

Phase One Environmental Site Assessment

744 First Avenue
Welland, Ontario

February 13, 2024

Ambria (First-Welland) Limited
400 Creditstone Road, Suite 9
Vaughan, Ontario
L4K 3Z3

File No: 02303109.0100



eNGLOBE

Ambria (First-Welland) Limited
02303109.0100

Prepared by:



Constantinos Kyriacou, B.Eng.
Environmental Technician



Syed Ali, EIT
Project Manager - Environment



Muhammad Shahid, P.Eng., QP_{RA-ESA} (ON)
Team Lead, Environment - GTA Ontario

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1.0 EXECUTIVE SUMMARY

Englobe Corporation (formerly Terraprobe Inc.) was retained by Ambria (First-Welland) Limited to complete a Phase One Environmental Site Assessment (ESA) of the Property located at 744 First Avenue (herein referred to as “Property” or “Site”) situated on the east side of First Avenue approximately 340 m north of the intersection of First Avenue and Quaker Road in the City of Welland, Ontario.

The Property consists of a rectangular parcel of land currently consisting of vacant land. Previously the Property was developed with a residential building that has been demolished and was used as a driving range for recreational purposes. The Property covers approximately 3.89 ha (9.61 acres) of land. The surrounding area is predominantly agricultural or other in land use. The Property is currently in residential land use per Ontario Regulation 153/04 (O. Reg. 153/04). The location and extent of the Property is indicated in Figures 1 and 2. Adjacent property uses are presented in Figure 4.

It is understood that the Property is proposed to be redeveloped for low density residential development. Englobe understands the Phase One ESA is required by the client to support a Zoning By-Law Amendment and Draft Plan of Subdivision approval for the proposed development. The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in O. Reg. 153/04.

Englobe completed the Phase One ESA in January 2024 to assess the environmental conditions of the Property. Based on the records review, site visit, and interview, no potentially contaminating activities (PCAs) associated with the Property and Study Area were identified. Based on the aerial photographs it appears the Property was in agricultural land use in 1971 and by 2000 a driving range was established. Since during that time, the Property was in agricultural or other land use there is a possibility of use of pesticides during agricultural activities in the past. The use of pesticides, if any, during agricultural activities is considered to be in small quantities. There have been no agricultural activities at the Property for more than 24 years. The presence of pesticides on the Property is unlikely to exist. The Phase One ESA identified two (2) Potentially Contaminating Activities (PCAs) within the Study, however, based on the transgradient location and distance of these PCAs, it was determined that these PCAs would not result in an Area of Potential Environmental Concern (APEC) at the Property.

A Phase Two Environmental Site Assessment will not be required to further investigate the Property.

2.0 INTRODUCTION

Englobe Corporation (formerly Terraprobe Inc.) was retained by Ambria (First-Welland) Limited to complete a Phase One Environmental Site Assessment (ESA) of the Property located at 744 First Avenue (herein referred to as “Property” or “Site”) situated on the east side of First Avenue approximately 340 m north of the intersection of First Avenue and Quaker Road in the City of Welland, Ontario.

The general location of the Property is presented in Figure 1.

2.1 Phase One Property Information

The Phase One Property information is provided in below.

Municipal Address	744 First Avenue, Welland, ON.
Zoning	The Property is zoned as Agricultural (A1) under By-Law No. 2017-117
Property Owner Information	Ambria (First-Welland) Limited 400 Creditstone Road, Suite 9 Vaughan, Ontario L4K 3Z3

2.2 Site Description

The Property consists of a rectangular parcel of land currently consisting vacant land. The Property covers approximately 3.89 ha (9.61 acres) of land. The surrounding area is predominantly agricultural or other in land use. The Property is currently in residential land use per Ontario Regulation 153/04 (O. Reg. 153/04). The location of and extent of the Property is indicated in Figures 1 and 2.

2.3 Buildings

There are no buildings on the Property.

2.4 Purpose of Investigation

It is understood that the Property is proposed to be redeveloped with residential subdivision development. Englobe understands the Phase One is required by the client to support a Zoning By-Law amendment and a Draft Plan of Subdivision approval for the proposed redevelopment. The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in O. Reg. 153/04.

3.0 SCOPE OF INVESTIGATION

The Phase One ESA consisted of:

- A review of historical background information for the site and surrounding areas available through background research
- A detailed site inspection of the subject property and surrounding properties to determine the current condition of the Property and surrounding area.

The information on the Property and Study Area is summarized in this report. Sampling and analysis of soil, ground water, or other materials (e.g., construction materials, air) were not carried out as part of the investigation.

3.1 Records Review

The records review provides information on historical and current activities. The objectives of the records review were as follows:

- To obtain and review records that relate to the current and past uses, site features and activities at the Property.
- To obtain and review records that relate to potentially contaminating activities, water bodies, and areas of natural significance in the Study Area (in addition to the Property).
- Based on the above, to provide an assessment of actual and potential contaminating activities and concerns with respect to the environmental condition of the Property.

The following sources of information were reviewed:

- Archival information for the site including aerial photographs, topographic maps, historical maps and drawings.
- Site-specific environmental reports and/or company records (e.g., Certificates of Approval, waste generator registration, approvals, and permits) provided to Englobe Corporation (formerly Terraprobe Inc.)
- Geological and hydrogeological information in published government maps and/or reports.
- Databases maintained by EcoLog ERIS containing environmentally related information from private, provincial, and federal sources.
- Fire insurance plans and insurance inspection reports (and related plans) on file with EcoLog ERIS.
- Published Ontario Ministry of the Environment Conservation and Parks (MECP) directories related to registered PCB storage sites and active and closed landfill sites.
- The Ontario Ministry of Natural Resources and Forestry (MNR) Natural Heritage Information Centre database for information specific to natural areas, such as locations of environmentally sensitive areas.
- Published information regarding an Official Plan for the area.
- Sensitivity mapping by the local Conservation Authority.

3.2 Interviews

The objectives of the interview were:

- To obtain information to assist in determining if an area of potential environmental concern exists.
- To identify details of potentially contaminating activities or potential contaminant pathways in, on or under the Property.

Key personnel were interviewed, and asked questions related to specific site activities, such as:

- The nature of the operations.
- Handling and storage of environmentally sensitive products and related wastes.
- Environmental approvals and registrations.
- Knowledge of previous reports related to the environmental condition of the Property.
- Issues related to non-compliance, orders, or charges related to environmental conditions on the Property.

3.3 Site Reconnaissance

A detailed inspection of the subject property and surrounding properties is carried out to determine the current condition of the Property and surrounding area. The objectives of the site reconnaissance were:

- To identify potential environmental concerns based on observations of current and past uses, and potentially contaminating activities at the Property and in the Study Area.
- To identify potential pathways for contamination at the Property and Study Area.

The site reconnaissance included a review of issues of potential environmental concern, including the following:

- Activities and practices including site operations, processes and waste management currently carried out on the Property.
- Evidence of past waste disposal, landfill or fill placement on the Property.
- The presence of hazardous or toxic chemicals, materials or processes.
- The presence of existing or former aboveground or underground fuel storage tanks.
- Identification of heating and cooling systems.
- The presence of floor cracks, hydraulic hoists, elevators, sumps and drains, wells, pits and lagoons.
- Identification of water supply source to the Property.
- The presence of various designated substances and building materials, including friable and non-friable asbestos, PCB-containing materials and electrical equipment, lead-based paint, mould, and chlorofluorocarbons (CFCs) in air-conditioning and refrigeration equipment.
- Evidence of stained or odorous soils and stressed vegetation.

In addition, an inspection of adjacent properties within the Study Area (identified in Section 4.1.1) was completed to assess the potential for operations being carried out on those properties to

impact on the environmental condition of the Property. The inspection of adjacent properties was limited to inspection from the Property boundaries and public areas (roads, sidewalks, etc.).

3.4 Documentation and Evaluation of Information

The information obtained from the records review, interviews and site reconnaissance was described, documented and evaluated as summarized below:

- Documentation of information, as noted in subsequent sections of the report.
- Description of potentially contaminating activities.
- Description of areas of potential environmental concern.
- Development of a Phase One Conceptual Site Model.
- Discussion of the need, if any, for further investigation.

4.0 RECORDS REVIEW

4.1 General

4.1.1 Phase One Study Area Determination

The Phase One Study Area (Study Area) consisted of properties located within a 250 m radius from the Property boundary.

The Phase One Property is neighbored in all directions by agricultural or other land use properties. The Phase One Study Area is shown on Figure 3.

Based on the historical property use and development on the Property and surrounding area, it was determined that a 250 m study area around the Property was sufficient to identify issues of potential environmental concern that could potentially impact on the environmental condition of the Property.

4.1.2 Fire Insurance Plans and Insurance Inspection Reports

Fire Insurance Plans (FIPs) were searched for the Property and no records for the Property were present for review.

4.1.3 Chain of Title

A chain of title request was made to Domson's Title Search Inc., a freelance title search consultant. The following pertinent information was obtained:

- The Property was under Crown ownership until 1796.
- The Property changed from Crown owner to private ownership (Robert Hamilton) in 1796.
- Since then, various individuals have owned the Property including the current owner Ambria (First-Welland) Limited.

4.1.4 City Directory Search

Available City Directories were obtained through EcoLog Environmental Risk Information Services Ltd. (ERIS) and were reviewed for the Property and adjacent properties. No PCAs were identified on the Property and in the Phase One Study Area. The full search results can be found in Appendix C.

4.1.5 Environmental Reports

One (1) previous environmental report was prepared for the Property. The report entitled "*Phase I Environmental Site Assessment, 744 First Avenue (Cataract Road), Welland, Ontario*" by HLV2K Engineering Limited dated June 30, 2021. No Potential Contaminating Activities (PCAs) were identified in the report.

4.1.6 EcoLog ERIS

EcoLog Environmental Risk Information Services Ltd. (ERIS) is an organization that maintains and searches various government and private databases for property-related environmental information. A search of the EcoLog ERIS Ltd. databases was requested for the Property and Study Area. The ERIS Report is provided in Appendix D.

Based on the review of EcoLog ERIS report, no potentially contaminating activities (PCAs) were identified.

4.1.7 Other Source Information

Information obtained from the following other sources is summarized below:

- Freedom of Information (FOI) request to the Ontario Ministry of the Environment Conservation and Parks (MECP). The FOI request determines if information regarding orders, investigations or other information on file with respect to the Property.
- Technical Standards and Safety Authority (TSSA) was contacted in regard to records related to storage tanks for petroleum related products with respect to the Property.
- The local Conservation Authority was contacted to determine if the Property was considered regulated under the Conservation Authorities Act and Ontario Regulations 42/06, 146/06 to 182/06 and 97/04.
- Municipal Zoning and Official Plan information was reviewed.

The information requests and responses are summarized below.

Information Request	Response
MECP FOI	A response from the MECP has been received for the municipal addresses of 744 First Avenue, Welland, Ontario. No records were found for the Property or within the Phase One Study Area.
TSSA	A response from TSSA indicated no tank records were located on the Phase One Property or within the Phase One Study Area.
Conservation Authority	A response form the governing Conservation Authority request has been received as of the date of this report. The property was flagged as partially regulated by the Niagara Peninsula Conservation Authority (NPCA) due to the presence of a creek of the watershed for the Welland River.
Zoning	The Property is zoned as Agricultural (A1) under By-Law No. 2017-117

No Potentially Contaminating Activity were identified from the review of other source information.

4.2 Physical Setting Sources

4.2.1 Aerial Photographs

Aerial photographs, satellite imagery and historic maps were reviewed. Aerial photographs, satellite images and historic maps were selected based on available dates and scale in order to provide as much information as reasonably practical regarding the development of the Property and Study Area from first developed land use until the present development of the Property. The state of development of the Property and Study Area is summarized in below.

Date	Source	Property	Study Area
1934	Aerial	Property appears to undeveloped and used for agricultural purposes.	<i>North</i> - Appears to be agricultural or other land use. <i>South</i> -Appears to be agricultural or other land use. <i>East</i> -Appears to be agricultural or other land use. <i>West</i> -Appears to be agricultural or other land use
1971	Aerial	No significant changes	<i>North</i> - No significant changes <i>South</i> - No significant changes <i>East</i> - No significant changes <i>West</i> - No significant changes
2000	Aerial	The Property appears to be developed with a residential building and shed towards the southwest and a driving range towards the northern half of the Property. A pond is created in the southern portion of the Property.	<i>North</i> - No significant changes <i>South</i> - Residential Properties appear towards the south. <i>East</i> - No significant changes. <i>West</i> - No significant changes.
2010	Satellite	No significant changes	<i>North</i> - No significant changes <i>South</i> - No significant changes <i>East</i> - No significant changes <i>West</i> - No significant changes
2015	Satellite	No significant changes.	<i>North</i> - No significant changes <i>South</i> - No significant changes <i>East</i> - No significant changes <i>West</i> - No significant changes

A selection of aerial photographs and historic maps are presented in Appendix E.

Two (2) Potentially Contaminating Activities were identified from the aerial photographs.

Location of PCA	PCA	Justification
50 m North of the Property	#40 - Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.	Aerials - The PCA is the result of historic agricultural activities. The Property appears to have been in agricultural or other land use since at least 1934. Pesticides may have been used on the Property. However, due to the transgradient location and heavy molecular structure of organochlorine pesticides leading them to being relatively immobile, it is the QP's assessment that this PCA will not cause an APEC on the Property.
200 m Northeast of the Property	#40 - Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.	Aerials - The PCA is the result of historic agricultural activities. The Property appears to have been in agricultural or other land use since at least 1934. Pesticides may have been used on the Property. However, due to the distance, transgradient location, and heavy molecular structure of organochlorine pesticides leading to them being relatively immobile, it is the QP's assessment that this PCA will not cause an APEC on the Property.

4.2.2 Topography Hydrology, Geology

A topographic map from the Ontario Ministry of Natural Resources and Forestry (MNRF) and the geological mapping produced by the Ontario Ministry of Northern Development and Mines - *Ontario Geological Survey* was reviewed. The information gleaned from the mapping is summarized below. The maps are provided in Appendix F.

Elevation	The OBM showed the elevation of the Property was approximately 180 m above sea level (m asl)
Topography	The Property is relatively flat lying, gently rolling with a slight slope to the east. Thus, surface water is directed towards the east.
Hydrogeology	The nearest natural surface water body to the Site appears to be the Welland River and Welland Canal, 2 km east of the Property. The inferred direction of groundwater flow at the Phase One Property is to the east.
Geology (overburden)	Based on published geology, the overburden material is generally fine textured glaciolacustrine deposits consisting of silt, clay, minor sand and gravel (8a).
Geology (bedrock)	The bedrock on the site is of the Guelph Formation, which is comprised of dolostone, sucrosic fossiliferous, locally biohermal, locally bituminous.
Geology (depth to bedrock)	Based on published geological information in the area, the depth to bedrock depth over 200 m within the vicinity of the Property. Bedrock was not encountered in any of the wells in the well record for the area.

4.2.3 Fill Materials

Based upon the historic land use of the property, it is not probable that historic filling occurred across the property.

4.2.4 Water Bodies and Areas of Natural Significance

Mapping from the Ontario Ministry of Natural Resources and Forestry (MNR) was reviewed to determine if water bodies were present on the Property and within the Study Area. The Ontario Ministry of Natural Resources National Heritage Information Centre database for listings of Areas of Natural or Scientific Interest (ANSIs) was reviewed. The information is summarized below.

