APPENDIX D PHASE ONE ESA



Draft

Phase One Environmental Site Assessment

Multi-Tenant Retail Plaza 1249 London Road, Sarnia, Ontario Project # SYW196273

Prepared for:

ROAstudio

67 King Street West, Chatham, Ontario N7M 1C7

October 23, 2019



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67 King Street West, Chatham, Ontario N7M 1C7

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October 23, 2019

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Executive Summary

Wood Environment & Infrastructure Solutions, a Division of Wood Canada Limited (Wood) was retained by ROAstudio (the Client) to conduct a Phase One Environmental Site Assessment (ESA) of a commercial property located at 1249 London Road, in Sarnia, Ontario (the Phase One Property). The UTM coordinates (NAD 83) for the centroid of the Phase One Property are 388925 E and 4759385 N. Currently, the property is occupied by five commercial/retail buildings.

The Client retained Wood to provide an evaluation of known and possible environmental issues at the Phase One Property for due diligence purposes prior to the redevelopment of a portion of the Phase One Property. The Client will be severing the proposed residential portion of the Phase One Property and will need to obtain a Record of Site Condition (RSC) for only this portion of the property (hereafter referred to as "Phase One Property-R").

This Phase One ESA was carried out in accordance with the Terms of Reference as provided in Wood proposal PSYW196261 dated September 5, 2019 (signed by the Client on September 6, 2019).

This Phase One ESA was conducted in accordance with the Phase One ESA standard as defined by *Ontario Regulation 153/04 Records of Site Condition, Part XV.1 of the Environmental Protection Act* (EPA), as amended, (*O. Reg. 153/04*, as amended). This report also complies with the scope and limitations of Canadian Standards Assessment (CSA) Standard Z768-01 Phase I Environmental Site Assessment published November 2001 (reaffirmed 2016).

According to historical records obtained by Wood, including street directories, fire insurance plans and aerial photography, and from discussions from the Phase One Property representatives, the Phase One Property was first developed in approximately 1970 as a multi-tenant commercial plaza with an L-shaped building (inferred as Building #1 and Building #5) on the south and east portions of the property and a rectangular building (Building #3) on the west side of the property. Demolition activities since 2010 have separate Building #1 and Building #5; an addition is currently being constructed on the south side of Building #1. Building #2 was constructed in 2019 and Building #4 was constructed in 2018. Prior to development in approximately 1970, the Phase One Property was undeveloped and/or agricultural land.

The current tenants at the Phase One Property are:

- Building #1: Crabby Joe's restaurant and a commercial unit (under construction)
- Building #2: Goodwill Career Centre, UBreaklFix (cellphone repairs) and 3-4 vacant units
- Building #3: Meridian Hearing, Pharmasave Pharmacy, Coffee Culture, vacant unit (formerly Family Video), Main Frame, Bluewater Nutrition, Twisted Arm restaurant and Sarnia Family Optometry
- Building #4: Tepperman's
- Building #5: Giant Tiger and vacant unit (formerly part of Zellers)

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Cindy McKee of Wood conducted a Phase One Property reconnaissance on September 20, 2019 to assess whether any land uses may have and/or are currently impacting the environmental condition of the Phase One Property. On the day of the reconnaissance, the weather was clear / sunny. Ground cover conditions at the time were clear and dry. Wood did not access the roof areas of the on-site buildings due to health and safety concerns. All other areas of the Phase One Property were accessible during the reconnaissance visit. It should be noted that the McDonald's restaurant is a land lease, with McDonald's owning the building structure. The McDonald's building was not inspected during the reconnaissance and is not part of the Phase One ESA.

The representatives indicated that the majority of the Phase One Property will remain as commercial land use, with only the southeast portion of the property being redeveloped for residential land use. The Client will be severing the proposed residential portion of the Phase One Property and will need to obtain an RSC for only this portion of the property (hereafter referred to as "Phase One Property-R").

Based on the Phase One ESA conducted by Wood, areas of potential environmental concern (APECs) were identified resulting from potentially contaminating activities (PCAs) associated with on-site activities (parking lot salting) and off-site activities (pad-mounted transformer and a historical mineral oil spill at the transformer). A Phase Two ESA is recommended on Phase One Property-R to address these APECs.

The presence of suspected lead containing paints (LCPs), polychlorinated biphenyls (PCBs), and asbestos containing materials (ACMs) were identified as potential operational/ management issues by Wood on the Phase One Property; however, no building structures were present on Phase One Property-R.

The presence of LCPs can only be verified through sampling and analysis of suspect paint samples. If present, LCPs may be addressed through the implementation of an appropriate management or abatement plan to protect the health of workers. Where LCPs are in poor condition (i.e., peeling or flaking) they may be addressed through encapsulation or removal. Appropriate management plans are also required where maintenance, alteration, renovation, or demolition activities may disturb these materials. As noted in this report, painted surfaces were observed to be in good condition and therefore does not need to be removed.

A designated substance survey (DSS) <u>would be</u> required if future repair, renovation or demolition activities are planned in areas of the Phase One Property buildings where suspect ACMs, PCBs and LCPs are located. A DSS <u>would be</u> required to fulfil the Owner's requirements under Section 30 of the *Ontario Occupational Health and Safety Act*, (the OHSA), Revised Statutes of Ontario 1990, (as amended). The building owner must provide the DSS report to all contractors working on the property. Subsequently, all contractors must furnish the DSS report to their subcontractors.

