnaissance preventing complete assessment of the exterior surfaces at the Site.

5.2.13. Fill and Debris

Based on site reconnaissance, there do not appear to be visible areas where fill would be required to raise the grade at the Site, however, fill associated with the construction of the on-site building(s), paved driveways/parking areas, and the original Site development may be present on Site. Therefore, the Site is associated with PCA #30 – Importation of Fill Material of Unknown Quality.

5.2.14. Air Emissions

Regulatory control of air emissions in Ontario is the responsibility of the MECP. No sources of air emissions were observed at the Site during the Site reconnaissance.

5.2.15. Hazardous Building Materials and Designated Substances

Based on the age of the on-site buildings, a Designated Substance Survey (DSS) is recommended to determine the presence/absence of hazardous building materials and designated substances prior to renovation or demolition, or as required. Please note that a DSS is not within the scope of the current Phase One ESA assessment.

5.2.15.1. Polychlorinated Biphenyls (PCBs)

The manufacture of Polychlorinated Biphenyls (PCBs) in North America is prohibited under the Toxic Substances Control Act (1977). PCB use as a constituent of new products manufactured in or imported into Canada was prohibited by regulations in 1977 and 1980. As such, sites developed or significantly renovated after 1980 are unlikely to have PCB-containing equipment on the Site. Potential equipment, which could contain PCBs include fluorescent mercury and sodium vapour light ballasts, oil filled capacitors and transformers. Any electrical equipment containing PCBs must be disposed in accordance with Ontario Regulation 362 when it is removed from service. Ongoing operation of equipment containing PCBs is permissible. Based on the age of the building, PCBs may be present on Site.

5.2.15.2. Asbestos Containing Materials (ACMs)

Asbestos-containing materials (ACMs) are fibrous hydrated silicates and can be found in building materials. Friable asbestos refers to materials where the asbestos fibers can be separated from the material with which it is associated. The common use of potential friable ACMs (pipe/boiler insulation and fireproofing) in construction was discontinued in the mid-1970s.

Based on the age of the building, ACMs may be present on Site. Suspect materials observed during Site reconnaissance include ceiling tiles in the kitchen of 206 Plains Road East, Unit 2, and other building material some of which may be within the wall cavities. A Designated Substance Survey (DSS) is recommended to determine the presence/absence of ACMs.

5.2.15.3. Ozone Depleting Substances (ODSs)

Production of chlorofluorocarbons (CFCs) often referred to as Freons, ceased in Canada in 1993 as a result of their ozone-depleting characteristics. Importation of CFCs into Canada ceased in 1997 and a total ban on their use is proposed for 2020. The use of these materials is still permitted in existing equipment; however, equipment must be serviced by a licensed contractor to ensure that CFCs are contained and not released to the environment during servicing or operation.

5.2.15.4. Lead

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

5.2.15.5. Urea Formaldehyde Foam Insulation (UFFI)

Urea formaldehyde foam insulation (UFFI) is an insulation material that was formerly sprayed into cavities in walls and ceilings. UFFI was developed in Europe in the 1950s as an improved means of insulating difficult-to-reach cavities in the walls. It is typically made at a construction site from a mixture of urea-formaldehyde resin, a foaming agent and compressed air. When the mixture is injected into the wall, urea and formaldehyde unite and “cure” into an insulating foam plastic.

During the 1970s, when concerns about energy efficiency led to efforts to improve building insulation in Canada, UFFI became an important insulation product for existing buildings. Most installations occurred between 1977 and the further use of UFFI was banned in Canada in the 1980s.

5.2.15.6. Mercury

Mercury is a liquid metal used in some batteries, light bulbs, paints, thermostats and related equipment . Mercury compounds were eliminated from indoor latex paints in 1991 through a voluntary manufacturer withdrawal.

5.2.15.7. Mould

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

Some mould growth was observed during the Site reconnaissance on the kitchen ceiling tiles in 206 Plains Road East, Unit 2.

5.2.15.8. Radon

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

Due to the potential health concerns associated with radon, Health Canada released a guideline in June 2007 for maximum acceptable level or radon gas of 200 becquerels per cubic metre (Bq/m^3). Where radon gas is present and the annual radon concentration exceeds 200 Bq/m^3 in the normal occupancy area, Health Canada recommends taking the necessary actions to reduce radon levels.

Typically, Radon is not a significant environmental concern in southern Ontario. Also, please note that Radon Assessment was not within our scope of work for this assessment.

5.3. Enhanced Investigation Property Observations

An Enhanced Investigation Property is “(i) a property used, or has ever been used, in whole or part, for an industrial purpose, or (ii) a commercial property used as a garage, a bulk liquid dispensing facility, including a gasoline outlet or for the operation of dry-cleaning equipment” (O. Reg. 153/04).

Therefore, in the context of O. Reg. 153/04, the Site is not considered to be an Enhanced Investigation Property.

5.4. Adjacent and Surrounding Properties

A visual inspection of the adjacent properties and properties within the Phase One Study Area was conducted from publicly accessible areas to identify the occupants; and to document PCAs that may be contributing to an APEC at the Site.

Location of Adjoining Properties	Property Use
North	Commercial businesses in White Oaks Plaza (175, 185, 195 Plains Road East) currently include: "Frame Studio", "Travel Services", "Olive Oil Dispensary", "The Platter Company", "J&G Quality Meats", "SJO Accounting", "Mystic Stained Glass Studio", "Guardian Pharmacy", "Wellbeings Pain Management", "Plains Natural Wellness", "Famous Cuts Barber Shop", "Fold 'N' GO Cycles" and "Neena Cleaners". Further to the north are residential properties.
South	Residential properties.
East	Residential properties, some with commercial units (i.e., Laser Hair Removal at 212 Plains Road East).
West	Residential properties, some with commercial units (i.e., West Burlington Dentistry at 192 Plains Road East) and further to the west, D.O.T. Patio Experts, West Plains Bistro, Full Circle Martial Arts, and a Wendy's fast food restaurant.

As indicated in Section 3.4, Neena Cleaners currently reportedly operates as a dry cleaning depot, with the clothing taken off-site to a Brampton, Ontario location for the dry-clean processing, however, as the historical nature of dry-cleaning operations at this upgradient property is unknown, the 195 Plains Road East property is associated with PCA# 37 Operation of Dry Cleaning Equipment (where chemicals are used) as per Table 2, Schedule D of O.Reg.153/04.

5.5. Written Description of Investigation

A reconnaissance of the Site was conducted by GEI to examine the exterior and interior of the on-Site buildings and structures, and to examine the exterior portions of the Site. Access was provided to the interior portions of Site buildings (select basement units with access to heating utilities). Mechanical equipment (including heating and cooling systems) was documented and characterized, as was evidence of USTs and ASTs. The exterior portions of the Site were examined for evidence of utilities and related infrastructure; water wells; Site drainage and related infrastructure; stained areas and stressed vegetation (where visually accessible); and evidence of fill material. It is noted however, that the ground surface and paved areas were partially snow covered at the time of the Site reconnaissance preventing complete assessment of exterior surfaces at the Site.

The reconnaissance included an examination of the properties within the Phase One Study Area from public access ways to document and characterize PCAs, water bodies and areas of natural significance.

One (1) PCA was identified on Site for the importation of fill material of unknown quality (PCA #30) associated with the construction of the on-site buildings, paved driveways/parking areas, and original Site development.

Off-site, the 195 Plains Road East property is associated with PCA# 37 Operation of Dry Cleaning Equipment (where chemicals are used) as per Table 2, Schedule D of O.Reg.153/04.

One (1) observation / monitoring well was observed, located in the grassed backyard of 206 Plains Road East. The well is inferred to be one of the two (2) monitoring wells installed during the geotechnical investigation by Landtek Ltd. (2025).

6. Review and Evaluation of Information

6.1. Current and Past Uses

The Phase One Property is inferred to have been developed for residential use prior to 1959 (first available aerial photograph at the time of the current assessment). In the City Directory records, listings for a Doctor and Dentist offices (between 1965 to 1985), pet care (1980-1995) and a business under the name of New Horizon Homes (2012), were reported for the Phase One Property. At the time of the Site Reconnaissance, the Phase One Property buildings were observed to have been most recently under residential use with several residential units, which were vacant at the time of the visit.

The current and past ownership and use of the Phase One Property is further summarized in Table II (end of document).

6.2. Potentially Contaminating Activities (PCAs)

A list of the PCAs identified at the Site and within the Phase One Study Area is summarized in Table 6-1 (below), Table III (end of document) and presented in Figure 2. Based on the inferred groundwater flow direction to the southeast, the properties within the Phase One Study Area to the southeast of the Site are considered to be hydraulically downgradient of the Site; properties to the northwest are considered to be hydraulically upgradient of the Site; and the properties to the east and west are considered to be hydraulically trans-gradient to the Site. PCAs located downgradient or trans-gradient of the Site are not considered to be contributing to an APEC on Site.

Based on the rationale provided in Table 6-1, it is the opinion of the QP_{ESA} that the following four (4) of five (5) PCAs may have or may be contributing to APECs at the Site:

Table 6-1. Potentially Contaminating Activities

PCA Identifier	Address	PCA	PCA Location	Contributing to APEC at the Site?	Rationale
1	198, 200 and 206 Plains Road East	#30 – Importation of Fill Material of Unknown Quality	On-Site	Yes (On-site PCA)	The historical development of the Site (initially part of a 50 acre land parcel) is inferred to date back to at least the mid-to late 1880s when it was initially under agricultural/residential use. Prior to the late 1950s, based on available aerial photographs, it appears that the property was developed with two (2) residential buildings. Fill material associated with general site grading and the construction of both the current and any former buildings is expected to be present on-Site. The extent of fill material across the entire Site remains uncertain. Being an on-site PCA, this will contribute to an APEC.
2	198, 200 and 206 Plains Road East	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Yes (On-site PCA)	At the time of the Site reconnaissance, there was no indication of current fuel oil storage at the property for the purpose of home heating, however, based on the age of the buildings, the homes may have potentially been heated with fuel oil in the past. Therefore, the Phase One Property is potentially associated with PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks.
3A	198, 200 and 206 Plains Road West	#Other – Application of De-Icing Salts	On-Site	Yes (On-site PCA)	There are driveways and paved parking areas, in the front and at the rear of the residences. Application of de-icing salts is anticipated during winter months to ensure safe conditions for vehicular and pedestrian traffic. Being an on-site PCA, this will contribute to an APEC.

PCA Identifier	Address	PCA	PCA Location	Contributing to APEC at the Site?	Rationale
3B	Municipal ROW	#Other – Application of De-Icing Salts	Off-Site (north adjacent)	Yes, due close proximity	Application of de-icing salts on north adjacent sidewalk and roadway along Plains Road East is anticipated during winter months to ensure safe conditions for vehicular and pedestrian traffic.
4	195 Plains Road East	PCA# 37 Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Site	Yes, due to inferred upgradient location, prevalence of sand soils, and persistence of the relevant potential contaminants of concern.	Based on the review of the City Directory record, the property located at 195 Plains Road East is associated with as per Table 2, Schedule D of O.Reg.153/04. Based on information reported by an employee in March 2025, the business is currently operating as a depot, (i.e., where customers drop off their clothing for dry cleaning at the business's off-site location), however, at the time of preparation of this report, information to confirm that historically no drycleaning activities took place at this location, was not available.
5	226 Plains Road East	PCA# 28 Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	No, due to inferred crossgradient location.	This property is located approximately 60 m to the northeast which is inferred to be crossgradient of the Site. A record in the Commercial Fuel Oil Tanks database for a 1,800 L capacity fuel oil tank was identified in the ERIS report. No other details are provided regarding this record to confirm whether this tank is underground or aboveground. It is noted, however, that the description of the database indicates that this database lists locations of commercial underground fuel oil tanks.

6.3. Areas of Potential Environmental Concern (APECs)

Based on the rationale provided, it is the opinion of the Qualified Person (QP) that six (6) PCAs – PCA 1, PCA 2, PCA 3A and 3B, PCA 4 and PCA 5 as summarized in Table 6-1, are considered as contributing to APECs at the Site, as summarized in the following table.

Table 6-2. Areas of Potential Environmental Concern

APEC	Location of APEC on Phase One Property	PCA	Location of PCA (On-Site or Off-Site)	COPCs	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Presence of fill material associated with general site grading and original construction of current and former building(s) (if any)	Entire Site	#30 – Importation of Fill Material of Unknown Quality (PCA 1)	On-Site	Metals, As, Sb, Se, B-HWS, Hg, Cr(VI), CN- and PAHs	Soil
APEC 2: Potential former presence of fuel oil storage tanks for the purpose of home heating	In the vicinity of the building footprints	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks (PCA 2)	On-Site	PHCs, BTEX	Soil and Groundwater
APEC 3A: Application of de-icing salts on the driveways and paved parking areas	Driveways (northerly portion of Site) and paved parking areas (north and south of buildings)	#Other – Application of De-Icing Salts (PCA 3A)	On-site	SAR, EC, Na and Cl	Soil and Groundwater
APEC 3B: Application of de-icing salts on adjacent sidewalk and roadway along Plains Road East	North portion of the Site	#Other – Application of De-Icing Salts (PCA 3B)	Off-site	SAR, EC, Na and Cl	Soil and Groundwater
APEC 4: Potential historic dry-cleaning operations, in the commercial building on the north side of Plains Road East	North portion of the Site	PCA# 37 – Operation of Dry Cleaning Equipment (where chemicals are used) (PCA 4)	Off-Site	VOCs	Groundwater

6.4. Phase One ESA Conceptual Site Model

This section presents the Phase One Conceptual Site Model (CSM) providing a narrative, graphical and tabulated description integrating information related to the Site geologic and hydrogeologic conditions, areas of potential environmental concern/potential contaminating activities, and the presence and distribution of potential contaminants of concern. These components are discussed in the following sections.

6.4.1. Surface Features

In this report, Plains Road East is considered to be oriented in an east-west direction, while White Oak Drive is oriented in a north-south direction. The Site is located south of Plains Road East and White Oak Drive intersection in Burlington, Ontario, as shown on Figure 1. The Site is currently owned by 2805531 Ontario Ltd.

The Site is rectangular in shape and measures approximately 2,866 m^2 (0.29 hectares) in size. The Site is currently developed with two (2) residential dwellings, a detached two (2) car garage, and a small shed with associated paved driveways and parking areas. The remaining area surrounding the two (2) residential buildings is landscaped (grass covered and trees).

Based on our review of available historical records (available aerial imagery), the Phase One Property is inferred to have been developed for residential use prior to 1959. Based on information available from the City of Burlington Digital Archives, the Phase One Property is inferred to have been historically part of a larger land parcel. An archive entry listing the history of the property located at 192 Plains Road East (192 Plains Road East, 1974 - Burlington Digital Archive) indicates it as being a 50 acre parcel reportedly under agricultural use where John Fonger Sr. settled in 1804. The Fonger Farms and farming land was acquired by David Fonger in 1840s. In 1868, this 50 acre parcel was sold to Barney Roelofson. These past Owners of the 50 acre parcel appear in the title abstract (refer to Section 3.2) for the Phase One property. Additional details provided in the archives list William H. and Lillian Scheer (who also appear on the title abstract) and other members of Scheer family as occupying the 50 acre parcel historically.

In the City Directory records, listings for Doctor and Dentist offices (between 1965 to 1985), pet care (1980-1995) and a business under the name of New Horizon Homes (2012) were reported for the Phase One Property in the past. At the time of the Site Reconnaissance, the Phase One Property buildings were observed to have been most recently under residential use with several residential units, which were vacant at the time of the visit.

The Phase One Property Information is summarized in Table 6-3.

Table 6-3. Phase One Property Information

Site Details	
Municipal Addresses	198, 200 and 206 Plains Road East, Burlington, Ontario
Current Owner	2805531 Ontario Ltd.
Owner Address	c/o Fadi Aldarbi 2017 Seafare Drive Oakville ON L6L 1P5
Owner Contact Person	Alaa Gaber, B. Arch., Concept Lines Inc.
Legal Description	Part Lots Lot 3 & 4, Plan PF803, As In 363265 Except Part 17, 20R791, Burlington (198 and 200 Plains Road East) Part Lots 4 and 5, Plan PF803, As In 844981, Burlington (206 Plains Road East)
Property Identification Number (PIN)	PIN 07109-0055 (198 and 200 Plains Road East) PIN 07109-0054 (206 Plains Road East)
Property Size	0.36 acres (0.15 hectares) - 198 and 200 Plains Road East (Burlington GIS) 0.36 acres (0.15 hectares) (206 Plains Road East) (Burlington GIS)
Approximate Universal Transverse Mercator (UTM) coordinates	Zone: 17 Easting: 593594 m Northing: 4796059 m (1m, NAD83, Google Earth Pro)

6.4.2. Surrounding Land Use

The Site is bound by Plains Road East to the north, followed by a commercial plaza (with second storey residential use) beyond the right-of-way, followed by residential properties further to the north; a spa business and residential properties to the east; residential properties to the south; and a dental office, mortgage agent office and residential properties (some including home business use) to the west. The surrounding properties are shown on Figure 2.

6.4.3. Geological and Hydrogeological Conditions

The Site is at an elevation of approximately 99 to 101 metres above sea level (m asl) and is generally at similar elevation as the surrounding properties.

The surficial geology of the Site is defined as Late Wisconsinan Lacustrine and outwash sand. The bedrock in the general area consists of shale, limestone, dolostone, and siltstone of the Queenston Formation. The Site is within the physiographic region of the Iroquois Plain.

There is no waterbody located on the Site. The nearest waterbody within the Phase One Study Area appears to be an unnamed watercourse, located approximately 380 meters southeast of the Site. Falcon Creek is located approximately 900 m to the east, flowing to the south towards Lake Ontario, which is

located approximately 1,000 m south of the Site. The groundwater flow direction is inferred to be to the southeast, influenced by the presence of Lake Ontario.

Based on the review of available resources from the Ministry of Natural Resources, no areas of natural significance were identified at the Site or within the Phase One Study Area.

6.4.4. Underground Utilities

The Site utilities and services at the Site were identified based on the 1985 Site drawings and observations of utility infrastructure in visually accessible areas during the Site reconnaissance. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

Utility	Source	Location	Site Entry
Storm and Sanitary Sewer	City of Burlington	On-site/Plains Road East	Based on the as constructed Drawing No. V1-5, dated January 1979, sanitary sewer services enter the Site from Plains Road East.
Water	City of Burlington	On-site/Plains Road East	Based on the as constructed Drawing No. V1-5, dated January 1979, water services enter the Site from Plains Road East.
Electricity	Burlington Hydro	(Overhead) On-site/Plains Road East	Electrical service enters the Site from two (2) separate overhead power lines (one (1) to each residential building) along Plains Road East.
Natural Gas	Enbridge Gas	On-site/Plains Road East	Natural gas enters the Site from two (2) separate buried laterals (one (1) to each residential building) from Plains Road East.
Communications/ Fibre Optics	Bell	(Overhead) On-site/Plains Road East	Fibre optic services appear to be situated on overhead utility poles along Plains Road East.

6.4.5. Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs)

A list of PCAs and APECs for the Phase One Property is provided in the following table:

APEC	Location of APEC on Phase One Property	PCA	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Presence of fill material associated with general site grading and original construction of current and former building(s) (if any)	Entire Site	#30 – Importation of Fill Material of Unknown Quality (PCA 1)	On-Site	Metals, As, Sb, Se, B-HWS, Hg, Cr(VI), CN- and PAHs	Soil
APEC 2: Potential former presence of fuel oil storage tanks for the purpose of home heating	In the vicinity of the building footprints	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks (PCA 2)	On-Site	PHCs, BTEX	Soil and Groundwater
APEC 3A: Application of de-icing salts on the driveways and paved parking areas	Driveways (northerly portion of Site) and paved parking areas (north and south of buildings)	#Other – Application of De-Icing Salts (PCA 3A)	On-site	SAR, EC, Na and Cl	Soil and Groundwater
APEC 3B: Application of de-icing salts on adjacent sidewalk and roadway along Plains Road East	North portion of the Site	#Other – Application of De-Icing Salts (PCA 3B)	Off-site	SAR, EC, Na and Cl	Soil and Groundwater
APEC 4: Potential historic dry-cleaning operations, in the commercial building on the north side of Plains Road East	North portion of the Site	PCA# 37 – Operation of Dry Cleaning Equipment (where chemicals are used) (PCA 4)	Off-Site	VOCs	Groundwater

7. Conclusions

Based on the findings and conclusions of the Phase One ESA, a Phase Two ESA is recommended to assess the soil and groundwater conditions at the Site to address the identified APECs.

7.1. Closure

This Phase One ESA was conducted in general accordance with the standards set by *Canadian Standards Association Report No. Z768-01 Phase I Environmental Site Assessment* (November 2001, reaffirmed 2016) and according to the terms of reference given in Ontario Regulation 153/04 (as amended) made under the Environmental Protection Act as well as in accordance with generally accepted professional practices. Subject to this standard of care, GEI makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Appendix A.

We trust this report is sufficient for your present purposes. Should you have any questions concerning the above, or can be of any further assistance, please do not hesitate to contact GEI.

8. References

1. Burlington Public Library Digital Archive. Accessed online at: 192 Plains Road East, 1974 - Burlington Digital Archive
2. Burlington Fire Insurance Plan. 1924. Available through Burlington Public Library Archives. Accessed online at: Burlington, Ontario - Fire Insurance Plan - Burlington Digital Archive
3. City of Burlington. 2025. Burlington Interactive Mapping. Accessed online at: Explore the City of Burlington
4. Environmental Risk Information Services (ERIS). 2024. ERIS Database Report— 198-206 Plains Road East, Burlington, ON. ERIS, February 7, 2025.
5. Environmental Protection Act, Ontario Regulation 153/04, as amended, Records of Site Condition, November, 2024.
6. Ontario Ministry of Natural Resources and Forestry. 2022. Accessed at: Areas of Natural and Scientific Interest (ANSI) | Areas of Natural and Scientific Interest (ANSI) | Ontario GeoHub (gov.on.ca)
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10. Ontario Ministry of Environment, Conservation and Parks, Map: Well Records, 2018. Accessed online at: https://www.ontario.ca/environment-and-energy/map-well-records
11. Ontario Ministry of Energy, Northern Development and Mines website, Bedrock Geology of Ontario, 2011 – MRD 126; and Paleozoic Geology of Southern Ontario, 2007 – MRD 219 (KML format)
12. Ontario Ministry of Energy, Northern Development and Mines website, Physiography of Southern Ontario, 2007 (KML format)
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15. Ontario Ministry of the Environment. 2020. Records of Site Condition. Accessed online at: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/searchFiledRsc_search.
16. Topographic Maps available at the Natural Resources Canada (NRC) website. Accessed online at http://atlas.gc.ca/toporama/en/

Tables

Table I. Site Environmental Setting Data

Table II. Current and Past Land Uses

Table III. Areas of Potential Environmental Concern (APECs)

TABLE I: SITE ENVIRONMENTAL SETTING DATA 198, 200 Plains Road East, Burlington, Ontario		
NATIVE SOIL AND BEDROCK		
Type	Sand with trace to some gravel and trace clay	
Hydraulic Conductivity	Unknown	
Percent Sand	Unknown	
Depth to Bedrock	Greater than 12.5 m bgs	
Bedrock Type	Shale, limestone, dolostone, and siltstone of the Queenston Formation	
GROUND WATER		
Depth to Water Table	6-7.6 m bgs (monitoring wells on site, Feb. 12, 2025)	
Estimated or Measured	Measured	
Direction of Flow	Southeast (towards Lake Ontario)	
Estimated or Measured	Estimated	
POTABLE WATER AND SEWERS		
Potable Water Source	Municipal Water Service	
Municipal Water Source	Lake Ontario	
Distance to Nearest Municipal Water Well	None identified within Phase One Study Area	
Distance to Nearest Private Water Well	Unknown	
Sanitary Sewage System	City of Burlington	
Storm Water System	City of Burlington	
SURFACE WATER		
Name of Nearest Water Body	Tributary Lake Ontario	Lake Ontario
Distance from Site	340 m	1000 m
Elevation Drop from Site	10 m	25 m
Direct Drainage from Site	No	No
GEI Consultants Canada Ltd.		**2500052**

TABLE II: TABLE OF CURRENT AND PAST LAND USES OF THE SITE (Refer to clause 16(2)(b), Schedule D, O.Reg.153/04) 198, 200 Plains Road East, Burlington, Ontario				
Year	**Name of Owner**	**Description of Property Use**	**Property Use**	**Other Observations from Aerial Photographs, Fire Insurance Plans, etc.**
Prior to 1796	The Crown	Inferred undeveloped	Agricultural or other use	Nil – pre-dates available aerial photographs, FIPs and City Directories.
1796 - 1804	Peter Russell	Inferred undeveloped	Agricultural or other use	Based on information available from the City of Burlington Digital Archives, the Phase One Property is inferred to have been historically part of a larger land parcel. An archive entry listing the history of the property located at 192 Plains Road East (192 Plains Road East, 1974 - Burlington Digital Archive) indicates it as being a 50 acre parcel reportedly under agricultural use where John Fonger Sr. settled in 1804. The Fonger Farms and farming land was acquired by David Fonger in 1840. In 1868, this 50 acre parcel was sold to Barney Roelofson. These past Owners of the 50 acre parcel appear in the title abstract for the Phase One property. Additional details provided in the archives list William H. and Lillian Scheer (who also appears on the title abstract) and other members of
1804 - 1845	John Fonger	Inferred residential and agricultural use	Residential use Agricultural or other use	
1845 - 1865	David Fonger			
1865 - 1913	Barney Roslofson			
1913 - 1920	Elizabeth Young William R. Young			
1920 - 1944	William H. Scheer			

1944 - 1949	William N. Scheer Lillian Scheer			Scheer family as occupying the 50 acre parcel historically.
1949 - 1951	George D. Filman	Inferred residential use	Residential use	Nil – pre-dates available aerial photographs, FIPs and City Directories.
1951 - 1952	Vernon Hulsman			
1952 - 1958	Eli A. S. Daymond			
1958 - 1969	David J. McKee	Inferred residential / secondary commercial use (medical/home builder office)	Residential use Commercial use	Inferred residential based on available aerial imagery 198 Plains Road East - Doctor Office (1965) (City Directory) 200 Plains Road East - Doctor Office (1960), Dentist Office (1965-1985) (City Directory) New Horizon Homes (2012) (City Directory)
1969 - 1973	Anton V. Herring Brenda J. Herring			
1973 - 2000	Clemente Massignani Redenta Massignani			
2000 - 2023	Daryl Roach			
2023 - 2023	Rose Roach Daryl Roach - Estate	Residential use	Residential use	Aerial photographs – property appears under residential use
2023 to Current	2805531 Ontario Ltd.	Residential use	Residential use	Aerial photographs and site visit – property is under residential use with multi residential units vacant at the time of the site visit.
206 Plains Road East, Burlington, Ontario				
Prior to 1796	The Crown	Inferred undeveloped	Agricultural or other use	Nil – pre-dates available aerial photographs, FIPs and City Directories.