Water Bodies (Property)	<ul style="list-style-type: none"> • There is one small pond identified on the Property.
Water Bodies (Study Area)	<ul style="list-style-type: none"> • The nearest surface water body to the Site appears to be a tributary of the Welland River, approximately 165 m south of the Property. The inferred direction of groundwater flow at the Phase One Property is to the southeast.
Wetland (Property)	<p>Provincially Significant</p> <ul style="list-style-type: none"> • No Provincially Significant wetlands were present on the Property <p>Non- Provincially Significant</p> <ul style="list-style-type: none"> • No Non- Provincially Significant wetlands were present on the Property <p>Unevaluated</p> <ul style="list-style-type: none"> • No Unevaluated wetlands were present on the Property
Wetland (Study Area)	<p>Provincially Significant</p> <ul style="list-style-type: none"> • Two (2) Provincially Significant wetlands were present in the Study Area. <ul style="list-style-type: none"> ○ One (1) to the southwest, roughly 30 m from the Property. ○ One (1) to the northwest, roughly 210 m from the Property. <p>Non- Provincially Significant</p> <ul style="list-style-type: none"> • No Non- Provincially Significant wetlands were present in the Study Area <p>Unevaluated</p> <ul style="list-style-type: none"> • Unevaluated wetlands are present in the Study Area adjacent to the west of the Phase One Property.
ANSIs (Property)	<p>Provincially Significant Life Science ANSI</p> <ul style="list-style-type: none"> • No Life Science ANSIs were identified on the Property. <p>Provincially Significant Earth Science ANSI</p> <ul style="list-style-type: none"> • No Earth Science ANSIs were identified on the Property.

ANSIs (Study Area)	Provincially Significant Life Science ANSI <ul style="list-style-type: none"> • No Life Science ANSIs were identified in the Study Area. Provincially Significant Earth Science ANSI <ul style="list-style-type: none"> • No Earth Science ANSIs were identified on the Property.
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4.2.5 Well Records

The Ontario Ministry of the Environment, Conservation and Parks (MECP) well records database was searched through EcoLog ERIS and through the Ministry of the Environment online Water Well Database for records located on the Property and in the Study Area (within 250 m). A copy of the Well Records is provided in Appendix G and is summarized below.

Water Wells (Property)	<ul style="list-style-type: none"> • No wells were identified on the Property.
Water Wells (Study Area)	Three wells were located in the Study Area: <ul style="list-style-type: none"> • Two (2) - Domestic Use Monitoring Wells • One (1) - Monitoring Well
Stratigraphy	<ul style="list-style-type: none"> • 0 to 1 m - Brown Sand • 1 to 4 m - Brown Clay • 4 to 6 m - Grey Clay • 6 to 9 m - Brown Sand
Depth to Water Table	Based on the water well records, the depth to the water table is approximately 30 m.
Depth to Bedrock	Based on published geotechnical information, the depth to bedrock is greater than 200 m in the vicinity of the Property.

4.3 Site Operating Records

No site operating records were provided for review.

5.0 INTERVIEWS

One individual was interviewed regarding the Property. The details of the interview are provided below.

Interviewed	Ben Nicolucci
Date	November 29, 2023
Method of Interview	Email
Reason for Selection	Mr. Nicolucci works for the current owners of the Property
Assessment of the Information	A thorough assessment was completed.
Relevant Information	<p>The following information was provided by David Brickman:</p> <ul style="list-style-type: none"> • Property is currently vacant and was occupied by a residential dwelling that has been demolished and a driving range. • There should be no underground structures, tanks, or pits but Bell Canada Enterprises Inc. holds an easement that runs through the middle of the property with unknown contents.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

Date of Investigation	January 17, 2024
Time of Investigation	3:00 pm - 5:00 pm
Weather Conditions	Cloudy -2 °C
Duration of Investigation	2.0 hours
Was the Facility Operating?	N/A
Person(s) Conducting Investigation and Qualifications	Syed Ali EIT

6.2 Specific Observations at Phase One Property

The site reconnaissance included a walking tour of the Property, as well as compiling written and photographic records. Site features are illustrated on Figure 2. Site photographs are presented in Appendix A.

6.2.1 Building Description

No buildings or structures were located on the Property.

6.2.2 Designated Substances and Other Special Attention Items

The inspection was carried out in accessible areas and included an assessment of the potential presence of the following materials:

- Designated substances (i.e., acrylonitrile, asbestos, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, lead, mercury, silica, vinyl chloride).
- Polychlorinated biphenyls (PCBs).
- Ozone depleting substances.
- Urea-formaldehyde foam insulation (UFFI).
- Special attention items (i.e., mould radioactive materials).

The presence of these materials based on the site reconnaissance is summarized below.

Asbestos	No materials containing asbestos were observed during the site inspection.
Lead	No suspected lead-based paint or plumbing components were observed during the inspection of Property.
Mercury	No materials containing mercury were observed during the site inspection.
PCBs	No PCBs or related materials were found during the site inspection.
Ozone Depleting Substances (ODS)	No ozone depleting substances were observed during the site inspection.
UFFI	No UFFI products were observed during the site inspection.
Mould	There is no building structure with evidence of mould on the Property.
Radioactive Materials	No manmade sources of radiation were observed during the site inspection.
Herbicides and Pesticides	During the site inspection, no materials containing herbicides or pesticides were observed to be stored at the site.

6.2.3 Below Ground Structures

No below ground structure were observed on the Property.

6.2.4 Aboveground Storage Tanks

No aboveground storage tanks were observed on the Property.

6.2.5 Underground Storage Tanks

No underground storage tanks or evidence of historical underground storage tanks was observed during the site inspection.

6.2.6 Exterior Site Conditions

The Property appears to be flat lying with the ground surface sloping gently to the east.

Water Sources	No water sources were identified.
Underground Utilities and Services	No underground utilities were identified on the Property.
Current and Former Wells	No wells were located on the Property.
Sewage Works	No sewers were identified on the Property.
Railways	No existing rail lines were located on the Property.
Stained and Odorous Soils	No stained or odorous soils were observed on the Property.
Stressed Vegetation	No stressed vegetation was noted on the Property.
Fill Materials	No fill material was observed on the Property.

Watercourses, Ditches or Standing Water	No watercourses, ditches, or standing water were noted on the property during the investigation.
Air Emissions	No air emissions are resulting from the Property.
Roads, Parking Facilities, and Right of Ways	No roads, parking facilities, or right-of-ways.
Waste Handling	No waste handling was noted on the Property.

6.2.7 Enhanced Investigation Property

The Property does not qualify as an enhanced investigation Property.

6.3 Investigation of Phase One Study Area

At the time of the site inspection, the following land uses were noted on the properties immediately adjacent to the Property.

Direction	Land Uses
North	Agricultural or Other Use
East	Agricultural or Other Use
South	Agricultural or Other Use
West	Agricultural or Other Use

6.3.1 Potentially Contaminating Activity

The site inspection for the identified two Potentially Contaminating Activities (PCAs) within the Study Area. The detailed locations of the PCAs are illustrated in Figure 4.

Location of PCA	PCA	Justification
50 m North of the Property	#40 - Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.	The PCA is the result of historic agricultural activities. The Property appears to have been in agricultural or other land use since at least 1934. Pesticides may have been used on the Property. However, due to the transgradient location and heavy molecular structure of organochlorine pesticides leading them to being relatively immobile, it is the QP's assessment that this PCA will not cause an APEC on the Property.
200 m Northeast of the Property	#40 - Pesticides (Including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.	The PCA is the result of historic agricultural activities. The Property appears to have been in agricultural or other land use since at least 1934. Pesticides may have been used on the Property. However, due to the distance, transgradient location, and heavy molecular structure of organochlorine pesticides leading to them being relatively immobile, it is the QP's assessment is that this PCA will not cause an APEC on the Property.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

Current and past uses of the Property were determined from historical aerial photographs, chain of title documents and city directories. The full list of current and past uses of the Property is provided in Appendix H, in a form approved by the Ontario Ministry of the Environment and Climate Change under O. Reg. 153/04.

7.2 Potentially Contaminating Activities

The Phase One Environmental Site Assessment identified the following Potentially Contaminating Activities (PCAs) on the Phase One Property and the Phase One Study Area. The detailed locations of the PCAs are illustrated in Figure 4.

Location of PCA	PCA	APEC (YES/NO)	Details
Off-Site PCAs			
50 m North of the Property	PCA #40 - Pesticide (including Herbicides, Fungicides, and anti-fouling agents) Manufacturing, Processing, Bulk Storage and Large-Scale Application	No	Aerials - The PCA is the result of historic agricultural activities. The Property appears to have been in agricultural or other land use since at least 1934. Pesticides may have been used on the Property. However, due to the transgradient location and heavy molecular structure of organochlorine pesticides leading them to being relatively immobile, it is the QP's assessment that this PCA will not cause an APEC on the Property.
200 m Northeast of the Property	PCA #40 - Pesticide (including Herbicides, Fungicides, and anti-fouling agents) Manufacturing, Processing, Bulk Storage and Large-Scale Application	No	Aerials - The PCA is the result of historic agricultural activities. The Property appears to have been in agricultural or other land use since at least 1934. Pesticides may have been used on the Property. However, due to the distance, transgradient location, and heavy molecular structure of organochlorine pesticides leading to them being relatively immobile, it is the QP's assessment that this PCA will not cause an APEC on the Property.

7.3 Areas of Potential Environmental Concern

The Potentially Contaminating Activities identified in Section 7.2 were evaluated for their potential to create an Area of Potential Environmental Concern (APEC) on the Phase One Property through consideration of:

- The type of PCA
- The potential magnitude of the PCA (e.g. small-scale waste generation versus significant commercial activity)
- The Potential Contaminants of Concern (PCoC) associated with the PCA
- The nature of those PCoCs in terms of their mobility in soil, ground water, and sediment as applicable
- The anticipated direction of ground water flow
- The anticipated hydraulic conductivity of saturated media
- The distance between the PCA and the Property

The analysis and rationale used to determine that a particular PCA does not create an APEC is provided in Section 7.2. The APECs identified are presented in a form approved by the Director in Appendix I.

7.4 Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) is presented in Appendix J which illustrated and includes Figure 1 through Figure 6.

7.5 Uncertainty or Absence of Information

The following uncertainties or absence of information may have impact on the Phase One Conceptual Site Model:

Component	Uncertainty of Absence of Information	Effect on Phase One CSM
Fire Insurance Plans	Fire Insurance Plans, which include the Phase One Property, were not available for review; however, sufficient information was provided via other record search. As such, there exists no known void or absence of information for this component.	No effect upon the Phase One CSM
Chain of Title	Chain of Title was received at the time of this Report, information from the Chain of Title has been incorporated into the Phase One ESA.	No effect upon the Phase One CSM
Environmental Reports	Previous Phase I ESA report was available to Englobe Corporation (formerly Terraprobe Inc.) to review as part of the investigation; Based on our review of the report, no APECs were identified at the Site	No effect upon the Phase One CSM

Component	Uncertainty of Absence of Information	Effect on Phase One CSM
Environmental Source Information	Environmental Source Information was searched through a combination of Environmental Risk Information Services (ERIS) and Freedom of Information requests (FOI). As such, there exists no known void or absence of information for this component.	No effect upon the Phase One CSM
Aerial Photographs	Aerial Photographs were obtained from combination federal, provincial, municipal and private sources. The series of air photos selected represent the development of the Phase One Property and Phase One Study Area. As such, there exists no known void or absence of information for this component.	No effect upon the Phase One CSM
Topography, Hydrogeology and Geology	The Topography, Hydrogeology and Geology were evaluated through available resources from the Ministry of Natural Resources and Forestry as well as Water Well Records. As such, there exists no known void or absence of information for this component	No effect upon the Phase One CSM
Water Bodies and Areas and Natural Significance	Water Bodies and Areas and Natural Significance were evaluated through available resources from the Ministry of Natural Resources and Forestry, local conservation authorities and the Ministry of the Environment. As such, there exists no known void or absence of information for this component	No effect upon the Phase One CSM
Well Records	Well Records through the summary provided by Environmental Risk Information Services (ERIS) as well as the Ministry of the Environment Water Well Information System (WWIS). As such, there exists no known void or absence of information for this component	No effect upon the Phase One CSM
Site Reconnaissance	Unrestricted access to the Phase One Property was provided during the Site Reconnaissance. As such, there exists no known void or absence of information for this component	No effect upon the Phase One CSM
Interviews	Interviews with persons knowledgeable regarding the current and historic environmental condition of the Phase One Property were conducted. As such, there exists no known void or absence of information for this component	No effect upon the Phase One CSM

Based upon the information obtained, as noted above, it is the belief of the QP_{ESA} that there is no known significant uncertainty or absence of information and that the Phase One Conceptual Site Model is valid.

8.0 CONCLUSIONS

8.1 Phase Two ESA Not Required to Assess Soil and Groundwater Quality

Based upon the review and evaluation of information gathered from the Phase One ESA, there are no Potentially Contaminating Activities (PCAs) noted on the Phase One Property and study area, which result in Areas of Potential Environmental Concern (APECs) on the Property.

A Phase Two Environmental Site Assessment will not be required to further investigate the Property.

8.2 Signatures

The Phase One Environmental Site Assessment has been completed under the direction and supervision of Muhammad Shahid, P.Geo., QP_{RA-ESA}. The findings and conclusions presented in this report have been determined on the basis of the information that was obtained and reviewed, and on an assessment of the existing conditions on the Phase One Property and properties within the Phase One Study Area.

We trust this report meets with your requirements. Should you have any questions regarding the information presented, please do not hesitate to contact our office.

Yours truly,



Constantinos Kyriacou B.Eng.
Environmental Technician



Syed Ali EIT.
Project Manager



Muhammad Shahid, P.Geo., QP_{RA-ESA}
Team Lead - Environmental GTA

9.0 REFERENCES

1. Armstrong, D.K. and Dodge, J.E.P. *Paleozoic Geology Map of Southern Ontario*. Ontario Geological Survey, Miscellaneous Release--Data 219.
2. Chapman, L.J. and Putnam, D.F. 2007. *The Physiography of Southern Ontario*. Ontario Geological Survey, Miscellaneous Release--Data 228.
3. Gao, C., Shirota, J., Kelly, R. I., Brunton, F.R., van Haaften, S. 2006. Bedrock topography and overburden thickness mapping, southern Ontario; Ontario Geological Survey, Miscellaneous Release--Data 207.
4. Ontario Geological Survey 2010. *Surficial Geology of Southern Ontario*. Ontario Geological Survey, Miscellaneous Release--Data 128-REV. ISBN 978-1-4435-2483-7
5. Ontario Geological Survey 2006. *Bedrock Topography and Overburden Thickness Mapping, Southern Ontario*. Ontario Geological Survey, Miscellaneous Release--Data 207.

10.0 LIMITATIONS AND USE OF THE REPORT

This report was prepared for the exclusive use of **Ambria (First-Welland) Limited** and is intended to provide an assessment of the environmental condition on the property identified as **744 First Avenue, Welland, Ontario**.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Englobe Corporation (formerly Terraprobe Inc.) accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, including consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The assessment should not be considered a comprehensive audit that eliminates all risks of encountering environmental problems. The information presented in this report is based on information collected during the completion of the Updated Phase One Environmental Site Assessment by Englobe Corporation (formerly Terraprobe Inc.) It is based on the conditions on the Phase One property at the time of the site inspection supplemented by a review of historical information to assess the environmental conditions on the Phase One, as reported herein.

Sampling and analysis of soil, ground water or any other material was not carried out as part of this assessment. Consequently, the presence and/or extent of any adverse environmental impact cannot be verified. The potential for environmental liability and/or environmental impact is an opinion that has been arrived at within the scope of this assessment.

In assessing the environmental conditions/history of the Phase One, Englobe Corporation (formerly Terraprobe Inc.) has relied in good faith on information provided by others, as noted in this report, and has assumed that the information provided by those individuals is factual and accurate. Englobe Corporation (formerly Terraprobe Inc.) accepts no responsibility for any deficiency, misstatement or inaccuracy in this report resulting from the information provided by those individuals.