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

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1.0 INTRODUCTION

Wood Environment & Infrastructure Solutions, a Division of Wood Canada Limited (Wood) was retained by ROAstudio (the Client) to conduct a Phase One Environmental Site Assessment (ESA) of a commercial property located at 1249 London Road, in Sarnia, Ontario (the Phase One Property; **Figure 1**). The UTM coordinates (NAD 83) for the centroid of the Phase One Property are 388925 E and 4759385 N. Currently, the property is occupied by five commercial/retail buildings. **Figure 2** illustrates the lot configuration of the Phase One Property.

The Client retained Wood to provide an evaluation of known and possible environmental issues at the Phase One Property for due diligence purposes prior to the redevelopment of a portion of the Phase One Property. The Client will be severing the proposed residential portion of the Phase One Property and will need to obtain a Record of Site Condition (RSC) for only this portion of the property (hereafter referred to as "Phase One Property-R"). The property boundary for the Phase One Property and Phase One Property-R are shown on **Figure 3**.

Municipal Address	1249 London Road, Sarnia, Ontario		
Legal Description	Part of Lot 18, Concession 6, Sarnia Township, Part 1 Plan 25R1858 save and except Parts 1 and 2 Plan 25R976 and L534352; Subject to an easement as in L236355; Subject to an easement as in L276575 released as to Part 1 Plan 25R2289 as in L422122; City of Sarnia		
PIN	43209-0037 (LT)		
Area	4.82 hectares (ha)		
Location	Northeast corner of London Road and Afton Drive in Sarnia, Ontario		
Owner	1315 Michigan Avenue Sarnia, Ontario, N7S 4M6 Elison Developments ULC Ph. 519-704-1302 Mr. Robert Dawson ddawson@vensuris.com		
Client	ROAstudio	67 King Street West Chatham, Ontario, N7M 1C7 Ph. 519-397-0943 Mr. Joseph R. Ouellette joseph@roastudio.com	

A legal survey is currently being completed for the proposed RSC Site (upon receipt, it will be appended to the report in **Appendix A**).

2.0 **SCOPE OF INVESTIGATION**

This Phase One ESA was conducted in accordance with the Phase One ESA standard as defined by Ontario Regulation 153/04 Records of Site Condition, Part XV.1 of the Environmental Protection Act (EPA), as amended, (O. Reg. 153/04, as amended) and will support the filing of a Record of Site Condition. This report also complies with the scope and limitations of Canadian Standards Assessment (CSA) Standard Z768-01 Phase I Environmental Site Assessment published November 2001 (reaffirmed 2016).

This Phase One ESA was carried out in accordance with the Terms of Reference as provided in Wood proposal PSYW196261 dated September 5, 2019 (signed by the Client on September 6, 2019). The scope of work for the Phase One ESA consisted of the following tasks:

- Reviewing the historical occupancy of the Phase One Property and surrounding properties through the use of available archived and relevant (in Wood's opinion) municipal and business directories, fire insurance plans (FIPs), historical topographical plans (if applicable) and aerial photographs to identify land uses that may have impacted its environmental condition;
- Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available:
- Obtaining an Environmental Risk Information Services Ltd. (ERIS) database report for the Phase One Property and surrounding properties within a minimum 250 metres (m) buffer from its boundaries;
- Reviewing available geologic maps, and well records for the vicinity;
- Obtaining a search of land title and assessment rolls for the Phase One Property;
- Obtaining copyrighted FIPs and/or privately held Property Underwriters' Reports and Property Underwriters' Plans for the Phase One Property from Opta Information Intelligence (Opta) through its Enviroscan Report and reviewing such records, where available;
- Conducting a "walk-through" visual assessment (i.e., reconnaissance) of the Phase One Property in order to identify the presence of actual and/or potential environmental contaminants or concerns of significance;
- Conducting interviews with designated representative(s) for current and historical information, as well as providing Wood staff with unrestricted access to all areas of the Phase One Property (as required by O. Reg. 153/04, as amended); and
- Preparing a report of our findings.

2.1 Assumptions and Limitations

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

In evaluating the property, Wood has relied in good faith on information provided by other individuals noted in this report. Wood has assumed that responses to questions during interviews have been truthful, and that information contained in previous reports for the Phase One Property or surrounding properties, where available, is accurate unless contradicted by Wood's observations or contradicted by other credible referenced sources reviewed.

An independent data research company, ERIS, was contracted to provide Wood with the government and public agency database search report, FIPs, underwriters' reports and plans, and urban and rural directories referenced in this Phase One ESA. The information provided from the searches was assumed to be true and accurate unless obviously contradicted by Wood's observations or contradicted by another credible referenced source reviewed by Wood.

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

Wood did not conduct any intrusive investigations in completing the scope of work. No sampling and/or analyses of soil, sediment, water, liquid, gas or air was performed at or in the vicinity of the Phase One Property. This Phase One ESA report is not to be construed as a regulatory compliance audit or review. Although Section 5.2 of this report discusses designated substances and hazardous materials normally reviewed as part of a Phase One ESA including asbestos containing materials (ACM), lead, mercury, ozone depleting substances (ODS), polychlorinated biphenyls (PCB) and mould, the review was performed at a cursory level and for the Phase One Property as a whole. No sampling or analytical testing for designated substances and/or hazardous materials was performed. This report should thus not be construed as a designated substance or hazardous materials survey or assessment. Recommendations made with respect to these items are provided as guidance only.