1796 - 1804	Peter Russell	Inferred undeveloped	Agricultural or other use	
1804 - 1845	John Fonger	Inferred residential and agricultural use	Residential use Agricultural or other use	Based on information available from the City of Burlington Digital Archives, the Phase One Property is inferred to have been historically part of a larger land parcel. An archive entry listing the history of the property located at 192 Plains Road East (192 Plains Road East, 1974 - Burlington Digital Archive) indicates it as being a 50 acre parcel reportedly under agricultural use where John Fonger Sr. settled in 1804. The Fonger Farms and farming land was acquired by David Fonger in 1840. In 1868, this 50 acre parcel was sold to Barney Roelofson. These past Owners of the 50 acre parcel appear in the title abstract for the Phase One property. Additional details provided in the archives list William H. and Lillian Scheer (who also appears on the title abstract) and other members of Scheer family as occupying the 50 acre parcel historically.
1845 - 1865	David Fonger			
1865 - 1913	Barney Roslofson			
1913 - 1920	Elizabeth Young William R. Young			
1920 - 1944	William H. Scheer			
1944 - 1949	William N. Scheer Lillian Scheer			
1949 - 1951	George D. Filman	Inferred residential use	Residential use	Nil – pre-dates available aerial photographs, FIPs and City Directories.
1951 - 1951	Vernon Hulsman			
1951 - 1970	Kalistrat Oliferchuck			

1970 - 1975	Agnes Ruth Feel			
1975 - 1979	Alan Reginald Heywood Betty Virgina Heywood Alan Lawrence Heywood Elizabeth Rene Heywood			Based on aerial photographs, the Site appears to be developed for residential use.
1979 - 1995	Howard Grant Tyrrell Della Lorraine Tyrrell	Inferred residential / secondary commercial use (medical/new homes builder offices)	Residential use Commercial use	Residential use is inferred based on available aerial imagery. Pet grooming salon (1980-1995) (City Directory)
1995 - 1995	Della Lorraine Tyrrell			
1995 - 2002	Peter Hammond	Residential use	Residential use	Residential use is inferred based on available aerial imagery.
2002 - 2003	Andre Vann-Dean Cheam Veronica Faye Kleinsmith	Residential use	Residential use	
2003 - 2005	Jeanette Porteous,			

	Robert John Porteous			
2005 - 2021	Daryl Roach Rose Roach			
2021 - 2023	Rose Roach			
2023 to Current	2805531 Ontario Ltd.	Residential use	Residential use	Aerial photographs and site visit – property is under residential use with multi residential units vacant at the time of the site visit.

Notes:

1. For each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:
   - Agricultural 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 at this table must be attached.

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TABLE III: AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs)

(Refer to clause 16(2)(b), Schedule D, O.Reg.153/04)

198, 200 Plains Road East, Burlington, Ontario

Area of Potential Environmental Concern (APEC)[1]	**Location of APEC on Phase One Property**	**Potentially Contaminating Activity (PCA)[2]**	**Location of PCA (On-Site or Off-Site)[2]**	**Potential Contaminants of Concern**	**Media Potentially Impacted (Groundwater, soil and/or sediment)**
APEC 1: Presence of fill material associated with general site grading and original construction of current and former building(s) (if any)	Entire Site	#30 – Importation of Fill Material of Unknown Quality (PCA 1)	On-Site	Metals, As, Sb, Se, B-HWS, Hg, Cr(VI), CN- and PAHs	Soil
APEC 2: Potential former presence of fuel oil storage tanks for purpose of home heating	In the vicinity of the building footprints	PCA #28 – Gasoline and Associated Products Storage in Fixed Tanks (PCA 2)	On-Site	PHCs, BTEX	Soil and Groundwater
APEC 3A: Application of de-icing salts on the driveways and paved parking areas	Driveways (northerly portion of Site) and paved parking areas (north and south of buildings)	#Other – Application of De-Icing Salts (PCA 3A)	On-site	SAR, EC, Na and Cl	Soil and Groundwater
APEC 3B: Application of de-icing salts on adjacent sidewalk and roadway along Plains Road East	North portion of the Site	#Other – Application of De-Icing Salts (PCA 3B)	Off-site	SAR, EC, Na and Cl	Soil and Groundwater
APEC 4: Potential historic dry-cleaning	North portion of the Site	PCA# 37 – Operation of Dry Cleaning	Off-Site	VOCs	Groundwater

operations in the commercial building on the north side of Plains Road East		equipment (where chemicals are used) (PCA 4)			
GEI Consultants Canada Ltd.					**2500052**

Figures

Figure 1. Site Location Plan

Figure 2. Study Area and Potentially Contaminating Activities (PCAs)

Figure 3. Site Layout and Areas of Potential Environmental Concern (APECs)



Site Boundary (approx.)
Watercourse
Waterbody
Wooded Area
Wetland Significance
Evaluated-Provincial

GEI Consultants

0 180 360
Meters

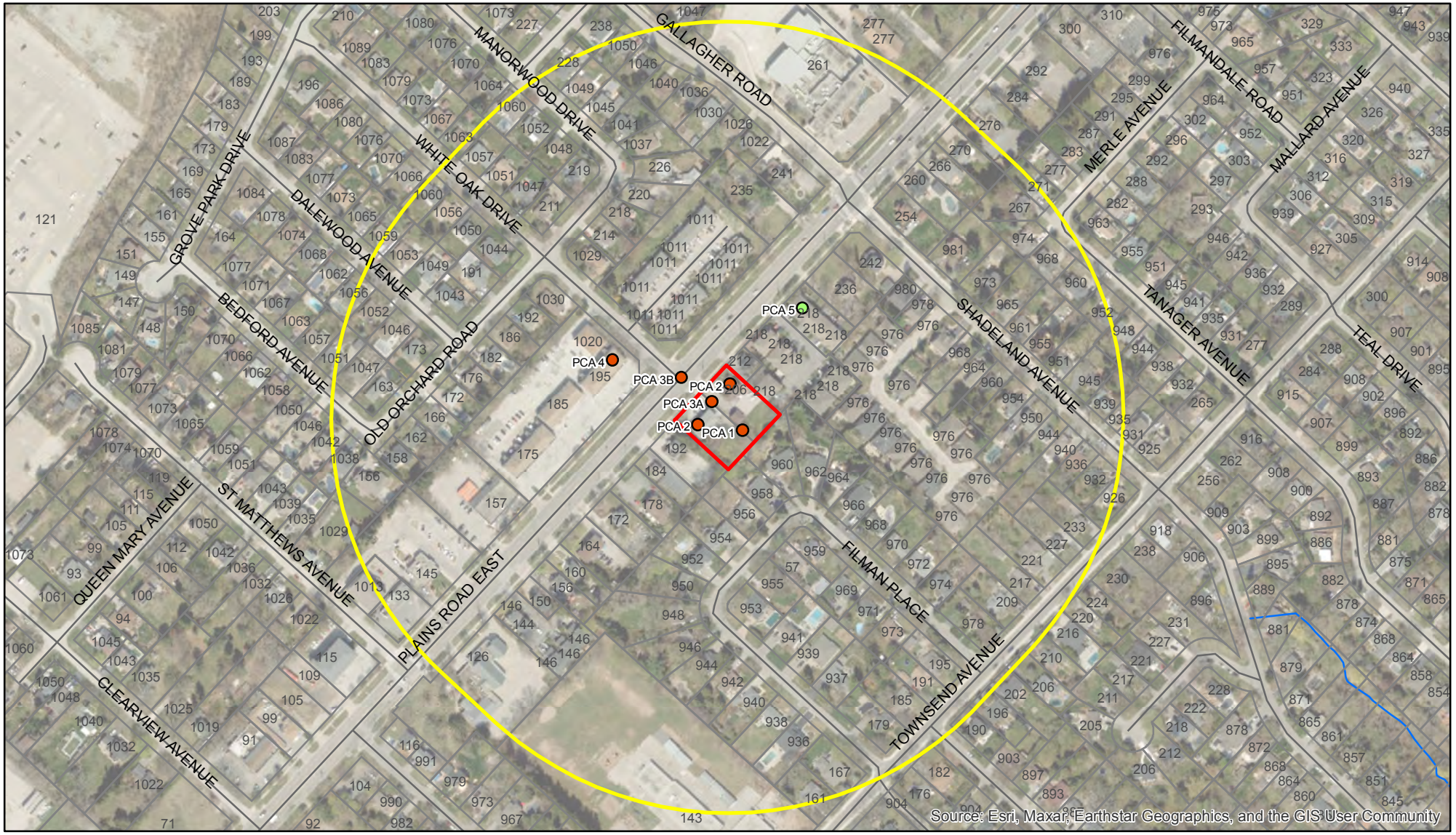
N

PHASE ONE ESA
198, 200 and 206 PLAINS ROAD E.
BURLINGTON, ON

Project: 2500052

Scale: 1: 10,000
February 2025

FIGURE 1 - SITE LOCATION PLAN



Site Boundary (approx.)
Study Area (250m)
Property Lines
PCA Contributing to APEC
PCA Not Contributing to APEC
Roads
Watercourse

PCA ID	DESCRIPTION
PCA 1	#30 - Fill Material
PCA 2	#28 - Gasoline and Associated Products Storage in Fixed Tanks
PCA 3A	#Other - Application of De-icing Salt
PCA 3B	#Other - Application of De-icing Salt
PCA 4	#37 - Dry Cleaner
PCA 5	#28 - Gasoline and Associated Products Storage in Fixed Tanks

GEI Consultants

0 75 150
Meters

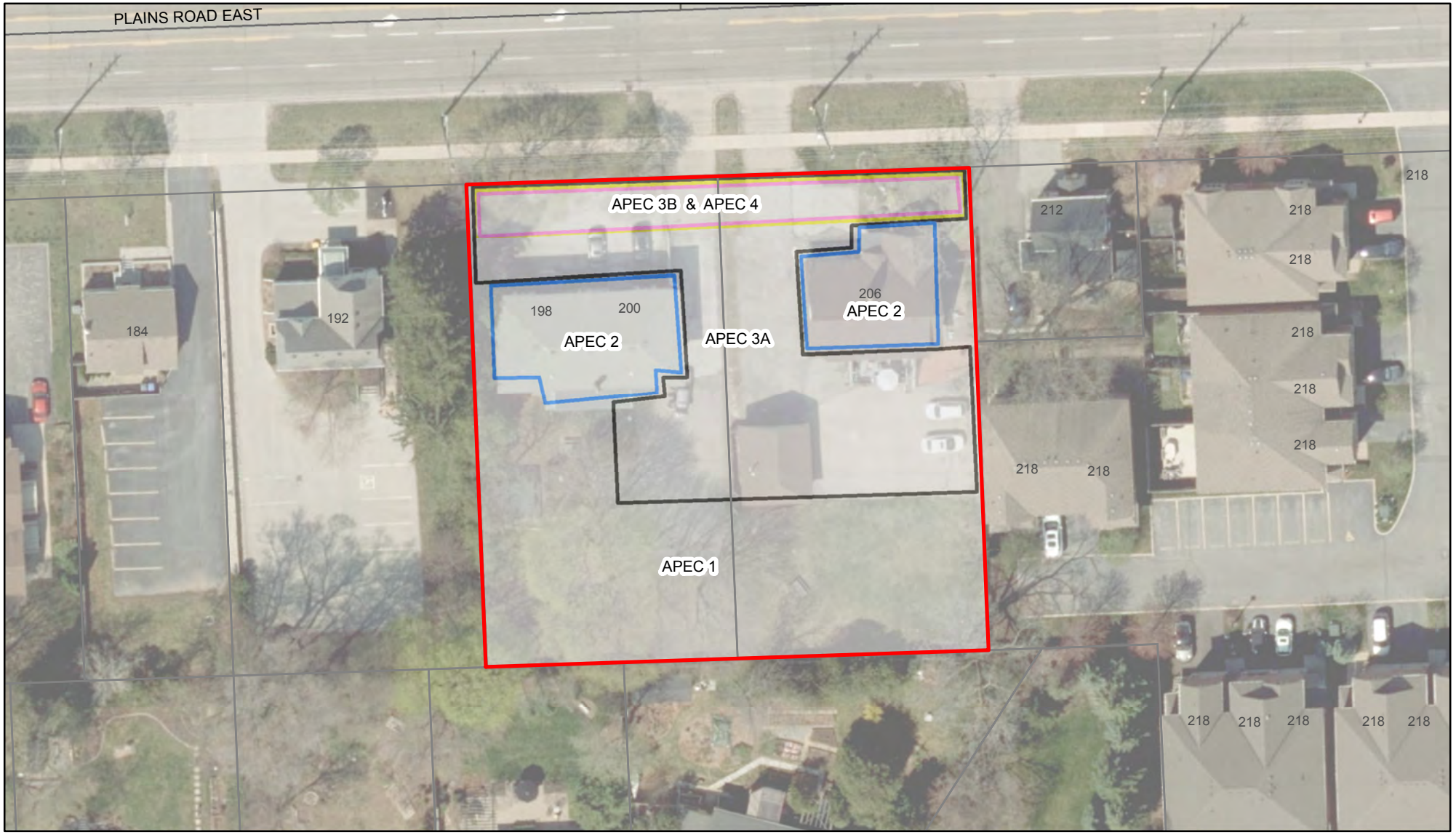
N

PHASE ONE ESA
198, 200 and 206 PLAINS ROAD E.
BURLINGTON, ON

Project: 2500052

Scale: 1: 4,000
April 2025

FIGURE 2 - STUDY AREA AND POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)



Site Boundary (approx.) **APECs** APEC 3A
Property Lines APEC 1 APEC 3B
Roads APEC 2 APEC 4

APEC ID	DESCRIPTION
APEC 1	Fill Material
APEC 2	Historical Fuel Oil Tanks (Potential)
APEC 3A	Application of De-icing Salt (on-site)
APEC 3B	Application of De-icing Salt (off-site)
APEC 4	Dry Cleaner

GEI Consultants

0 10 20
Meters

N

PHASE ONE ESA
198, 200 and 206 PLAINS ROAD E.
BURLINGTON, ON

Project: 2500052

Scale: 1: 600
April 2025

FIGURE 3 - SITE LAYOUT AND AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs)

Appendix A Limitation of Liability, Scope of Report, and Third-Party Reliance

Limitation of Liability, Scope of Report, and Third Party Reliance

This Phase One ESA was completed in general accordance with the standards set by Canadian Standards Association Report No. Z768-01 Phase One Environmental Site Assessment (November 2001, reaffirmed 2016) and according to the terms of reference given in Ontario Regulation 153/04 (as amended) made under the Environmental Protection Act.

This report was prepared for the exclusive use of 2805531 Ontario Ltd. GEI's consent is required to reproduce this report in whole or in part. GEI is not responsible for any decision made or reliance by a third party makes of this report. GEI is not responsible for any damages, suffered by a third-party as result of the use of this report.

Appendix B Qualifications of Assessors

Qualifications of Assessors

Matthew Long, M. Eng., P. Eng., is a Geo-Environmental Engineer with over 17 years of experience in geo-environmental engineering investigations. Mr. Long has been involved in planning and conducting field activities, performing data analysis and preparing hydrogeological and environmental reports including Phase One/I and Two/II ESAs for due-diligence and O. Reg. 153/04 RSC compliant investigations to support residential and commercial/industrial development and municipal infrastructure planning and design.

Joanna Olesiuk, M. A. Sc., C. Tech., P. Geo. (Limited)., is a Senior Technical Specialist with a background in environmental science, hydrogeology, and environmental engineering application fields. Ms. Olesiuk has over 19 years of industry experience conducting field activities, data analysis and reporting for Phase One/I and Two/II ESAs for due-diligence and O. Reg. 153/04 RSC projects including site remediation, O. Reg. 406/19 excess soil management investigations, MECP Permits to Take Water, Environmental Compliance Approvals, Environmental Activity and Section Registry projects as well as wide range of hydrogeological assessments to support private sewage and water servicing, subdivision and irrigation approvals.

Mark Ongarato, B. Sc., is an Environmental Technologist with over five years of experience in environmental and hydrogeological investigations. Mr. Ongarato has been involved with conducting field activities, performing data analysis, and report writing for various environmental and hydrogeological investigations including Phase One/I and Two/II ESAs for due-diligence and O. Reg. 153/04 RSC projects for residential, commercial, and industrial properties.

Appendix C Title Search Summary and Parcel Registers

TABLE OF CURRENT AND PAST LAND USES OF THE SITE				
Property at - 198 PLAINS ROAD EAST, BURLINGTON – PIN 07109-0055 – Part Lots Lot 3 & 4, Plan PF803 – Burlington -- (TABLE 3523)				
Year	**Name of Owner**	**Description of Property Use**	**Property Use**	**Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.**
Prior to 1796	The Crown			
1796 - 1804	Peter Russell			
1804 - 1845	John Fonger			
1845 - 1865	David Fonger			
1865 - 1913	Barney Roslofson			
1913 - 1920	Elizabeth Young William R. Young			
1920 - 1944	William H. Scheer			
1944 - 1949	William N. Scheer Lillian Scheer			
1949 - 1951	George D. Filman			
1951 - 1952	Vernon Hulsman			
1952 - 1958	Eli A. S. Daymond			
1958 - 1969	David J. McKee			
1969 - 1973	Anton V. Herring Brenda J. Herring			
1973 - 2000	Clemente Massignani Redenta Massignani			
2000 - 2023	Daryl Roach			
2023 - 2023	Rose Roach Daryl Roach - Estate			
2023 to Current	**2805531 ONTARIO LTD**			

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

PROPERTY DESCRIPTION: PT LTS 3 & 4 , PL PF803 , AS IN 363265 EXCEPT PT 17, 20R791 ; BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1997/02/24

OWNERS' NAMES
2805531 ONTARIO LTD.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/02/24 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/02/24						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/02/21 ***						
***SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:*						
*** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES **						
*** AND ESCHEATS OR FORFEITURE TO THE CROWN.*						
*** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF*						
*** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY*						
*** CONVENTION.*						
*** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.*						
***DATE OF CONVERSION TO LAND TITLES: 1997/02/24 ***						
FH152153	1961/01/25	BYLAW				C
363265	1973/06/01	TRANSFER		*** COMPLETELY DELETED ***	MASSIGNANI, CLEMENTE MASSIGNANI, REDENTA	
H846091	2000/05/02	TRANSFER		*** COMPLETELY DELETED *** MASSIGNANI, CLEMENTE MASSIGNANI, REDENTA	ROACH, DARYL	
	REMARKS: PLANNING ACT STATEMENTS					
H846092	2000/05/02	CHARGE		*** COMPLETELY DELETED *** ROACH, DARYL	MASSIGNANI, CLEMENTE MASSIGNANI, REDENTA	
H846093	2000/05/02	CHARGE	$35,000	ROACH, DARYL	TD TRUST COMPANY	C

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR383057	2005/06/07	NOTICE		*** COMPLETELY DELETED *** ROACH, DARYL	MASSIGNANI, CLEMENTE MASSIGNANI, REDENTA	
	REMARKS: H846092					
HR1579121	2018/10/16	APL OF SURV-CHRG		*** COMPLETELY DELETED *** MASSIGNANI, REDENTA	MASSIGNANI, CLEMENT	
	REMARKS: H846092.					
HR1579124	2018/10/16	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** MASSIGNANI, CLEMENTE	MASSIGNANI, GEORGE CLEMENT MASSIGNANI, CLEMENTE	
	REMARKS: H846092.					
HR1942822	2023/01/10	TRANSMISSION-LAND		*** COMPLETELY DELETED *** ROACH, DARYL	ROACH, ROSE ROACH, DARYL - ESTATE	
HR1942958	2023/01/10	TRANS PERSONAL REP	$1,500,000	ROACH, ROSE	2805531 ONTARIO LTD.	C
	REMARKS: PLANNING ACT STATEMENTS.					
HR1942960	2023/01/10	APL OF SURV-CHRG		*** COMPLETELY DELETED *** MASSIGNANI, CLEMENTE	MASSIGNANI, GEORGE CLEMENT	
	REMARKS: H846092.					
HR1943224	2023/01/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** MASSIGNANI, GEORGE CLEMENT		
	REMARKS: H846092.					

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.

TABLE OF CURRENT AND PAST LAND USES OF THE SITE				
Property at - 206 PLAINS ROAD EAST, BURLINGTON – PIN 07109-0054 – Part Lots 4 and 5, Plan PF803 – Burlington -- (TABLE 3523)				
Year	**Name of Owner**	**Description of Property Use**	**Property Use**	**Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.**
Prior to 1796	The Crown			
1796 - 1804	Peter Russell			
1804 - 1845	John Fonger			
1845 - 1865	David Fonger			
1865 - 1913	Barney Roslofson			
1913 - 1920	Elizabeth Young William R. Young			
1920 - 1944	William H. Scheer			
1944 - 1949	William N. Scheer Lillian Scheer			
1949 - 1951	George D. Filman			
1951 - 1951	Vernon Hulsman			
1951 - 1970	Kalistrat Oliferchuck			
1970 - 1975	Agnes Ruth Feel			
1975 - 1979	Alan Reginald Heywood Betty Virgina Heywood Alan Lawrence Heywood Elizabeth Rene Heywood			
1979 - 1995	Howard Grant Tyrrell Della Lorraine Tyrrell			
1995 - 1995	Della Lorraine Tyrrell			
1995 - 2002	Peter Hammond			
2002 - 2003	Andre Vann-Dean Cheam Veronica Faye Kleinsmith			
2003 - 2005	Jeanette Porteous,, Robert John Porteous			

TABLE OF CURRENT AND PAST LAND USES OF THE SITE				
Property at - 206 PLAINS ROAD EAST, BURLINGTON – PIN 07109-0054 – Part Lots 4 and 5, Plan PF803 – Burlington -- (TABLE 3523)				
Year	**Name of Owner**	**Description of Property Use**	**Property Use**	**Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.**
2005 - 2021	Daryl Roach Rose Roach			
2021 - 2023	Rose Roach			
2023 to Current	**2805531 ONTARIO LTD**			

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #20

07109-0054 (LT)

PREPARED FOR
ON 2025/03/19 AT 07:22:02

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

PROPERTY DESCRIPTION: PT LTS 4 & 5 , PL PF803 , AS IN 844981 ; BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:	RECENTLY:	PIN CREATION DATE:
FEE SIMPLE LT CONVERSION QUALIFIED	FIRST CONVERSION FROM BOOK	1997/02/24

OWNERS' NAMES	CAPACITY	SHARE
2805531 ONTARIO LTD.	ROWN	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/02/24 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/02/24						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/02/21 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1997/02/24 **						
FH152153	1961/01/25	BYLAW				C
761443	1991/04/16	AGREEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
844981	1995/10/24	TRANSFER		*** COMPLETELY DELETED ***	HAMMOND, PETER	
844982	1995/10/24	CHARGE		*** COMPLETELY DELETED ***	CANADA TRUSTCO MORTGAGE COMPANY	
844983	1995/10/24	CHARGE		*** COMPLETELY DELETED ***	TYRRELL, DELLA LORRAINE	
846254	1995/11/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	MCPHERSON, KIRK	
REMARKS: 844983						

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
847491	1995/12/18	ASSIGNMENT GENERAL		*** COMPLETELY DELETED ***		
847846	1995/12/28	ASSIGNMENT GENERAL		*** COMPLETELY DELETED ***		
H706783	1997/10/24	CHARGE		*** COMPLETELY DELETED *** HAMMOND, PETER	BENEFICIAL REALTY LTD.	
H706784	1997/10/24	NOTICE		*** COMPLETELY DELETED *** HAMMOND, PETER	BENEFICIAL REALTY LTD.	
	REMARKS: ASSIGNMENT OF RENTS H706873					
H711103	1997/11/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCPHERSON, KIRK		
	REMARKS: RE: 844983					
HR104539	2002/03/04	TRANSFER		*** COMPLETELY DELETED *** HAMMOND, PETER	KLEINSMITH, VERONICA FAYE CHEAM, ANDRE VANN-DEAN	
	REMARKS: PLANNING ACT STATEMENTS					
HR104540	2002/03/04	CHARGE		*** COMPLETELY DELETED *** KLEINSMITH, VERONICA FAYE CHEAM, ANDRE VANN-DEAN	THE TORONTO-DOMINION BANK	
HR104541	2002/03/04	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** KLEINSMITH, VERONICA FAYE CHEAM, ANDRE VANN-DEAN	THE TORONTO-DOMINION BANK	
	REMARKS: HR104540					
HR104542	2002/03/04	CHARGE		*** COMPLETELY DELETED *** KLEINSMITH, VERONICA FAYE CHEAM, ANDRE VANN-DEAN	HAMMOND, PETER	
HR108381	2002/03/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** BENEFICIAL REALTY LTD.		
	REMARKS: RE: H706783					
HR114620	2002/04/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADA TRUSTCO MORTGAGE COMPANY		
	REMARKS: RE: 844982					
HR234944	2003/10/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** HAMMOND, PETER		
	REMARKS: RE: HR104542					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR234964	2003/10/10	TRANSFER		*** COMPLETELY DELETED *** CHEAM, ANDRE VANN-DEAN KLEINSMITH, VERONICA FAYE	PORTEOUS, JEANETTE PORTEOUS, ROBERT JOHN	
	REMARKS: PLANNING ACT STATEMENTS					
HR234965	2003/10/10	CHARGE		*** COMPLETELY DELETED *** PORTEOUS, ROBERT JOHN PORTEOUS, JEANETTE	THE BANK OF NOVA SCOTIA	
HR248702	2003/12/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
	REMARKS: RE: HR104540					
HR341628	2004/12/06	NOTICE		*** COMPLETELY DELETED *** PORTEOUS, ROBERT JOHN PORTEOUS, JEANETTE	THE BANK OF NOVA SCOTIA	
	REMARKS: HR234965					
HR412883	2005/09/19	TRANSFER		*** COMPLETELY DELETED *** PORTEOUS, JEANETTE PORTEOUS, ROBERT JOHN	ROACH, DARYL ROACH, ROSE	
	REMARKS: PLANNING ACT STATEMENTS					
HR412884	2005/09/19	CHARGE		*** COMPLETELY DELETED *** ROACH, DARYL ROACH, ROSE	A G F TRUST COMPANY	
HR412885	2005/09/19	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** ROACH, DARYL ROACH, ROSE	AGF TRUST COMPANY	
	REMARKS: HR412884					
HR417981	2005/10/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
	REMARKS: RE: HR234965					
HR1787295	2021/05/04	APL OF SURV-LAND		*** DELETED AGAINST THIS PROPERTY *** ROACH, DARYL	ROACH, ROSE	
HR1942945	2023/01/10	TRANSFER	$1,100,000	ROACH, ROSE	2805531 ONTARIO LTD.	C
	REMARKS: PLANNING ACT STATEMENTS.					
HR1952862	2023/03/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** B2B BANK		

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	REMARKS: HR412884.					

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.

Appendix D Fire Insurance Plans

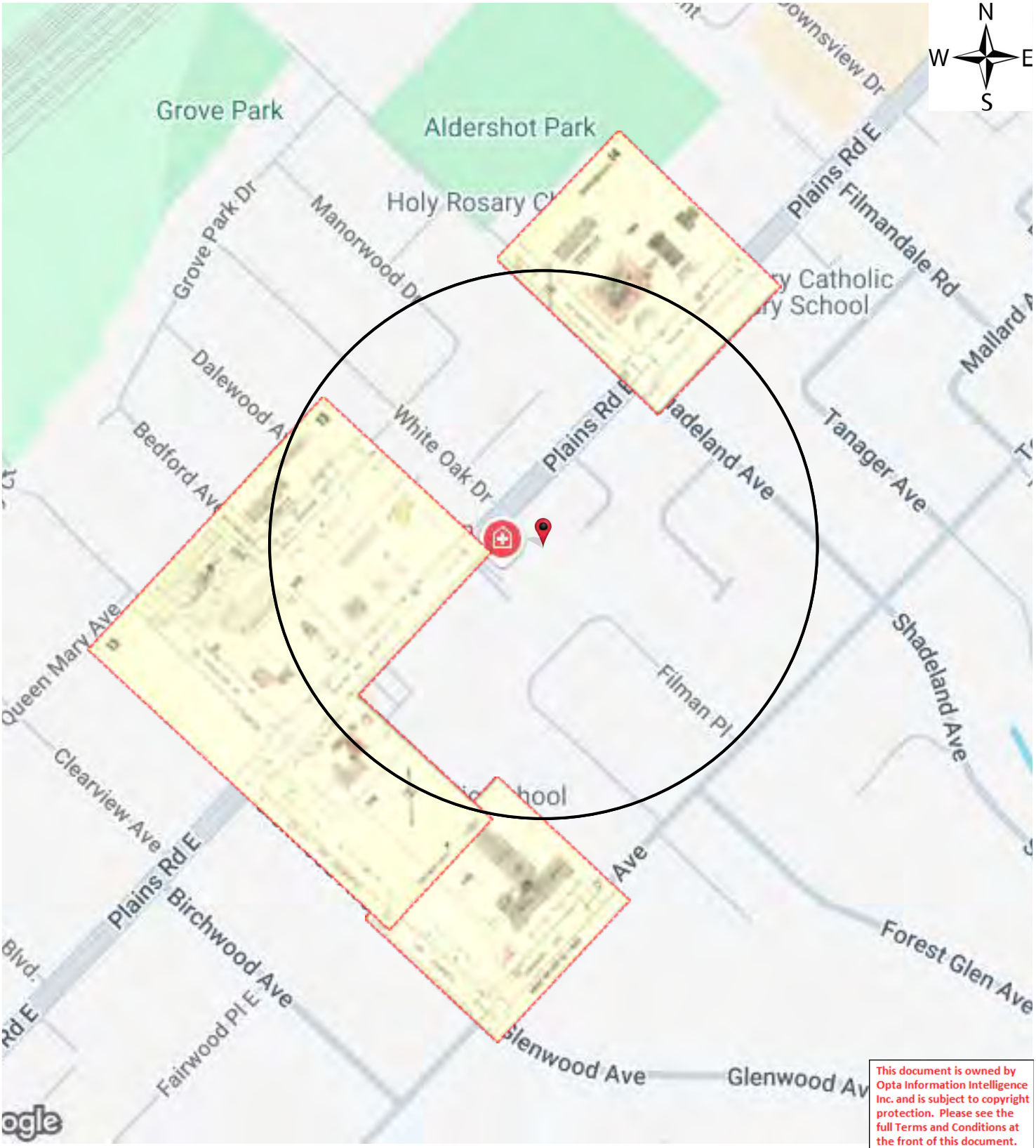
Enviroscan Report

Site address:	198, 200 & 206 Plains Road East, Burlington, ON
Project #:	25020700529
P.O. #:	155431
Requested by:	Eleanor Goolab
Date Completed:	2/25/2025 2:56:09 PM

CONFIDENTIAL

Project #: 25020700529 | P.O. #: 2400052
Requested by: Eleanor Goolab | Date Completed: 02/25/2025 14:56:09

Search Area: 198, 200 & 206 Plains Road East, Burlington, ON



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Project #: 25020700529 | P.O. #: 2400052
Requested by: Eleanor Goolab | Date Completed: 02/25/2025 14:56:09

Historical Environmental Services Enviroscan Terms and Conditions

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 Verisk's records relating to the described property (hereinafter referred to as the "Property"). Verisk 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 Verisk'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. Verisk 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

Verisk 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 Verisk Reports or from any tortious acts or omissions of Verisk'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.