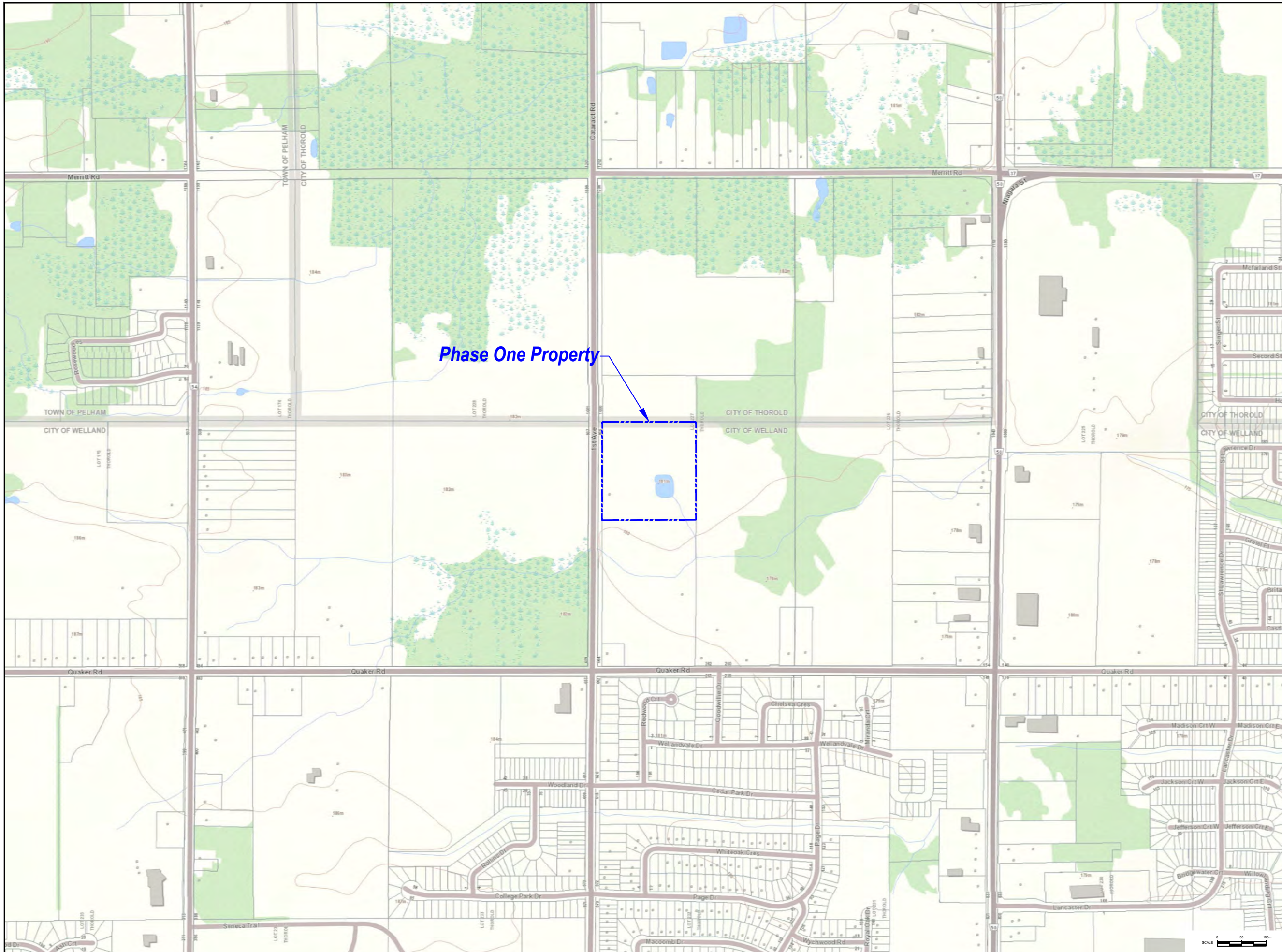
There is no warranty expressed or implied by this report regarding the environmental status of the Phase One. Professional judgement was exercised in gathering and analysing information collected by our staff, as well as that submitted by others. The conclusions presented are the product of professional care and competence and cannot be construed as an absolute guarantee.

In the event that during future work new information regarding the environmental condition of the Phase One is encountered, or in the event that the outstanding responses from the regulatory agencies indicate outstanding issues on file with respect to the Phase One, Englobe Corporation (formerly Terraprobe Inc.) should be notified in order that we may re-evaluate the findings of this assessment and provide amendments, as required.

FIGURES



ENGLOBE



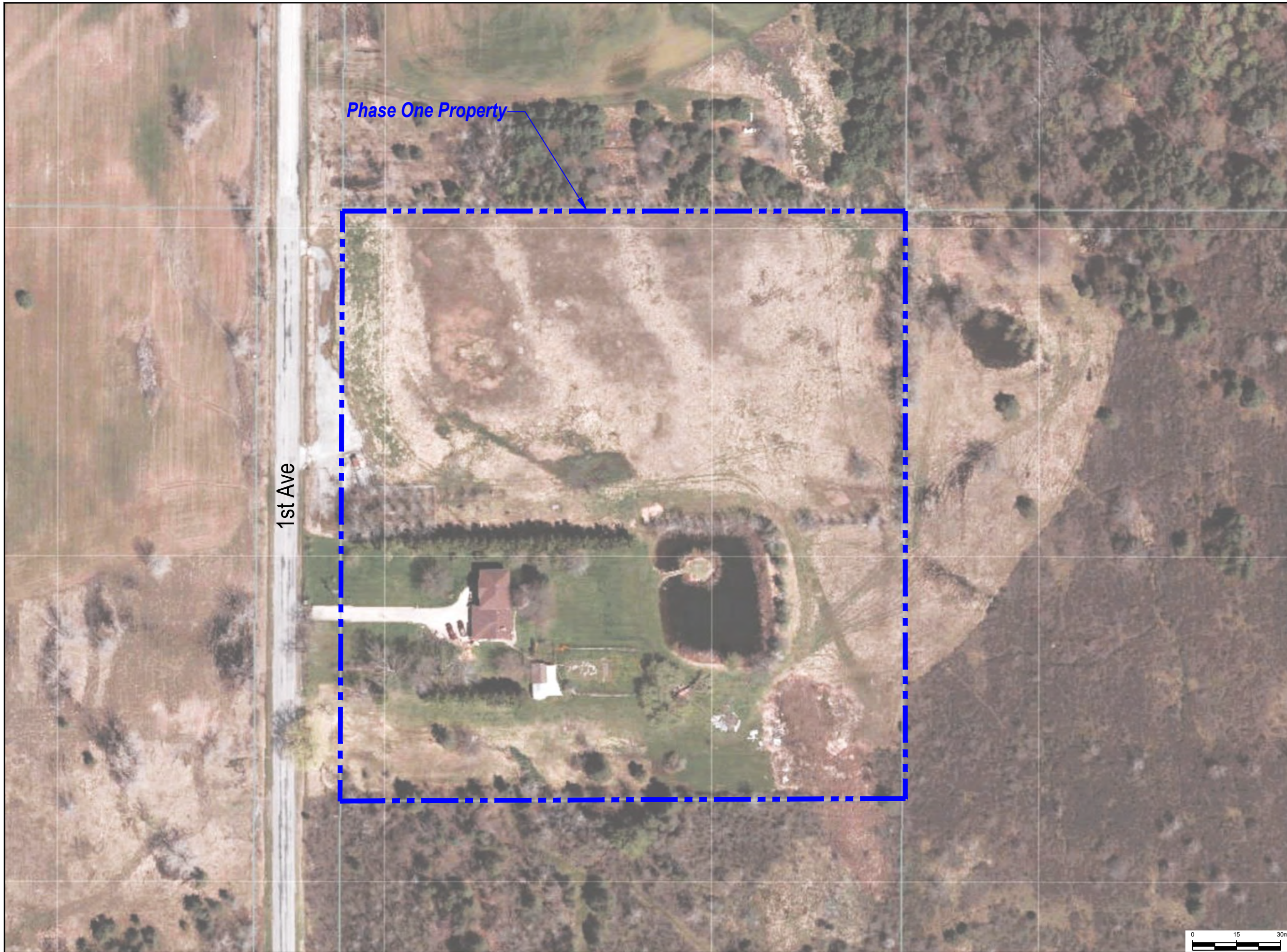
Project Title:
Phase One Environmental Site Assessment


Site Location:
744 First Avenue, Welland, Ontario

Figure Title:
Phase One Property Location

Designed By: SA	File No.: 02303109.000.0100
Drawn By: AA	Scale: As Shown
Reviewed By: MS	Figure No.: 1
Date: February 2024	

Y:\Shared\CA\Teraprobe\Brampton\1-Project Files\2023\02303109.000 - 744 First Avenue, Welland\0100 - Phase One ESA\A. Dvgs. Logs\AutoCAD\02303109.000.0100.dwg
FIG 2 - AutoCAD PDF (Smallest File).pc3



	Reference:
	MNR Maps

Notes:

Legend:

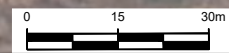
	Phase One Property Boundary
---	-----------------------------

Project Title:
Phase One Environmental Site Assessment

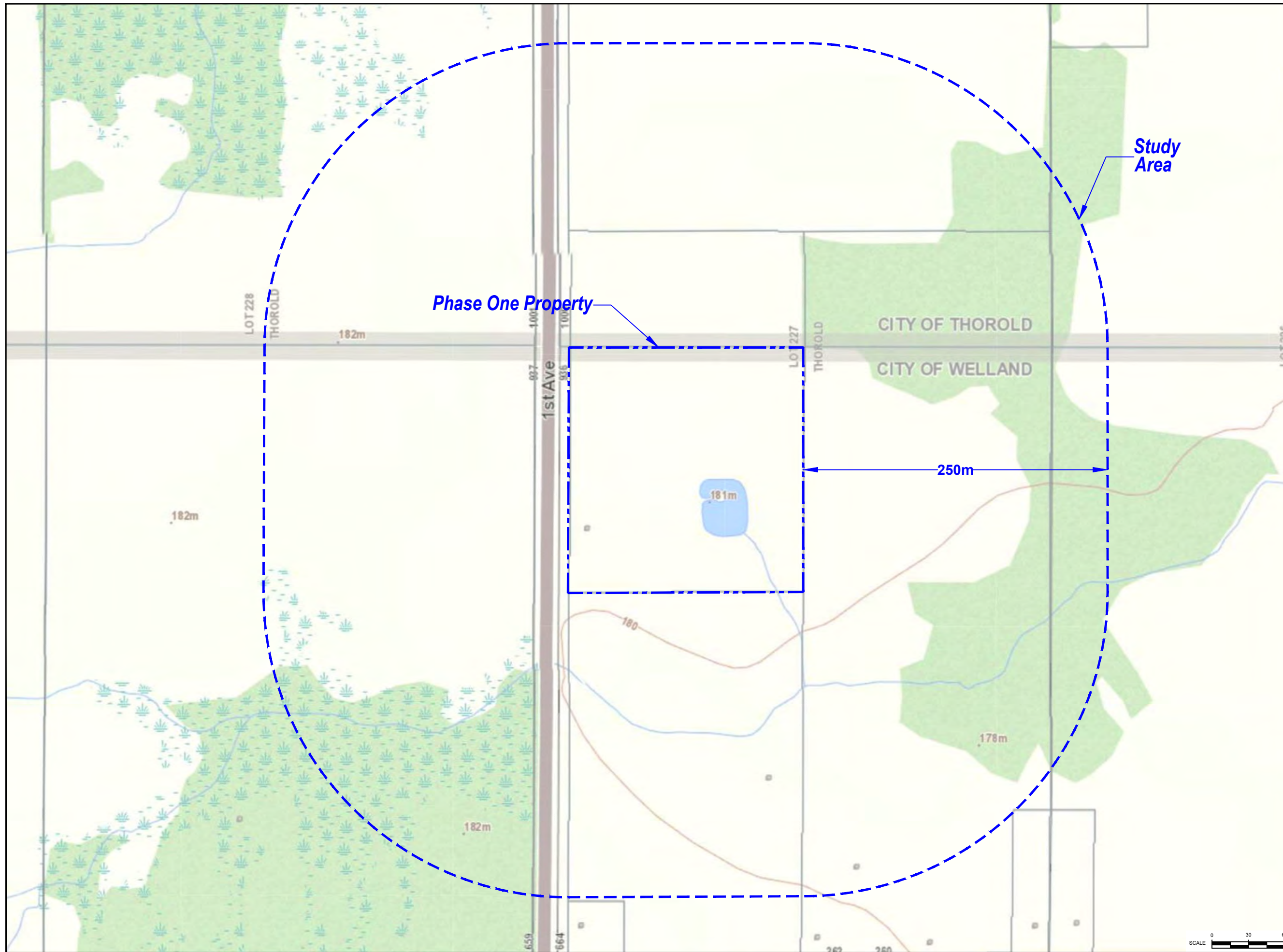
Site Location:
744 First Avenue, Welland, Ontario

Figure Title:
Phase One Property

Designed By: SA	File No.: 02303109.000.0100
Drawn By: AA	Scale: As Shown
Reviewed By: MS	Figure No.: 2
Date: February 2024	



Y:\Shared\CA\Teraprobe\Brampton\1-Project Files\2023\02\03\109.000 - 744 First Avenue, Welland\0100 - Phase One ESA\A. Dvgs. Logs\AutoCAD\02303109.000.0100.dwg, FIG 3 - AutoCAD PDF (Smallest File).pc3



Reference:
MNR Maps

Notes:

Legend:

- Phase One Property Boundary
- Phase One Study Area, 250m

Project Title:
Phase One Environmental Site Assessment

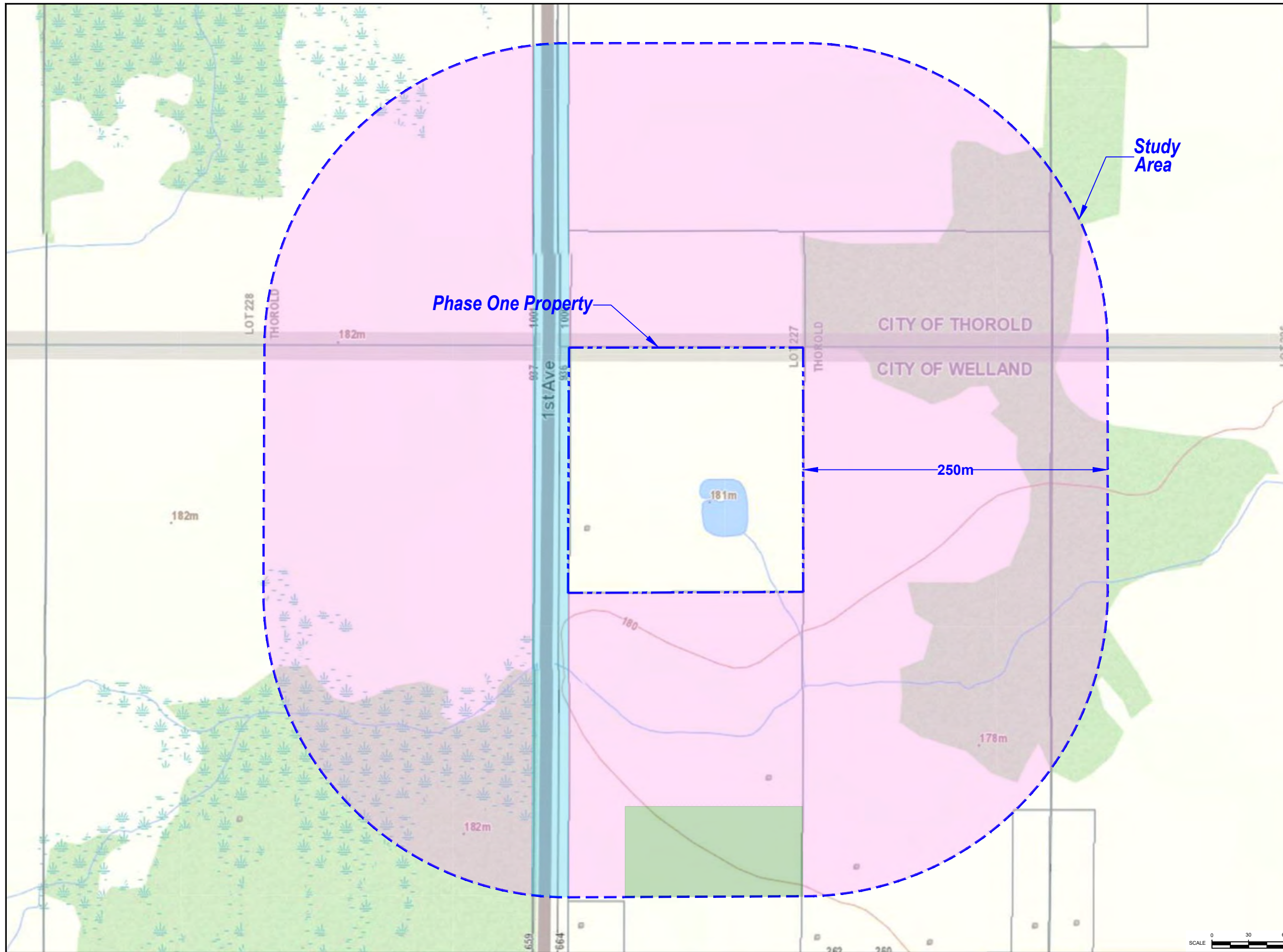
Site Location:
744 First Avenue, Welland, Ontario