Wood has prepared this Phase One ESA using reasonable efforts to identify APECs associated with potential contaminants of concern at the Phase One Property. The findings presented in this Phase One ESA have been made applying professional judgment based on the facts currently available to Wood within the limits of the existing data, scope of work, budget, and schedule. All activities of the Phase One Environmental Phase One Property Assessment were completed under the supervision of a Qualified Person as defined by *O. Reg. 153/04*, as amended. In addition, the Qualified Person prepared the Conceptual Phase One Property Model, in accordance with Part VII of the Regulation.

A reference document, outlining the definitions and legislation references for the Phase One ESA, is provided in **Appendix B**.

3.0 RECORDS REVIEW

3.1 General

The date the last work on all of the records review, interviews and site reconnaissance components of the Phase One ESA was October 10, 2019.

3.1.1 Phase One Study Area Determination

The Phase One Property lies in an urban setting in an area of mixed residential and commercial, land uses. The default 250 m buffer from the Phase One Property boundaries was selected for the Phase One Study Area (**Figure 1**). Lands inferred upgradient of the Phase One Property beyond 250 m (i.e., to the east), were primarily residential and commercial land uses and it is not anticipated that environmental impacts affecting the Phase One Property would result from these land uses.

3.1.2 First Developed Use Determination

According to historical records obtained by Wood, including street directories, FIPs and aerial photography, and from discussions from the Phase One Property representatives, the Phase One Property was first developed in approximately 1970 as a multi-tenant commercial plaza with an L-shaped building (inferred as Building #1 and Building #5) on the south and east portion of the property and a rectangular building (Building #3) on the west side of the property. Demolition activities since 2010 have separate Building #1 and Building #5; an addition is currently being constructed on the south side of Building #1. Building #2 was constructed in 2019 and Building #4 was constructed in 2018. Prior to development in approximately 1970, the Phase One Property was undeveloped and/or agricultural land.

The current tenants at the Phase One Property are:

- Building #1: Crabby Joe's restaurant and a commercial unit (under construction)
- Building #2: Goodwill Career Centre, UBreaklFix (cellphone repairs) and 3-4 vacant units
- Building #3: Meridian Hearing, Pharmasave Pharmacy, Coffee Culture, vacant unit (formerly Family Video), Main Frame, Bluewater Nutrition, Twisted Arm restaurant and Sarnia Family Optometry
- Building #4: Tepperman's
- Building #5: Giant Tiger and vacant unit (formerly part of Zellers)

3.1.3 Fire Insurance Plans

Wood contacted Opta for FIPs for the Phase One Study Area. No FIPs were available for the Phase One Property or Phase One Study Area. The unavailability of FIPs for the Phase One Property commonly suggests that the area was undeveloped at the time FIPs were in use (i.e. circa 1875 to 1975).

No PCAs were identified as there were no FIPs to review.

3.1.4 Property Underwriter Reports and Plans

Wood contacted Opta for Property Underwriters Reports, and/or Property Underwriters Plans. No records were available for the Phase One Property.

No PCAs were identified as there were no Property Underwriters Reports, and/or Property Underwriters Plans to review.

3.1.5 Chain of Title

A chain of title was obtained from ERIS to document the ownership of the Phase One Property from its conversion from Crown to the present owner. Chain of title documents are included in **Appendix D**.

Date	Party From	Party To	
July 1885	Crown	Benjamin Fairchild	
April 1859	Benjamin Fairchild	George Durant	
December 1880	George Durant – Estate	Jessie Durant	
June 1902	Jessie Durand	William Broughton	
February 1909	William Broughton	Neil McArthur	
January 1938	Neil McAuthur – Estate	William Moore	
July 1940	William Moore	Donald C. Moore	
March 1954	Donald C. Moore	James Moore, Donald Moore & William Moore	
April 1965 James Moore, Donald Moore & William Moore		Challenge Investments Limited (Root 1)	
March 1966 Challenge Investments Limited		Brockfield Investments Limited (Root 1)	
March 1967 James Moore, Donald Moore & William Moore		Challenge Investments Limited (Root 2)	
December 1969	Challenge Investments Limited	Brockfield Investments Limited (Root 2)	
February 2002	Brockfield Investments Limited (Lease)	Lease to McDonald's Restaurants of Canada Limited (Leasee)	
August 2011	Brockfield Investments Limited (name change)	Tierrasanta Investments ULC	
May 2016	Tierrasanta Investments ULC (name change)	Elison Developments ULC	
February 2017 Elison Developments ULC		The Corporation of the County of Lambton	

Date	Party From	Party To	
June 2017	Elison Developments ULC (name change)	1968802 Ontario Inc.	
June 2017	1968802 Ontario Inc. (name change)	Elison Developments Inc.	
September 2017	The Corporation of the County of Lambton	Elison Investments ULC	
November 2017	Elison Developments Inc. (name change)	Elison Developments Inc. (Current Owner)	

Based on a review of the title search, the Phase One Property has been owned by the same owner since 1965 (Root 1) and 1967 (Root 2); however, the owner has changed names multiple times. Leases were listed in the chain of title for McDonald's Restaurants of Canada Limited (February 2002), Giant Tiger Stores Limited (August 2014) and Ranbah Limited (May 2016).