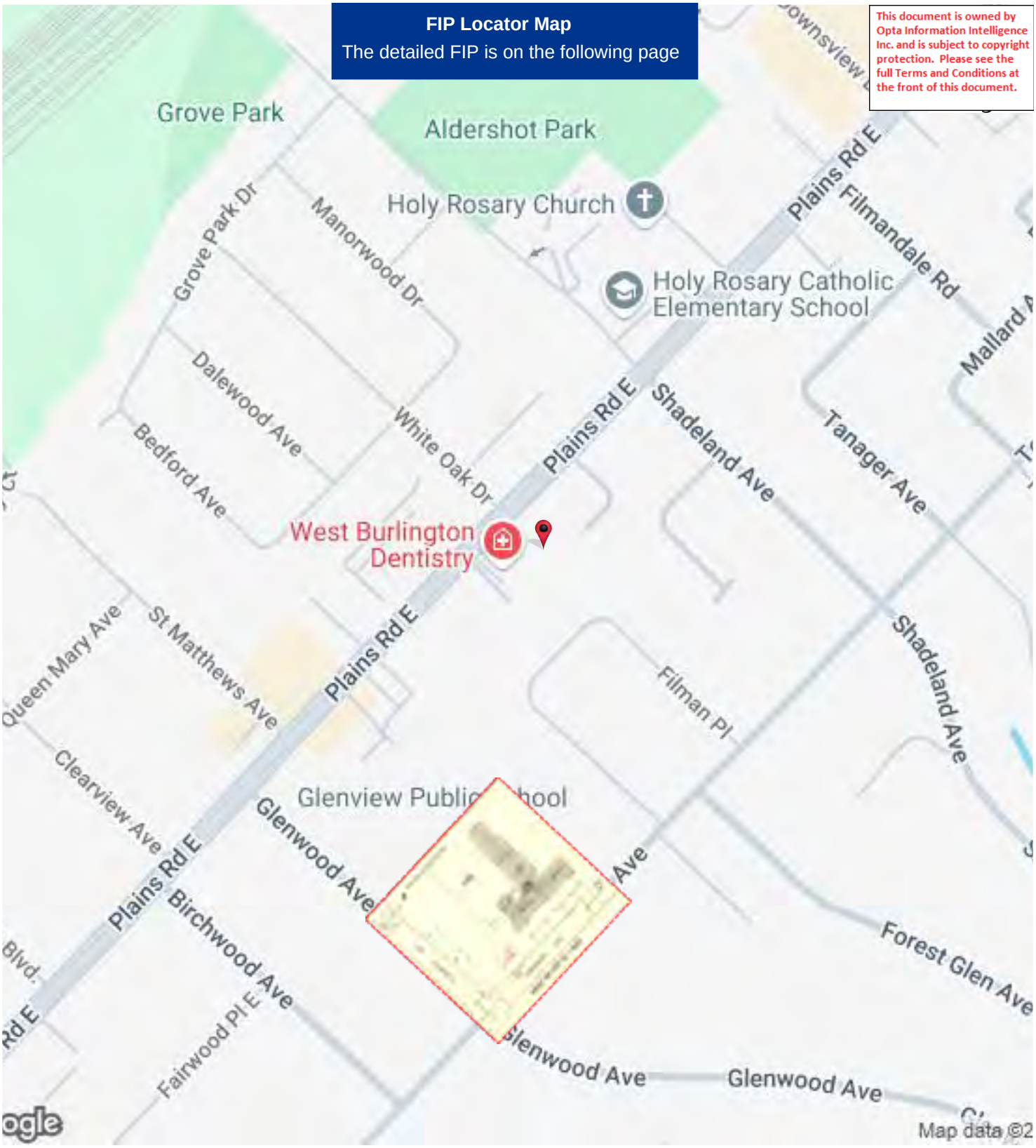
Project #: 25020700529 | P.O. #: 2400052
Requested by: Eleanor Goolab | Date Completed: 02/25/2025 14:56:09

1971 Volume: Burlington Firemap: 14
Burlington Plan: 296 (1971) | Sheet: 14 (1971)

Page	Report Title
6	(1971) Volume: Burlington Firemap: 13
8	(1971) Volume: Burlington Firemap: 13
10	(1971) Volume: Burlington Firemap: 14

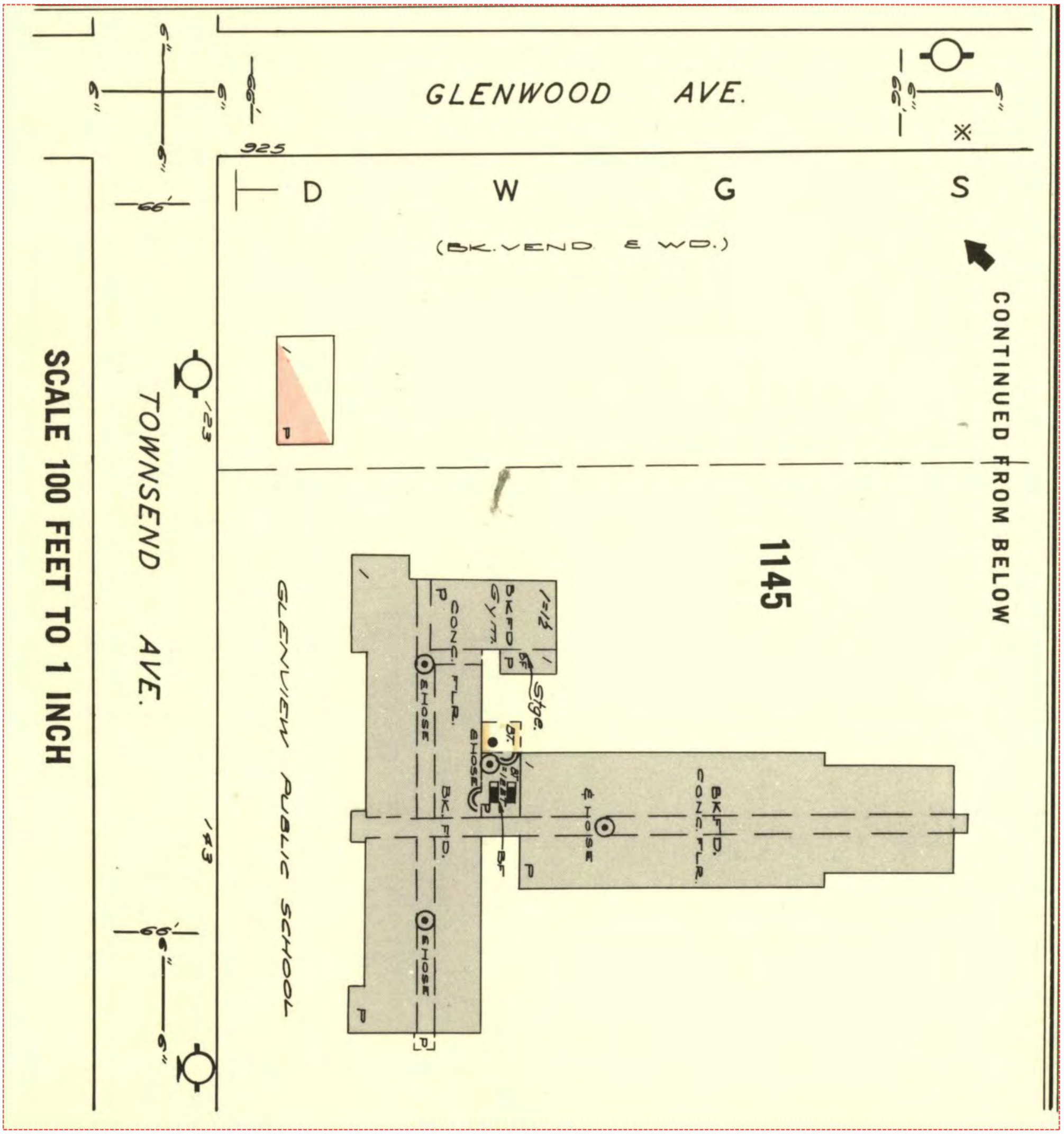
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Requested by: Eleanor Goolab | Date Completed: 02/25/2025 14:56:09

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



Project #: 25020700529 | P.O. #: 2400052
Requested by: Eleanor Goolab | Date Completed: 02/25/2025 14:56:09

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



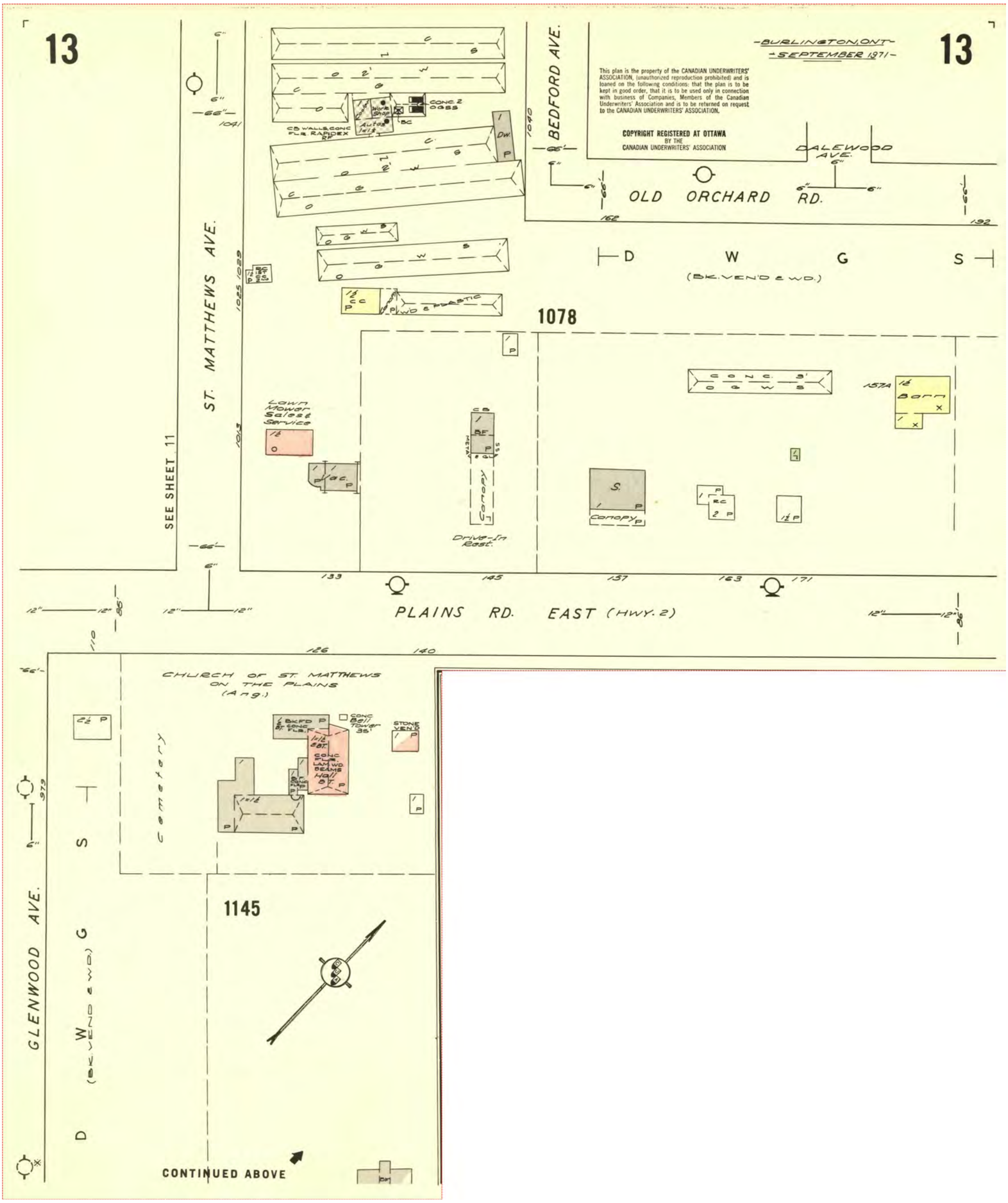
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1971 Volume: Burlington Firemap: 13
Burlington Plan: 296 (1971) | Sheet: 13 (1971)



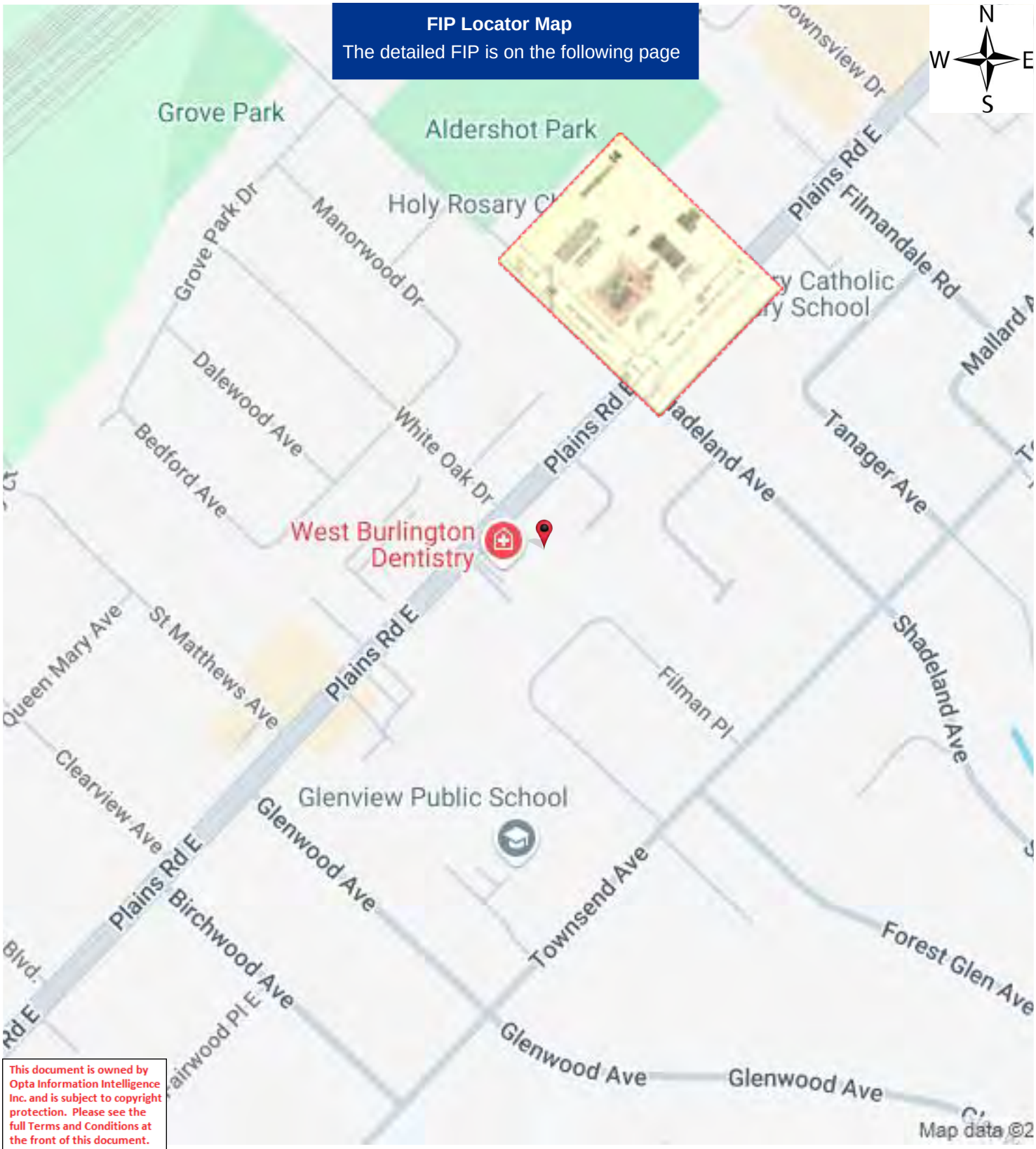
Project #: 25020700529 | P.O. #: 2400052
Requested by: Eleanor Goolab | Date Completed: 02/25/2025 14:56:09

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



Project #: 25020700529 | P.O. #: 2400052
Requested by: Eleanor Goolab | Date Completed: 02/25/2025 14:56:09

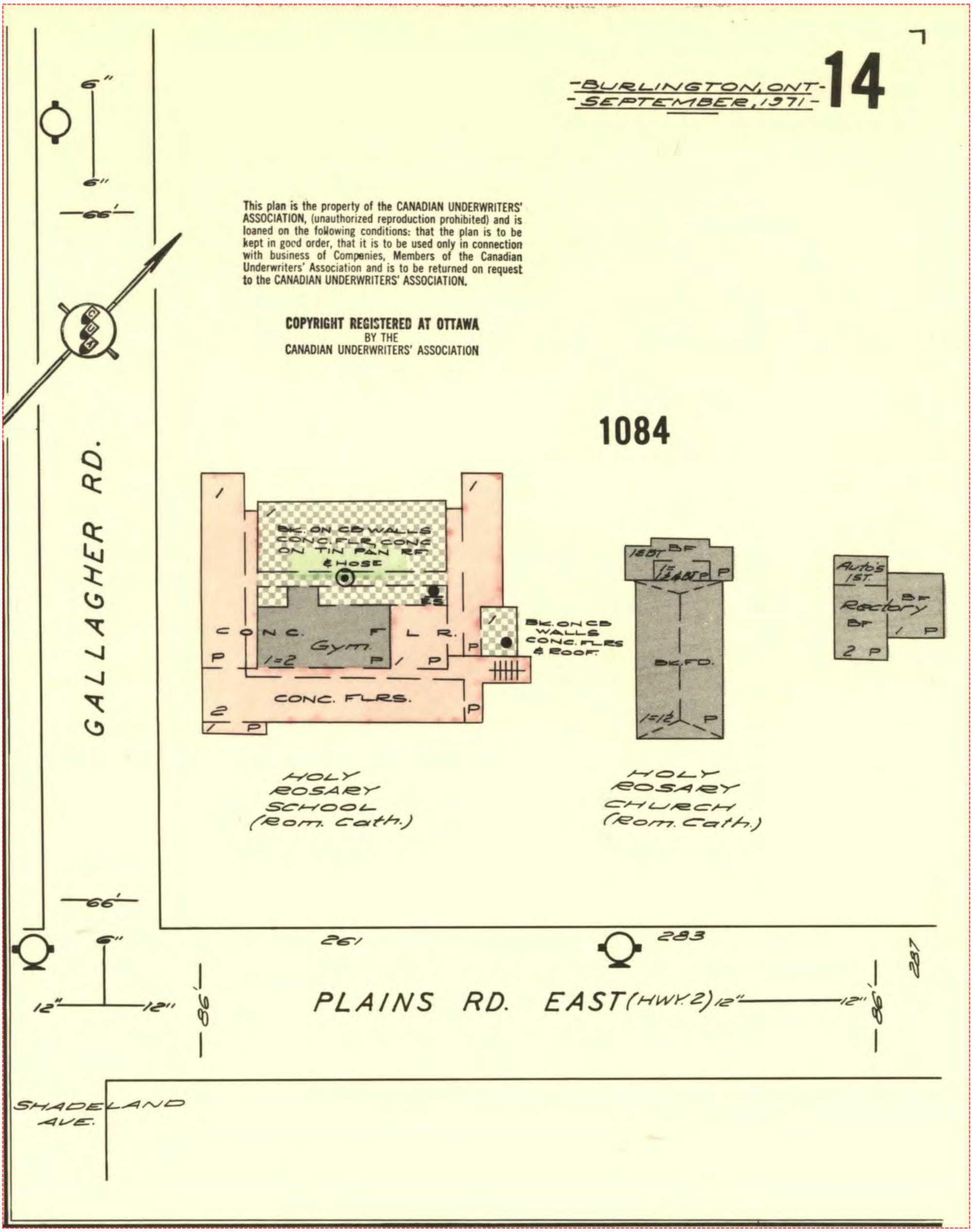
1971 Volume: Burlington Firemap: 14
Burlington Plan: 296 (1971) | Sheet: 14 (1971)



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Project #: 25020700529 | P.O. #: 2400052
Requested by: Eleanor Goolab | Date Completed: 02/25/2025 14:56:09

1971 Volume: Burlington Firemap: 14
Burlington Plan: 296 (1971) | Sheet: 14 (1971)



Office

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

1.877.244.9437

optaintel.ca



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CONFIDENTIAL

Appendix E City Directory Summary

ERIS

CITY DIRECTORY

Project Property:	*198-206 Plains Road East, Burlington, ON* *198 - 206 Plains Road East* *Burlington,ON L7T 2C3*
Project No:	*2400052*
Requested By:	*GEI Consultants Canada Ltd.*
Order No:	*25020700529*
Date Completed:	*February 14, 2025*

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

February 14, 2025
RE: CITY DIRECTORY RESEARCH
198 - 206 Plains Road East
Burlington,ON L7T 2C3

Thank you for contacting ERIS regarding our City Directory Search services. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. When searching a range of addresses, all civic addresses within that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on highly developed areas, while newly developed areas may be covered in the more recent years, older directories tend to cover only "central" parts of the city. To complete the search, we have either utilized the Toronto Reference Library, Library & Archives Canada and multiple digitized directories. While these do not claim to be a complete collection of all reverse listing city directories produced, ERIS has made every effort to provide accurate and complete information. ERIS shall not be held liable for missing, incomplete, or inaccurate information. If you believe there are additional addresses or streets that require searching, please contact us.

Search Criteria:

950-965 of Filman Place

170-230 of Plains Road E

1010-1030 of White Oak Drive

Search Notes:

Search Results Summary

Data from 2012 to 2017 does not include residential information

Date	Source	Comment
2023	DIGITAL BUSINESS DIRECTORY	
2021	DIGITAL BUSINESS DIRECTORY	
2017	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2005	VERNONS	
2000	VERNONS	
1995	VERNONS	
1990	VERNONS	
1985	VERNONS	
1980	VERNONS	
1975	VERNONS	
1970	VERNONS	
1965	VERNONS	
1960	VERNONS	
1957	VERNONS	

2023 FILMAN PLACE

SOURCE: DIGITAL BUSINESS DIRECTORY

950 **R ASMA**...*RESIDENTIAL*
952 **G COLE**...*RESIDENTIAL*
953 **P FOX**...*RESIDENTIAL*
954 **T CHOI**...*RESIDENTIAL*
955 **W WILSON**...*RESIDENTIAL*
956 **T TURNER**...*RESIDENTIAL*
957 **T PORTZ**...*RESIDENTIAL*
958 **C ELGAR**...*RESIDENTIAL*
959 **M KALVAITIS**...*RESIDENTIAL*
962 **D VOS**...*RESIDENTIAL*
964 **L DOZOIS**...*RESIDENTIAL*

2023 PLAINS ROAD E

SOURCE: DIGITAL BUSINESS DIRECTORY

172 **3 PEAKS INC**...*INFORMATION SYSTEM CONSULTANTS*
175 **ALDERSHOT FRAME STUDIO**...*INTERIOR DECORATORS DESIGN & CONSULTANTS*
175 **ALDERSHOT TRAVEL**...*TRAVEL AGENCIES & BUREAUS*
175 **D HEARINDEN**...*RESIDENTIAL*
175 **D HEARNDEN**...*RESIDENTIAL*
175 **J G QUALITY MEATS LTD**...*MEAT-RETAIL*
175 **P LEVESQUE**...*RESIDENTIAL*
175 **S THOMPSON**...*RESIDENTIAL*
175 **TURTLEDOVE'S BAKERY**...*BAKERS-RETAIL*
178 **C BLONDEAU**...*RESIDENTIAL*
178 **C CROWE**...*RESIDENTIAL*
178 **L BLONDEAU**...*RESIDENTIAL*
178 **S SPENCE**...*RESIDENTIAL*
181 **181 FLORIST**...*FLORISTS-RETAIL*
184 **KEITH JOHNSTON**...*RESIDENTIAL*
184 **RAY SILVESTRI-MORTGAGE AGENT**...*REAL ESTATE LOANS*
184 **ROB CAGNIN MORTGAGE ARCHITECTS**...*REAL ESTATE LOANS*
185 **ALDERSHOT PHARMACY**...*PHARMACIES*
185 **BOOKKEEPING ON SITE SVC**...*ACCOUNTING & BOOKKEEPING GENERAL SVC*
185 **CINO GROUP**...*ACCOUNTING & BOOKKEEPING SYSTEMS (WHOL)*
185 **CINO GROUP**...*ACCOUNTANTS*
185 **CUPE LOCAL**...*LABOR ORGANIZATIONS*
185 **MYSTIC STAINED GLASS STUDIO**...*GLASS-STAINED & LEADED*
185 **RENEE LAMINA FASHION DRAPERY**...*UPHOLSTERERS*
195 **A BAKER**...*RESIDENTIAL*
195 **A BERTOZZI**...*RESIDENTIAL*
195 **ANGEL MANDARIN SPA HEALTH**...*MANICURING*
195 **C MITCHELL**...*RESIDENTIAL*
195 **D ARSENAULT**...*RESIDENTIAL*
195 **DEBBIE ENAULT**...*RESIDENTIAL*
195 **I MACDONALD**...*RESIDENTIAL*
195 **MEENA CLEANERS**...*CLEANERS*
195 **MEJILLA CHIROPRACTIC**...*MASSAGE THERAPISTS*
195 **OLIVE OIL DISPENSERY INC**...*GOURMET SHOPS*
195 **R PRIMUS**...*RESIDENTIAL*
195 **TONY RICCIUTI**...*RESIDENTIAL*
198 **K MONEY**...*RESIDENTIAL*
198 **M SANTOS**...*RESIDENTIAL*
200 **A BAKER**...*RESIDENTIAL*
200 **J FINLAYSON**...*RESIDENTIAL*
202 **A JOSEPH**...*RESIDENTIAL*
204 **E PLUCINSKY**...*RESIDENTIAL*
204 **S LETFORD**...*RESIDENTIAL*
206 **J TREUMAN**...*RESIDENTIAL*
208 **C SIMPSON**...*RESIDENTIAL*
208 **W RAPSON**...*RESIDENTIAL*
212 **N SHARMA**...*RESIDENTIAL*
212 **SUPERIOR STONE DESIGNS-INSTLTN**...*LANDSCAPE CONTRACTORS*
212 **W BLACK**...*RESIDENTIAL*
216 **D EASTERBROOK**...*RESIDENTIAL*
216 **J GLASS**...*RESIDENTIAL*
216 **M FIELD**...*RESIDENTIAL*
218 **C L LOUISY**...*RESIDENTIAL*
218 **D HALCHUK**...*RESIDENTIAL*
218 **D WHALLEY**...*NONCLASSIFIED ESTABLISHMENTS*
218 **G ONSLOW**...*RESIDENTIAL*
218 **G TAYLOR**...*RESIDENTIAL*
218 **J CALBICK**...*RESIDENTIAL*
218 **J MURPHY**...*RESIDENTIAL*
218 **K CLARKE**...*RESIDENTIAL*
218 **M WARRENER**...*RESIDENTIAL*
218 **MURRAY KLAAS**...*RESIDENTIAL*
218 **S BHATT**...*RESIDENTIAL*
218 **S MAZZA**...*RESIDENTIAL*
218 **T ALOVETDINOV**...*RESIDENTIAL*