Figure Title:
Phase One Study Area

Designed By: SA	File No.: 02303109.000.0100
Drawn By: AA	Scale: As Shown
Reviewed By: MS	Figure No.: 3
Date: February 2024	








Y:\Shared\CA\Teraprobe\Brampton\1-Project Files\2023\02\03\109.000 - 744 First Avenue, Welland\0100 - Phase One ESA\A - Dwg - Logs\AutoCAD\02303109.000.0100.dwg
FIG 4 - AutoCAD PDF (Smallest File).pc3



Notes:

Legend:

-  Phase One Property Boundary
-  Phase One Study Area, 250m
-  Residential Property Use
-  Community Property Use (Roads)
-  Agricultural / Other Property Use

Project Title:
Phase One Environmental Site Assessment

Site Location:
744 First Avenue, Welland, Ontario



Figure Title:
Adjacent Property Uses

Designed By: SA	File No.: 02303109.000.0100
Drawn By: AA	Scale: As Shown
Reviewed By: MS	Figure No.: 4
Date: February 2024	



Notes:
PCA - Potentially Contaminating Activity
Red PCA Causing APEC
Green PCA Not Causing APEC

Legend:

-  Phase One Property Boundary
-  Phase One Study Area, 250m

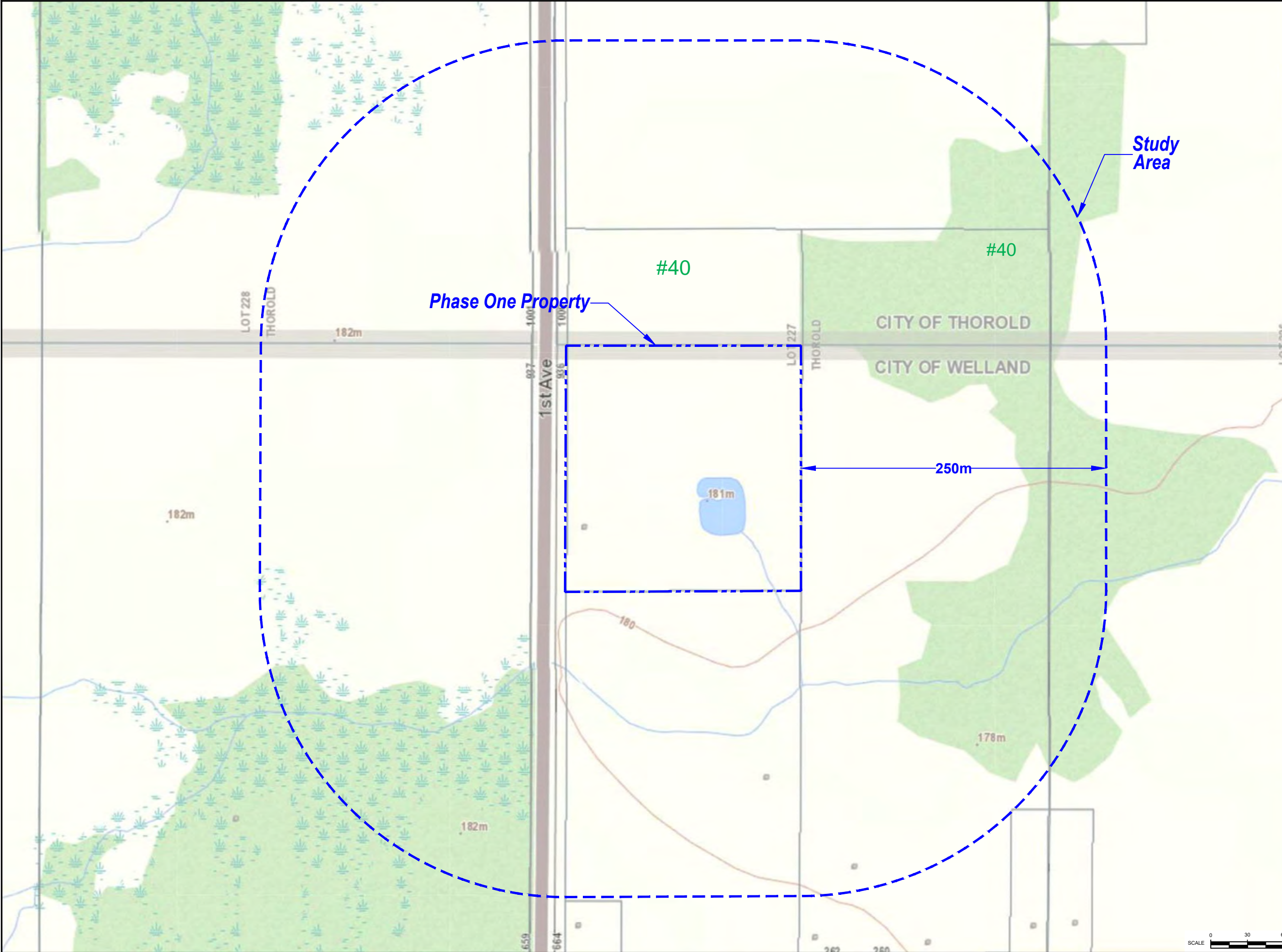
#40 Pesticide (including Herbicides, Fungicides, and anti-fouling agents) Manufacturing, Processing, Bulk Storage and Large-Scale Application

Project Title:
Phase One Environmental Site Assessment

Site Location:
744 First Avenue, Welland, Ontario

Figure Title:
PCA Locations

Designed By: SA	File No.: 02303109.000.0100
Drawn By: AA	Scale: As Shown
Reviewed By: MS	Figure No.: 5
Date: February 2024	



Appendix A Site Photographs





Photograph 1

Location: 744 First Avenue

Viewing: Exterior

Description: View of north portion of property



Photograph 2

Location: 744 First Avenue

Viewing: Exterior

Description: view of east portion of property



Photograph 3

Location: 744 First Avenue

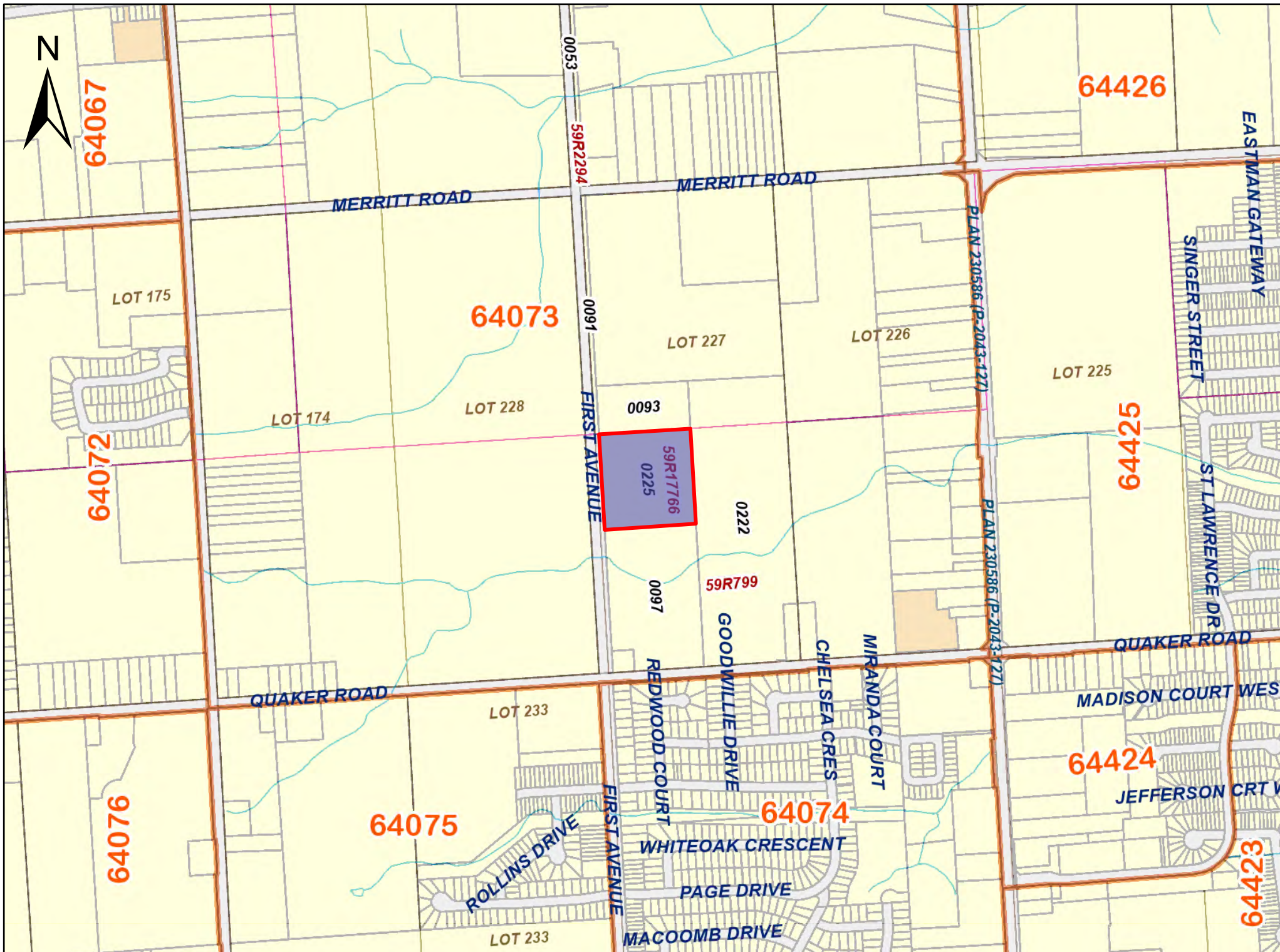
Viewing: Exterior

Description: View of monitoring wells.

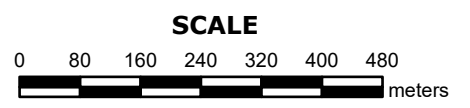
Appendix B

Title Search Results





PRINTED ON 20 DEC, 2023 AT 16:16:38
FOR BERTUCCI



PROPERTY INDEX MAP
NIAGARA SOUTH(No. 59)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



CHAIN OF TITLE REPORT

Project #: #2303109.000
 Address: 744 First Avenue, Welland
 Legal Description: Part Township Lot 227 Thorold
Parts 1-3, 59R-17766

Searched at: St. Catharines
 LRO #: 59

Page 1

PIN #: 64073-0225 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (400 Acres)	15 12 1796	Crown	Robert HAMILTON
1348	Deed	29 01 1808	Robert Hamilton	Isaac WILLSON
11067	Deed	10 08 1836	Isaac Willson	Joseph GOODWILLIE
777	Deed	25 01 1873	Joseph Goodwillie	Hiram GOODWILLIE
1032	Deed	18 06 1874	Hiram Goodwillie	Edward EARLEY
1734	Deed	03 12 1878	Edward Earley	Solomon BEAMISS
2491	Deed	28 11 1883	Solomon Beamiss	Adolphus WILLIAMS
2683	Deed	24 02 1885	Adolphus Williams	George HUTTON
5570	Deed	17 11 1904	George Hutton	George W. VANDERLIP

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project #: #2303109.000
 Address: 744 First Avenue, Welland
 Legal Description: Part Township Lot 227 Thorold
Parts 1-3, 59R-17766

PIN #: 64073-0225 (LT)

Searched at: St. Catharines
 LRO #: 59

Page 2

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
10885	Deed	24 07 1925	George W. Vanderlip	John CYOPIK
11797	Deed	30 07 1928	John Cyopik	Mary CYOPIK
13776	Deed	06 11 1937	Mary Cyopik	John CYOPIK
15399	Deed	21 11 1943	William D. Blackwell exor for John Cyopik - Estate	Joseph CYOPIK
TH17761	Easement	18 08 1948	Joseph Cyopik	The Bell Telephone Company of Canada
20799	Deed	23 11 1953	Joseph Cyopik	Joseph CYOPIK Eva CYOPIK
173494	Deed	02 10 1972	Joseph Cyopik Eva Cyopik	Ancella Ventura Limited
173496	Deed	02 10 1972	Ancella Ventura Limited	Panfilo CAPALDI Joseph MARTINUCCI

Cont'd on Page 3

CHAIN OF TITLE REPORT

Project #: #2303109.000
 Address: 744 First Avenue, Welland
 Legal Description: Part Township Lot 227 Thorold
Parts 1-3, 59R-17766

Searched at: St. Catharines
 LRO #: 59

Page 3

PIN #: 64073-0225 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
RO471718	Deed	05 05 1986	Pafilo Capaldi Joseph Martinucci	Domenic MARTINICCHIO Mary MARTINICCHIO
SN542387	Deed	02 02 2018	Domenic Martinicchio Mary Martinicchio	2274525 Ontario Inc.
SN682173	Deed	08 07 2021	2274525 Ontario Inc.	SS Welland Inc.
SN726152	Deed (Present Owner)	13 05 2022	SS Welland Inc.	Ambria (First-Welland) Limited

Appendix C

City Directory Search Results





CITY
DIRECTORY

Project Property: *744 First Avenue
744 First Avenue
Welland, ON L3B 5N5*

Project No: *02303109*

Requested By: *Terraprobe Inc.*

Order No: *23120600057*

Date Completed: *December 12, 2023*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

December 12, 2023
RE: CITY DIRECTORY RESEARCH
744 First Avenue
Welland, ON L3B 5N5

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:

700-800 of First Avenue
256-436 Even of Quaker Road

Search Notes:

Search Results Summary

Date	Source	Comment
2021	DIGITAL BUSINESS DIRECTORY	
2017	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2007-08	VERNONS	
2002-03	VERNON	
2002-03	VERNONS	
1996-97	VERNONS	
1991	VERNONS	
1986	VERNONS	
1981	VERNONS	
1976	VERNONS	
1971	VERNONS	
1964	VERNONS	
1960	VERNONS	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