No PCAs were identified by the title search review.

3.1.6 Environmental Reports

The following previous investigation report was provided to Wood by the Phase One Property representatives:

Document:	Re: 1249 London Road, Sarnia, Ontario – Environmental Site Assessment		
Author: Bluewater Power Distribution Corporation (Bluewater)			
Date:	January 11, 2016		
Summary:	The letter report investigated a spill of transformer oil in 1999 from equipment owned by Sarnia Hydro, as indicated in a 2014 Phase I ESA report completed by JFM Environmental Limited on the Phase One Property. The letter confirms that Bluewater is the successor corporation to Sarnia Hydro as of October 30, 2000. Bluewater acknowledges the spill occurred on November 12, 1999 and was caused by a motor vehicle accident. A "Standby Sheet" was included from the day of the spill. The transformer was tested to contain oil with PCB levels of less than 50 parts per million (ppm). The pole was set, and the transformer was removed. The spill was reported to the Ministry of the Environment (MOE) and the MOE did not require any additional cleanup.		

Copies of the relevant company records provided to Wood are presented in **Appendix F**.

The above spill was reported in Section 3.2.7. As stated in the Bluewater report, the MOE didn't require any further cleanup at the Phase One Property associated with the spill. As per section 3.5, bullet #1, this historical spill isn't considered to be a PCA.

3.1.7 City Directories

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Wood reviewed city directories for the Phase One Property and surrounding areas for every five years between 1938/39 and 2013, available through ERIS.

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According to the city directories reviewed, the following occupants were listed as being present at the Phase One Property.

Phase One Property

From	То	Occupant	
1970	2013	Numerous retail stores including (but not limited to the following): Zellers LTD, Crang & Boake Architect, Ciag Insurance, Liquor Control Board of Ontario (LCBO), Consumers Distributing, A&P, financial institutions, restaurants. There were no specific tenants that were identified as PCAs.	
1980	1985	The Foto Works	

Municipal address 1253 London Road was also associated with the Phase One Property, with listings from 1970; tenants included financial institutions and McDonald's restaurant.

Surrounding Properties

The area surrounding the Phase One Property generally consisted of mixed residential, commercial/retail properties. According to the city directories reviewed, the following occupants with PCAs on properties within the Phase One Study Area, are as follows,

- 1151 London Road (west adjacent): Goodyear Go Centre (1980-2013)
- 1200 London Road (25 m north): Carman's Foto Source (2000-2013)
- 1254 London Road (27 m north): Baskin Robbins/Tim Horton's (1980-2007/2008, Can Go Gas Bar (1990 only), Annaberry Ice Cream & Cakes / Ole Country (2013)
- 1258 London Road (40 m northeast): London Road Car Wash (2007/2008-2013)
- 1272 London Road (65 m northeast): Mackenzie CS & Sons warehouse (1964), Beaver Lumber (1970-2000), Home Hardware Building Centre (2007/2008-2013)
- 1150 Pontiac Drive (110 m north): medical offices (1970-2013)
- 1290 London Road (155 m northeast): Park Lane Chevrolet Oldsmobile Cadillac LTD (2007/2008-2013)
- 1126 London Road (175 m northwest): Sunoco Self Serve RFO (1985-2013)
- 580 Murphy Road (190 m southwest): multi-tenant building (1990-2013), one tenant listed as Quick N'Clean (inferred dry cleaners, 1995-2000 only)
- 1294 London Road (190 m northeast): Lakeshore Rental-All LTD (1964-1975), vacant (1980), not listed (1990-2013)
- 1114 London Road (255 m northwest): Retail Fuel Outlet (RFO) under various names (1958-1995), not listed (2000-2013)

No on-site PCAs were identified from a review of the city directories, however, the following offsite PCAs were identified:

- 28. Gasoline and Associated Products Storage in Fixed Tanks
 - 1126 London Road (Sunoco, 175 m northwest, 1985-2013) and 1114 London Road (RFO various names, 255 northwest, 1958-2013) based on the separation

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- distances and inferred downgradient locations, these RFOs would not result in APECs on the Phase One Property.
- 1254 London Road (Can Go Gas Bar, 27 m north, 1990) based on the close proximity to the Phase One Property and inferred transgradient location, this former RFO would result in an APEC on the Phase One Property.
- 37. Operation of Dry Cleaning Equipment (where chemicals are used) 580 Murphy Road 190 m southwest, 1995-2000) based on the separation distance, inferred downgradient location and site reconnaissance confirming Quick N'Clean as a laundromat and not drycleaners, this operation is not considered to be a PCA.
- 52. Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems
 - 1151 London Road (Goodyear Go Centre, west adjacent property, 1980-2013) based on the close proximity to the Phase One Property and inferred transgradient location, this RFO would result in an APEC on the Phase One Property.
 - 1290 London Road (Park Lane dealership, 155 m northeast, 2007-2013) based on the operation period, distance and inferred transgradient location, this is not considered to result in an APEC on the Phase One Property.
- 59. Wood Treating and Preservation Facility and Bulk Storage of Treated or Preserved Wood Products (Beaver Lumber/Home Hardware, 1272 London Road, 65 m northeast, 1970-2013) the historical operations were retail sales of lumber (and not bulk storage and/or treatment of wood), and therefore would not be considered as a PCA.