2023 WHITE OAK DRIVE

SOURCE: DIGITAL BUSINESS DIRECTORY

1011 **A KITCHEN**...*RESIDENTIAL*
1011 **ANWAR MOQUEEM**...*RESIDENTIAL*
1011 **B DAHER**...*RESIDENTIAL*
1011 **D MCLEAN**...*RESIDENTIAL*
1011 **D MOORCROFT**...*RESIDENTIAL*
1011 **D TAYLOR**...*RESIDENTIAL*
1011 **D WHIFFING**...*RESIDENTIAL*
1011 **DAVID ROSE**...*RESIDENTIAL*
1011 **G LAND**...*RESIDENTIAL*
1011 **J ANDERSON**...*RESIDENTIAL*
1011 **J MACRAE**...*RESIDENTIAL*
1011 **J WHELAN**...*RESIDENTIAL*
1011 **K BARTKIW**...*RESIDENTIAL*
1011 **K HOWARTH**...*RESIDENTIAL*
1011 **K PERKINS**...*RESIDENTIAL*
1011 **P CHRISTIE**...*RESIDENTIAL*
1011 **P PERCY**...*RESIDENTIAL*
1011 **R MITCHELL**...*RESIDENTIAL*
1011 **S AHMAD**...*RESIDENTIAL*
1011 **S BRYAN**...*RESIDENTIAL*
1011 **S SMITH**...*RESIDENTIAL*
1011 **T WILLIAMSON**...*RESIDENTIAL*
1020 **J ANSTEY**...*RESIDENTIAL*
1020 **J COWLES**...*RESIDENTIAL*
1020 **L FLOM**...*RESIDENTIAL*
1020 **N ARSENAULT**...*RESIDENTIAL*
1020 **W LUCESCU**...*RESIDENTIAL*
1029 **D GALE**...*RESIDENTIAL*
1030 **P YACKMAN**...*RESIDENTIAL*

2021 FILMAN PLACE

SOURCE: DIGITAL BUSINESS DIRECTORY

950 **R ASMA**...*RESIDENTIAL*
952 **G COLE**...*RESIDENTIAL*
953 **P FOX**...*RESIDENTIAL*
954 **T CHOI**...*RESIDENTIAL*
955 **W WILSON**...*RESIDENTIAL*
956 **T TURNER**...*RESIDENTIAL*
957 **T PORTZ**...*RESIDENTIAL*
958 **C ELGAR**...*RESIDENTIAL*
959 **M KALVAITIS**...*RESIDENTIAL*
962 **D VOS**...*RESIDENTIAL*
964 **L DOZOIS**...*RESIDENTIAL*

2021 PLAINS ROAD E

SOURCE: DIGITAL BUSINESS DIRECTORY

172 **3 PEAKS INC**...*INFORMATION SYSTEM CONSULTANTS*
175 **ALDERSHOT FRAME STUDIO**...*MAPPING SERVICES (WHLS)*
175 **ALDERSHOT TRAVEL**...*CRUISES*
175 **D HEARINDEN**...*RESIDENTIAL*
175 **D HEARNDEN**...*RESIDENTIAL*
175 **H WADDELL**...*RESIDENTIAL*
175 **J G QUALITY MEATS LTD**...*GROCERS-RETAIL*
175 **P LEVESQUE**...*RESIDENTIAL*
175 **S THOMPSON**...*RESIDENTIAL*
175 **TURTLEDOVE'S BAKERY**...*BAKERS-RETAIL*
178 **C BLONDEAU**...*RESIDENTIAL*
178 **C CROWE**...*RESIDENTIAL*
178 **L BLONDEAU**...*RESIDENTIAL*
178 **S SPENCE**...*RESIDENTIAL*
184 **KEITH JOHNSTON**...*RESIDENTIAL*
184 **RAY SILVESTRI-MORTGAGE AGENT**...*LOANS*
185 **ALDERSHOT PHARMACY**...*PHARMACIES*
185 **BOOKKEEPING ON SITE SVC**...*ACCOUNTING & BOOKKEEPING GENERAL SVC*
185 **CINO ACCOUNTING BOOKKEEPING**...*ACCOUNTING & BOOKKEEPING SYSTEMS (WHLS)*
185 **CUPE**...*LABOR ORGANIZATIONS*
185 **MYSTIC STAINED GLASS STUDIO**...*GLASS-STAINED & LEADED*
185 **NEWPORT FUNDING GROUP INC**...*FACTORS*
185 **RENEE LAMINA FASHION DRAPERY**...*AIRCRAFT UPHOLSTERERS*
195 **A BAKER**...*RESIDENTIAL*
195 **A BERTOZZI**...*RESIDENTIAL*
195 **ANGEL MANDARIN SPA HEALTH**...*MASSAGE THERAPISTS*
195 **DEBBIE ENAULT**...*RESIDENTIAL*
195 **MEENA CLEANERS**...*CLEANERS*
195 **MEJILLA CHIROPRACTIC**...*ALTERNATIVE MEDICINE*
195 **OLIVE OIL DISPENSERY INC**...*GOURMET SHOPS*
195 **R PRIMUS**...*RESIDENTIAL*
195 **TONY RICCIUTI**...*RESIDENTIAL*
198 **K MONEY**...*RESIDENTIAL*
198 **M SANTOS**...*RESIDENTIAL*
200 **A BAKER**...*RESIDENTIAL*
200 **J FINLAYSON**...*RESIDENTIAL*
202 **A JOSEPH**...*RESIDENTIAL*
204 **E PLUCINSKY**...*RESIDENTIAL*
204 **S LETFORD**...*RESIDENTIAL*
206 **J TREUMAN**...*RESIDENTIAL*
208 **C SIMPSON**...*RESIDENTIAL*
208 **W RAPSON**...*RESIDENTIAL*
212 **N SHARMA**...*RESIDENTIAL*
212 **SUPERIOR STONE DESIGNS-INSTLTN**...*GARDEN CENTERS*
212 **W BLACK**...*RESIDENTIAL*
216 **J GLASS**...*RESIDENTIAL*
216 **M FIELD**...*RESIDENTIAL*
218 **C GREER**...*RESIDENTIAL*
218 **C L LOUISY**...*RESIDENTIAL*
218 **D HALCHUK**...*RESIDENTIAL*
218 **D WHALLEY**...*NONCLASSIFIED ESTABLISHMENTS*
218 **G ONSLOW**...*RESIDENTIAL*
218 **G TAYLOR**...*RESIDENTIAL*
218 **J CALBICK**...*RESIDENTIAL*
218 **J MURPHY**...*RESIDENTIAL*
218 **K CLARKE**...*RESIDENTIAL*
218 **K FLEMING**...*RESIDENTIAL*
218 **M WARRENER**...*RESIDENTIAL*
218 **MURRAY KLAAS**...*RESIDENTIAL*
218 **S BHATT**...*RESIDENTIAL*
218 **T ALOVETDINOV**...*RESIDENTIAL*

2021 WHITE OAK DRIVE

SOURCE: DIGITAL BUSINESS DIRECTORY

1011 **A KITCHEN**...*RESIDENTIAL*
1011 **ANWAR MOQUEEM**...*RESIDENTIAL*
1011 **B DAHER**...*RESIDENTIAL*
1011 **CHRISTOPHER ROBERTS**...*RESIDENTIAL*
1011 **D B TAYLOR**...*RESIDENTIAL*
1011 **D L WHIFFING**...*RESIDENTIAL*
1011 **D MCLEAN**...*RESIDENTIAL*
1011 **D MOORCROFT**...*RESIDENTIAL*
1011 **DAVID ROSE**...*RESIDENTIAL*
1011 **G W LAND**...*RESIDENTIAL*
1011 **J ANDERSON**...*RESIDENTIAL*
1011 **J PARKER**...*RESIDENTIAL*
1011 **J WHELAN**...*RESIDENTIAL*
1011 **K BARTKIW**...*RESIDENTIAL*
1011 **K HOWARTH**...*RESIDENTIAL*
1011 **K PERKINS**...*RESIDENTIAL*
1011 **M CHRISTIE**...*RESIDENTIAL*
1011 **P CHRISTIE**...*RESIDENTIAL*
1011 **P PERCY**...*RESIDENTIAL*
1011 **R MITCHELL**...*RESIDENTIAL*
1011 **RAE J C MAC**...*RESIDENTIAL*
1011 **S A SMITH**...*RESIDENTIAL*
1011 **S AHMAD**...*RESIDENTIAL*
1011 **S BRYAN**...*RESIDENTIAL*
1011 **S MCSPORRAN**...*RESIDENTIAL*
1011 **T WILLIAMSON**...*RESIDENTIAL*
1020 **J ANSTEY**...*RESIDENTIAL*
1020 **J COWLES**...*RESIDENTIAL*
1020 **L FLOM**...*RESIDENTIAL*
1020 **N ARSENAULT**...*RESIDENTIAL*
1020 **W LUCESCU**...*RESIDENTIAL*
1029 **D N GALE**...*RESIDENTIAL*
1030 **P YACKMAN**...*RESIDENTIAL*

2017 FILMAN PLACE

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2017 PLAINS ROAD E

SOURCE: DIGITAL BUSINESS DIRECTORY

172	**3 PEAKS INC**...*COMPUTER SYSTEMS DESIGN SVCS*
175	**ALDERSHOT FRAME STUDIO**...*STORE RETAILERS NOT SPECIFIED ELSEWHERE*
175	**ALDERSHOT TRAVEL**...*TRAVEL AGENCIES*
175	**BRANT TRAVEL SVC**...*TRAVEL AGENCIES*
175	**COMMUNITY AWARENESS PROMOTION**...*TELEMARKETING BUREAUS*
175	**COMPASSION SOCIETY OF HALTON**...*OTHER INDIVIDUAL & FAMILY SVCS*
175	**J G MEATS**...*MEAT MARKETS*
175	**J G QUALITY MEATS LTD**...*MEAT MARKETS*
175	**ROYAL CLASS**...*WOMEN'S APPAREL-RETAIL*
175	**SOLDIERS OF FORTUNE PAINTBALL**...*ALL OTHER AMUSEMENT & RECREATION INDUSTRIES*
175	**THOMPSON SUE**...*OTHER PERSONAL CARE SVCS*
175	**TURTLEDOVE'S BAKERY**...*RETAIL BAKERIES*
175	**WHITE OAK PLAZA MGMT OFFICE**...*LESSORS OF NONRESIDENTIAL BUILDINGS*
185	**ALDERSHOT GUARDIAN PHARMACY**...*PAINT & WALL COVERING CONTRS*
185	**CAMELOT DRAPERY LTD**...*INTERIOR DESIGN SVCS*
185	**CINO ACCOUNTING BOOKKEEPING**...*BUSINESS SERVICE*
185	**CUPE LOCAL 288**...*LABOR UNIONS & SIMILAR LABOR ORGANIZATIONS*
185	**DIAMOND ABRASIVES CORPORATION**...*BUSINESS SERVICES*
185	**HALTON SENIORS HOMECARE**...*HOME HEALTH CARE SVCS*
185	**MYSTIC STAINED GLASS STUDIO**...*MISC SCHOOLS & INSTRUCTION*
185	**NEWPORT FUNDING GROUP INC**...*ALL OTHER NONDEPOSITORY CREDIT INTERMEDIATION*
185	**OBRANOVICH STEVEN J**...*OFFICES OF CERTIFIED PUBLIC ACCOUNTANTS*
185	**PET VALU**...*PET & PET SUPPLIES STORES*
185	**SARKOZI ASSOC**...*INVESTMENT ADVICE*
192	**SCOTT CAPITOL GROUP INC**...*GENERAL RENTAL CENTERS*
195	**ANGEL MANDARIN SPA HEALTH**...*NAIL SALONS*
195	**CONVERGED MEDIA INSTALLATIONS**...*RADIO, TV & OTHER ELECTRONICS STORES*
195	**EXCEL EMPLOYMENT TEMPRO INC**...*EMPLOYMENT PLACEMENT AGENCIES*
195	**FACTORY OUTLET CLEANERS**...*DRYCLEANING & LAUNDRY SVCS*
195	**FAMOUS CUTS BARBERSHOP**...*BARBER SHOPS*
195	**G1 G2 DRIVING SCHOOL**...*ELEMENTARY & SECONDARY SCHOOLS*
195	**HERBAL MAGIC WEIGHT LOSS**...*DIET & WEIGHT REDUCING CENTERS*
195	**HERITAGE ORTHOPAEDIC INC**...*UNCLASSIFIED*
195	**TILE TECHNIQUE STUDIO**...*TILE & TERRAZZO CONTRS*
195	**UPHOLSTERY PLACE**...*NONUPHOLSTERED WOOD HOUSEHOLD FURNITURE MFG*
212	**SUPERIOR STONE DESIGNS-INSTLTN**...*LANDSCAPE CONTRACTORS*
216	**HALTON STANDARD CONDO CORP 403**...*LESSORS OF RESIDENTIAL BUILDINGS*
216	**SITEIN24.COM**...*UNCLASSIFIED*

2017 WHITE OAK DRIVE

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2012 FILMAN PLACE

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2012 PLAINS ROAD E

SOURCE: DIGITAL BUSINESS DIRECTORY

172 **3 PEAKS INC**...*COMPUTER SYSTEMS DESIGN SVCS*
172 **DUTT, M MD**...*OFFICES OF PHYSICIANS, EXCEPT MENTAL HEALTH*
175 **ALDERSHOT FRAME STUDIO**...*STORE RETAILERS NOT SPECIFIED ELSEWHERE*
175 **ALDERSHOT TRAVEL**...*TRAVEL AGENCIES*
175 **BRANT TRAVEL SVC**...*TRAVEL AGENCIES*
175 **CORNERSTONE FINANCIAL SVC**...*INVESTMENT ADVICE*
175 **FEMINIQUE LINGERIE BOUTIQUE**...*WOMEN'S CLOTHING STORES*
175 **SOLDIERS OF FORTUNE PAINTBALL**...*ALL OTHER AMUSEMENT & RECREATION INDUSTRIES*
175 **THOMPSON, SUE**...*OTHER PERSONAL CARE SVCS*
185 **CAMELOT DRAPERY BURLINGTON LTD**...*INTERIOR DESIGN SVCS*
185 **CINO ACCOUNTING & BOOKKEEPING**...*OFFICES OF CERTIFIED PUBLIC ACCOUNTANTS*
185 **HALTON SENIORS HOMECARE**...*HOME HEALTH CARE SVCS*
185 **MYSTIC STAINED GLASS STUDIO**...*OTHER BUILDING MATERIAL DEALERS*
185 **PET VALU DISCOUNT PET FOODS**...*PET & PET SUPPLIES STORES*
185 **R G SHELLEY LTD**...*OTHER ELECTRONIC PARTS MERCHANT WHOLS*
185 **SARKOZI & ASSOC**...*INVESTMENT ADVICE*
185 **WHITE HEATHER FISH & CHIPS**...*FULL-SERVICE RESTAURANTS*
192 **BURLINGTON CRISIS PREGNANCY**...*OTHER INDIVIDUAL & FAMILY SVCS*
192 **SCOTT CAPITOL GROUP INC**...*GENERAL RENTAL CENTERS*
195 **CLASSIC TOUCH UNISEX**...*BEAUTY SALONS*
195 **DELROSA ESTHETICS**...*BEAUTY SALONS*
195 **EXCEL EMPLOYMENT TEMPRO INC**...*EMPLOYMENT PLACEMENT AGENCIES*
195 **FACTORY OUTLET CLEANERS**...*DRYCLEANING & LAUNDRY SVCS*
195 **G1 G2 DRIVING SCHOOL**...*ELEMENTARY & SECONDARY SCHOOLS*
195 **HERBAL MAGIC SYSTEMS**...*DIET & WEIGHT REDUCING CENTERS*
195 **HERITAGE ORTHOPAEDIC INC**...*UNCLASSIFIED*
195 **RAYNER, S K MD**...*OFFICES OF PHYSICIANS, EXCEPT MENTAL HEALTH*
195 **UPHOLSTERY PLACE**...*REUPHOLSTERY & FURNITURE REPAIR*
195 **WHITE OAK PHARMACY**...*PHARMACIES & DRUG STORES*
200 **NEW HORIZON HOMES**...*NEW SINGLE-FAMILY GENERAL CONTRS*
216 **HALTON STANDARD CONDO CORP 403**...*LESSORS OF RESIDENTIAL BUILDINGS*
216 **R COPE & ASSOC INC**...*EXECUTIVE SEARCH SERVICES*
216 **SITEIN 24DOT COM**...*UNCLASSIFIED*

2012 WHITE OAK DRIVE

SOURCE: DIGITAL BUSINESS DIRECTORY

1020 **WHITE OAK PLAZA MGMT OFFICE**...*LESSORS OF NONRESIDENTIAL BUILDINGS*

2005 FILMAN PLACE

SOURCE: VERNONS

ALL RESIDENTIAL

2005 PLAINS ROAD E

SOURCE: VERNONS

172	DOCTORS OFFICE
175	ALDERSHOT FRAME STUDIO
175	ALDERSHOT TRAVEL
175	BRANT TRAVEL SERVICE
175	HERBAL MAGIC SYSTEMS
175	LA FEMINIQUE LINGERIE BOUTIQUE
175	LORD A'LEAPING DESIGN GROUP INC
175	SHELLEY R G LTD
185	ANDRIS K GUNARSONS
185	CAMELOT DRAPERY 2000 LTD
185	CINO ACCOUNTING & BOOKKEEPING SERVICES
185	DRAPERY INSTALLATION SERVICES
185	MYSTIC STAINED GLASS STUDIO INC
185	PET VALU
185	SARKOZI & ASSOCIATES
185	WHITE HEATHER FISH AND CHIPS
192	BURLINGTON CRISIS PREGNANCY CENTRE
192	KARYL POPE & ASSOCIATES
195	CLASSIC TOUCH UNISEX
195	DOCTORS OFFICE
195	EXCEL EMPLOYMENT TEMPRO INC
195	G 1 G2 DRIVING SCHOOL
195	HERITAGE ORTHOPAEDIC INC
195	LITTLE ACHIEVERS CENTER INC
195	MINT CLEANERS
195	NORTH STAR ESTHETICS
195	UPHOLSTERY PLACE THE
218	DOCTORS OFFICE
	ALL RESIDENTIAL

2005 WHITE OAK DRIVE

SOURCE: VERNONS

1011	**SHUTTERS FOR YOU**
1011	**WHITE OAK MANOR CONDOMINIUMS**
1020	**RESIDENTIAL (MULTI TENANT)**
1029	**RESIDENTIAL (1 TENANT)**
1030	**RESIDENTIAL (1 TENANT)**

2000 FILMAN PLACE

SOURCE: VERNONS

ALL RESIDENTIAL

2000 PLAINS ROAD E

SOURCE: VERNONS

172	DOCTORS OFFICE
175	ALDERSHOT TRAVEL
175	APARTMENTS
175	HERBAL MAGIC SYSTEMS
175	HOUSE OF CUSTOM
175	LA FEMINIQUE LINGERIE BOUTIQUE
175	PICTURE FRAMING THE
185	CAMELOT DRAPERY BURLINGTON LIMITED
185	CINO ACCOUNTING & BOOKKEEPING SERVICES
185	DRAPERY INSTALLATION SERVICES
185	MYSTIC STAINED GLASS STUDIO INC
185	PET VALU
185	PLANNED GIVING SERVICES
185	SARKOZI & ASSOCIATES
185	SHELLEY R G LTD
185	WHITE HEATHER FISH AND CHIPS
192	KARYL POPE & ASSOCIATES
195	CLASSIC TOUCH UNISEX
195	DOCTORS OFFICE
195	IMPERIAL COIN & STAMP CO
195	MINT CLEANERS
218	DOCTORS OFFICE
	ALL RESIDENTIAL

2000 WHITE OAK DRIVE

SOURCE: VERNONS

1011	SHUTTERS FOR YOU
1011	WHITE OAK MANOR CONDOMINIUMS
1020	RESIDENTIAL (MULTI TENANT)
1029	RESIDENTIAL (1 TENANT)
1030	RESIDENTIAL (1 TENANT)

1995 FILMAN PLACE

SOURCE: VERNONS

ALL RESIDENTIAL

1995 PLAINS ROAD E

SOURCE: VERNONS

172	DOCTORS OFFICE
175	ALDERSHOT TRAVEL INCORPORATED
175	BURLINGTON CANA-VAC INC
175	HOUSE OF CUSTOM PICTURE FRAMING THE
175	JILLY'S PLACE
175	LA FEMINIQUE LINGERIE BOUTIQUE
175	YELLOW SUBMARINE
185	ABLE RESOURCE CONSULTANTS INC
185	CAMELOT DRAPERY (BURLINGTON) LIMITED
185	DRAPE CARE
185	DRAPERY INSTALLATION SERVICES
185	GOOD SAMARITAN HEALTH FOODS
185	JO-ANN CINO ACCOUNTING & BOOKKEEPING SERVICES
185	MYSTIC STAINED GLASS STUDIO INC
185	PET VALU
185	SHELLEY R G LTD
185	WHITE HEATHER FISH AND CHIPS
185	WHITE OAK PLAZA MANAGEMENT OFFICE
192	KARYL POPE & ASSOCIATES
195	AQUILA ELECTRONIC INC
195	CADET CLEANERS
195	CLASSIC TOUCH UNISEX
195	DART MASTER
195	DOCTORS OFFICE
195	IMPERIAL COIN & STAMP CO
195	SPANISH & CLASSIC TOUCH COIFFURES
218	BURLINGTON COUNSELLING SERVICES
218	DOCTORS OFFICE
	ALL RESIDENTIAL

1995 WHITE OAK DRIVE

SOURCE: VERNONS

1011	**WHITE OAK MANOR CONDOMINIUMS**
1020	**DOCTORS OFFICE**
1020	**RESIDENTIAL (2 TENANTS)**
1029	**RESIDENTIAL (1 TENANT)**
1030	**RESIDENTIAL (1 TENANT)**

1990 FILMAN PLACE

SOURCE: VERNONS

ALL RESIDENTIAL

1990 PLAINS ROAD E

SOURCE: VERNONS

172	DOCTORS OFFICE
175	ALDERSHOT TRAVEL INCORPORATED
175	APARTMENTS
175	BOGAR I J MASTER TAILOR INC
175	BURLINGTON CANA-VAC INC
175	LA FEMINIQUE LINGERIE BOUTIQUE
175	LUSH GERRY CLOTHIERS LTD
175	SMILE & SAY CHEESE
185	BUCKENHAM A L CERTIFIED MANAGEMENT ACCOUNTANT
185	CAMELOT DRAPERY (BURLINGTON) LIMITED
185	DAVE'S FISH MARKET INC
185	DRAPE CARE
185	DRAPERY INSTALLATION SERVICES
185	GOOD SAMARITAN HEALTH FOODS
185	PET VALU
185	SHELLEY R G LTD
185	STATE FARM INSURANCE
185	TESSIER ART INSURANCE AGENCY LTD
185	W T K ASSOCIATES (DIV OF 411648 ONT LTD)
195	CHEMICAL LAB BULK CLEANING STORE
195	CLASSIC CANINE
195	DIRECTION SOUTH MANAGEMENT
195	DOCTOR OFFICE
195	IMPERIAL COIN & STAMP CO
195	SKETCHLEY CLEANERS
195	SPANISH TOUCH COIFFURES
195	TRI-TYPE TYPEWRITERS
206	FOUR PAWS GROOMING SALONS INC
218	DOCTORS OFFICE
	ALL RESIDENTIAL

1990 WHITE OAK DRIVE

SOURCE: VERNONS

1011	WHITE OAK MANOR
1020	APARTMENTS
1020	BODY PERFECT
1020	DOCTORS OFFICE
1020	OFFICE BUILDING
1029	RESIDENTIAL (1 TENANT)
1030	RESIDENTIAL (1 TENANT)

1985 FILMAN PLACE

SOURCE: VERNONS

ALL RESIDENTIAL

1985 PLAINS ROAD E

SOURCE: VERNONS

172	DOCTORS OFFICE
175	ALDERSHOT TRAVEL INCORPORATED
175	CENTREX
175	LA FEMINIQUE LINGERIE BOUTIQUE
175	LUSH GERRY CLOTHIERS LTD
175	SMILE & SAY CHEESE
175	WHITE OAKS VARIETY
185	A & C WICKER & GIFT SHOP
185	BUCKENHAM ALBT L BOOKKEEPING
185	BURLINGTON GOLF & COUNTRY CLUB
185	CAMELOT DRAPERY (BURLINGTON) LIMITED
185	DISCOUNT PET FOOD & SUPPLIES
185	DRAPE CARE
185	GOOD SAMARITAN HEALTH FOODS
185	S & P DECORATING CENTRE
185	SHELLEY R G LTD
185	STATE FARM INSURANCE
185	VACATION PLUS TRAVEL
185	W T K ASSOCIATES
195	DIRECTION SOUTH MANAGEMENT
195	DOCTORS OFFICE
195	EMBASSY CLEANERS
195	IMPERIAL COIN & STAMP CO
195	KANGAROO SHOP THE CHILDREN'S CLO
195	LAW OFFICE
195	LINEN CLOSET THE
195	SPANISH TOUCH COIFFURES
195	TRI-TYPE TYPEWRITERS
200	DENTIST OFFICE
206	PURPLE PAW DOGGIE SALON
	ALL RESIDENTIAL

1985 WHITE OAK DRIVE

SOURCE: VERNONS

1011 **WHITE OAK MANOR**
1020 **APARTMENTS**
1020 **DOCTORS OFFICE**
1020 **OFFICE BUILDING**
1029 **RESIDENTIAL (1 TENANT)**
1030 **RESIDENTIAL (1 TENANT)**

1980 FILMAN PLACE

SOURCE: VERNONS

ALL RESIDENTIAL

1980 PLAINS ROAD E

SOURCE: VERNONS

175	ALDERSHOT FABRICS
175	ALDERSHOT TRAVEL INCORPORATED
175	LA FEMINIQUE
175	LUSH GERRY CLOTHIER LTD
175	MAMA'S VARIETY
175	RACKETS RACKET THE
175	SMILE & SAY CHEESE
185	BUCKENHAM ALBT L BOOKKEEPING
185	BURDEK CONTRACTING LTD
185	CAMELOT DRAPERY (BURLINGTON) LIMITED
185	CHURCHILL FISH & CHIPS
185	GRIESE R J REAL ESTATE LTD
185	GUNSON REFRACTORY INSTALLATIONS LTD
185	HELDON ROCK SHOP
185	OPAL SHOPPE THE LADIES WEAR
185	S & P DECORATING CENTRE
185	STATE FARM INSURANCE
185	STRECKER PHILIP D INSURANCE ADJUSTERS LIMITED
185	VAN MARTIN'S CONSTRUCTION
195	BEACON STREET INCORPORATED
195	DOCTORS OFFICE
195	EMBASSY CLEANERS
195	KANGAROO SHOP THE CHILDRENS CLO
195	SPANISH TOUCH COIFFURES
195	TEEN SCENE CLO
200	DENTIST OFFICE
206	PURPLE PAW PET SALON
	ALL RESIDENTIAL