NO LISTING FOUND

2007-08 FIRST AVENUE

SOURCE: VERNONS

X 658 Guzda D 734-9381

L3C 6R1

X 744*Martinicchio D 788-1338

FIRST AVE West Side

2007-08 QUAKER ROAD

SOURCE: VERNONS

X 238*Cyopik W 735-0272

(2) 256 Ramanauskas E 788-9594

■ 256 Terreberry M 714-9970

(7) 276*Cyopik C 734-6083

X 294*Passero J 732-7485

X 314*Cyopick H 735-0322

-- FIRST AV N CROSSES

L3C 3G8

X 436 Miksad J 735-4481

(4) 452*Warriner M 735-8841

2002-03 FIRST AVENUE

SOURCE: VERNONS

(5)	658 Guzda D	734-9381
	L3C 6R1	
X	744*Martinicchio D	788-1338

2002-03 QUAKER ROAD

SOURCE: VERNON

X	238*Cyopik W	735-0272
(3)	256 Schaubel S	734-3361
(1)	256 Scott D	734-3361
(1)	256 Wagner D	714-9149
■	256 Clark K	732-4815
(2)	276*Cyopik C	734-6083
X	294*Passero J	732-7485
X	314*Cyopick H	735-0322

-- FIRST AV N CROSSES
L3C 3G8

X	436 Miksad J	735-4481
---	--------------	----------

1996-97 FIRST AVENUE

SOURCE: VERNONS

- 658 Constable A 734-8544
L3C 6R1
- (4) 744*Martinicchio D 788-1338

1996-97 QUAKER ROAD

SOURCE: VERNONS

- X 238*Cyopik W 735-0272
- 256 Napper D 788-9716
- X 276*Cyopik I 734-6083
- (4) 294*Passero J 732-7485
- X 314*Cyopick H 735-0322

-- FIRST AV N CROSSES

L3C 3G8

- X 436 Miksad J 735-4481
- X 452*Patterson J 732-5708

RANGE NOT LISTED

- X 238*Cyopik W 735-0272
- 256-A*Lansky P 732-2798
- 256-B Sutch L 735-6463
- 256-C Rynberk B 735-8921
- X 276*Cyopik I 734-6083
- 294*Passero J 735-3429
- X 314*Cyopick H 735-0322

-- FIRST AV N CROSSES

L3C 3G8

- X 436*Mihsad J 735-4481
- X 442*Cur E 734-6530

RANGE NOT LISTED

238*	Cyopik W	735-0272
256	Cyopeck R	732-0464
256	McKerroll N	735-6418
256	Davidson T	732-5576
276*	Cyopik C	734-6083
294*	Passero J	735-3429
314*	Cyopick H	735-0322
-- FIRST AV N CROSSES L3C 3G8		
436*	Miksad J	735-4481
442*	Curl E	734-6530

238*	Cyopik W	735-0272
256	Cyopeck R	732-0464
256	McKerroll N	735-6418
256	Davidson T	732-5576
276*	Cyoplk C	734-6083
294*	Passero J	735-3429
314*	Cyopick H	735-0322

RANGE NOT LISTED

-- FIRST AV N CROSSES
L3C 3G8

436*	Miksad J	735-4481
442*	Curl E	734-6530

RANGE NOT LISTED

238*	Cyopik W	735-0272
256	Burnham M	
r256	Snippe J	735-9504
276*	Cyopik C	734-6083
314*	Cyopick H	735-0322

— FIRST AV N CROSSES
L3C 3G8

436	Michaud J	735-4481
452*	Patterson J	732-5708

RANGE NOT LISTED

238*Cyopik W	735-0272
256 No Return	
256 Cyopik R	735-5776
r256 Traugott D	735-4612
276*Cyopik C	734-6083
294 Vacant	
314*Cyopick H	735-0322

— FIRST AV N CROSSES

436 Borkovsky J	
452*Patterson J	732-5708

238*	Cyopik, W V	735-0272
256	Vacant	
256	Halst, D, Mrs	735-0666
256*	Cyopik, Earl	734-4039
276*	Cyopik, C C	734-6083
294*	Cyopik, E, Mrs	735-5315
314*	Cyopick, H A	735-0322

+ FIRST AV N CROSSES

n s	Vacant hse	
436*	Borkovsky, John	732-7487
452*	Patterson, John	732-5708

RANGE NOT LISTED

1964

QUAKER ROAD

SOURCE: VERNONS

STREET NOT LISTED

1960

FIRST AVENUE

SOURCE: VERNONS

RANGE NOT LISTED

STREET NOT LISTED

Appendix D

Ecolog ERIS Report





DATABASE REPORT

Project Property: *744 First Avenue
744 First Avenue
Welland ON L3B 5N5*

Project No: *02303109*

Report Type: *Quote - Custom-Build Your Own Report*

Order No: *23120600057*

Requested by: *Terraprobe Inc.*

Date Completed: *December 11, 2023*

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Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

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Executive Summary

Property Information:

Project Property: 744 First Avenue
744 First Avenue Welland ON L3B 5N5

Project No: 02303109

Order Information:

Order No: 23120600057
Date Requested: December 6, 2023
Requested by: Terraprobe Inc.
Report Type: Quote - Custom-Build Your Own Report

Historical/Products:

City Directory Search Smart CD Search
ERIS Xplorer [ERIS Xplorer](#)

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
ÅAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
ÅGR	<i>Aggregate Inventory</i>	Y	0	0	0
ÅMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ÅNDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
ÅST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
ÅUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
ÇA	<i>Certificates of Approval</i>	Y	0	0	0
ÇDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
ÇFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
ÇHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
ÇHM	<i>Chemical Register</i>	Y	0	0	0
ÇNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
ÇCOAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
ÇCONV	<i>Compliance and Convictions</i>	Y	0	0	0
ÇCPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
ĐTNK	<i>Delisted Fuel Tanks</i>	Y	0	0	0
ÉASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
ÉBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	0	0
ÈEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
ÈHS	<i>ERIS Historical Searches</i>	Y	3	3	6
ÈIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
ÈMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
ÈPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
ÈXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
ÈCON	<i>Federal Convictions</i>	Y	0	0	0
ÈCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
ÈOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
ÈFRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
ÈFST	<i>Fuel Storage Tank</i>	Y	0	0	0
ÈFSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
ÈGEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	0	0
ÈGHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
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 1993-2020	Y	0	0	0
NPRI	National Pollutant Release Inventory - Historic	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PFCH	NPRI Reporters - PFAS Substances	Y	0	0	0
PFHA	Potential PFAS Handlers from NPRI	Y	0	0	0
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	0	0
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	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
		Total:	3	3	6

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
1	EHS		744 First Ave Welland ON L3B 5N5	NNW/0.0	0.38	13
1	EHS		744 First Ave Welland ON L3B 5N5	NNW/0.0	0.38	13
1	EHS		744 First Ave Welland ON L3B 5N5	NNW/0.0	0.38	13

Executive Summary: Site Report Summary - Surrounding Properties

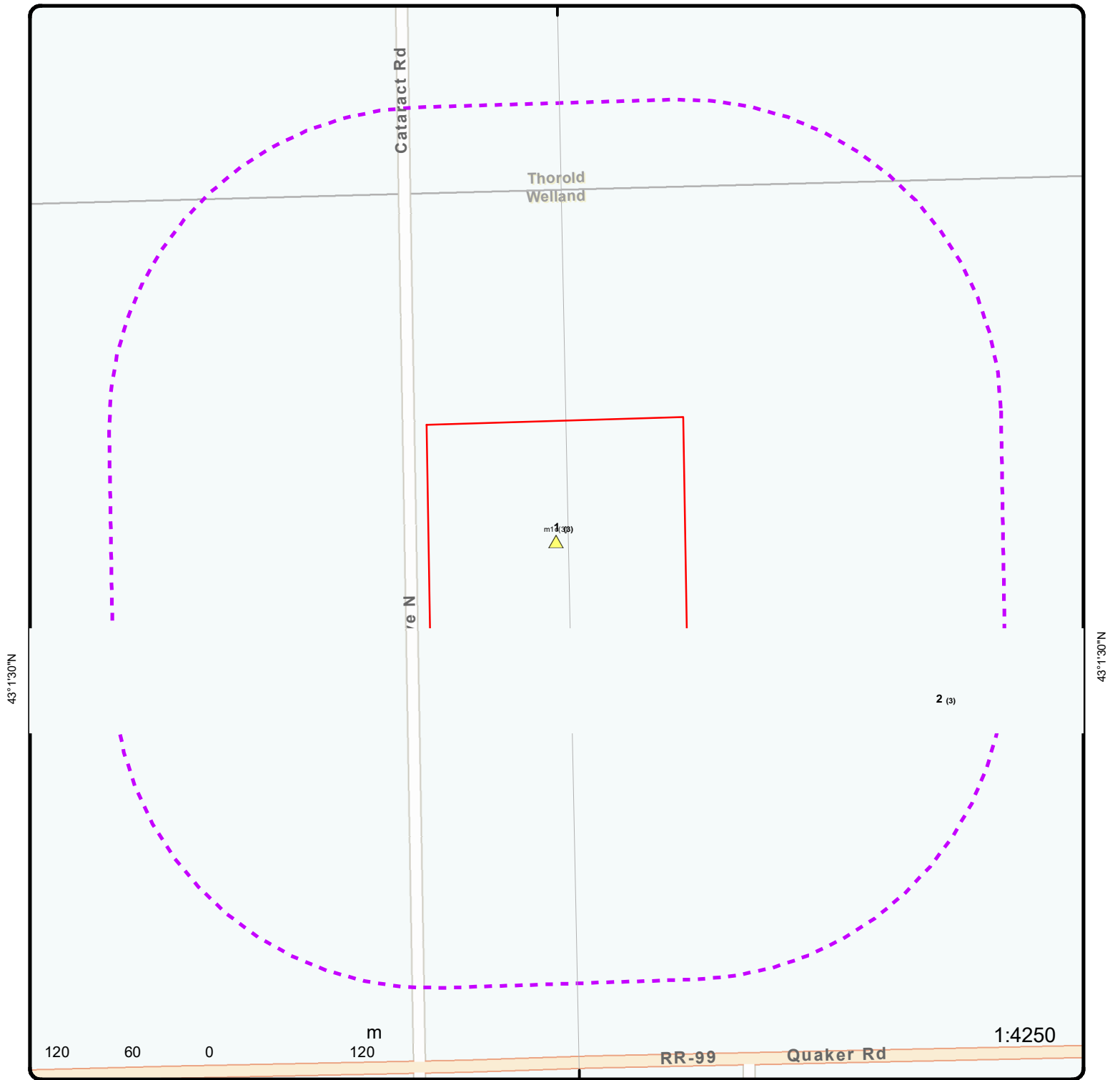
<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
2	EHS		210 Quaker Rd Welland ON L3C	ESE/201.8	-2.29	13
2	EHS		210 Quaker Rd Welland ON L3C	ESE/201.8	-2.29	14
2	EHS		210 Quaker Rd Welland ON L3C	ESE/201.8	-2.29	14

Executive Summary: Summary By Data Source

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Sep 30, 2023 has found that there are 6 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	744 First Ave Welland ON L3B 5N5	0.0	<u>1</u>
	744 First Ave Welland ON L3B 5N5	0.0	<u>1</u>
	744 First Ave Welland ON L3B 5N5	0.0	<u>1</u>
	210 Quaker Rd Welland ON L3C	201.8	<u>2</u>
	210 Quaker Rd Welland ON L3C	201.8	<u>2</u>
	210 Quaker Rd Welland ON L3C	201.8	<u>2</u>