3.2 Environmental Source Information

3.2.1 Local Municipal Agencies

Wood contacted the County of Lambton Public Works Department to inquire if they had records of environmental concerns with the Phase One Property. A September 11, 2019 email stated that the County Public Works Department does not have any records on this property related to our request (spills/leaks, non-compliance, environmental concerns). Copies of the County correspondence are provided in **Appendix E**.

3.2.2 Technical Standards and Safety Authority

Fuel storage at industrial facilities in Ontario is regulated by the *Technical Standards and Safety Act 2000 (TSS Act*). The *TSS Act* applies to all storage tank systems utilized for the storage and handling of gasoline, diesel and fuel oil. According to discussions with a representative of the Technical Standards and Safety Authority (TSSA) - Fuels Safety Division, underground storage tanks (USTs) and aboveground storage tanks (ASTs) installed under the *Liquid Fuel Handling Regulation, Liquid Fuel Handling Code* require registration with the TSSA. Fuel oil tanks utilized in residential buildings also require registration with the TSSA.

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The TSSA was requested to supply any available information concerning the presence of petroleum storage tanks, fuel spill records, accidents, or fuel-related incidents which may be registered on the Phase One Property. The TSSA response (October 4, 2019) stated that a search of the TSSA records for the Phase One Property did not produce any Fuel Safety documents.

A copy of the TSSA response is provided in **Appendix E**.

3.2.3 Ministry of the Environment, Conservation and Parks

Through the Freedom of Information (FOI) and Protection of Privacy Office the Ministry of the Environment, Conservation and Parks (MECP) was requested to identify any outstanding actions, violations, control orders, summons, complaints, spills hazardous waste documents, or certificates of approval for the Phase One Property. The request to the FOI department involved an electronic search of their records since 1985. Information filed with the MECP prior to 1985 is not included in the FOI records search. Retrieval of such information requires a manual document search by the MECP initiated by a specific request and additional fees.

A response from the MECP FOI had not been received at the time of report preparation. Should information becoming available that affects the results of the Phase One ESA, Wood will contact the Client immediately.

In addition, Wood accessed the MECP's Access Environment website on September 18, 2019, to search for information on Environmental Compliance Approvals (ECAs) (formerly known as Certificates of Approval [CofAs]), Renewable Energy Approvals (REAs) and registrations on the Environmental Activity and Sector Registry (EASR), which may be listed to the Phase One Property. One record was available for the Phase One Property: an air approval for Loblaw Property Limited for their photo laboratory ventilation. This record is not considered to result in an APEC on the Phase One Property.

3.2.4 Waste Disposal Site Inventory

Wood reviewed the document entitled "Waste Disposal Site Inventory", prepared by the Waste Management Branch of the MECP (June 1991). No active or closed waste disposal sites were listed as being present within one kilometre (km) of the Phase One Property.

3.2.5 Inventory of Coal Gasification Plant Waste Sites in Ontario

Wood reviewed the document entitled "Inventory of Coal Gasification Plant Waste Sites in Ontario", prepared for the MECP (Intera, 1987) and "Inventory of Industrial Sites Producing or Using Coal Tar and Related Sites in Ontario", prepared for the MECP (Intera, 1988). No coal tar or coal gasification plant waste sites were listed as being present within 1 km of the Phase One Property.

3.2.6 Brownfields Environmental Site Registry

The MECP on-line Brownfields Environmental Site Registry was accessed on September 6, 2019 to determine if any RSC have been filed under Part XV.1 under the *Environmental Protection Act* (EPA) for the Site or any of the surrounding properties. A search of the registry indicated that no RSCs have been filed for the Phase One Property or any of the surrounding properties.

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3.2.7 Environmental Risk Information Services Ltd. (ERIS)

An EcoLog ERIS database report was obtained for the Phase One Property and Phase One Study Area. ERIS is a national service that provides site specific environmental and property-use information. An ERIS report contains detailed government and private sector records concerning possible environmental liabilities associated with a property and the surrounding neighbourhoods.

For the purposes of this report, the ERIS Project number is 20190906049. The complete findings of the ERIS search may be referenced in the ERIS report (**Appendix F**). A summary of the findings of the ERIS Report that are potentially relevant to the environmental condition of the Phase One Property are summarized by location as follows:

1249 London Road (Phase One Property)

- Zellers Pharmacy #15 listed in Ontario Regulation 347 (O. Reg. 347) Waste Generators Summary as a registered generator (ON1514506) of waste classes 261 (pharmaceuticals) from 1989 to 2012.
- Pesticide vendor (limited).
- Natural gas strike (2011/09/27).
- Ontario Spills (11/12/1999): 100 litre (L) of mineral oil spilled to road and sewer from transformer due to cooling system leak.

The industrial waste generator, pesticide vendor and natural gas strike do not result in an APEC on the Phase One Property. The 1999 mineral oil spill is inferred to be related to the on-site transformer at the southeast portion of the property. Therefore, the 1999 spill of mineral oil on-site is considered to result in an APEC on the Phase One Property.

1145 London Road (west adjacent)

• Ontario Spill (4/26/2017): 20 L of oil spilled to the parking lot associated with transport/hauling.

The 2017 spill of oil on the west adjacent property is considered to be result in an APEC on the Phase One Property.