1980 WHITE OAK DRIVE

SOURCE: VERNONS

1011	WHITE OAK MANOR
1020	APARTMENTS
1020	DOCTORS OFFICE
1020	OFFICE BUILDING
1029	RESIDENTIAL (1 TENANT)
1030	RESIDENTIAL (1 TENANT)

1975 FILMAN PLACE

SOURCE: VERNONS

ALL RESIDENTIAL

1975 PLAINS ROAD E

SOURCE: VERNONS

185	**NEW STORES UNDER CONSTR**
195	**KANGAROO SHOP THE CHILDREN'S CLO**
195	**LANGLEY-PARISIAN LTD**
195	**MURRAY ALEC RI EST CO LTD**
195	**NASSAU POOLS EQUIP & CHEM**
195	**SPANISH TOUCH COIFFURES**
200	**DENTIST OFFICE**
	ALL RESIDENTIAL

1975 WHITE OAK DRIVE

SOURCE: VERNONS

1029 **RESIDENTIAL (1 TENANT)**
1030 **RESIDENTIAL (1 TENANT)**

1970 FILMAN PLACE

SOURCE: VERNONS

ALL RESIDENTIAL

1970 PLAINS ROAD E

SOURCE: VERNONS

200 **DENTIST OFFICE**
ALL RESIDENTIAL

1970 WHITE OAK DRIVE

SOURCE: VERNONS

1029 **RESIDENTIAL (1 TENANT)**
1030 **RESIDENTIAL (1 TENANT)**

1965 FILMAN PLACE

SOURCE: VERNONS

ALL RESIDENTIAL

1965 PLAINS ROAD E

SOURCE: VERNONS

198 **DOCTORS OFFICE**
200 **DENTIST OFFICE**
ALL RESIDENTIAL

1965 WHITE OAK DRIVE

SOURCE: VERNONS

1029 **RESIDENTIAL (1 TENANT)**
1030 **RESIDENTIAL (1 TENANT)**

1960 FILMAN PLACE

SOURCE: VERNONS

ALL RESIDENTIAL

1960 PLAINS ROAD E

SOURCE: VERNONS

200 **DOCTORS OFFICE**
ALL RESIDENTIAL

1960 WHITE OAK DRIVE

SOURCE: VERNONS

1029 **NEW HOUSE**
1030 **RESIDENTIAL (1 TENANT)**

1957 FILMAN PLACE

SOURCE: VERNONS

ALL RESIDENTIAL

1957 PLAINS ROAD E

SOURCE: VERNONS

163-171 **EMERY BROS, MKT GDNRS**
ALL RESIDENTIAL

1957 WHITE OAK DRIVE

SOURCE: VERNONS

STREET NOT LISTED

Appendix F ERIS Report

DATABASE REPORT

Project Property:	*198-206 Plains Road East, Burlington, ON* *198 - 206 Plains Road East* *Burlington ON L7T 2C3*
Project No:	*2400052*
Report Type:	*Standard Report*
Order No:	*25020700529*
Requested by:	*GEI Consultants Canada Ltd.*
Date Completed:	*February 7, 2025*

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:	*198-206 Plains Road East, Burlington, ON* *198 - 206 Plains Road East Burlington ON L7T 2C3*
Project No:	*2400052*

Coordinates:

Latitude:	*43.3114593*
Longitude:	*-79.845743*
UTM Northing:	*4,796,049.58*
UTM Easting:	*593,605.37*
UTM Zone:	*17T*

Elevation:	*328 FT* *99.85 M*

Order Information:

Order No:	*25020700529*
Date Requested:	*February 7, 2025*
Requested by:	*GEI Consultants Canada Ltd.*
Report Type:	*Standard Report*

Historical/Products:

Aerial Photographs	*Aerials - National Collection*
City Directory Search	*Smart CD Search*
ERIS Xplorer	*ERIS Xplorer*
Insurance Products	*Fire Insurance Maps/Inspection Reports/Site Plans*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	1	1
CA	Certificates of Approval	Y	0	1	1
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	1	1
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	1	1
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	1	1
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	4	4
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	6	6
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	1	1
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPR2	National Pollutant Release Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory - Historic	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	3	3
PFAS	Ontario PFAS Spills	Y	0	0	0
PFCH	NPRI Reporters - PFAS Substances	Y	0	0	0
PFHA	Potential PFAS Handlers from NPRI	Y	0	0	0
PINC	Pipeline Incidents	Y	0	2	2
PPHA	Potential PFAS Handlers from EASR	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	4	4
SPL	Ontario Spills	Y	0	1	1
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	2	2

Database	Name	Searched	Project Property	Within 0.25 km	Total
Total:		0		28	28

Executive Summary: Site Report Summary - Project Property

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

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

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	WWIS		966 FILMAN PLACE CRES Burlington ON ***Well ID:*** 7283488	SE/92.1	-1.83	19
2	CFOT	ANTHONY LEDSHAM	226 PLAINS RD E BURLINGTON ON	NE/94.4	0.00	22
3	GEN	168 Plains Road Ltd.	168 Plains Road Burlington ON L7T 1E9	WSW/119.9	0.00	22
4	DTNK	ARC & FLAME WELDING	181 PLAINS RD E BURLINGTON ON	W/120.2	1.00	22
5	SCT	CAMELOT DRAPERY BURLINGTON LTD	185 PLAINS RD E BURLINGTON ON L7T 2C4	W/125.6	1.06	23
5	SCT	CAMELOT DRAPERY (BURLINGTON)	185 Plains Rd E Burlington ON L7T 2C4	W/125.6	1.06	23
5	SCT	Camelot Drapery (Burlington) Ltd.	185 Plains Rd E Burlington ON L7T 2C4	W/125.6	1.06	23
5	SCT	Camelot Drapery 2000 Ltd.	185 Plains Rd E Burlington ON L7T 2C4	W/125.6	1.06	23
5	PES	ROYAL FOREST PEST SERVICES INC	15-185 PLAINS RD E BURLINGTON ON L7T 2C4	W/125.6	1.06	24
5	PES	ROYAL FOREST PEST SERVICES INC.	185 Plains RD E Burlington ON L7T 2C4	W/125.6	1.06	24
6	EHS		236 Plains Road East Burlington ON L7T 2C3	NE/127.6	0.00	25
7	HINC		976 SHADELAND AVENUE BURLINGTON ON L7T 2M5	ENE/159.8	-1.48	25

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
8	PES	IDEAL GARDENING LIMITED	235 PLAINS ROAD BURLINGTON ON L7T 2C5	N/161.2	1.00	25
9	EHS		157 Plains Road East Burlington ON L7T 2C4	WSW/177.9	1.00	26
10	EHS		157 Plains Rd E Burlington ON	WSW/191.5	1.00	26
11	BORE		ON	NNE/205.1	0.00	26
12	WWIS		145 Plains Road East lot 5 con 1 Burlington ON ***Well ID:*** 7403384	WSW/223.5	1.00	27
13	GEN	HALTON ROMAN CATHOLIC SCHOOL BOARD	261 PLAINS ROAD EAST C/O 802 DRURY LANE BURLINGTON ON L7T 2C7	NNE/242.0	1.00	30
14	EHS		145 Plains Road East Burlington ON L7T 2C4	WSW/243.4	1.00	30
15	GEN	HALTON DISTRICT SCHOOL BOARD	143 TOWNSEND AVE E BURLINGTON ON L7T1Z1	SSW/244.6	-1.15	31
15	GEN	HALTON DISTRICT SCHOOL BOARD	143 TOWNSEND AVE E BURLINGTON ON L7T1Z1	SSW/244.6	-1.15	31
15	GEN	HALTON DISTRICT SCHOOL BOARD	143 TOWNSEND AVE E BURLINGTON ON L7T1Z1	SSW/244.6	-1.15	31
15	GEN	HALTON DISTRICT SCHOOL BOARD	143 TOWNSEND AVE E BURLINGTON ON L7T1Z1	SSW/244.6	-1.15	32
16	CA	St. Matthew's Church	126 Plains Road East Burlington ON L7T 2C3	SW/246.7	0.00	34
16	ECA	St. Matthew's Church	126 Plains Road East Burlington ON L7T 2C3	SW/246.7	0.00	34

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
17	PINC	SHORES EDGE LANDSCAPING INC.	968 TANAGER AVE,,BURLINGTON,ON, L7T 2Y4,CA ON	ENE/247.3	-2.97	35
17	SPL		968 Tanager Ave Burlington ON	ENE/247.3	-2.97	35
17	PINC	PIPELINE HIT - 1/2"	968 TANAGER AVE,,BURLINGTON,ON, L7T 2Y4,CA ON	ENE/247.3	-2.97	36

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 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	NNE	205.08	11

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 1 CA site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
St. Matthew's Church	126 Plains Road East Burlington ON L7T 2C3	SW	246.69	16

CFOT - Commercial Fuel Oil Tanks

A search of the CFOT database, dated Oct 2023 has found that there are 1 CFOT site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
ANTHONY LEDSHAM	226 PLAINS RD E BURLINGTON ON	NE	94.41	2

DTNK - Delisted Fuel Tanks

A search of the DTNK database, dated Oct 2023 has found that there are 1 DTNK site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
ARC & FLAME WELDING	181 PLAINS RD E BURLINGTON ON	W	120.16	4

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Oct 31, 2024 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
St. Matthew's Church	126 Plains Road East Burlington ON L7T 2C3	SW	246.69	16

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 31, 2024 has found that there are 4 EHS site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	236 Plains Road East Burlington ON L7T 2C3	NE	127.64	6
	157 Plains Road East Burlington ON L7T 2C4	WSW	177.95	9
	157 Plains Rd E Burlington ON	WSW	191.49	10
	145 Plains Road East Burlington ON L7T 2C4	WSW	243.39	14

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Nov 30, 2022 has found that there are 6 GEN site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
168 Plains Road Ltd.	168 Plains Road Burlington ON L7T 1E9	WSW	119.94	3
HALTON ROMAN CATHOLIC SCHOOL BOARD	261 PLAINS ROAD EAST C/O 802 DRURY LANE BURLINGTON ON L7T 2C7	NNE	242.00	13

Lower Elevation	Address	Direction	Distance (m)	Map Key
HALTON DISTRICT SCHOOL BOARD	143 TOWNSEND AVE E BURLINGTON ON L7T1Z1	SSW	244.57	15
HALTON DISTRICT SCHOOL BOARD	143 TOWNSEND AVE E BURLINGTON ON L7T1Z1	SSW	244.57	15
HALTON DISTRICT SCHOOL BOARD	143 TOWNSEND AVE E BURLINGTON ON L7T1Z1	SSW	244.57	15
HALTON DISTRICT SCHOOL BOARD	143 TOWNSEND AVE E BURLINGTON ON L7T1Z1	SSW	244.57	15

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.

Lower Elevation	Address	Direction	Distance (m)	Map Key
	976 SHADELAND AVENUE BURLINGTON ON L7T 2M5	ENE	159.79	7

PES - Pesticide Register

A search of the PES database, dated Oct 2011-Oct 31, 2024 has found that there are 3 PES site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
ROYAL FOREST PEST SERVICES INC.	185 Plains RD E Burlington ON L7T 2C4	W	125.57	5
ROYAL FOREST PEST SERVICES INC	15-185 PLAINS RD E BURLINGTON ON L7T 2C4	W	125.57	5
IDEAL GARDENING LIMITED	235 PLAINS ROAD BURLINGTON ON L7T 2C5	N	161.21	8

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2021 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
PIPELINE HIT - 1/2"	968 TANAGER AVE,,BURLINGTON, ON,L7T 2Y4,CA ON	ENE	247.32	17
SHORES EDGE LANDSCAPING INC.	968 TANAGER AVE,,BURLINGTON, ON,L7T 2Y4,CA ON	ENE	247.32	17

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 4 SCT site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
CAMELOT DRAPERY (BURLINGTON)	185 Plains Rd E Burlington ON L7T 2C4	W	125.57	5
Camelot Drapery 2000 Ltd.	185 Plains Rd E Burlington ON L7T 2C4	W	125.57	5
CAMELOT DRAPERY BURLINGTON LTD	185 PLAINS RD E BURLINGTON ON L7T 2C4	W	125.57	5
Camelot Drapery (Burlington) Ltd.	185 Plains Rd E Burlington ON L7T 2C4	W	125.57	5

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2024; Aug 2024; Oct 2024 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
	968 Tanager Ave Burlington ON	ENE	247.32	17

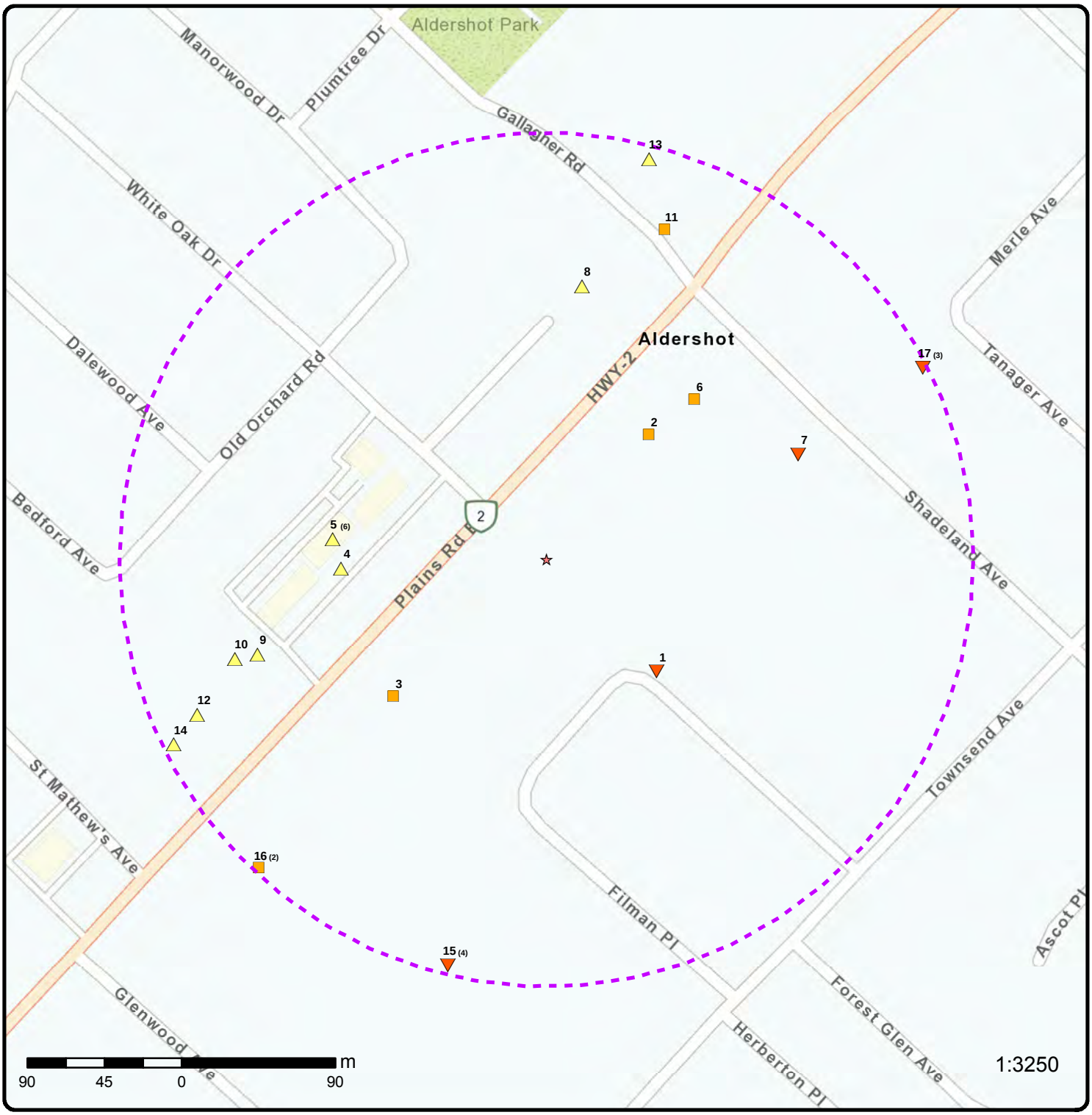
WWIS - Water Well Information System

A search of the WWIS database, dated Dec 31 2023 has found that there are 2 WWIS site(s) within approximately 0.25 kilometers of

the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	145 Plains Road East lot 5 con 1 Burlington ON ***Well ID:*** 7403384	WSW	223.55	**12**

Lower Elevation	Address	Direction	Distance (m)	Map Key
	966 FILMAN PLACE CRES Burlington ON ***Well ID:*** 7283488	SE	92.08	**1**



Map: 0.25 Kilometer Radius

Order Number: 25020700529

Address: 198 - 206 Plains Road East, Burlington, ON

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation

- Freeways; Highways
- Traffic Circle; Ramp
- Major Arterial; Minor Arterial
- Local Road
- Service Road; Traffic Circle; Ramp
- Rail

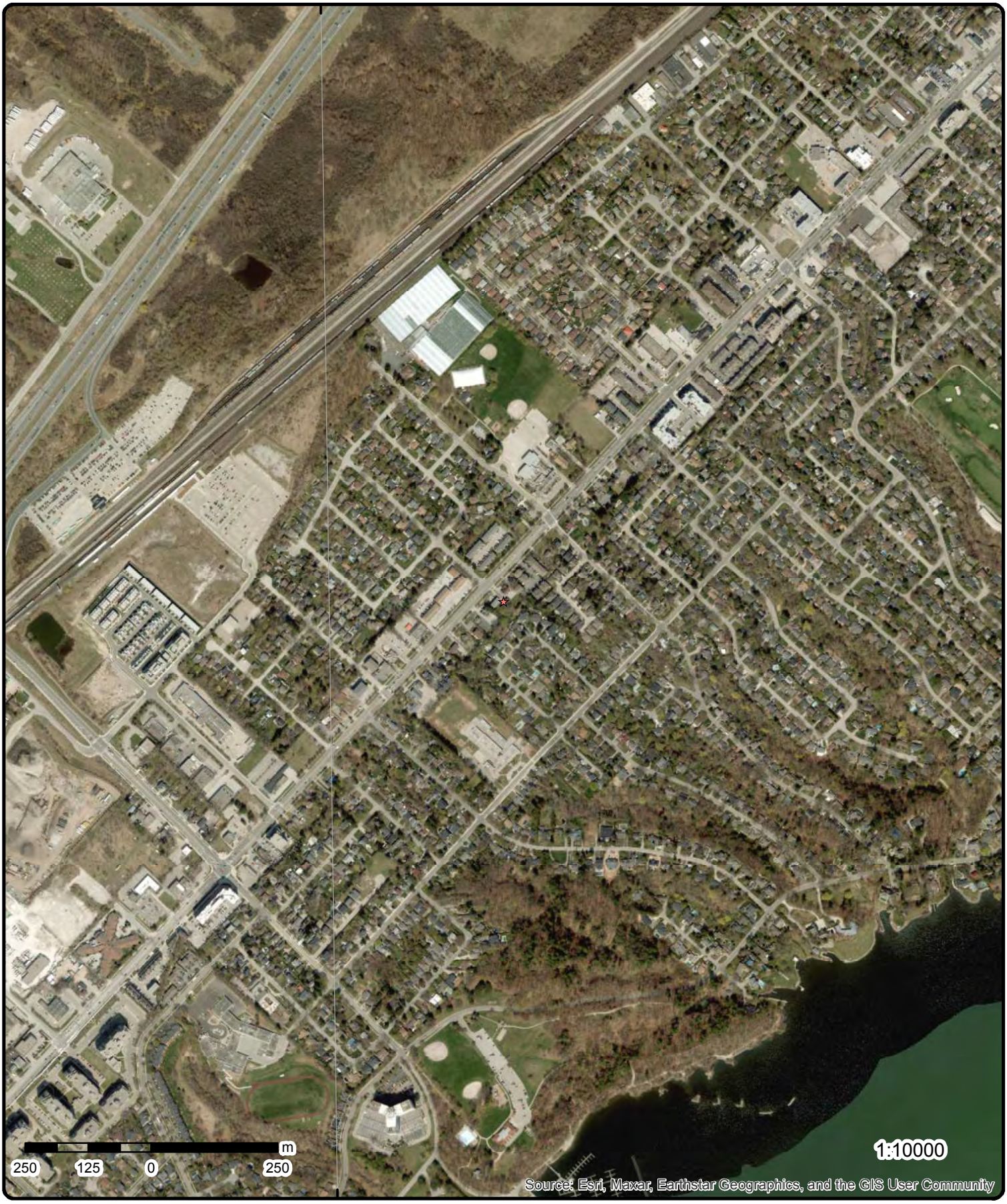
- Beach
- Airport
- Industrial Area
- Military Base
- Aircraft Roads
- Native Reservation
- Hospital

- Shopping & Sports Area
- University/College
- Cemetery; Golf Course
- Parkt (National)
- Park (City/County)

Source: © 2021 ESRI StreetMap Premium.

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79°51'W



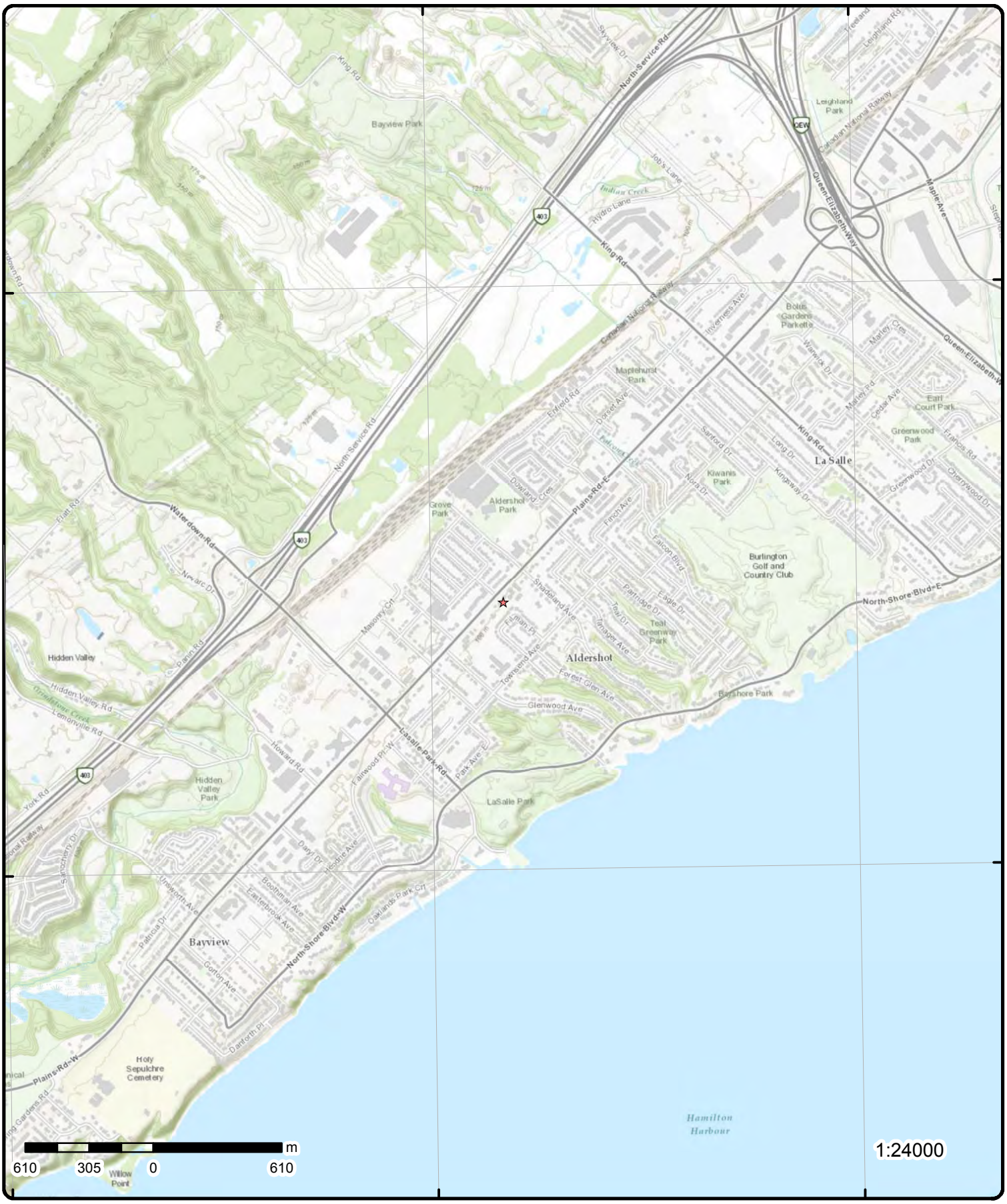
Aerial **Year: 2023**

Order Number: 25020700529

Address: 198 - 206 Plains Road East, Burlington, ON

Source: ESRI World Imagery

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Topographic Map

Address: 198 - 206 Plains Road East, ON

Source: ESRI World Topographic Map

Order Number: 25020700529

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	SE/92.1	98.0 / -1.83	966 FILMAN PLACE CRES Burlington ON	WWIS

Well ID:	7283488	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Domestic	**Data Entry Status:**	
Use 2nd:		**Data Src:**	
Final Well Status:	Abandoned-Supply	**Date Received:**	03/16/2017
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	Yes
Audit No:	Z189369	**Contractor:**	7268
Tag:		**Form Version:**	7
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	HALTON
Elevatn Reliabilty:		**Lot:**	
Depth to Bedrock:		**Concession:**	
Well Depth:		**Concession Name:**	
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	BURLINGTON CITY		
Site Info:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/728\7283488.pdf

Additional Detail(s) (Map)

Well Completed Date:	04/21/2016
Year Completed:	2016
Depth (m):	
Latitude:	43.3108608108119
Longitude:	-79.8449574314875
X:	-79.84495728248116
Y:	43.310860808951766
Path:	728\7283488.pdf

Bore Hole Information

Bore Hole ID:	1006369856	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	593670.00
Code OB Desc:		**North83:**	4795984.00
Open Hole:		**Org CS:**	UTM83
Cluster Kind:		**UTMRC:**	4
Date Completed:	04/21/2016	**UTMRC Desc:**	margin of error : 30 m - 100 m
Remarks:		**Location Method:**	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			

Supplier Comment:

Overburden and Bedrock Materials Interval

Formation ID: 1006603021
Layer:
Color:
General Color:
Material 1:
Material 1 Desc:
Material 2:
Material 2 Desc:
Material 3:
Material 3 Desc:
Formation Top Depth:
Formation End Depth:
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006603028
Layer: 1
Plug From: 0.0
Plug To: 4.0
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006603029
Layer: 2
Plug From: 4.0
Plug To: 8.0
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006603033
Layer: 6
Plug From: 19.0
Plug To: 21.0
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006603032
Layer: 5
Plug From: 17.0
Plug To: 19.0
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006603030
Layer: 3
Plug From: 8.0

Plug To: 10.0
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006603031
Layer: 4
Plug From: 10.0
Plug To: 17.0
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 1006603027
Method Construction Code: 6
Method Construction: Boring
Other Method Construction:

Pipe Information

Pipe ID: 1006603020
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1006603024
Layer:
Material:
Open Hole or Material:
Depth From:
Depth To:
Casing Diameter:
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 1006603025
Layer:
Slot:
Screen Top Depth:
Screen End Depth:
Screen Material:
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter:

Water Details

Water ID: 1006603023
Layer:
Kind Code:
Kind:
Water Found Depth:
Water Found Depth UOM: ft

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

Hole Diameter

Hole ID: 1006603022
Diameter:
Depth From:
Depth To:
Hole Depth UOM: ft
Hole Diameter UOM: inch

---

2 | ***1 of 1*** | ***NE/94.4*** | ***99.8 / 0.00*** | ***ANTHONY LEDSHAM***
226 PLAINS RD E
BURLINGTON ON | ***CFOT***

Inventory No: 38062787
Inventory Status: Active
Installation Year: NULL
Capacity: 1800
Capacity Unit:
Tank Type:
Manufacturer:
Model:
Description:

Tank Material:
Corrosion Protect:
Overfill Protection:
Inventory Context: FS Fuel Oil Tank
Inventory Item: FS FUEL OIL TANK