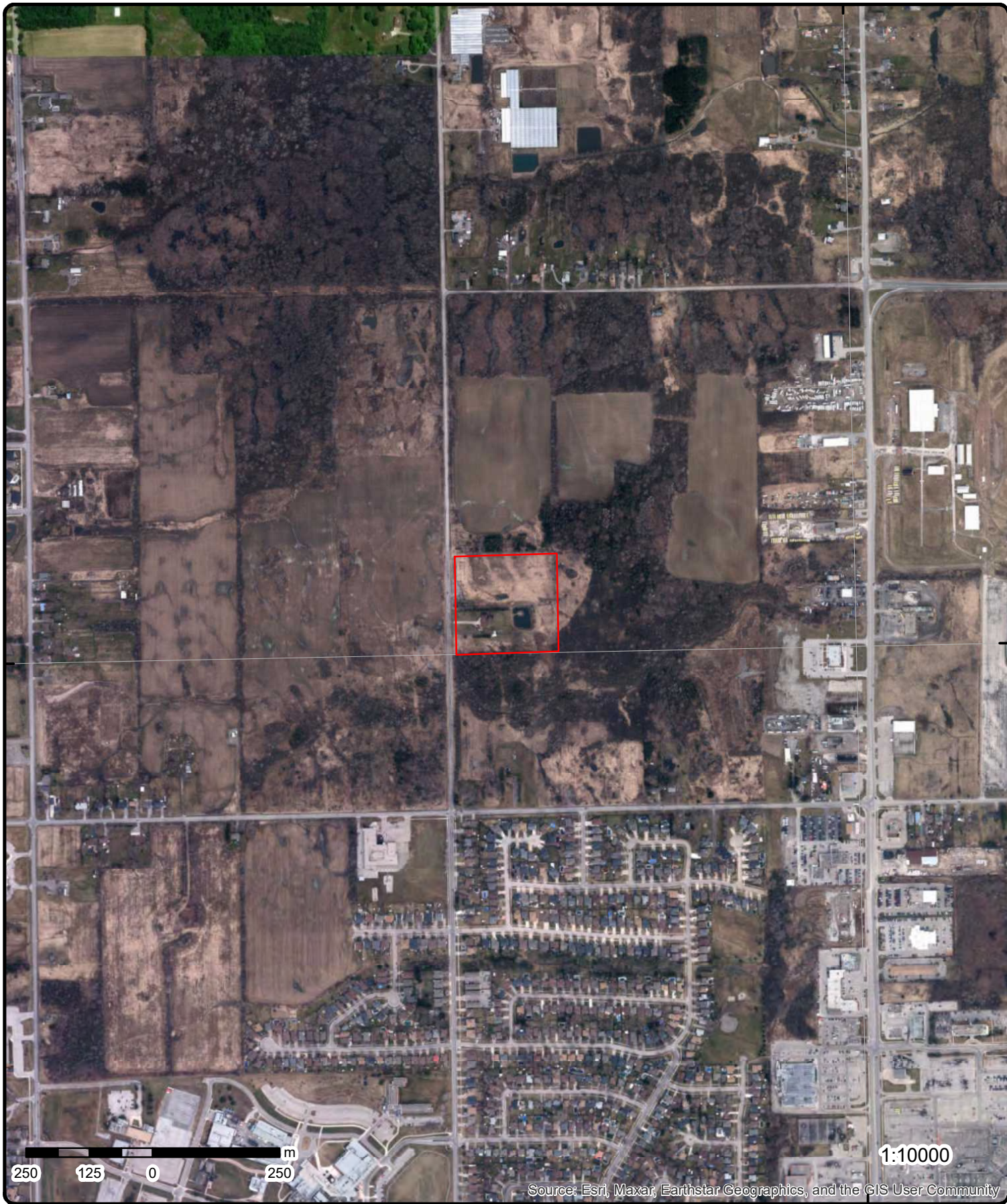
Map: 0.25 Kilometer Radius

Order Number: 23120600057

Address: 744 First Avenue, Welland, ON



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



Aerial Year: 2020

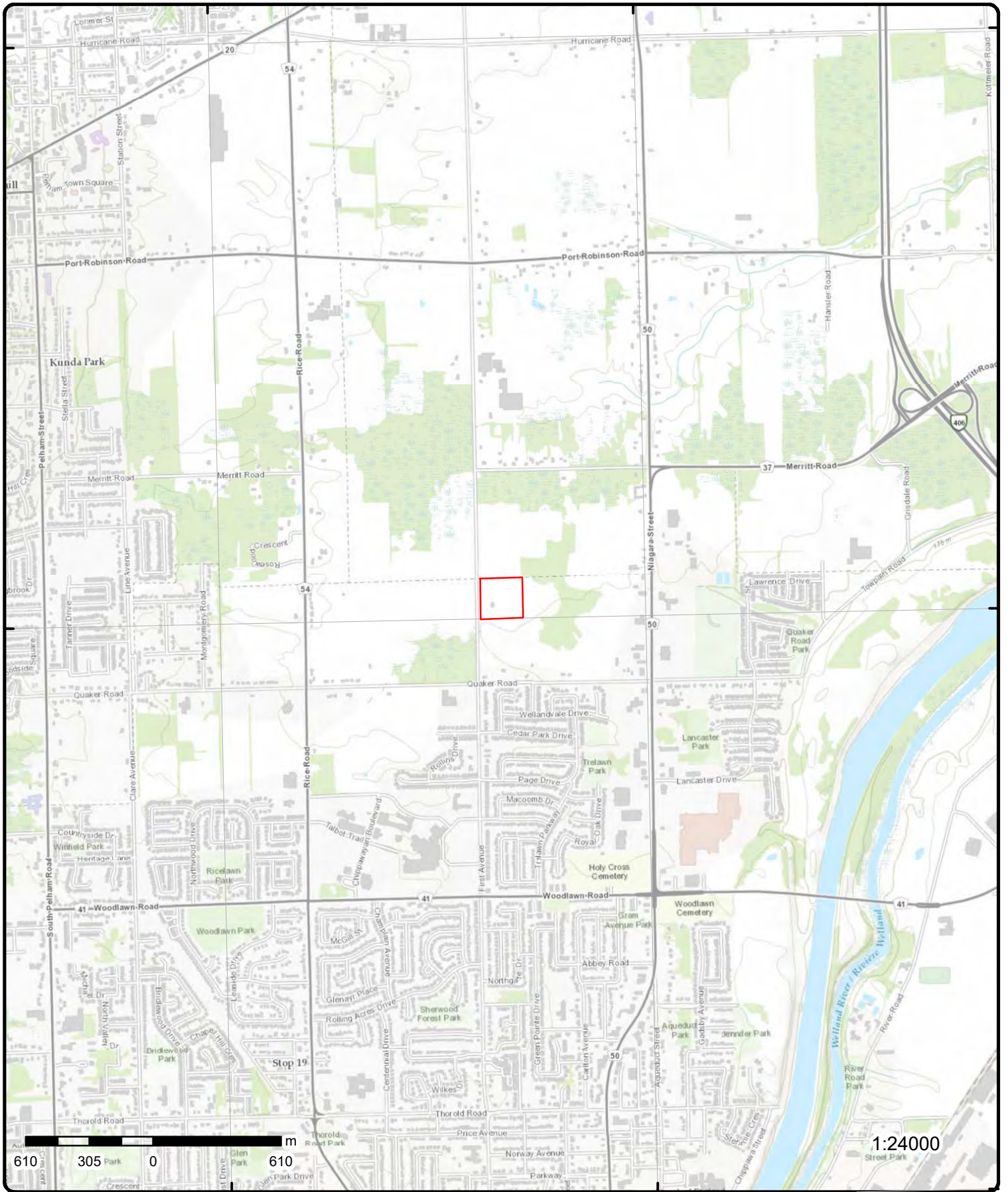
Order Number: 23120600057

Address: 744 First Avenue, Welland, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Order Number: 2312060057

Address: 744 First Avenue, ON



Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 3	NNW/0.0	180.5 / 0.38	744 First Ave Welland ON L3B 5N5	EHS
Order No: 21061500188 Status: C Report Type: RSC Report - Quote Report Date: 18-JUN-21 Date Received: 15-JUN-21 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Aerial Photos		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .3 X: -79.25849975 Y: 43.0258951			
<u>1</u>	2 of 3	NNW/0.0	180.5 / 0.38	744 First Ave Welland ON L3B 5N5	EHS
Order No: 21061500188 Status: C Report Type: RSC Report - Quote Report Date: 18-JUN-21 Date Received: 15-JUN-21 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Aerial Photos		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .3 X: -79.25849975 Y: 43.0258951			
<u>1</u>	3 of 3	NNW/0.0	180.5 / 0.38	744 First Ave Welland ON L3B 5N5	EHS
Order No: 21061500188 Status: C Report Type: RSC Report - Quote Report Date: 18-JUN-21 Date Received: 15-JUN-21 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Aerial Photos		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .3 X: -79.25849975 Y: 43.0258951			
<u>2</u>	1 of 3	ESE/201.8	177.8 / -2.29	210 Quaker Rd Welland ON L3C	EHS
Order No: 22052600862 Status: C Report Type: Custom Report Report Date: 20-JUN-22 Date Received: 26-MAY-22 Previous Site Name: Lot/Building Size: Additional Info Ordered:		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.25483972 Y: 43.02462221			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>2</u>	2 of 3	ESE/201.8	177.8 / -2.29	210 Quaker Rd Welland ON L3C	EHS
Order No:		22052600862		Nearest Intersection:	
Status:		C		Municipality:	
Report Type:		Custom Report		Client Prov/State: ON	
Report Date:		20-JUN-22		Search Radius (km): .25	
Date Received:		26-MAY-22		X: -79.25483972	
Previous Site Name:				Y: 43.02462221	
Lot/Building Size:					
Additional Info Ordered:					

<u>2</u>	3 of 3	ESE/201.8	177.8 / -2.29	210 Quaker Rd Welland ON L3C	EHS
Order No:		22052600862		Nearest Intersection:	
Status:		C		Municipality:	
Report Type:		Custom Report		Client Prov/State: ON	
Report Date:		20-JUN-22		Search Radius (km): .25	
Date Received:		26-MAY-22		X: -79.25483972	
Previous Site Name:				Y: 43.02462221	
Lot/Building Size:					
Additional Info Ordered:					

Unplottable Summary

Total: 7 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	WELLAND CITY	FIRST AVE.	WELLAND CITY ON	
CA		Cataract Road	Thorold ON	
CA	BOARD OF GOVERNORS OF NIAGARA COLLEGE	FIRST AVE., WELLAND CAMPUS SWM	WELLAND CITY ON	
ECA	Affinity Radio Group Inc.	Cataract Road	Thorold ON	L2R 6Z4
GEN	Wesley- Robins Retirement Village	First Avenue	Welland ON	L3C 7J2
SPL	s.21	Cataract Rd	Thorold ON	NA
SPL	The Corporation of the City of Welland	1st Avenue, just north of Woodlawn.	Welland ON	

Unplottable Report

Site: WELLAND CITY
FIRST AVE. WELLAND CITY ON

Database:
CA

Certificate #: 3-1927-87-
Application Year: 87
Issue Date: 11/2/1987
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Cataract Road Thorold ON

Database:
CA

Certificate #: 0223-4T2LZU
Application Year: 01
Issue Date: 1/16/01
Approval Type: Industrial air
Status: Approved
Application Type: New Certificate of Approval
Client Name: Affinity Radio Group Inc.
Client Address: 12 Yates Street
Client City: St. Catharines
Client Postal Code: L2R 6Z4
Project Description: This is an application for an Air Certificate of Approval for a diesel fuel-fired 60 kilo Watt backup generator
Contaminants:
Emission Control: Silencer

Site: BOARD OF GOVERNORS OF NIAGARA COLLEGE
FIRST AVE., WELLAND CAMPUS SWM WELLAND CITY ON

Database:
CA

Certificate #: 3-1260-96-
Application Year: 96
Issue Date: 11/28/1996
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Affinity Radio Group Inc.
Cataract Road Thorold ON L2R 6Z4

Database:
ECA

Approval No: 0223-4T2LZU

MOE District:

Approval Date: 2001-01-16
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-AIR
Project Type: AIR
Business Name: Affinity Radio Group Inc.
Address: Cataract Road
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1142-4RKR3-14.pdf>
PDF Site Location:

City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Wesley- Robins Retirement Village**
First Avenue Welland ON L3C 7J2

Database:
GEN

Generator No: ON9834343
SIC Code:
SIC Description:
Approval Years: As of Dec 2018
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 212 L
Waste Class Name: Aliphatic solvents and residues

Site: **s.21**
Cataract Rd Thorold ON NA

Database:
SPL

Ref No: 2176-BBDHFM
Year:
Incident Dt: 4/19/2019
Dt MOE Arvl on Scn:
MOE Reported Dt: 4/19/2019
Dt Document Closed:
Site No: 1612-4RKR3K
Facility Name:
MOE Response: No
Site County/District: Regional Municipality Of Niagara
Site Geo Ref Meth: NA
Site District Office: Niagara
Nearest Watercourse:
Site Name: Cataract Road
Site Address: Cataract Rd
Site Region: West Central
Site Municipality: Thorold
Site Lot:
Site Conc: NA
Site Geo Ref Accu: NA
Site Map Datum: NA
Northing: NA
Easting: NA
Incident Cause:
Incident Event:
Environment Impact:
Nature of Impact:
Contaminant Qty:
System Facility Address:

Municipality No:
Nature of Damage:
Discharger Report:
Material Group:
Health/Env Conseq: 2 - Minor Environment
Agency Involved:

Client Name: s.21
Client Type: Other (Describe)
Call Report Locatn Geodata:
Contaminant Code: n/a
Contaminant Name: ODOUR
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1: n/a
Receiving Medium:
Receiving Environment:
Incident Reason:
Incident Summary: Cannabis Greenhouse Odour Complaint
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class: Pollution Incident Reports (PIRs) and "Other" calls
Source Type:

Site: *The Corporation of the City of Welland*
1st Avenue, just north of Woodlawn. Welland ON

Database:
SPL

Ref No: 6276-9QKTBC
Year:
Incident Dt: 2014/11/05
Dt MOE Arvl on Scn: 2014/11/06
MOE Reported Dt: 2014/11/05
Dt Document Closed: 2014/11/18
Site No: NA
Facility Name:
MOE Response: Planned Field Response
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name: Niagara College (Welland Campus)<UNOFFICIAL>
Site Address: 1st Avenue, just north of Woodlawn.
Site Region:
Site Municipality: Welland
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing: 4782020
Easting: 631674
Incident Cause: Leak/Break
Incident Event:
Environment Impact: Not Anticipated
Nature of Impact: Soil Contamination
Contaminant Qty: 30 L
System Facility Address:
Client Name: The Corporation of the City of Welland
Client Type:
Call Report Locatn Geodata:
Contaminant Code: 15
Contaminant Name: HYDRAULIC OIL
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium:
Receiving Environment:
Incident Reason: Equipment Failure
Incident Summary: Hydraulic oil from bus to road
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Motor Vehicle

SAC Action Class:
Source Type:

Land Spills

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

The Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry (ONDMNRF) maintains this database of pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Oct 2022

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Mar 2022

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial [AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 1999-Oct 31, 2023

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: Feb 28, 2022

Chemical Manufacturers and Distributors:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

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

Government Publication Date: 1999-Oct 31, 2023

Compressed Natural Gas Stations:

Private CNG

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

Government Publication Date: Dec 2012 -Aug 2023

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-Sep 2023

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 - Oct 31, 2023

Drill Hole Database:

Provincial [DRL](#)

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

Government Publication Date: 1886 - Aug 2023

Delisted Fuel Tanks:

Provincial [DTNK](#)

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

Government Publication Date: Feb 28, 2022

Environmental Activity and Sector Registry:

Provincial [EASR](#)

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

Government Publication Date: Oct 2011- Oct 31, 2023

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 - Oct 31, 2023

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, 2023

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-Sep 30, 2023

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 / 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, 2022

List of Expired Fuels Safety Facilities:

Provincial **EXP**

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Federal Convictions:

Federal **FCON**

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

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

Government Publication Date: Jun 2000-Sep 2023

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: Feb 28, 2022

Fuel Storage Tank - Historic:

Provincial

[FSTH](#)

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

[GEN](#)

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

Government Publication Date: 1986-Oct 31, 2022

Greenhouse Gas Emissions from Large Facilities:

Federal

[GHG](#)

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

Government Publication Date: 2013-Dec 2020

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 is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Landfill Inventory Management Ontario:

Provincial

[LIMO](#)

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

Government Publication Date: Mar 21, 2022

Canadian Mine Locations:

Private

[MINE](#)

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

[MNR](#)

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

Government Publication Date: 1846-Feb 2023

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, 2021

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-Oct 2022

National Defence & Canadian Forces Waste Disposal Sites:

Federal

[NDWD](#)

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

[NEBI](#)

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

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

[NEBP](#)

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

[NPCB](#)

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory 1993-2020:

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: Sep 2020

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-Aug 31, 2023

Ontario Oil and Gas Wells:

Provincial

[OOGW](#)

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

Government Publication Date: 1800-Aug 2023

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 - Oct 31, 2023

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, 2023

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: Sep 2020

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: Sep 2020

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 is an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2021

Private and Retail Fuel Storage Tanks:

Provincial

PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

PTTW

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

Government Publication Date: 1994 - Oct 31, 2023

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).

Government Publication Date: 1997-Sept 2001, Oct 2004-Sep 2023

Retail Fuel Storage Tanks:

Private **RST**

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

Government Publication Date: 1999-Oct 31, 2023

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. The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests. This database includes spill incidents that occurred in February, March, May, June-November 2022, and January 2023 in addition to those listed in the Government Publication Date.