London Road & Afton Drive, Bluewater Power Distribution Corporation (15 m northeast)

 Ontario Spills (12/16/2003): 660 L of non-PCB transformer oil spilled to ground; soil contamination confirmed.

The 2003 spill of non-PCB transformer oil at the northeast intersection is considered to result in an APEC on the Phase One Property.

1258 London Road, Convenient Plus & Cango Inc. (40 m northeast)

• Expired fuel service (FS) facility, tanks in years 1990, 1993

The listings for an expired RFO is considered to result in an APEC on the Phase One Property.

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1273 London Road, Golden Palace Restaurant (20 m east)

Sewage spill (2016/06/10) due to blockage; sewage bypasses/overflow to parking lot

The sewage spill does not result in an APEC on the Phase One Property.

Water Well Information Systems (within 250 m)

- Commercial water supply well installed in 1954 to bedrock located to the north
- Test holes installed in 2005 and 2013 located to the west and southeast

The wells identified in the Phase One Study Area do not result in an APEC on the Phase One Property.

1272 London Road, Beaver Lumber (65 m northeast)

Pesticide vendor

A pesticide vendor (for retail sales) at this property does not result in an APEC on the Phase One Property.

1150 Pontiac Drive (105 m north)

 O. Reg. 347 Waste Generators Summary as registered generators (various numbers) for waste classes 312 (pathological wastes) from 2009 to 2019.

Due to the anticipated quantities and type of waste associated, waste generation/storage at this property does not result in an APEC on the Phase One Property.

1081 Finch Drive (185 m southeast)

• O. Reg. 347 Waste Generators Summary as a registered generator (ON7671491) for waste classes 251 (oil skimmings & sludges), 146 (other specified inorganics), 243 (PCBs), from 2006 to 2018.

Due to the separation distance from the Phase One Property and inferred transgradient location, waste generation/storage at this property does not result in an APEC on the Phase One Property.

3.3 **Physical Setting Sources**

3.3.1 Aerial Photographs

Aerial photographs of the Phase One Study Area were obtained from the National Air Photo Library for the years 1947, 1952, 1976 and 1990 and from Lambton Online for the years 2003 and 2015. An interval of approximately 10 years between each aerial, subject to aerial availability and scale, was deemed sufficient to characterise changes in the Phase One Study Area during its history.

The following significant information was inferred from the aerial photographs reviewed:

Date	Phase One Property	Surrounding Properties	
1947	The Phase One Property appeared to be agricultural land with potential residential dwellings along London Road.	Surrounding properties included agricultural land with residential dwellings along London Road.	
1952	No significant changes observed.	No significant changes observed.	
1976	Two buildings were observed on-site, along the south portion of the property. The remainder of the property appeared to be used as a parking lot.	northeast, east and west, with residential properties	
1990	Due to the resolution of the aerial photograph, individual buildings on-site could not be confirmed. Commercial properties were observed along London Road, followed by reside Commercial properties were observed and east also. A vacant parcel of land residential houses was observed to the state of the s		
Phase One Property observed to have of large rectangular building along the so portion of the property and two small 2003 buildings in the northwest and norther portions of the building. The remainded the Phase One Property was observed to a parking lot.		No significant changes observed. Residential buildings (apartments, townhouses) were observed to the south.	
2015	The building configuration changed since 2003, with two rectangular buildings on the west side of the property and one irregular-shaped building on the east side.	No significant changes observed.	

Copies of the aerial photographs are presented in **Appendix G**.

No PCAs were identified by the review of aerial photographs.

3.3.2 Topography, Hydrology, Geology

The Phase One Property lies at an approximate elevation of 181 metres above sea level (mASL). The UTM coordinates are Zone 17, 4759385 Northing and 388925 Easting. The topography across the Phase One Property is noted to be relatively flat and at a similar elevation than the surrounding properties.

The surficial geology within the Phase One Study Area is interpreted to consist of glaciolacustrine deposits of sand, silt and minor gravel ("Quaternary Geology of the Sarnia-Brights Grove Area, Southern Ontario", preliminary map P.2222, Ontario Division of Mines).

Bedrock is anticipated be of the Upper Devonian Kettle Point Shale ("Bedrock Geology of Ontario", Ontario Geological Survey, 1991). Bedrock is anticipated to be encountered at approximately 100 to 125 metres below ground surface (mbgs).

The regional ground water flow direction based on topographic features is expected to be to the west towards the St. Clair River. Locally, however, the shallow ground water flow may be influenced by underground utility trenches, conduits, and structures, variations in soil type, and minor fluctuations in topography.

3.3.3 Water Bodies and Areas of Natural Significance

The St. Clair River is located approximately 3.4 km west of the Phase One Property, and Lake Huron is located approximately 4.3 km northwest of the Phase One Property. A municipal drain was present approximately 70 m southeast of the Phase One Property, running to the south and east. The Phase One Property does not include land that is within 30 m of a "water body".

The Phase One Study Area is not located within or within 30 m of an Area of Natural Significance which would also classify it as a sensitive site under O. Reg. 153/04, as amended. Wood visited the websites of County of Lambton and searched for natural heritage plans or protected site maps. The Phase One study area does not appear to have been designated by the County of Lambton as a protected area.

3.3.4 Well Records

At the time of reconnaissance, Wood did not note the presence of any domestic drinking water wells on the Phase One Property. No additional water wells, test wells, disposal wells, oil, gas or salt wells were observed at the Phase One Property by Wood during the reconnaissance.