---

3 | ***1 of 1*** | ***WSW/119.9*** | ***99.8 / 0.00*** | ***168 Plains Road Ltd.***
168 Plains Road
Burlington ON L7T 1E9 | ***GEN***

Generator Info

Generator No: ON9113361
Approval Years: 04
Status:
PO Box No:
Country:
Co Admin:
Phone No Admin:
SIC Description: Lessors of Non-Residential Buildings (except Mini-Warehouses)

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code: 531120

---

4 | ***1 of 1*** | ***W/120.2*** | ***100.8 / 1.00*** | ***ARC & FLAME WELDING***
181 PLAINS RD E
BURLINGTON ON | ***DTNK***

Delisted Expired Fuel Safety Facilities

Instance No: 9888983
Status: EXPIRED
Instance ID: 391826
Instance Type: FS Facility
Instance Creation Dt:
Instance Install Dt:
Item Description:
Manufacturer:
Model:
Serial No:
ULC Standard:
Quantity:
Unit of Measure:
Overfill Prot Type:

Expired Date:
Max Hazard Rank:
Facility Location:
Facility Type:
Fuel Type 2:
Fuel Type 3:
Panam Related:
Panam Venue Nm:
External Identifier:
Item:
Piping Steel:
Piping Galvanized:
Tank Single Wall St:
Piping Underground:

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

Creation Date: ***Tank Underground:***
Next Periodic Str DT: ***Source:***
TSSA Base Sched Cycle 2:
TSSAMax Hazard Rank 1:
TSSA Risk Based Periodic Yn:
TSSA Volume of Directives:
TSSA Periodic Exempt:
TSSA Statutory Interval:
TSSA Recd Insp Interva:
TSSA Recd Tolerance:
TSSA Program Area:
TSSA Program Area 2:
Description: FS Propane Refill Cntr - Cylr Fill
Original Source: EXP
Record Date: Up to Mar 2012

---

5 ***1 of 6*** ***W/125.6*** ***100.9 / 1.06*** ***CAMELOT DRAPERY BURLINGTON LTD***
185 PLAINS RD E
BURLINGTON ON L7T 2C4 ***SCT***

Established: 1975
Plant Size (ft²): 0
Employment: 11

--Details--
Description: CURTAINS AND DRAPERIES
SIC/NAICS Code: 2391

Description: HOUSEFURNISHINGS, EXCEPT CURTAINS AND DRAPERIES
SIC/NAICS Code: 2392

---

5 ***2 of 6*** ***W/125.6*** ***100.9 / 1.06*** ***CAMELOT DRAPERY (BURLINGTON)***
185 Plains Rd E
Burlington ON L7T 2C4 ***SCT***

Established: 1975
Plant Size (ft²): 0
Employment: 6

--Details--
Description: Curtain and Linen Mills
SIC/NAICS Code: 314120

---

5 ***3 of 6*** ***W/125.6*** ***100.9 / 1.06*** ***Camelot Drapery (Burlington) Ltd.***
185 Plains Rd E
Burlington ON L7T 2C4 ***SCT***

Established: 1975
Plant Size (ft²):
Employment: 6

---

5 ***4 of 6*** ***W/125.6*** ***100.9 / 1.06*** ***Camelot Drapery 2000 Ltd.***
185 Plains Rd E
Burlington ON L7T 2C4 ***SCT***

Established: 9/1/1975
Plant Size (ft²):
Employment:

--Details--
Description: Curtain and Linen Mills
SIC/NAICS Code: 314120

Description: Linen, Drapery and Other Textile Furnishings Wholesaler-Distributors
SIC/NAICS Code: 414330

Description: Curtain and Linen Mills
SIC/NAICS Code: 314120

Description: Other Home Furnishings Wholesaler-Distributors
SIC/NAICS Code: 414390

---

5 ***5 of 6*** ***W/125.6*** ***100.9 / 1.06*** ***ROYAL FOREST PEST SERVICES INC***
15-185 PLAINS RD E
BURLINGTON ON L7T 2C4 ***PES***

Detail Licence No: 02-01-06386-0
Licence No:
Status:
Approval Date:
Report Source:
Licence Type: OPERATOR
Licence Type Code:
Licence Class:
Licence Control:
Latitude:
Longitude:
Lot:
Concession:
Region:
District:
County:
Trade Name:
PDF URL:

Operator Box:
Operator Class:
Operator No:
Operator Type:
Oper Area Code:
Oper Phone No:
Operator Ext:
Operator Lot:
Oper Concession:
Operator Region:
Operator District:
Operator County:
Op Municipality:
Post Office Box:
MOE District:
SWP Area Name:

---

5 ***6 of 6*** ***W/125.6*** ***100.9 / 1.06*** ***ROYAL FOREST PEST SERVICES INC.***
185 Plains RD E
Burlington ON L7T 2C4 ***PES***

Detail Licence No:
Licence No: L-240-4037872685
Status: Active
Approval Date: October 4, 2022
Report Source: PEST-Operator
Licence Type: Operator
Licence Type Code:
Licence Class:
Licence Control:
Latitude: 43.31138889
Longitude: -79.84666667
Lot:
Concession:
Region:
District:
County:
Trade Name:
PDF URL: http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2746506

Operator Box:
Operator Class:
Operator No:
Operator Type:
Oper Area Code:
Oper Phone No:
Operator Ext:
Operator Lot:
Oper Concession:
Operator Region:
Operator District:
Operator County:
Op Municipality:
Post Office Box:
MOE District: Halton-Peel
SWP Area Name: Halton

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
6	1 of 1	NE/127.6	99.8 / 0.00	236 Plains Road East Burlington ON L7T 2C3	EHS

Order No: 23052400306
Status: C
Report Type: Standard Report
Report Date: 29-MAY-23
Date Received: 24-MAY-23
Previous Site Name:
Lot/Building Size:
Additional Info Ordered: Fire Insur. Maps and/or Site Plans

Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): .25
X: -79.8446613
Y: 43.3122941

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
7	1 of 1	ENE/159.8	98.4 / -1.48	976 SHADELAND AVENUE BURLINGTON ON L7T 2M5	HINC

External File Num: FS INC 0809-05017
Fuel Occurrence Type: Pipeline Strike
Date of Occurrence: 8/22/2008
Fuel Type Involved: Natural Gas
Status Desc: Completed - Causal Analysis(End)
Job Type Desc: Incident/Near-Miss Occurrence (FS)
Oper. Type Involved: Construction Site (pipeline strike)
Service Interruptions: Yes
Property Damage: No
Fuel Life Cycle Stage: Transmission, Distribution and Transportation
Root Cause: Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No Training: Yes 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
8	1 of 1	N/161.2	100.8 / 1.00	IDEAL GARDENING LIMITED 235 PLAINS ROAD BURLINGTON ON L7T 2C5	PES

Detail Licence No:
Licence No:
Status:
Approval Date:
Report Source:
Licence Type: Operator
Licence Type Code:
Licence Class:
Licence Control:
Latitude:
Longitude:
Lot:
Concession:
Region:
District:
County:
Trade Name:
PDF URL:

Operator Box:
Operator Class:
Operator No:
Operator Type:
Oper Area Code:
Oper Phone No:
Operator Ext:
Operator Lot:
Oper Concession:
Operator Region:
Operator District:
Operator County:
Op Municipality:
Post Office Box:
MOE District:
SWP Area Name:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
9	1 of 1	WSW/177.9	100.8 / 1.00	157 Plains Road East Burlington ON L7T 2C4	EHS

Order No:	21081000075	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Express Report	**Client Prov/State:**	ON
Report Date:	10-AUG-21	**Search Radius (km):**	.25
Date Received:	10-AUG-21	**X:**	-79.8478371
Previous Site Name:		**Y:**	43.3109812
Lot/Building Size:			
Additional Info Ordered:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
10	1 of 1	WSW/191.5	100.8 / 1.00	157 Plains Rd E Burlington ON	EHS

Order No:	20150331013	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Express Report	**Client Prov/State:**	ON
Report Date:	31-MAR-15	**Search Radius (km):**	.25
Date Received:	31-MAR-15	**X:**	-79.848002
Previous Site Name:		**Y:**	43.310958
Lot/Building Size:			
Additional Info Ordered:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
11	1 of 1	NNE/205.1	99.8 / 0.00	ON	BORE

Borehole ID:	622171	**Inclin FLG:**	No
OGF ID:	215522625	**SP Status:**	Initial Entry
Status:		**Surv Elev:**	No
Type:	Borehole	**Piezometer:**	No
Use:	Geotechnical/Geological Investigation	**Primary Name:**	
Completion Date:	JAN-1961	**Municipality:**	
Static Water Level:		**Lot:**	
Primary Water Use:	Not Used	**Township:**	
Sec. Water Use:		**Latitude DD:**	43.313189
Total Depth m:	6.2	**Longitude DD:**	-79.844858
Depth Ref:	Ground Surface	**UTM Zone:**	17
Depth Elev:		**Easting:**	593675
Drill Method:	Power auger	**Northing:**	4796243
Orig Ground Elev m:	100	**Location Accuracy:**	
Elev Reliabil Note:		**Accuracy:**	Not Applicable
DEM Ground Elev m:	100		
Concession:			
Location D:			
Survey D:			
Comments:			

Borehole Geology Stratum

Geology Stratum ID:	218424690	**Mat Consistency:**	Hard
Top Depth:	5.7	**Material Moisture:**	
Bottom Depth:	6.2	**Material Texture:**	
Material Color:		**Non Geo Mat Type:**	
Material 1:	Sand	**Geologic Formation:**	
Material 2:	Gravel	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	glacial
Gsc Material Description:			

Stratum Description: SAND,GRAVEL. HARD,AGE GLACIAL. 000020220018605300185 **Note: Many records provided by the

department have a truncated [Stratum Description] field.

Geology Stratum ID:	218424689	**Mat Consistency:**	Soft
Top Depth:	.1	**Material Moisture:**	
Bottom Depth:	5.7	**Material Texture:**	
Material Color:	Brown	**Non Geo Mat Type:**	
Material 1:	Sand	**Geologic Formation:**	
Material 2:	Clay	**Geologic Group:**	
Material 3:	Shale	**Geologic Period:**	
Material 4:		**Depositional Gen:**	glacial
Gsc Material Description:			
Stratum Description:	SAND,CLAY,SHALE. BROWN,VERY SOFT,AGE GLACIAL.		

Geology Stratum ID:	218424688	**Mat Consistency:**	
Top Depth:	0	**Material Moisture:**	
Bottom Depth:	.1	**Material Texture:**	
Material Color:		**Non Geo Mat Type:**	
Material 1:	Fill	**Geologic Formation:**	
Material 2:	Gravel	**Geologic Group:**	
Material 3:		**Geologic Period:**	
Material 4:		**Depositional Gen:**	fill
Gsc Material Description:			
Stratum Description:	FILL,GRAVEL. MAN-MADE,AGE POST-GLACIAL.		

Source

Source Type:	Data Survey	**Source Appl:**	Spatial/Tabular
Source Orig:	Geological Survey of Canada	**Source Iden:**	1
Source Date:	1956-1972	**Scale or Res:**	Varies
Confidence:	M	**Horizontal:**	NAD27
Observatio:		**Verticalda:**	Mean Average Sea Level
Source Name:	Urban Geology Automated Information System (UGAIS)		
Source Details:	File: HAM.txt RecordID: 011710 NTS_Sheet: 30M05C		
Confiden 1:	Reliable information but incomplete.		

Source List

Source Identifier:	1	**Horizontal Datum:**	NAD27
Source Type:	Data Survey	**Vertical Datum:**	Mean Average Sea Level
Source Date:	1956-1972	**Projection Name:**	Universal Transverse Mercator
Scale or Resolution:	Varies		
Source Name:	Urban Geology Automated Information System (UGAIS)		
Source Originators:	Geological Survey of Canada		

12 | ***1 of 1*** | ***WSW/223.5*** | ***100.8 / 1.00*** | ***145 Plains Road East lot 5 con 1 Burlington ON*** | ***WWIS***

Well ID:	7403384	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Monitoring	**Data Entry Status:**	
Use 2nd:		**Data Src:**	
Final Well Status:	Observation Wells	**Date Received:**	11/10/2021
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	4D9WHZY6	**Contractor:**	7282
Tag:	A333373	**Form Version:**	9
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	HALTON
Elevatn Reliabilty:		**Lot:**	005
Depth to Bedrock:		**Concession:**	01
Well Depth:		**Concession Name:**	FEF
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	

Static Water Level:		***Zone:***	
Clear/Cloudy:		***UTM Reliability:***	
Municipality:	BURLINGTON CITY		
Site Info:	Job No. 57192, MW2		

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/740\7403384.pdf

Additional Detail(s) (Map)

Well Completed Date:	08/19/2021
Year Completed:	2021
Depth (m):	10.668
Latitude:	43.3106691867188
Longitude:	-79.8482780558072
X:	-79.84827790748618
Y:	43.31066918472344
Path:	740\7403384.pdf

Bore Hole Information

Bore Hole ID:	1008851496	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	593401.00
Code OB Desc:		***North83:***	4795959.00
Open Hole:		***Org CS:***	UTM83
Cluster Kind:		***UTMRC:***	4
Date Completed:	08/19/2021	***UTMRC Desc:***	margin of error : 30 m - 100 m
Remarks:		***Location Method:***	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1008851866
Layer:	2
Color:	7
General Color:	RED
Material 1:	17
Material 1 Desc:	SHALE
Material 2:	
Material 2 Desc:	
Material 3:	
Material 3 Desc:	
Formation Top Depth:	7.0
Formation End Depth:	35.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1008851865
Layer:	1
Color:	
General Color:	
Material 1:	25

Material 1 Desc: OVERBURDEN
Material 2:
Material 2 Desc:
Material 3:
Material 3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 7.0
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1008852183
Layer: 1
Plug From: 0.0
Plug To: 23.0
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1008852184
Layer: 2
Plug From: 23.0
Plug To: 35.0
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1008852117
Layer: 1
Plug From:
Plug To:
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 1008851734
Method Construction Code: E
Method Construction: Auger
Other Method Construction:

Pipe Information

Pipe ID: 1008851640
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1008851971
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0.0
Depth To: 25.0
Casing Diameter: 2.0
Casing Diameter UOM: inch

Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 1008852025
Layer: 1
Slot: 10
Screen Top Depth: 25.0
Screen End Depth: 35.0
Screen Material: 5
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter: 2.299999952316284

Results of Well Yield Testing

Pumping Test Method Desc:
Pump Test ID: 1008851641
Pump Set At:
Static Level:
Final Level After Pumping:
Recommended Pump Depth:
Pumping Rate:
Flowing Rate:
Recommended Pump Rate:
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code:
Water State After Test:
Pumping Test Method:
Pumping Duration HR:
Pumping Duration MIN:
Flowing:

Hole Diameter

Hole ID: 1008852069
Diameter: 8.25
Depth From: 0.0
Depth To: 35.0
Hole Depth UOM: ft
Hole Diameter UOM: inch

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13 | ***1 of 1*** | ***NNE/242.0*** | ***100.8 / 1.00*** | ***HALTON ROMAN CATHOLIC SCHOOL BOARD 261 PLAINS ROAD EAST C/O 802 DRURY LANE BURLINGTON ON L7T 2C7*** | ***GEN***

Generator Info

Generator No: ON0965411
Approval Years: 93,94
Status:
PO Box No:
Country:
Co Admin:
Phone No Admin:
SIC Description: *** NOT DEFINED ***

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code: 0000

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14 | ***1 of 1*** | ***WSW/243.4*** | ***100.8 / 1.00*** | ***145 Plains Road East Burlington ON L7T 2C4*** | ***EHS***

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

Order No: 21071200054
Status: C
Report Type: Standard Express Report
Report Date: 12-JUL-21
Date Received: 12-JUL-21
Previous Site Name:
Lot/Building Size:
Additional Info Ordered: Fire Insur. Maps and/or Site Plans

Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): .25
X: -79.8484497
Y: 43.3105129

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15 | **1 of 4** | **SSW/244.6** | **98.7 / -1.15** | **HALTON DISTRICT SCHOOL BOARD**
143 TOWNSEND AVE E
BURLINGTON ON L7T1Z1 | **GEN**

Generator Info

Generator No: ON2940033
Approval Years: As of Dec 2018
Status: Registered
PO Box No:
Country: Canada
Co Admin:
Phone No Admin:
SIC Description:

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code:

Waste Detail(s)

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

---

15 | **2 of 4** | **SSW/244.6** | **98.7 / -1.15** | **HALTON DISTRICT SCHOOL BOARD**
143 TOWNSEND AVE E
BURLINGTON ON L7T1Z1 | **GEN**

Generator Info

Generator No: ON2940033
Approval Years: As of Jul 2020
Status: Registered
PO Box No:
Country: Canada
Co Admin:
Phone No Admin:
SIC Description:

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code:

Waste Detail(s)

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

---

15 | **3 of 4** | **SSW/244.6** | **98.7 / -1.15** | **HALTON DISTRICT SCHOOL BOARD**
143 TOWNSEND AVE E
BURLINGTON ON L7T1Z1 | **GEN**

Generator Info

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

Generator No: ON2940033
Approval Years: As of Nov 2021
Status: Registered
PO Box No:
Country: Canada
Co Admin:
Phone No Admin:
SIC Description:

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code:

Waste Detail(s)

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

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
15	4 of 4	SSW/244.6	98.7 / -1.15	HALTON DISTRICT SCHOOL BOARD 143 TOWNSEND AVE E BURLINGTON ON L7T1Z1	GEN

Generator Info

Generator No: ON2940033
Approval Years: As of Oct 2022
Status: Registered
PO Box No:
Country: Canada
Co Admin:
Phone No Admin:
SIC Description:

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code:

Waste Detail(s)

Waste Class: 251 L
Waste Class Name: OIL SKIMMINGS & SLUDGES

2017 Generator Info

Gen No: ON2940033
ID: 11946
Contaminated Fac: N
MHSW Facility: N
NAICS Code1: 611110
NAICS Code2:
NAICS Code3:
Gen Name: HALTON DISTRICT SCHOOL BOARD
Gen Div:
Gen Op Name: HALTON DISTRICT SCHOOL BOARD
Gen Op Div:
Site Adrs1: 143 TOWNSEND AVE E
Site Bldg: GLENVIEW PUBLIC SCHOOL
Site Pobox:
Province In: ONTARIO
Site Adrs2:
Site City: BURLINGTON
Province Out:
Site Postal Code: L7T1Z1
Site Country: Canada
Co Official: MELISSA ROZON
Co Admin:

Choice of Contact: CO_OFFICIAL
Phone No Official: 9053353663 Ext.3223
Phone No Admin:
County Ont: HALTON (R. M.)
County Out:
District: 305

2018 Generator Info

Gen No:	ON2940033	***Choice of Contact:***	CO_OFFICIAL
ID:	11728	***Phone No Official:***	9053353663 Ext.3223
Contaminated Fac:	N	***Phone No Admin:***	
MHSW Facility:	N	***County Ont:***	HALTON (R. M.)
NAICS Code1:	611110	***County Out:***	
NAICS Code2:		***District:***	305
NAICS Code3:			
Gen Name:	HALTON DISTRICT SCHOOL BOARD		
Gen Div:			
Gen Op Name:	HALTON DISTRICT SCHOOL BOARD		
Gen Op Div:			
Site Adrs1:	143 TOWNSEND AVE E		
Site Bldg:	GLENVIEW PUBLIC SCHOOL		
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	BURLINGTON		
Province Out:			
Site Postal Code:	L7T1Z1		
Site Country:	Canada		
Co Official:	MELISSA ROZON		
Co Admin:			

2019 Generator Info

Gen No:	ON2940033	***Choice of Contact:***	CO_OFFICIAL
ID:	11449	***Phone No Official:***	9053353663 Ext.3223
Contaminated Fac:	N	***Phone No Admin:***	
MHSW Facility:	N	***County Ont:***	HALTON (R. M.)
NAICS Code1:	611110	***County Out:***	
NAICS Code2:		***District:***	305
NAICS Code3:			
Gen Name:	HALTON DISTRICT SCHOOL BOARD		
Gen Div:			
Gen Op Name:	HALTON DISTRICT SCHOOL BOARD		
Gen Op Div:			
Site Adrs1:	143 TOWNSEND AVE E		
Site Bldg:	GLENVIEW PUBLIC SCHOOL		
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	BURLINGTON		
Province Out:			
Site Postal Code:	L7T1Z1		
Site Country:	Canada		
Co Official:	MELISSA ROZON		
Co Admin:			

2020 Generator Info

Gen No:	ON2940033	***Choice of Contact:***	CO_OFFICIAL
ID:	11086	***Phone No Official:***	9053353663 Ext.3223
Contaminated Fac:	N	***Phone No Admin:***	
MHSW Facility:	N	***County Ont:***	HALTON (R. M.)
NAICS Code1:	611110	***County Out:***	
NAICS Code2:		***District:***	305
NAICS Code3:			
Gen Name:	HALTON DISTRICT SCHOOL BOARD		
Gen Div:			
Gen Op Name:	HALTON DISTRICT SCHOOL BOARD		
Gen Op Div:			
Site Adrs1:	143 TOWNSEND AVE E		

Site Bldg:	GLENVIEW PUBLIC SCHOOL
Site Pobox:	
Province In:	ONTARIO
Site Adrs2:	
Site City:	BURLINGTON
Province Out:	
Site Postal Code:	L7T1Z1
Site Country:	Canada
Co Official:	MELISSA ROZON
Co Admin:	

2021 Generator Info

Gen No:	ON2940033	**Choice of Contact:**	CO_OFFICIAL
ID:	10911	**Phone No Official:**	9053353663 Ext.3223
Contaminated Fac:	N	**Phone No Admin:**	
MHSW Facility:	N	**County Ont:**	HALTON (R. M.)
NAICS Code1:	611110	**County Out:**	
NAICS Code2:		**District:**	305
NAICS Code3:			

Gen Name:	HALTON DISTRICT SCHOOL BOARD
Gen Div:	
Gen Op Name:	HALTON DISTRICT SCHOOL BOARD
Gen Op Div:	
Site Adrs1:	143 TOWNSEND AVE E
Site Bldg:	GLENVIEW PUBLIC SCHOOL
Site Pobox:	
Province In:	ONTARIO
Site Adrs2:	
Site City:	BURLINGTON
Province Out:	
Site Postal Code:	L7T1Z1
Site Country:	Canada
Co Official:	MELISSA ROZON
Co Admin:	

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16 | ***1 of 2*** | ***SW/246.7*** | ***99.8 / 0.00*** | ***St. Matthew's Church*** ***126 Plains Road East*** ***Burlington ON L7T 2C3*** | ***CA***

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

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16 | ***2 of 2*** | ***SW/246.7*** | ***99.8 / 0.00*** | ***St. Matthew's Church*** ***126 Plains Road East*** ***Burlington ON L7T 2C3*** | ***ECA***

Approval No:	4349-62DQUJ	**MOE District:**	Halton-Peel
Approval Date:	2004-06-29	**City:**	
Status:	Approved	**Longitude:**	-79.84802
Record Type:	ECA	**Latitude:**	43.30971

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

Link Source:	IDS	**Geometry X:**	
SWP Area Name:	Halton	**Geometry Y:**	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS		
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS		
Business Name:	St. Matthew's Church		
Address:	126 Plains Road East		
Full Address:			
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/5996-5YVKUQ-14.pdf		
PDF Site Location:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
17	1 of 3	ENE/247.3	96.9 / -2.97	SHORES EDGE LANDSCAPING INC. 968 TANAGER AVE,,BURLINGTON,ON,L7T 2Y4, CA ON	PINC

Incident Id:		**Pipe Material:**	
Incident No:	1968058	**Fuel Category:**	
Incident Reported Dt:	10/31/2016	**Health Impact:**	
Type:	FS-Pipeline Incident	**Environment Impact:**	
Status Code:		**Property Damage:**	
Tank Status:	Pipeline Damage Reason Est	**Service Interrupt:**	
Task No:		**Enforce Policy:**	
Spills Action Centre:		**Public Relation:**	
Fuel Type:		**Pipeline System:**	
Fuel Occurrence Tp:		**PSIG:**	
Date of Occurrence:		**Attribute Category:**	
Occurrence Start Dt:		**Regulator Location:**	
Depth:		**Method Details:**	
Customer Acct Name:	SHORES EDGE LANDSCAPING INC.		
Incident Address:	968 TANAGER AVE,,BURLINGTON,ON,L7T 2Y4,CA		
Operation Type:			
Pipeline Type:			
Regulator Type:			
Summary:			
Reported By:			
Affiliation:			
Occurrence Desc:			
Damage Reason:			
Notes:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
17	2 of 3	ENE/247.3	96.9 / -2.97	968 Tanager Ave Burlington ON	SPL

Ref No:	8851-AF9MLM	**Municipality No:**	
Year:		**Nature of Damage:**	
Incident Dt:	2016/10/31	**Discharger Report:**	
Dt MOE Arvl on Scn:		**Material Group:**	
MOE Reported Dt:	2016/10/31	**Impact to Health:**	
Dt Document Closed:	2016/11/16	**Agency Involved:**	
Site No:	NA		
MOE Response:	No		
Site County/District:			
Site Geo Ref Meth:			
Site District Office:			
Nearest Watercourse:			
Site Name:	Residential<UNOFFICIAL>		
Site Address:	968 Tanager Ave		
Site Region:			
Site Municipality:	Burlington		
Site Lot:			
Site Conc:			
Site Geo Ref Accu:			

Site Map Datum:
Northing:
Easting:
Entity Operating Name:
Client Name:
Client Type:
Source Type:
Incident Cause:
Incident Preceding Spill: Leak/Break
Incident Reason: Operator/Human Error
Incident Summary: TSSA FSB: 1/2" pl service line strike, not safe
Environment Impact:
Health Env Consequence:
Nature of Impact:
Contaminant Qty: 0 L
Contaminant Qty 1: 0
Contaminant Unit: L
Contaminant Code: 35
Contaminant Name: NATURAL GAS (METHANE)
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: Air
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Unknown / N/A
SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Call Report Locatn Geodata:
Time Reported:
System Facility Address:

17	*3 of 3*	*ENE/247.3*	*96.9 / -2.97*	***PIPELINE HIT - 1/2" 968 TANAGER AVE,,BURLINGTON,ON,L7T 2Y4, CA ON***	***PINC***

Incident Id:
Incident No: 1968476
Incident Reported Dt: 11/1/2016
Type: FS-Pipeline Incident
Status Code:
Tank Status: Cancelled
Task No:
Spills Action Centre:
Fuel Type:
Fuel Occurrence Tp:
Date of Occurrence:
Occurrence Start Dt:
Depth:
Customer Acct Name: PIPELINE HIT - 1/2"
Incident Address: 968 TANAGER AVE,,BURLINGTON,ON,L7T 2Y4,CA
Operation Type:
Pipeline Type:
Regulator Type:
Summary:
Reported By:
Affiliation:
Occurrence Desc:
Damage Reason:
Notes:

Pipe Material:
Fuel Category:
Health Impact:
Environment Impact:
Property Damage:
Service Interrupt:
Enforce Policy:
Public Relation:
Pipeline System:
PSIG:
Attribute Category:
Regulator Location:
Method Details:

Unplottable Summary

Total: 17 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	Losani Homes (1998) Ltd.	Part of Lot 4, Concession 1	Burlington ON	
CA	1622035 Ontario Inc.	Shadeland Ave	Burlington ON	
CA	BURLINGTON CITY	PLAINS RD. EAST	BURLINGTON CITY ON	
CA		Lots 3, 4, and 5, Concession 1	Burlington ON	
CA		Lots 3, 4, and 5, Concession 1	Burlington ON	
CA	IMPERIAL CITY CORP.	PLAINS RD. E.	BURLINGTON CITY ON	
CA	FORTINO'S SUPERMARKET LTD.	PLAINS ROAD EAST	BURLINGTON CITY ON	
ECA	1622035 Ontario Inc.	Shadeland Ave	Burlington ON	L8N 2B9
ECA	The Regional Municipality of Halton	Shadeland Ave	Burlington ON	L6M 3L1
ECA	The Corporation of the City of Burlington	Shadeland Ave Forest Glen Ave.	Burlington ON	L7R 3Z6
ECA	The Corporation of the City of Burlington	Townsend Ave	Burlington ON	L7R 3Z6
WWIS		lot 5 con 1	ON	
WWIS		lot 5 con 1	ON	
WWIS		lot 4	ON	
WWIS		lot 5 con 1	ON	
WWIS		lot 5 con 1	ON	
WWIS		lot 5 con 1	ON	