Government Publication Date: 1988-Dec 2021; see description

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, 2020

Anderson's Storage Tanks:

Private **TANK**

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal **TCFT**

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

Government Publication Date: 1970 - Apr 2023

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, 2023

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: Mar 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 E

Aerial Photographs And Historic Maps

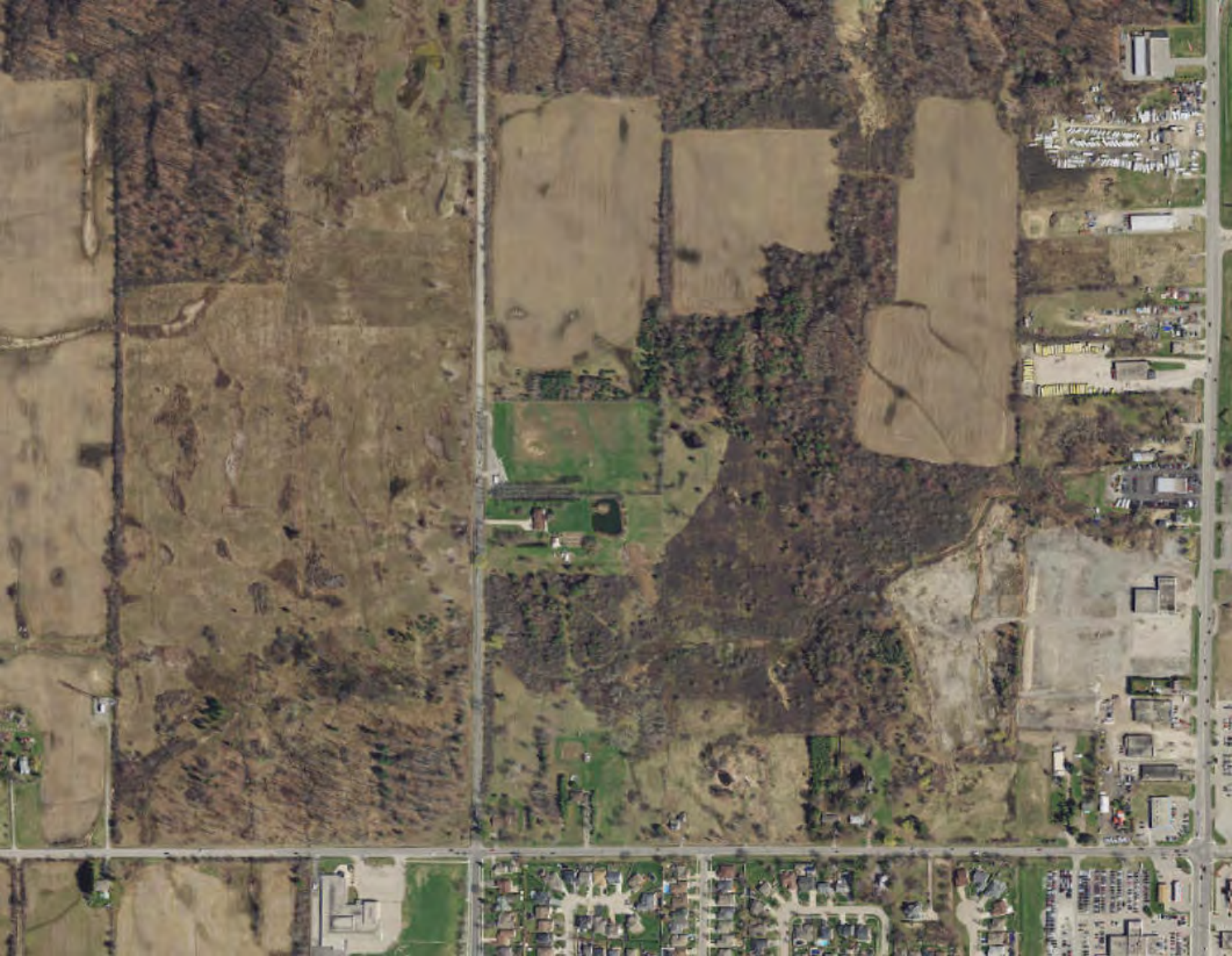










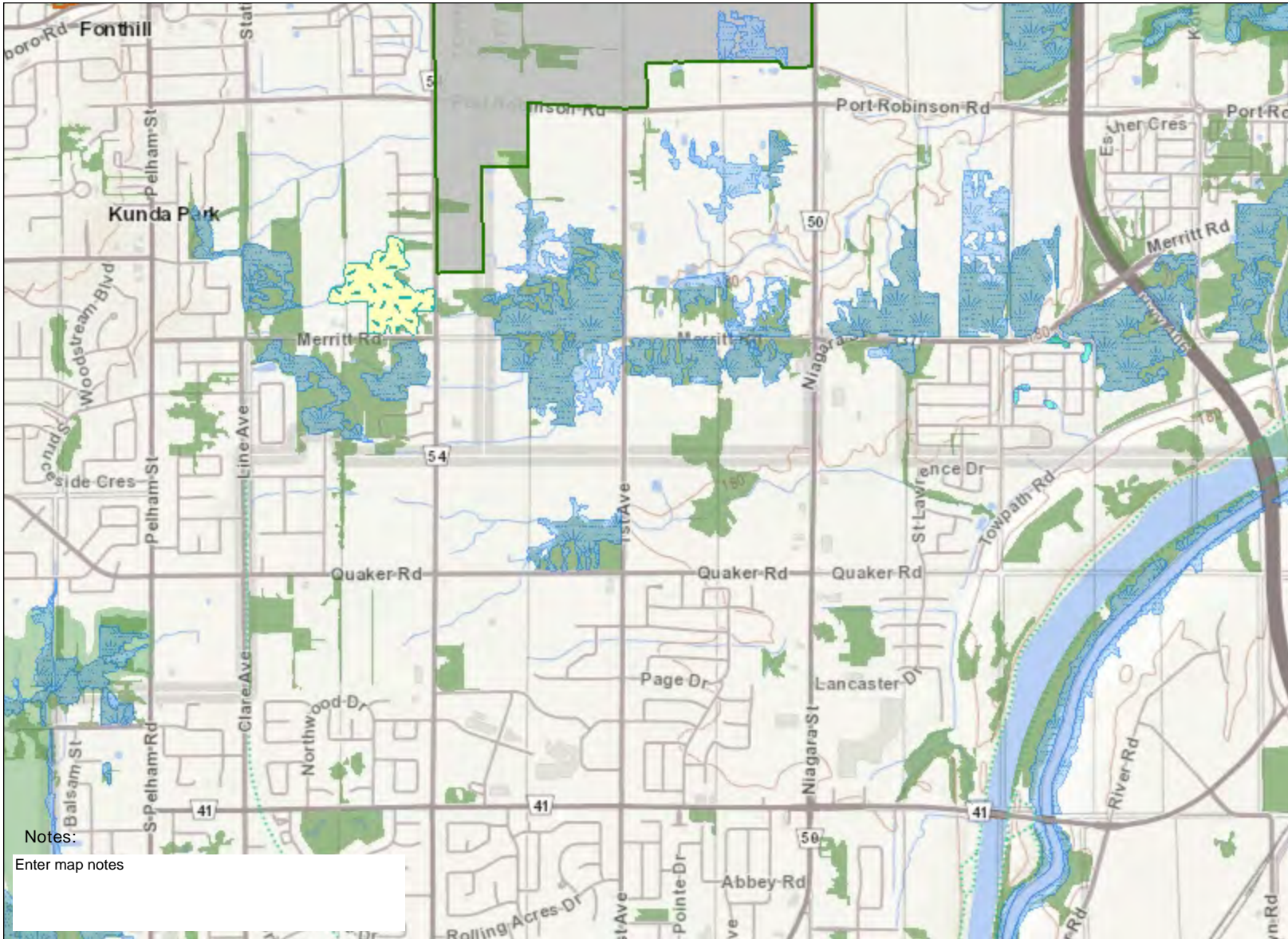




Appendix F

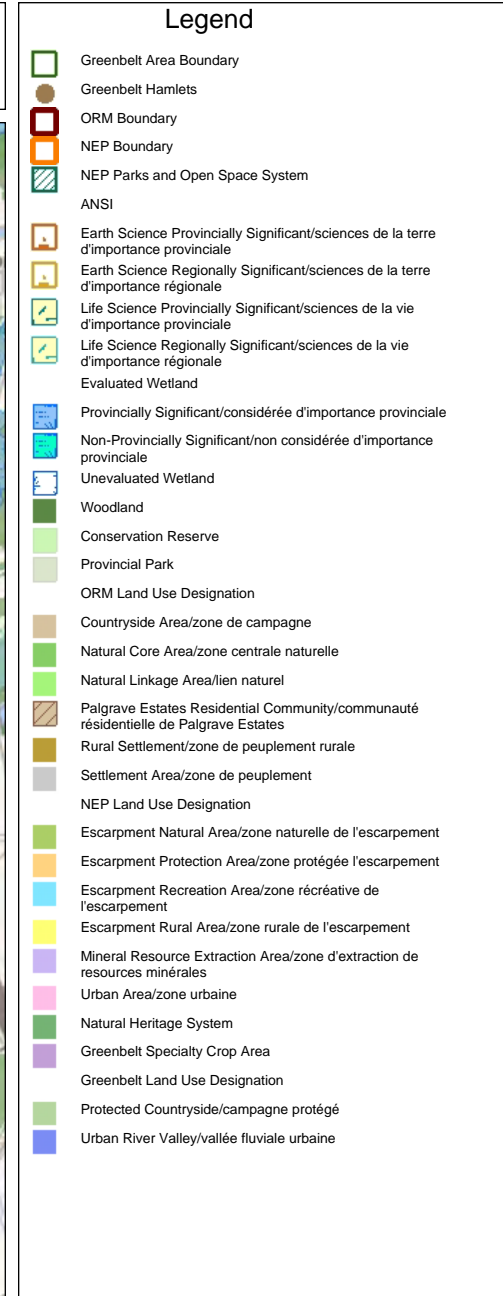
Topographic Map And Geological Mapping





Notes:

Enter map notes



Absence of a feature in the map does not mean they do not exist in this area.

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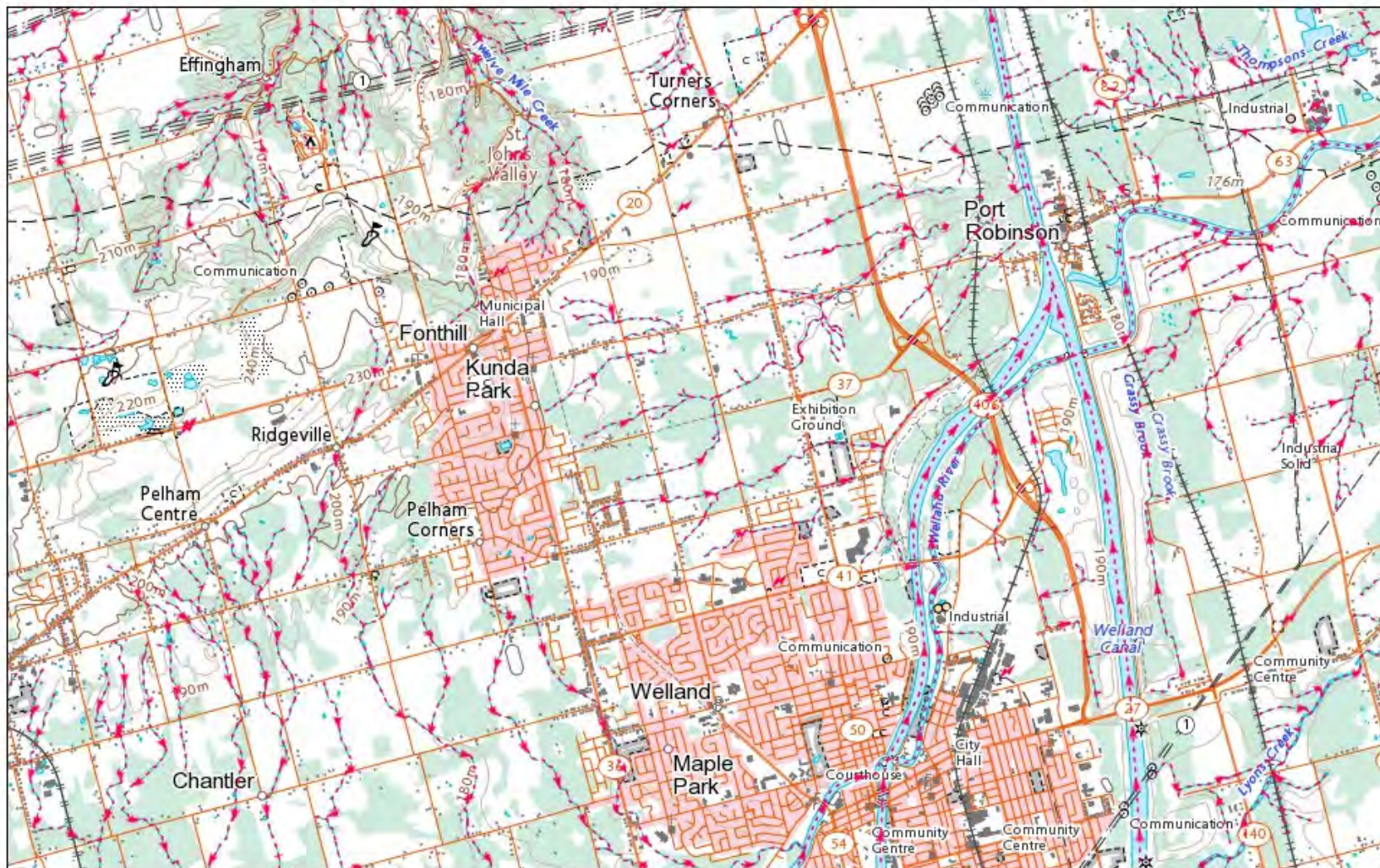
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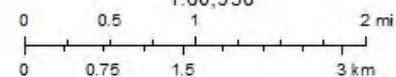


Toporama



December 6, 2023

1:60,938



Natural Resources
Canada

Ressources naturelles
Canada

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Canada



Guelph ✕

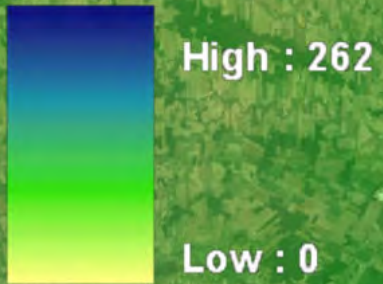
Unit Name: Guelph
Group:
Formation: Guelph
Lithology: dolostone
Description: dolostone; aurotic, fossiliferous, locally biohermal, locally bituminous (Eramosa Mb)



57c
Limestone, dolostone,
shale, sandstone, gypsum,
salt;
Salina Formation

44 First Ave

Drift Thickness (m)

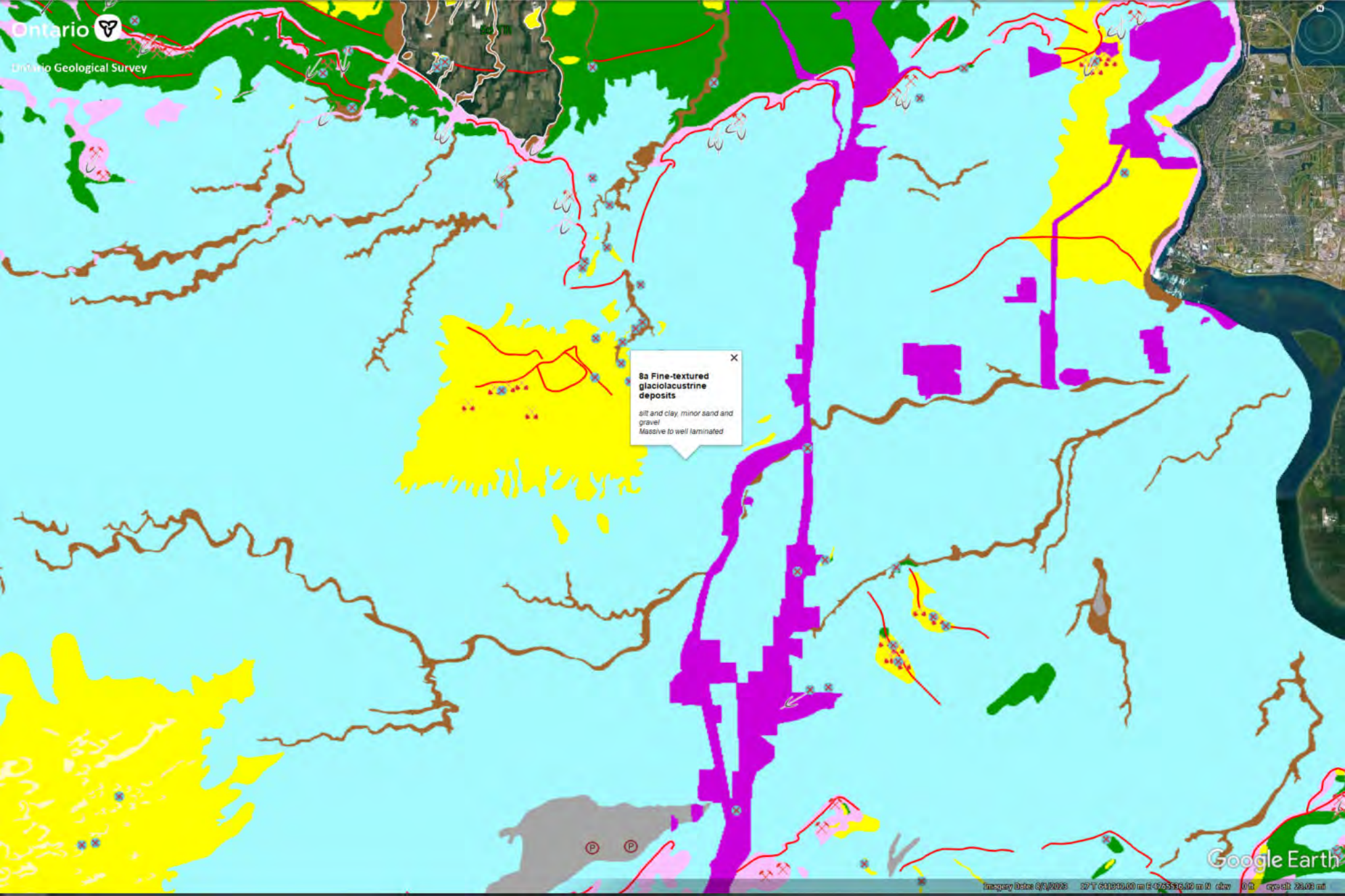




Glaciolacustrine deposits
*sand, gravely sand and gravel,
nearshore and beach deposits
Pleistocene*
Directions: [To here](#) - [From here](#)