MECP Well Records indicated no domestic wells were present within the Phase One Study Area. Two water wells were identified within the Phase One Study Area, installed into bedrock in 1954 and 1955. From the County of Lambton, the Phase One Study Area is on municipal water, and not well water. Two observation/monitoring wells (2005, 2015) were also identified within the Phase One Study Area.

3.4 **Site Operating Records**

The Phase One Property is not currently used in whole, or in part, for an industrial use. The Phase One Property has been in commercial use since development. There were no operating records for the Phase One Property that Wood considered relevant to the environmental condition.

3.5 **Summary of Records Review**

According to historical records obtained by Wood, including street directories, FIPs and aerial photography, and from discussions from the Phase One Property representatives, the Phase One Property was first developed in approximately 1970 as a multi-tenant commercial plaza with an L-shaped building (inferred as Building #1 and Building #5) on the south and east portion of the property and a rectangular building (Building #3) on the west side of the property. Demolition activities since 2010 have separate Building #1 and Building #5; an addition is currently being constructed on the south side of Building #1. Building #2 was constructed in 2019 and Building

#4 was constructed in 2018. Prior to development in approximately 1970, the Phase One Property was undeveloped and/or agricultural land.

Potential PCAs identified from the historical review in the Phase One Study Area included,

- 55. Transformer Manufacturing, Processing and Use (1999 transformer oil spill reportedly on-site, but possibly across London Road). This transformer oil spill reportedly occurred on-site (as per ERIS report), however, the Bluewater report prepared in 2016 states the spill occurred adjacent to the Taco Bell and Hakim Optical, which are located across London Road (approximately 27 m north and transgradient from the Phase One Property). From an October 7, 2019 correspondence, Mr. Dawson confirmed that Hakim Optical is located across London Road, and that Taco Bell was formerly located next to Hakim Optical. The representative confirmed that Hakim Optical and Taco Bell have never been tenants at the Phase One Property. Based on the inferred transgradient location from the Phase One Property and Bluewater report, the 2016 transformer oil spill is not considered to result in an APEC on the Phase One Property.
- 28. Gasoline and Associated Products Storage in Fixed Tanks 1254 London Road (Can Go Gas Bar, 27 m north, 1990-1993) based on the close proximity to the Phase One Property and inferred transgradient location, this former RFO is considered to result in an APEC on the Phase One Property.
- 52. Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems - 1151 London Road (Goodyear Go Centre, west adjacent property, 1980-2013) – based on the close proximity to the Phase One Property and inferred transgradient location, this RFO is considered to result in an APEC on the Phase One Property.
- Other: Spill London Road & Afton Drive (northeast adjacent property, 660 L of non-PCB transformer oil spilled in 2003 to intersection) based on the close proximity to the Phase One Property and recent occurrence, this is considered to result in an APEC on the Phase One Property.
- Other: Spill 1145 London Road (west adjacent property, 20 L of oil spilled in 2017 to parking lot) – based on the close proximity to the Phase One Property and recent occurrence, this is considered to result in an APEC on the Phase One Property.

4.0 INTERVIEWS

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

Name and Company or Affiliation	Position	Interview Details (Date, Place, Method, Reason for Interview)	Validity of Information from Interview
Darren G. Dawson Vensuris Capital	Asset Manager	Mr. Dawson was interviewed in person on September 20, 2019 during the reconnaissance, and via email for follow up clarifications.	Mr. Dawson is an owner representative, and the current Asset Manager of the Phase One Property.
Various Tenants	n/a	Wood interviewed tenants in each unit as part of the reconnaissance visit.	The tenants provided details on their operations and tenure on-site.

Mr. Dawson and the tenants are referred to as the Phase One Property representatives throughout this report.

Pertinent information obtained during the course of the interview is noted in the applicable portions of Section 5.

5.0 SITE RECONNAISSANCE

5.1 General Requirements

Cindy McKee of Wood conducted a Phase One Property reconnaissance on September 20, 2019 to assess whether any land uses may have and/or are currently impacting the environmental condition of the Phase One Property. On the days of the reconnaissance, the weather was clear / sunny. Ground cover conditions at the time were clear and dry. Wood did not access the roof areas of the on-site buildings due to health and safety concerns. All other areas of the Phase One Property were accessible during the reconnaissance visit. It should be noted that the McDonald's restaurant is a land lease, with McDonald's owning the building structure. The McDonald's building was not inspected during the reconnaissance and is not part of the Phase One ESA.

At the time of the reconnaissance the Phase One Property was in operation as a multi-building, multi-tenant retail plaza.

5.2 Specific Observations at Phase One Property

5.2.1 Phase One Property Description and Buildings

Five buildings are present at the Phase One Property, and identified as Building #1 (Crabby Joe's), Building #2 (multi-tenant building, centrally located), Building #3 (multi-tenant building, west side of property), Building #4 (Tepperman's) and Building #5 (Giant Tiger). Portions of Building #4, to the west and east, were demolished in the past five years. Selected photographs of the Phase One Study Area are presented in **Appendix H** and a copy of Wood's Inspection notes is provided in **Appendix I**.