Unplottable Report

Site: ***Losani Homes (1998) Ltd.***
Part of Lot 4, Concession 1 Burlington ON

Database: ***CA***

Certificate #: 2120-5QDL8J
Application Year: 2003
Issue Date: 8/25/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***1622035 Ontario Inc.***
Shadeland Ave Burlington ON

Database: ***CA***

Certificate #: 4658-75QPCG
Application Year: 2007
Issue Date: 8/8/2007
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***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:
Lots 3, 4, and 5, Concession 1 Burlington ON

Database: ***CA***

Certificate #: 6040-4YXPT6
Application Year: 01

Issue Date: 7/27/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Corporation of the Regional Municipality of Halton
Client Address: 1151 Bronte Road
Client City: Oakville
Client Postal Code: L6M 3L1
Project Description: Construction of storm sewers on Dundas Street and Sutton Drive.
Contaminants:
Emission Control:

Site:
Lots 3, 4, and 5, Concession 1 Burlington ON

Database: ***CA***

Certificate #: 4039-4YXPYG
Application Year: 01
Issue Date: 7/27/01
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Corporation of the Regional Municipality of Halton
Client Address: 1151 Bronte Road
Client City: Oakville
Client Postal Code: L6M 3L1
Project Description: Construction of watermains on Dundas Street, Sutton Drive, and Orchard Road.
Contaminants:
Emission Control:

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: ***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: ***1622035 Ontario Inc.***
Shadeland Ave Burlington ON L8N 2B9

Database: ***ECA***

Approval No:	4658-75QPCG	***MOE District:***	
Approval Date:	2007-08-08	***City:***	
Status:	Approved	***Longitude:***	
Record Type:	ECA	***Latitude:***	
Link Source:	IDS	***Geometry X:***	
SWP Area Name:		***Geometry Y:***	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS		
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS		
Business Name:	1622035 Ontario Inc.		
Address:	Shadeland Ave		
Full Address:			
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/5679-75PRWV-14.pdf		
PDF Site Location:			

Site: ***The Regional Municipality of Halton***
Shadeland Ave Burlington ON L6M 3L1

Database: ***ECA***

Approval No:	4059-6ZHHJM	***MOE District:***	
Approval Date:	2007-04-03	***City:***	
Status:	Approved	***Longitude:***	
Record Type:	ECA	***Latitude:***	
Link Source:	IDS	***Geometry X:***	
SWP Area Name:		***Geometry Y:***	
Approval Type:	ECA-Municipal Drinking Water Systems		
Project Type:	Municipal Drinking Water Systems		
Business Name:	The Regional Municipality of Halton		
Address:	Shadeland Ave		
Full Address:			
Full PDF Link:			
PDF Site Location:			

Site: ***The Corporation of the City of Burlington***
Shadeland Ave Forest Glen Ave. Burlington ON L7R 3Z6

Database: ***ECA***

Approval No:	5299-9XRKWG	***MOE District:***	
Approval Date:	2015-06-24	***City:***	
Status:	Approved	***Longitude:***	
Record Type:	ECA	***Latitude:***	
Link Source:	IDS	***Geometry X:***	
SWP Area Name:		***Geometry Y:***	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS		
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS		
Business Name:	The Corporation of the City of Burlington		
Address:	Shadeland Ave Forest Glen Ave.		
Full Address:			
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/8698-9WVS9P-14.pdf		
PDF Site Location:			

Site: ***The Corporation of the City of Burlington***
Townsend Ave Burlington ON L7R 3Z6

Database: ***ECA***

Approval No:	3131-9XCSD6	***MOE District:***	
Approval Date:	2015-06-12	***City:***	
Status:	Approved	***Longitude:***	
Record Type:	ECA	***Latitude:***	
Link Source:	IDS	***Geometry X:***	
SWP Area Name:		***Geometry Y:***	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS		
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS		
Business Name:	The Corporation of the City of Burlington		
Address:	Townsend Ave		
Full Address:			

Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/3498-9X4LNQ-14.pdf
PDF Site Location:

Site: ***Database:*** ***WWIS***
lot 5 con 1 ON

Well ID: 2806003
Construction Date:
Use 1st:
Use 2nd:
Final Well Status:
Water Type:
Casing Material:
Audit No: NA
Tag:
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:
Municipality: BURLINGTON CITY
Site Info:

Flowing (Y/N):
Flow Rate:
Data Entry Status: Yes
Data Src:
Date Received: 03/18/1983
Selected Flag: TRUE
Abandonment Rec:
Contractor: 3637
Form Version: 1
Owner:
County: HALTON
Lot: 005
Concession: 01
Concession Name: DS N
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 1009023741
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 08/10/1982
Remarks:
Location Method Desc: on Water Well Record
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone:
East83:
North83:
Org CS: UTM83
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: wwr

Site: ***Database:*** ***WWIS***
lot 5 con 1 ON

Well ID: 2805390
Construction Date:
Use 1st:
Use 2nd:
Final Well Status:
Water Type:
Casing Material:
Audit No: NA
Tag:
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:

Flowing (Y/N):
Flow Rate:
Data Entry Status: Yes
Data Src:
Date Received: 09/07/1979
Selected Flag: TRUE
Abandonment Rec:
Contractor: 4005
Form Version: 1
Owner:
County: HALTON
Lot: 005
Concession: 01
Concession Name: DS N
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Municipality: BURLINGTON CITY
Site Info:

Bore Hole Information

Bore Hole ID:	1009023732	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	
Code OB:		***East83:***	
Code OB Desc:		***North83:***	
Open Hole:		***Org CS:***	UTM83
Cluster Kind:		***UTMRC:***	9
Date Completed:	09/01/1979	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Site: ***Database:*** ***WWIS***
lot 4 ON

Well ID:	2808929	***Flowing (Y/N):***	
Construction Date:		***Flow Rate:***	
Use 1st:	Domestic	***Data Entry Status:***	
Use 2nd:		***Data Src:***	1
Final Well Status:	Water Supply	***Date Received:***	02/23/1999
Water Type:		***Selected Flag:***	TRUE
Casing Material:		***Abandonment Rec:***	
Audit No:	200482	***Contractor:***	1737
Tag:		***Form Version:***	1
Constructn Method:		***Owner:***	
Elevation (m):		***County:***	HALTON
Elevatn Reliabilty:		***Lot:***	004
Depth to Bedrock:		***Concession:***	
Well Depth:		***Concession Name:***	
Overburden/Bedrock:		***Easting NAD83:***	
Pump Rate:		***Northing NAD83:***	
Static Water Level:		***Zone:***	
Clear/Cloudy:		***UTM Reliability:***	
Municipality:	BURLINGTON CITY		
Site Info:			

Bore Hole Information

Bore Hole ID:	10155186	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	
Code OB Desc:		***North83:***	
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	11/02/1998	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	na
Location Method Desc:	Not Applicable i.e. no UTM		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID: 931453563
Layer: 2
Color: 2
General Color: GREY
Material 1: 05
Material 1 Desc: CLAY
Material 2: 06
Material 2 Desc: SILT
Material 3: 12
Material 3 Desc: STONES
Formation Top Depth: 47.0
Formation End Depth: 87.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 931453562
Layer: 1
Color: 6
General Color: BROWN
Material 1: 05
Material 1 Desc: CLAY
Material 2: 12
Material 2 Desc: STONES
Material 3: 06
Material 3 Desc: SILT
Formation Top Depth: 0.0
Formation End Depth: 47.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 931453564
Layer: 3
Color: 7
General Color: RED
Material 1: 17
Material 1 Desc: SHALE
Material 2: 73
Material 2 Desc: HARD
Material 3: 85
Material 3 Desc: SOFT
Formation Top Depth: 87.0
Formation End Depth: 120.0
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 962808929
Method Construction Code: 2
Method Construction: Rotary (Convent.)
Other Method Construction:

Pipe Information

Pipe ID: 10703756
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930264074
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From:
Depth To: 60.0
Casing Diameter: 5.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930264075
Layer: 2
Material: 5
Open Hole or Material: PLASTIC
Depth From:
Depth To: 120.0
Casing Diameter: 5.0
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 933339064
Layer: 1
Slot: 020
Screen Top Depth: 20.0
Screen End Depth: 60.0
Screen Material:
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter: 5.0

Results of Well Yield Testing

Pumping Test Method Desc: BAILER
Pump Test ID: 992808929
Pump Set At:
Static Level: 37.0
Final Level After Pumping: 115.0
Recommended Pump Depth: 118.0
Pumping Rate: 1.0
Flowing Rate:
Recommended Pump Rate: 1.0
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 2
Pumping Duration HR: 48
Pumping Duration MIN: 0
Flowing: No

Draw Down & Recovery

Pump Test Detail ID: 934977453
Test Type: Recovery
Test Duration: 60
Test Level: 55.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934174640
Test Type: Recovery

Test Duration: 15
Test Level: 100.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934715563
Test Type: Recovery
Test Duration: 45
Test Level: 70.0
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934457038
Test Type: Recovery
Test Duration: 30
Test Level: 85.0
Test Level UOM: ft

Water Details

Water ID: 933612965
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 90.0
Water Found Depth UOM: ft

Site:
lot 5 con 1 ON

Database:
WWIS

Well ID: 2806044
Construction Date:
Use 1st:
Use 2nd:
Final Well Status:
Water Type:
Casing Material:
Audit No: NA
Tag:
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:
Municipality: BURLINGTON CITY
Site Info:

Flowing (Y/N):
Flow Rate:
Data Entry Status: Yes
Data Src:
Date Received: 07/29/1983
Selected Flag: TRUE
Abandonment Rec:
Contractor: 4005
Form Version: 1
Owner:
County: HALTON
Lot: 005
Concession: 01
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 1009073826
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 05/07/1983
Remarks:
Location Method Desc: on Water Well Record
Elevrc Desc:

Elevation:
Elevrc:
Zone:
East83:
North83:
Org CS: UTM83
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: wwr

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

Site: ***Database:*** ***WWIS***

lot 5 con 1 ON

Well ID: 2805374
Construction Date:
Use 1st:
Use 2nd:
Final Well Status:
Water Type:
Casing Material:
Audit No: NA
Tag:
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:
Municipality: BURLINGTON CITY
Site Info:

Flowing (Y/N):
Flow Rate:
Data Entry Status: Yes
Data Src:
Date Received: 08/17/1979
Selected Flag: TRUE
Abandonment Rec:
Contractor: 4005
Form Version: 1
Owner:
County: HALTON
Lot: 005
Concession: 01
Concession Name: DS N
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 1009023696
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 08/02/1979
Remarks:
Location Method Desc: on Water Well Record
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone:
East83:
North83:
Org CS: UTM83
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: wwr

Site: ***Database:*** ***WWIS***

lot 5 con 1 ON

Well ID: 2806108
Construction Date:
Use 1st:
Use 2nd:
Final Well Status:
Water Type:
Casing Material:
Audit No: NA
Tag:
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:

Flowing (Y/N):
Flow Rate:
Data Entry Status: Yes
Data Src:
Date Received: 03/23/1984
Selected Flag: TRUE
Abandonment Rec:
Contractor: 3637
Form Version: 1
Owner:
County: HALTON
Lot: 005
Concession: 01
Concession Name: DS N
Easting NAD83:
Northing NAD83:

Static Water Level:
Clear/Cloudy:
Municipality: BURLINGTON CITY
Site Info:

Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 1009073985
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 07/15/1983
Remarks:
Location Method Desc: on Water Well Record
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone:
East83:
North83:
Org CS: UTM83
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: wwr

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

This database of licensed and permitted pits and quarries is maintained by the Ontario Ministry of Natural Resources and Forestry (MNRF), as regulated under the Aggregate Resources Act, R.S.O. 1990. Aggregate site data has been divided into active and inactive sites. Active sites may be further subdivided into partial surrenders. In partial surrenders, defined areas of a site are inactive while the rest of the site remains active.

Government Publication Date: Up to Nov 2024

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-Apr 2024

Anderson's Waste Disposal Sites: Private ANDR

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks: Provincial AST

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies: Private AUWR

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

Government Publication Date: 1999-Apr 30, 2024

Borehole: Provincial BORE

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval: Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities: Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2022

Commercial Fuel Oil Tanks: Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.
Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Chemical Manufacturers and Distributors: Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register: Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Apr 30, 2024

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 -May 2024

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-Nov 2024

Certificates of Property Use: Provincial CPU

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

Government Publication Date: 1994 - Nov 30, 2024

Drill Hole Database: Provincial DRL

The Ontario Drill Hole Database (ODHD) is offered by the Province of Ontario's Ministry of Mines. The dataset contains information for over 164,000 percussion, overburden, sonic and diamond-drill holes. The presence of assay results with cutoff values for gold, silver, copper, zinc, lead, nickel and platinum group elements is noted. Drill hole data are compiled from assessment files that have been submitted to the ministry in accordance with the Ontario Mining Act (OMA). Source assessment file numbers are captured for cross reference with the Ontario Assessment File Database (OAFD). 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. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Aug 2024

Delisted Fuel Tanks: Provincial DTNK

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Oct 2023

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-Oct 31, 2024

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 - Nov 30, 2024

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-Oct 31, 2024

Environmental Effects Monitoring: Federal EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private EHS

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

Government Publication Date: 1999-Aug 31, 2024

Environmental Issues Inventory System: Federal EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event: Provincial EMHE

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

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report: Provincial EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land or water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2023

List of Expired Fuels Safety Facilities: Provincial EXP

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

Government Publication Date: Oct 2023

Federal Convictions: Federal FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land: Federal FCS

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

Government Publication Date: Jun 2000-Nov 2024

Fisheries & Oceans Fuel Tanks: Federal FOFT

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

Government Publication Date: 1964-Sep 2019

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

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

Government Publication Date: Oct 31, 2021

Fuel Storage Tank: Provincial FST

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

Government Publication Date: Oct 2023

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-Nov 30, 2022

Greenhouse Gas Emissions from Large Facilities: Federal GHG

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

Government Publication Date: 2013-Apr 2024

TSSA Historic Incidents: Provincial HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks: Federal IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks: Provincial INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing in a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: 31 Oct, 2023

Landfill Inventory Management Ontario: Provincial LIMO

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

Government Publication Date: Mar 31, 2022

Canadian Mine Locations: Private MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences: Provincial MNR

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

Government Publication Date: 1846-Feb 2024

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, 2022

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-Nov 2023

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents: Federal NEBI

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

Government Publication Date: 2008-Dec 31, 2024

National Energy Board Wells: Federal NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal NPR2

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of pollutant releases (to air, water and land), disposals, and transfers for recycling. The inventory, managed by Environment and Climate Change Canada, tracks over 300 substances. Under the authority of the Canadian Environmental Protection Act (CEPA), owners or operators of facilities that meet published reporting requirements are required to report to the NPRI.

Government Publication Date: Feb 2024

National Pollutant Release Inventory - Historic: 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. This data holds historic records; current records are found in NPR2.

Government Publication Date: 1993-May 2017

Oil and Gas Wells: Private OGWE

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

Government Publication Date: 1988-May 31, 2024

Ontario Oil and Gas Wells: Provincial OOGW

In 1998, the Ministry of Natural Resources (MNR) handed over to the Ontario Oil, Gas and Salt Resources (OGSR) 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 includes well owner/operator, location, permit issue date, and well cap date, license number, 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 provided for each well record.

Government Publication Date: 1800-Aug 2024

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 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 - Nov 30, 2024

Canadian Pulp and Paper: Private PAP

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

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks: Federal PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register: Provincial PES

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

Government Publication Date: Oct 2011-Oct 31, 2024

Ontario PFAS Spills: Provincial PFAS

This specific list of spills includes those incidents where one or more of the listed contaminants are identified in the PFAS Structure List and/or PFAS Chemicals Without Explicit Structure List made available by the United States Environmental Protection Agency (US EPA), is originally sourced from the Ministry of the Environment, Conservation and Parks spills related data. 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-Mar 2024; May 2024

NPRI Reporters - PFAS Substances: Federal PFCH

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per - and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This listing of PFAS substance reporters includes those NPRI facilities that reported substances that are found in either: a) the Comprehensive Global Database of PFASs compiled by the Organisation for Economic Co-operation and Development (OECD), b) the US Environmental Protection Agency (US EPA) Master List of PFAS Substances, c) the US EPA list of PFAS chemicals without explicit structures, or d) the US EPA list of PFAS structures (encompassing the largest set of structures having sufficient levels of fluorination to potentially impart PFAS-type properties).

Government Publication Date: Feb 2024

Potential PFAS Handlers from NPRI: Federal PFHA

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per - and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This list of potential PFAS handlers includes those NPRI facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used, or released by the facility - these are facilities that potentially handle PFAS based on their industrial profile.

Government Publication Date: Feb 2024

Pipeline Incidents: Provincial PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing in an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2021

Potential PFAS Handlers from EASR: Provincial PPHA

The Ontario Environmental Activity and Sector Registry (EASR), described in Ontario Regulation 245/11, allows businesses with less complex operations - and hence not requiring an Environmental Compliance Approval - to register their activities with the Ontario Ministry of the Environment, Conservation and Parks (MECP). This list of potential PFAS handlers includes those EASR facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used.

Government Publication Date: Jun 30, 2024

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 PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994 - Nov 30, 2024

Ontario Regulation 347 Waste Receivers Summary: Provincial REC

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

Government Publication Date: 1986-1990, 1992-2021

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). The Government of Ontario states that it is not responsible for the accuracy of the information in this Registry.

Government Publication Date: 1997-Sept 2001, Oct 2004-Dec 2024

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-Apr 30, 2024

Scott's Manufacturing Directory: Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills: Provincial SPL

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

Government Publication Date: 1988-Jun 2024; Aug 2024; Oct 2024

Wastewater Discharger Registration Database: Provincial SRDS

Facilities that report either municipal treated wastewater effluent or industrial wastewater discharges under the Effluent Monitoring and Effluent Limits (EMEL) and Municipal/Industrial Strategy for Abatement Regulations. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment keeps record of 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.

Government Publication Date: 1990-Dec 31, 2021

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 - Apr 2024

Variances for Abandonment of Underground Storage Tanks: Provincial VAR

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.
Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

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

Government Publication Date: Oct 2011 - Oct 31, 2024

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 2023

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Appendix G Other Government Records

Ministry of the Environment, Conservation and Parks

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

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

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2

Ontario

March 12, 2025

Joanna Olesiuk
GEI Consultants Canada Ltd.
650 Woodlawn Road West, Block C, Unit 2
Burlington, Ontario N1K 1B8
jolesiuk@geiconsultants.com

Dear Joanna Olesiuk:

RE: **MECP FOI A-2025-01584 / Your Reference 2500052 – Acknowledgement Letter**

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act. **The search will be conducted on the following:**

198, 200, and 206 Plains Road East, Burlington

Timeframe: January 1, 1986 to March 10, 2025

If there is any discrepancy, please contact us immediately.

Please note the file number that has been assigned to your request. This number should be referred to in all future communications with our office.

If you have any questions, please contact Christian Brodersen at christian.brodersen@ontario.ca.

Yours truly,
MECP Access and Privacy Office

Ministry of the Environment, Conservation and Parks

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

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

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2

Ontario

May 13, 2025

Joanna Olesiuk
GEI Consultants Canada Ltd.
650 Woodlawn Road West, Block C, Unit 2
Guelph, Ontario N1K 1B8
jolesiuk@geiconsultants.com

Dear Joanna Olesiuk:

RE: **MECP FOI A-2025-01584, Your Reference 2500052 – Decision Letter**

This letter is in response to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to:

198, 200, and 206 Plains Road East, Burlington

Timeframe: January 1, 1986 to March 10, 2025

After a thorough search through the ministry files, no records were located responsive to your request. The official responsible for making the access decision on your request is the undersigned. This file is now closed.

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at http://www.ipc.on.ca. Please note there may be a fee associated with submitting the appeal.

If you have any questions, please contact Jaskiran Gill at jaskiran.gill@ontario.ca.

Yours truly,
Jaskiran Gill

for
Josephine DeSouza
Manager, Access and Privacy Office

Olesiuk, Joanna

From: Public Information Services <publicinformationservices@tssa.org>
Sent: Monday, March 31, 2025 8:41 AM
To: Olesiuk, Joanna
Subject: [EXT] RE: 250052 TSSA Records check - Plains Road East area, Burlington, Ontario

EXTERNAL EMAIL

Hello ,

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are NO **fuels records** in our database at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the **TSSA Client Portal** to complete an Application for Release of Public Information.

Please refer to How to Submit a Public Information Request (tssa.org) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,

Aleena Tahir | Public Information & Records Agent
Public Information
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3546 | E-Mail: ATahir@tssa.org
www.tssa.org

From: Olesiuk, Joanna <JOlesiuk@geiconsultants.com>
Sent: March 28, 2025 3:21 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: 250052 TSSA Records check - Plains Road East area, Burlington, Ontario

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

Good Morning,

We are looking for any information the TSSA has on file regarding aboveground or underground fuel (gasoline, diesel, oil, waste oil etc.) storage tanks/fuel appliances at the following properties in Burlington, Ontario:

198 Plains Road East
200 Plains Road East
206 Plains Road East
195 Plains Road East
185 Plains Road East
192 Plains Road East
184 Plains Road East
212 Plains Road East
218 Plains Road East
1020 White Oad Drive.

Thank you, and take care.

GEI

JOANNA OLESIUK, M.A.Sc., C. Tech., P. Geo. (Limited) (she/her)
Senior Technical Specialist
519.824.8150...1253 cell: 519.239.3160
650 Woodlawn Road West Block C | Unit 2 | Guelph, Ontario N1K 1B8 | Canada

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

Olesiuk, Joanna

From: Public Information Services <publicinformationservices@tssa.org>
Sent: Wednesday, April 16, 2025 7:56 AM
To: Olesiuk, Joanna
Subject: [EXT] RE: 250052 TSSA Records check - Plains Road East area, Burlington, Ontario

EXTERNAL EMAIL

NO RECORD FOUND IN CURRENT DATABASE

Hello,

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

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

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the **TSSA Client Portal** to complete an Application for Release of Public Information.

Please refer to How to Submit a Public Information Request (tssa.org) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,

Kimberly Gage | Public Information & Records Agent
Public Information
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3581 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org
www.tssa.org



Winner of 2024 5-Star Safety Cultures Award

From: Olesiuk, Joanna <JOlesiuk@geiconsultants.com>
Sent: April 15, 2025 1:20 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: 250052 TSSA Records check - Plains Road East area, Burlington, Ontario

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

Good Afterron,

We are looking for any information the TSSA has on file regarding aboveground or underground fuel (gasoline, diesel, oil, waste oil etc.) storage tanks/fuel appliances at the following properties in Burlington, Ontario:

1011 White Oak Drive
1020 White Oak Drive
1030 White Oak Drive

175 Plains Road East
157 Plains Road East
218 Plains Road East

956 Filman Place
954 Filman Place
960 Filman Place
958 Filman Place

Thank you, and take care.

GEI
JOANNA OLESIUK, M.A.Sc., C. Tech., P. Geo. (Limited) (she/her)
Senior Technical Specialist
519.824.8150...1253 cell: 519.239.3160
650 Woodlawn Road West Block C | Unit 2 | Guelph, Ontario N1K 1B8 | Canada

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied,

forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

Olesiuk, Joanna

From: Public Information Services <publicinformationservices@tssa.org>
Sent: Wednesday, April 16, 2025 12:10 PM
To: Olesiuk, Joanna
Subject: [EXT] RE: 250052 TSSA Records check - Plains Road East area, Burlington, Ontario

EXTERNAL EMAIL

NO RECORD FOUND IN CURRENT DATABASE

Hello,

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

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

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the **TSSA Client Portal** to complete an Application for Release of Public Information.

Please refer to How to Submit a Public Information Request (tssa.org) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,

Kimberly Gage | Public Information & Records Agent
Public Information
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3581 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org
www.tssa.org



Winner of 2024 5-Star Safety Cultures Award

From: Olesiuk, Joanna <JOlesiuk@geiconsultants.com>
Sent: April 16, 2025 11:52 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: 250052 TSSA Records check - Plains Road East area, Burlington, Ontario

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

Good Afternoon,

We are looking for any information the TSSA has on file regarding aboveground or underground fuel (gasoline, diesel, oil, waste oil etc.) storage tanks/fuel appliances at the following properties in Burlington, Ontario:

1029 White Oak Drive

178 Plains Road East

962 Filman Place
952 Filman Place

Thank you, and take care.