 744 First Ave

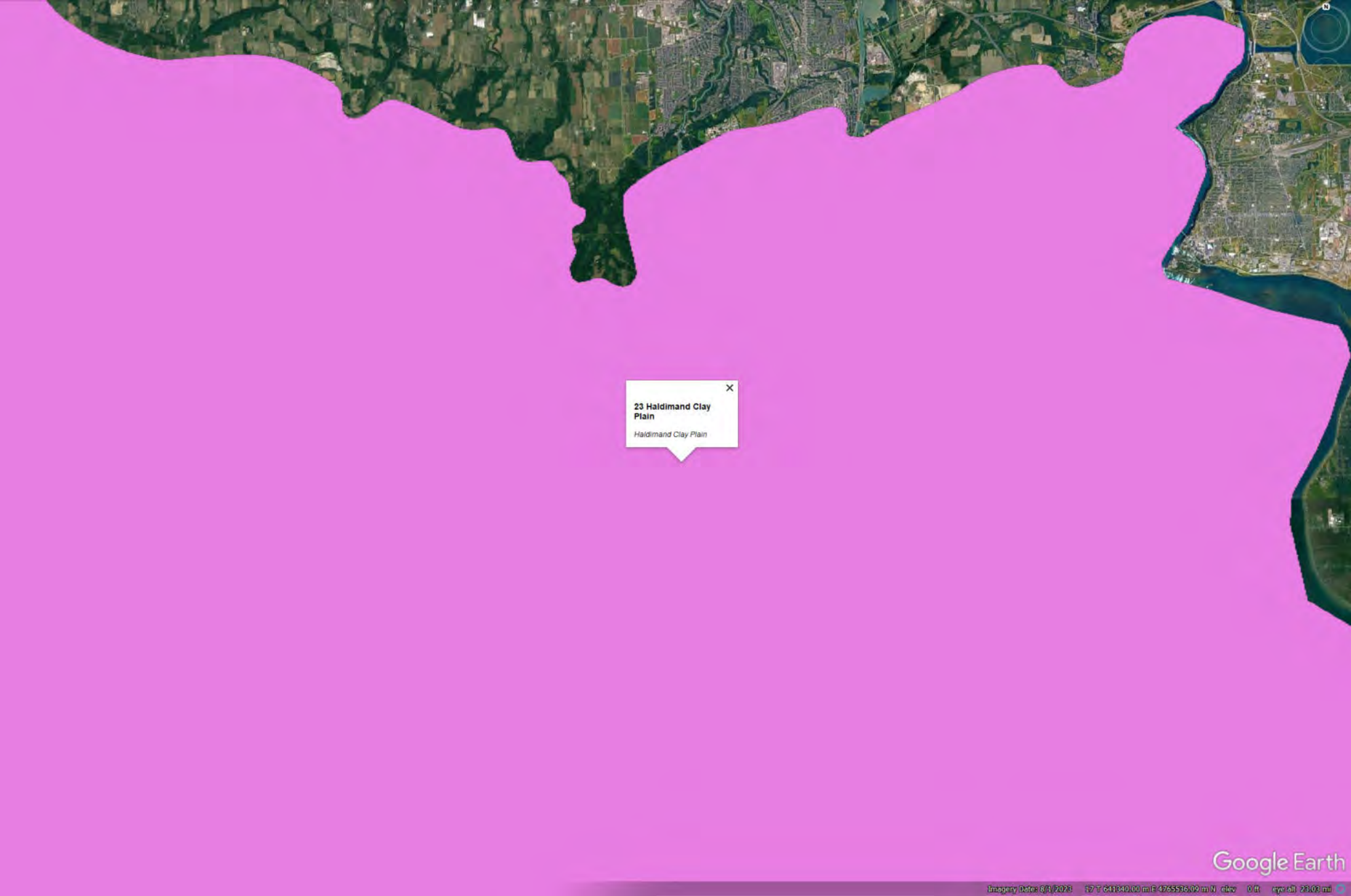
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8a Fine-textured glaciolacustrine deposits
silt and clay, minor sand and gravel
Massive to well laminated



X
11 Sand Plains
Sand Plains



23 Haldimand Clay Plain

Haldimand Clay Plain

Appendix G

Water Well Records



Water Well Records

Wednesday, December 6, 2023

1:37:09 PM

TOWNSHIP CON LOT	UTM	DATE CNTR	CASING DIA	WATER	PUMP TEST	WELL USE	SCREEN	WELL	FORMATION
THOROLD TOWN (THOROL 227	17 641875 4764783 W	1984/09 3640	6 6	FR 0101	36/80/8/3:0	DO		6603630 ()	BRWN FSND DNSE 0004 BRWN CLAY PCKD 0014 GREY CLAY DNSE 0020 BRWN FSND SOFT 0030 BRWN CLAY PCKD 0085 BRWN SAND GRVL 0100 GREY LMSN 0107
WELLAND CITY (THOROL	17 641714 4765404 W	2022/03 6607	2.13		///:	MO	0010 10	7415747 (ILQUPAXW) A344288	BRWN SAND SILT DNSE 0020
WELLAND CITY (THOROL 227	17 642097 4764785 W	1967/04 3409	6 6	FR 0098	22/70/5/2:0	DO		6601891 ()	RED MSND 0028 BLUE CLAY 0040 GREY MSND 0098 LMSN 0103

Notes:

UTM: TM in Zone, Easting, Northing and Datum is NAD83; L: UTM estimated from Centroid of Lot; W: UTM not from Lot Centroid
 DATE CNTR: ate Work Completed and Well Contractor Licence Number
 CASING DIA: asing diameter in inches
 WATER: nit of Depth in Fee. See Table 4 for Meaning of Code

PUMP TEST: Static Water Level in Feet / Water Level After Pumping in Feet / Pump Test Rate in GPM / Pump Test Duration in Hour : Minutes
 WELL USE: See Table 3 for Meaning of Code
 SCREEN: creen Depth and Length in feet
 WELL: WEL (AUDIT #) Well Tag . A: Abandonment; P: Partial Data Entry Only
 FORMATION: See Table 1 and 2 for Meaning of Code

1. Core Material and Descriptive terms

Code	Description	Code	Description	Code	Description	Code	Description	Code	Description
BLDR	BOULDERS	FCRD	FRACTURED	IRFM	IRON FORMATION	PORS	POROUS	SOFT	SOFT
BSLT	BASALT	FGRD	FINE-GRAINED	LIMY	LIMY	PRDG	PREVIOUSLY DUG	SPST	SOAPSTONE
CGRD	COARSE-GRAINED	FGVL	FINE GRAVEL	LMSN	LIMESTONE	PRDR	PREV. DRILLED	STKY	STICKY
CGVL	COARSE GRAVEL	FILL	FILL	LOAM	TOPSOIL	QRTZ	QUARTZITE	STNS	STONES
CHRT	CHERT	FLDS	FELDSPAR	LOOS	LOOSE	QSND	QUICKSAND	STNY	STONEY
CLAY	CLAY	FLNT	FLINT	LTCL	LIGHT-COLOURED	QTZ	QUARTZ	THIK	THICK
CLN	CLEAN	FOSS	FOSILIFEROUS	LYRD	LAYERED	ROCK	ROCK	THIN	THIN
CLYY	CLAYEY	FSND	FINE SAND	MARL	MARL	SAND	SAND	TILL	TILL
CMTD	CEMENTED	GNIS	GNEISS	MGRD	MEDIUM-GRAINED	SHLE	SHALE	UNKN	UNKNOWN TYPE
CONG	CONGLOMERATE	GRNT	GRANITE	MGVL	MEDIUM GRAVEL	SHLY	SHALY	VERY	VERY
CRYS	CRYSTALLINE	GRSN	GREENSTONE	MRBL	MARBLE	SHRP	SHARP	WBRG	WATER-BEARING
CSND	COARSE SAND	GRVL	GRAVEL	MSND	MEDIUM SAND	SHST	SCHIST	WDFR	WOOD FRAGMENTS
DKCL	DARK-COLOURED	GRWK	GREYWACKE	MUCK	MUCK	SILT	SILT	WTHD	WEATHERED
DLMT	DOLOMITE	GVLY	GRAVELLY	OBDN	OVERBURDEN	SLTE	SLATE		
DNSE	DENSE	GYPG	GYPGUM	PCKD	PACKED	SLTY	SILTY		
DRTY	DIRTY	HARD	HARD	PEAT	PEAT	SNDS	SANDSTONE		
DRY	DRY	HPAN	HARDPAN	PGVL	PEA GRAVEL	SNDY	SANDYOAPSTONE		

2. Core Color

Code	Description
WHIT	WHITE
GREY	GREY
BLUE	BLUE
GREN	GREEN
YLLW	YELLOW
BRWN	BROWN
RED	RED
BLCK	BLACK
BLGY	BLUE-GREY

3. Well Use

Code	Description	Code	Description
DO	Domestic	OT	Other
ST	Livestock	TH	Test Hole
IR	Irrigation	DE	Dewatering
IN	Industrial	MO	Monitoring
CO	Commercial	MT	Monitoring TestHole
MN	Municipal		
PS	Public		
AC	Cooling And A/C		
NU	Not Used		

4. Water Detail

Code	Description	Code	Description
FR	Fresh	GS	Gas
SA	Salty	IR	Iron
SU	Sulphur		
MN	Mineral		
UK	Unknown		

Appendix H

Table of Current And Past Land Uses



744 First Avenue, Welland, ON
TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

Project No: 02303109.0100
Address: 744 First Avenue, Welland, ON
Pin: 14029-1385 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.	
2007-Present	1000442951 Ontario Limited	Residential land use	Residential use	2015 SI: No significant changes	
				2010 SI: No significant changes	
2006-2007	Busch Vacuum Technics Inc.				
2003-2006	Gymkhana Canada Inc.				
2000-2003	1454182 Ontario Inc.				
1998-2000	1313717 Ontario Corp.			2000 SI: The Property appears to be developed with a residential building and shed towards the southwest and a driving range towards the northern half of the Property	
1974-1998	223409 Ontario Limited	Agricultural or other land use	Agricultural or other use		
1973-1974	Vito Draga, Carmelo Draga, Antonio Principato c.o.b. Derry West Farms				
1962-1973	Victor Vetere, Angelo Calderone				
1957-1962	Carmine Cecci				
1951	Easement - The Bell Telephone Company of Canada				
1950-1957	John E. Blaney				
1946-1950	William B. Reid				
1943-1946	Clara Ball				
1913-1943	Joseph H. Sheard				1934 AP: The Phase One Property appears to be undeveloped or used for agricultural or other land use.
1893-1913	Joseph Sheard				
1890-1893	Wesly R. Wright				
1878-1890	Charles Upshall				
1868-1878	William Harrison				
1851-1868	James Hunter				
1825-1851	Kings College				
Prior to 1825	Crown			No other observations	

Notes:

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

- Agriculture or other use
- Commercial use
- Community use
- Industrial use
- Institutional use
- Parkland use
- Residential use

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

**Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en français, veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290

SI: Satellit Image

FIP: Fire Insurance Plan

CD: City Directories

AP: Air Photo

Appendix I Phase One Conceptual Site Model



**744 FIRST AVENUE
WELLAND, ONTARIO
PHASE ONE CONCEPTUAL SITE MODEL**

Phase One CSM	Information Pertaining to Property
<i>Figures of the Phase One Study Area are provided that:</i>	
i. Show any existing buildings and structures,	The Property is developed for residential land use with no building on the Property.
ii. Identify and locate water bodies located in whole or in part on the Phase One Study Area	There is a small pond on the property and the nearest natural surface water body to the Site appears to be the Welland River and Welland Canal, 2 km east of the Property. The inferred direction of groundwater flow at the Phase One Property is to the east.
iii. Identify and locate any Area of Natural Significance located in whole or in part on the Phase One Study Area	Englobe reviewed the Ontario Ministry of Natural Resources NHIC database for natural area listings. Two (2) Provincially Significant wetlands were present in the Study Area. <ul style="list-style-type: none"> • One (1) to the southwest, roughly 30 m from the Property. • One (1) to the northwest, roughly 210 m from the Property.
iv. Locate any drinking water wells at the Phase One Property	No drinking water well was identified at the Property. Two (2) domestic wells were found in the MECP Water Well Information System (WWIS) within the Study Area.
v. Show roads, including names, within the Phase One Study Area	The Property is bounded by agricultural or other land use properties on all sides. Other roads and properties within the Study Area are presented in Figure 4.
vi. Show use of properties adjacent to the Phase One Property	The land uses of the adjacent properties are shown in Figure 4. The neighboring properties to the Phase One Property are primarily in agricultural or other land use.
vii. Identify and locate area where any potentially contaminating activity has occurred, and show tanks in such areas	Potentially Contaminating Activities (PCAs) located on the Property and within the Study Area are presented in Figure 5.
viii. Identify and locate any areas of potential environmental concern	No Areas of Potential Environmental Concern (APECs) were identified on the Property.
<i>The following is a description and assessment of:</i>	
i. Any areas where potentially contaminating activity on or potentially affecting the Phase One Property has occurred.	See above list of APECs.
ii. Any contaminants of potential concern,	No Contaminants of Potential Concern (COPCs) were identified on the Property that have potential to be present in soil or water.

<p>iii. The potential for underground utilities, if any present, to affect contaminant distribution and transport</p>	<p>There are underground utilities located on the Property, as such, the potential for contaminant distribution is present.</p>
<p>iv. Available regional or site specific geological and hydrogeological information,</p>	<p>Topography</p> <ul style="list-style-type: none"> • The elevation of the Property is approximately 180m above mean sea level (masl). <p>Hydrogeology</p> <ul style="list-style-type: none"> • The nearest natural surface water body to the Site appears to be the Welland River and Welland Canal, 2 km east of the Property. The inferred direction of groundwater flow at the Phase One Property is to the east.. <p>Geology (overburden)</p> <ul style="list-style-type: none"> • Comprised of predominantly silt, clay, minor sand and gravel. <p>Geology (bedrock)</p> <ul style="list-style-type: none"> • The bedrock on the Property is of Guelph formation, which is comprised of dolostone, surosic fossiliferous, locally biohermal, locally bituminous. <p>Geology (depth to bedrock)</p> <ul style="list-style-type: none"> • Based on the published information, the depth of bedrock in the vicinity is approximately 200 m below ground surface.
<p>v. How any uncertainty or absence of information obtained in each of the components of the Phase One ESA could affect the validity of the model.</p>	<p>No uncertainty was encountered while conducting the Phase One ESA that could affect the validity of the model.</p>

FIGURES:

Figure 1 – Phase One Property Location

Figure 2 – Phase One Property

Figure 3 – Phase One Study Area

Figure 4 – Adjacent Land Uses

Figure 5 – PCA Locations