GEI

JOANNA OLESIUK, M.A.Sc., C. Tech., P. Geo. (Limited) (she/her)
Senior Technical Specialist
519.824.8150...1253 cell: 519.239.3160
650 Woodlawn Road West Block C | Unit 2 | Guelph, Ontario N1K 1B8 | Canada

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

Appendix H Aerial Photographs



Source: Maxar Technologies
ERIS

Scale (m)
0 100

N

Phase One ESA
198-200, 206 Plains Road E.
Burlington, Ontario

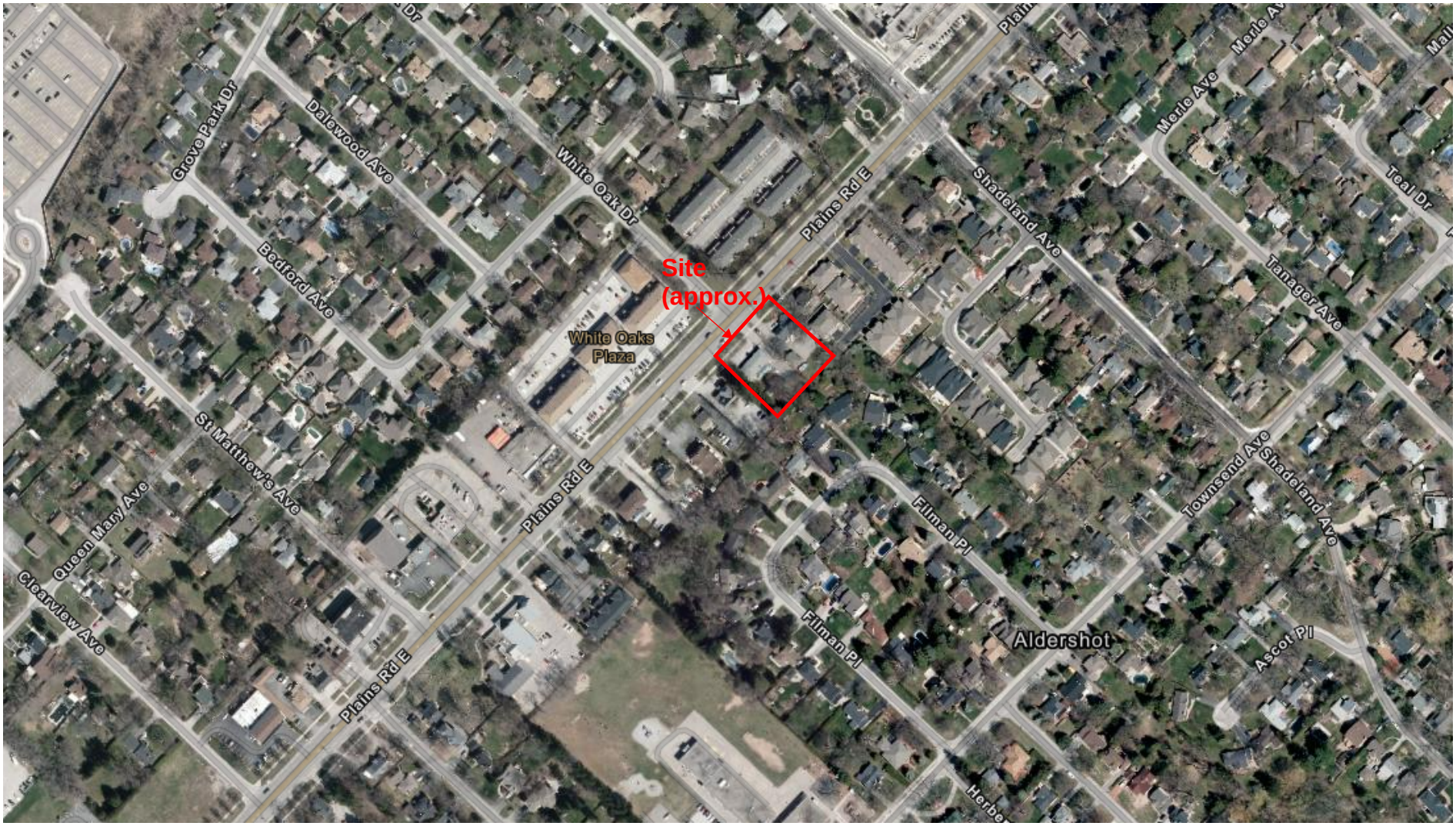
Client: Landwise

GEI Consultants

AERIAL PHOTOGRAPH-
2023

Project 2500052

Figure H1



Source: City of Burlington Air Photos

Scale (m)

0 100

N

Phase One ESA
198-200, 206 Plains Road E.
Burlington, Ontario

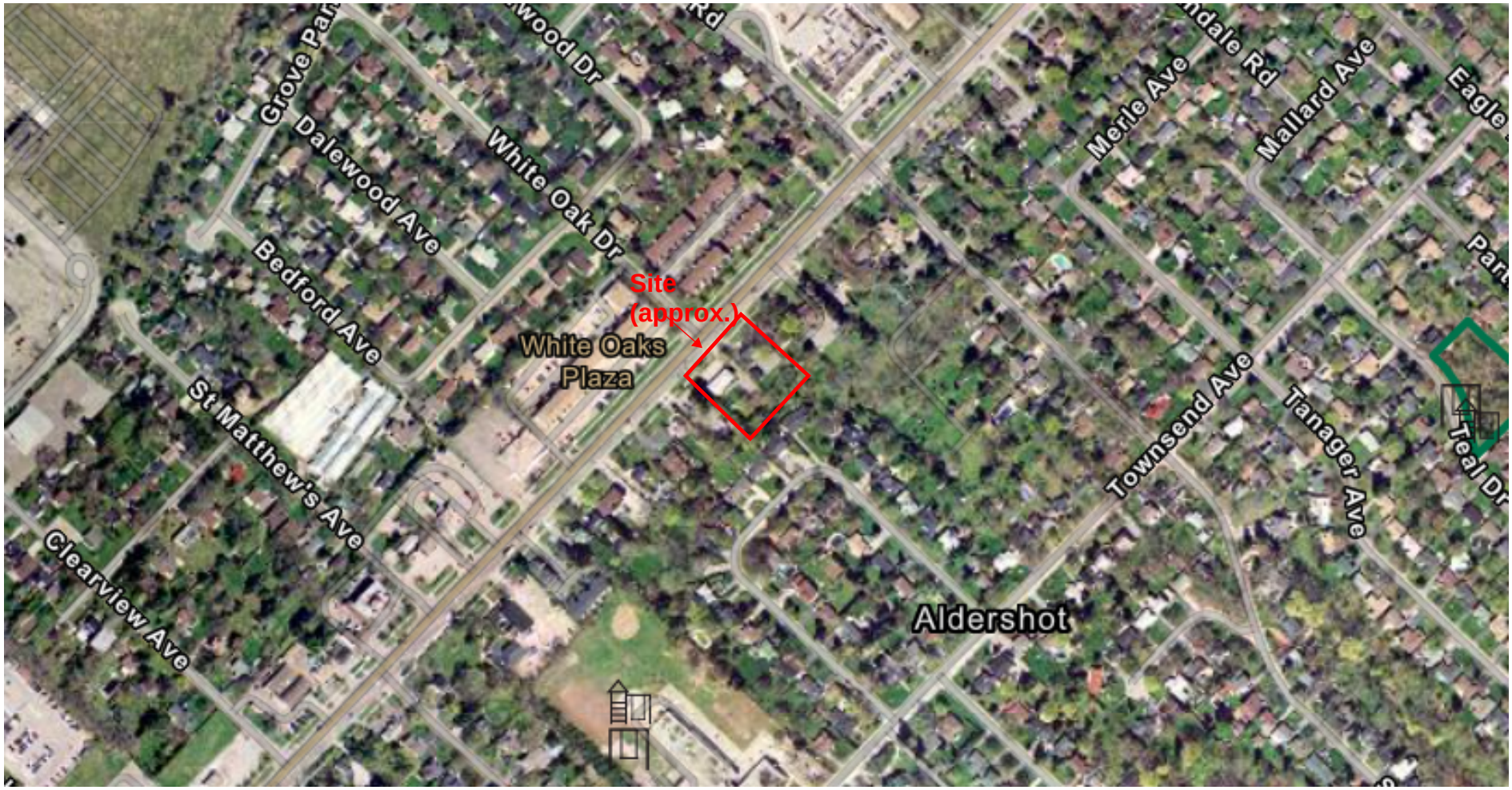
Client: Landwise

GEI Consultants

Project 2500052

AERIAL PHOTOGRAPH-
2013

Figure H2



Source: City of Burlington Air Photos

Scale (m)

0 100

N

Phase One ESA
198-200, 206 Plains Road E.
Burlington, Ontario

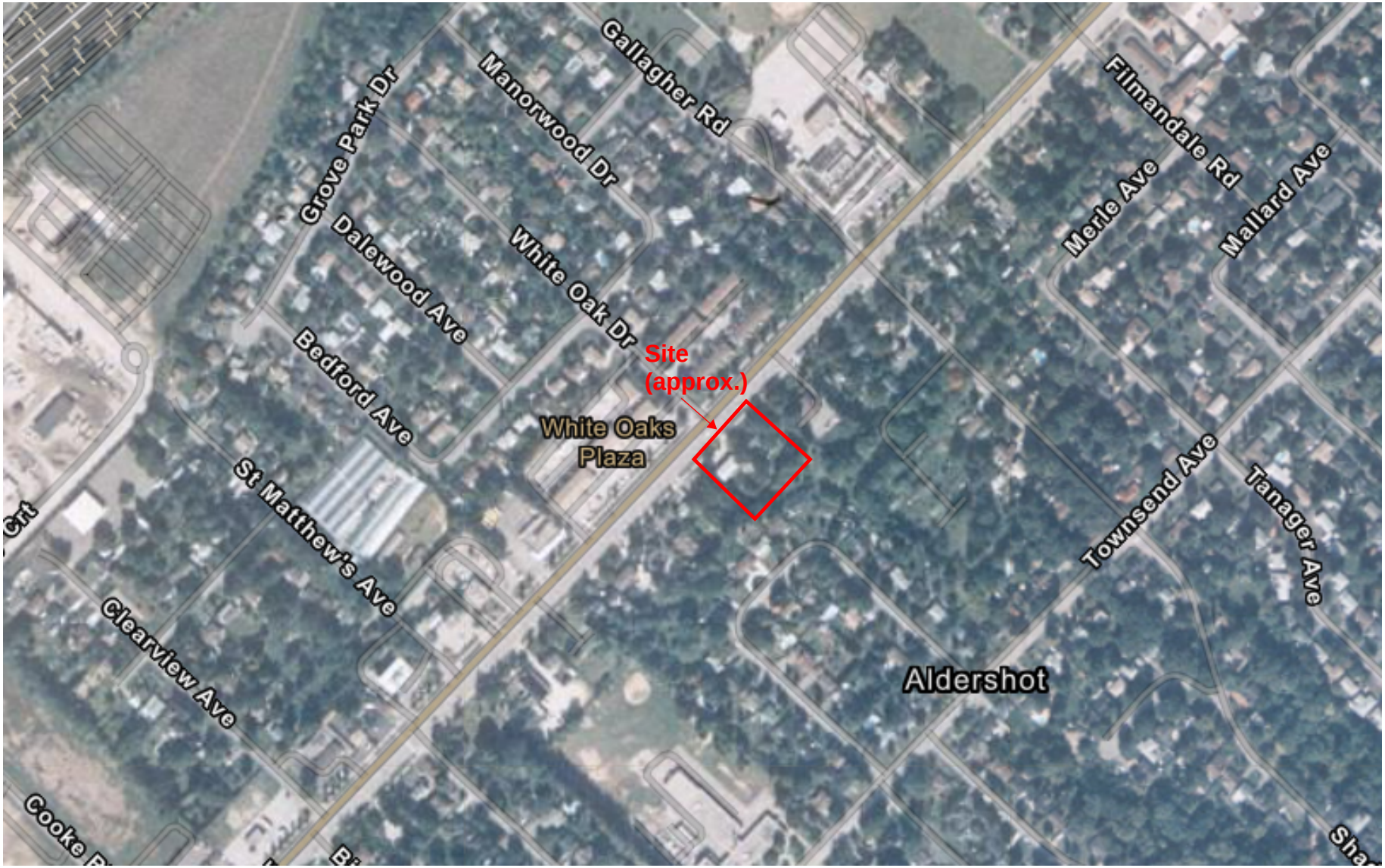
Client: Landwise

GEI Consultants

Project 2500052

AERIAL PHOTOGRAPH-
2002

Figure H3



Source: City of Burlington Air Photos

Scale (m)

0 100

N

Phase One ESA
198-200, 206 Plains Road E.
Burlington, Ontario

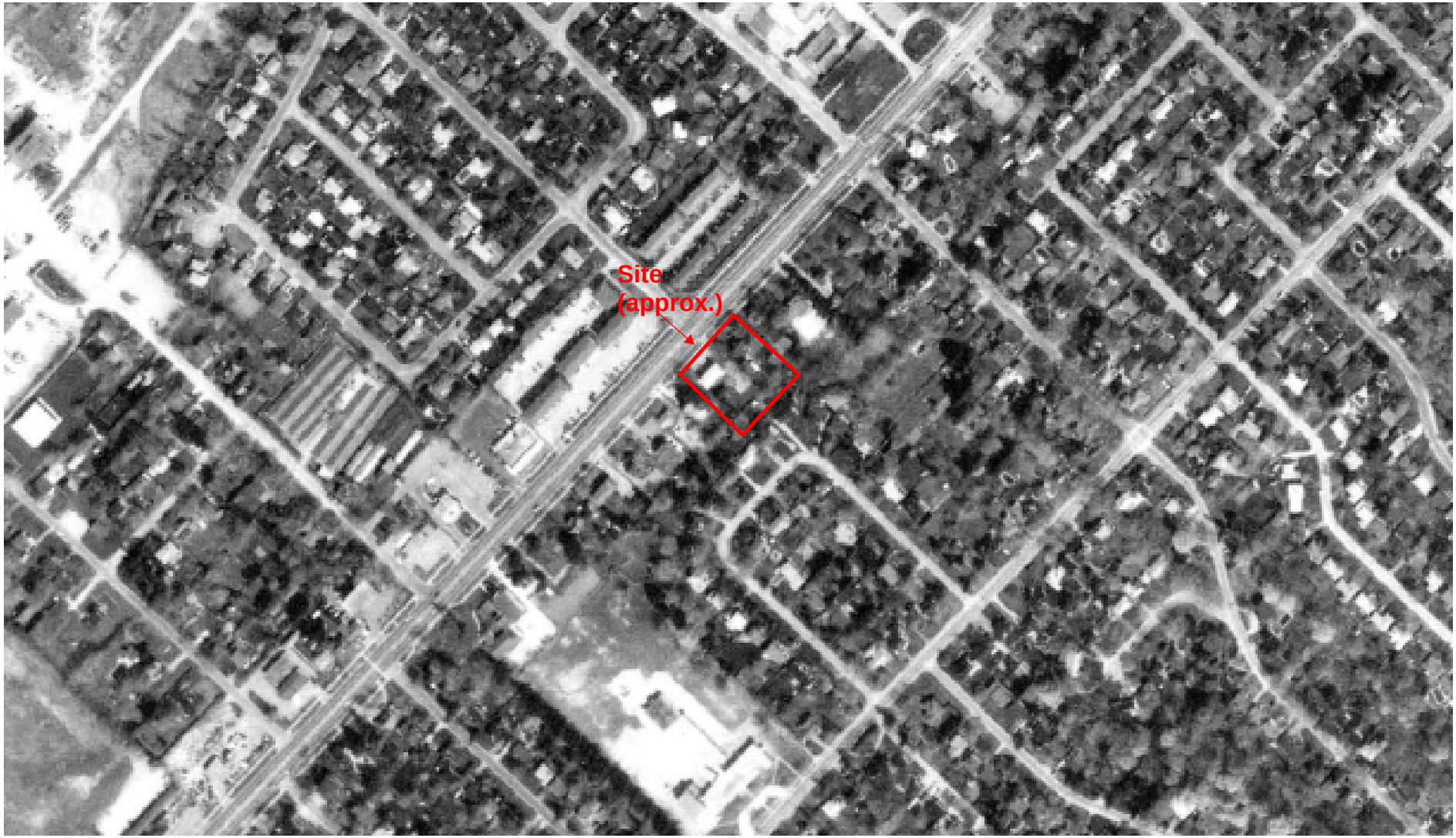
Client: Landwise

GEI Consultants

Project 2500052

AERIAL PHOTOGRAPH-
1995

Figure H4



Source: National Air Photo Library

Scale (m)

0 100

N

Phase One ESA
198-200, 206 Plains Road E.
Burlington, Ontario

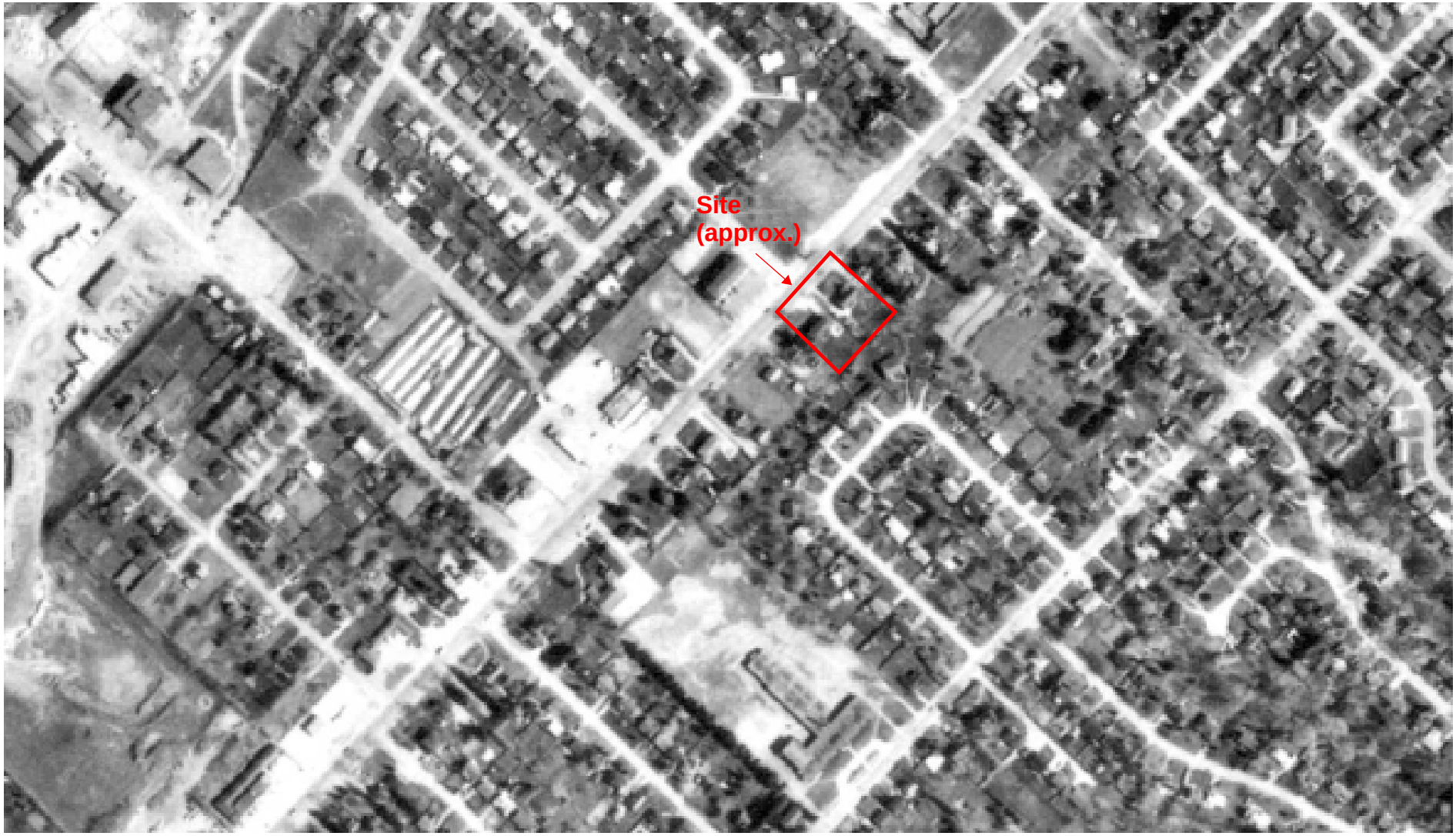
Client: Landwise

GEI Consultants

AERIAL PHOTOGRAPH-
1986

Project 2500052

Figure H5



Source: National Air Photo Library

Scale (m)

0 100

N

Phase One ESA
198-200, 206 Plains Road E.
Burlington, Ontario

Client: Landwise

GEI Consultants

Project 2500052

AERIAL PHOTOGRAPH-
1974

Figure H6



Source: National Air Photo Library

Scale (m)

0 100

N

Phase One ESA
198-200, 206 Plains Road E.
Burlington, Ontario

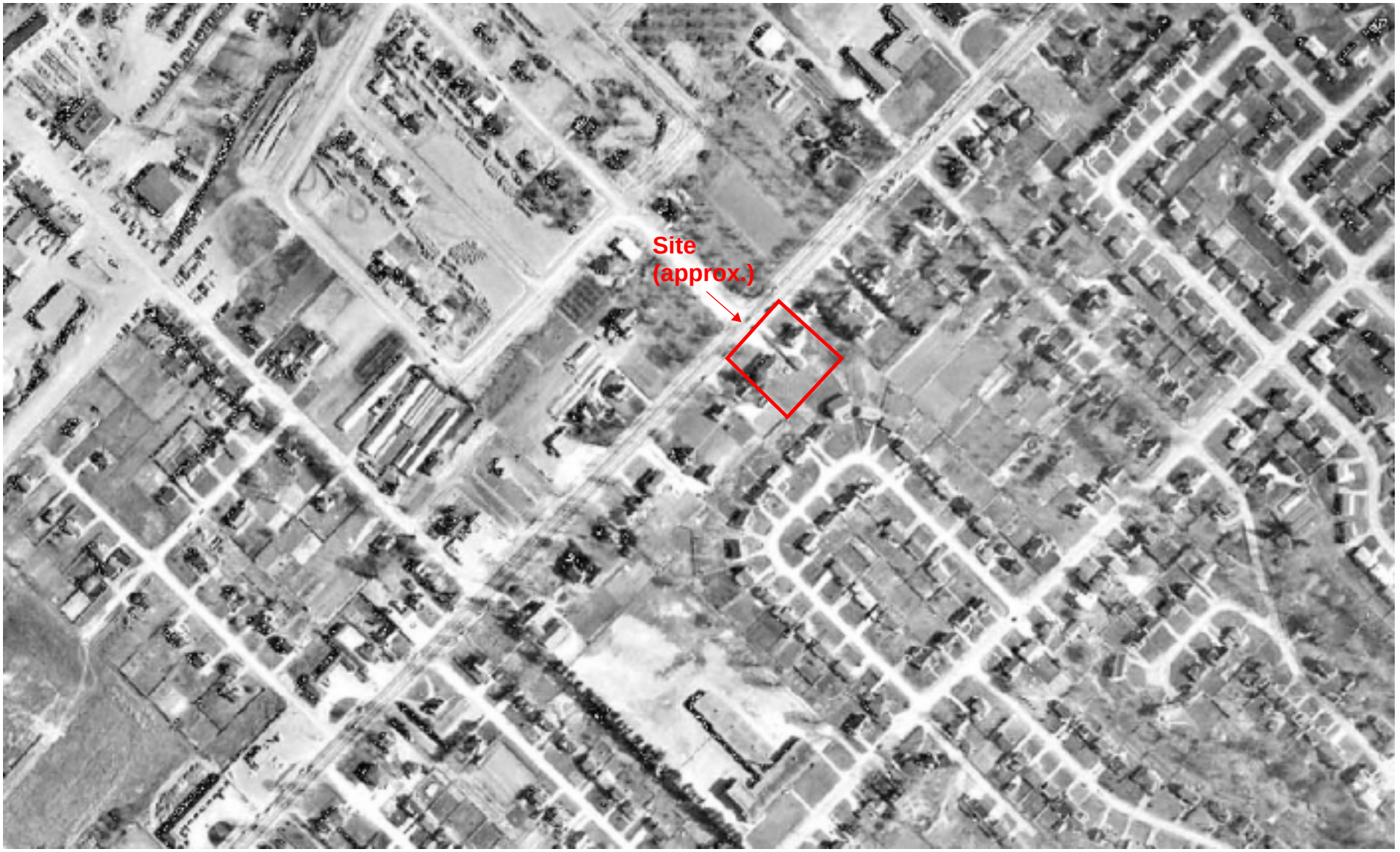
Client: Landwise

GEI Consultants

AERIAL PHOTOGRAPH-
1969

Project 2500052

Figure H7



Source: National Air Photo Library

Scale (m)

0 100

N

Phase One ESA
198-200, 206 Plains Road E.
Burlington, Ontario

Client: Landwise

GEI Consultants

AERIAL PHOTOGRAPH-
1959

Project 2500052

Figure H8



Source: National Air Photo Library

Scale (m)

0 100

N

Phase One ESA
198-200, 206 Plains Road E.
Burlington, Ontario

Client: Landwise

GEI Consultants

AERIAL PHOTOGRAPH-
1950

Project 2500052

Figure H9

Appendix I Select Site Photographs

The select photographs below were taken on March 6th, 2025, by GEI staff. Photographs of surrounding properties were taken from publicly accessible areas.

On-Site



Photo 1: Frontage view of 198 (right) and 200 (left) Plains Road East, looking south from the sidewalk along Plains Road East.



Photo 2: Rear view of 198 (left) and 200 (right) Plains Road East, looking north from the building's rear parking area.



Photo 3: View of the furnace and the water heater in the basement of 198 and 200 Plains Road East. Photograph taken in a room on the southwest portion of the building, facing east.



Photo 4: View of the furnace and the water heater in the basement of 198 and 200 Plains Road East. Photograph taken in a room on the southeast portion of the building, facing west.

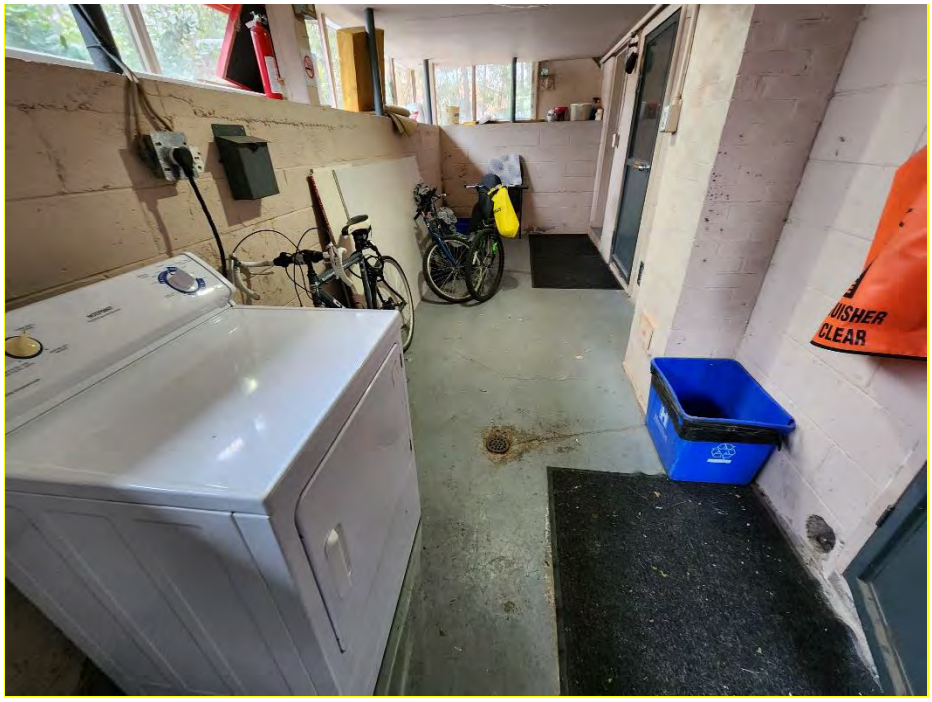


Photo 5: View of the floor drain in a laundry room, outside of the furnace rooms, in the basement of 198 and 200 Plains Road East, facing west.



Photo 6: View of the air conditioning units (2) on the south side of 198 and 200 Plains Road East, facing northwest.



Photo 7: Frontage view of 206 Plains Road East, facing south from the sidewalk along Plains Road East.



Photo 8: Rear view of 206 Plains Road East, facing north from the paved parking area on the southeast side of the building.

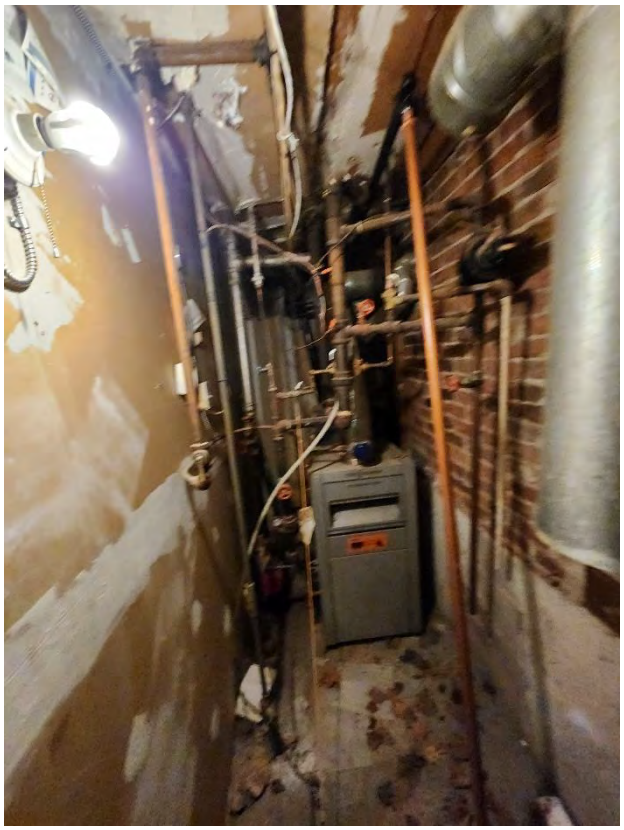


Photo 9: View of the boiler room in the basement of 206 Plains Road East, Unit 6.



Photo 10: View of the kitchen in 206 Plains Road East, Unit 2, showing mould on ceiling tiles.



Photo 11: View of the two-car garage (exterior) at 206 Plains Road East, from a central portion of the Site, facing south.



Photo 12: View of the two-car garage (interior) at 206 Plains Road East, from east garage door, facing south.



Photo 13: View of small shed (interior) behind 198 and 200 Plains Road East, facing south.



Photo 14: View of a monitoring well in grassed area, south of 206 Plains Road East, facing north.

Adjacent and Surrounding Properties



Photo 15: View of 192 Plains Road East (West Burlington Dentistry), from the sidewalk on Plains Road East, facing south (the adjacent property to the west of the Site).



Photo 16: View of 212 Plains Road East (West Burlington Dentistry), from the sidewalk on Plains Road East, facing south (the adjacent property to the east of the Site).



Photo 17: View of White Oaks Plaza (175 Plains Road East), from the sidewalk on Plains Road East, facing north (the property to the north of the Site).



Photo 18: View of White Oaks Plaza (185 Plains Road East), from the sidewalk on Plains Road East, facing north (the property to the north of the Site).



Photo 19: View of White Oaks Plaza (195 Plains Road East), from the sidewalk on Plains Road East, facing north (the property to the north of the Site).