Number of Storeys	Single storey for all five buildings	
Building Footprint	Building #1 – Approximately 740 square metres (m²)	
	Building #2 – Approximately 1,635 m ²	
	Building #3 – Approximately 1,770 m ²	
	Building #4 – Approximately 3,698 m ²	
	Building #5 – Approximately 3,442 m ²	
Year Constructed	Building #1, #3 and #5 – 1970	
	Building #2 – 2019	
	Building #4 – 2018	
Renovations/Additions	Interior renovations have occurred to Buildings #1, #3 and #5 in the past five years; renovations included exterior facades and interior unit updates	
Foundation	Slab-on-grade	
Building Exterior	Building #1 – concrete block with a stone and stucco façade and flat roof	
	Building #2 – concrete block with metal, stone and ceramic façade and a flat roof	
	Building #3 – concrete block with a brick and stucco façade and a flat roof	

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	Building #4 – concrete block with a wood and stone façade and a flat roof	
	Building #5 – concrete block with concrete brick, stucco and brick façade and a flat roof	
Building Interior	Wood framed with painted drywall and wood panel interior walls; carpet, vinyl tile, linoleum, ceramic tile and concrete floors; exposed steel truss, painted drywall and suspended ceiling tile ceilings	
Exterior Ground Cover	Asphalt parking lot and small grassed areas	
Exits/Entrances	Each building had doors along the front and rear of the buildings	
Heating Source	Roof-top HVAC units	
Natural Gas Connected	Inferred to be at development	
Historical Heating Source	N/A	
Electrical Service	Supplied to the Phase One Property by Bluewater Power via two oil-filled pad-mounted transformer located adjacent to Building #2 and Building #5	
Potable Water Supply	Municipal	
Non-potable Water Supply	No non-potable water sources are present on the Phase One Property.	
Sanitary Sewage	Municipal	
Drains, Pits, Sumps	Floor drains in kitchens and washrooms, no pits or sumps	

5.2.2 Utility Easements

No utility easements are known to be present on the Phase One Property.

5.2.3 Storage Tanks

The Phase One Property representatives advised Wood that no USTs or ASTs have ever been present at the Phase One Property. Wood did not observe any ASTs or USTs during the reconnaissance and did not observe fill or vent pipes during the suggesting the presence of USTs.

5.2.4 Site Production and Manufacturing

There was no current or historical production or manufacturing operations at the Phase One Property.

5.2.5 Chemical Storage/Handling and Floor Condition

Small quantities (i.e., 1 to 5 L) of janitorial cleaning and maintenance supplies were observed during the reconnaissance. The floor in the storage areas were observed to be generally in good physical condition (i.e., no cracking, pitting or staining) and no open floor drains were observed nearby. No other chemicals or hazardous materials were observed indoors or outdoors at the time of the reconnaissance and no significant environmental issues regarding chemical storage at the Phase One Property were identified.

According to the representatives, the exterior portions of the Phase One Property are salted during the winter months. A local contractor is retained to salt the property as needed. No salt is stored on the Phase One Property.

Wood was advised by the representatives that neither pesticides nor herbicides are used or stored at the Phase One Property. Wood did not observe any pesticide or herbicide storage during the reconnaissance.

5.2.6 Areas of Stained Soil or Pavement, or Stressed Vegetation

Wood conducted a walkover of the Phase One Property and did not observe any areas of stained soil or pavement, or stressed vegetation/dead zones.

5.2.7 Spills

Wood conducted a walkover of the Phase One Property to identify any areas of significant surface staining, stressed vegetation or any other potential indicators of surface spills or leaks. No areas of significant surface staining or stressed vegetation were observed at the time of the reconnaissance.

5.2.8 Fill / Debris

Wood did not observe amounts of debris or uncontrolled waste storage at the Phase One Property at the time of the reconnaissance. Gravel was observed on the east side of Building #5 where part of the building was demolished earlier this year, however that fill material was construction fill.

Based on observations made at the time of the reconnaissance, the presence of significant amounts of fill material is inferred not to be present. The Phase One Property is generally graded even with the surrounding properties and has similar topographic characteristics to the surrounding properties. There was no evidence from the historical review to suggest that significant amounts of in-filling had occurred.

5.2.9 Methane

Methane is a colourless and odourless gas commonly formed by the decomposition of organic material and is a large component of natural gas associated with waste disposal sites. Natural sources of methane include marshes, swamps, bogs, fens or coal and/or peat deposits. Potential methane risks include explosion hazards where methane enters closed spaces and concentrations exceed the lower explosive limit.

No natural sources of methane were identified at the time of reconnaissance. No current or closed landfills were identified within 1 km of the Phase One Property. Therefore, methane is not considered to be an issue at the Phase One Property.

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5.2.10 Radon

Radon is a naturally occurring gas produced by Uranium-238 decay and tends to concentrate in formations of granite, sandstone, coal, phosphate and uranium deposits. It percolates through soil, where it may accumulate in basements of buildings. As the existence of radon is dependent upon geological factors, it is more of a regional concern than site-specific.

The location of the Phase One Property was evaluated against the locations of a soil radon gas study published by the Ontario Geological Survey (OGS) entitled *Soil Radon Gas Study of Southern Ontario* (OGS, Open File Report 5847, 1993). The City of Sarnia and the location of the Phase One Property are not within the four main study areas investigated by the OGS. A search of the websites of the County of Lambton did not reveal any results indicating radon to be a concern in the area, and Wood is not aware of other records of the presence or emission of radon gas in the immediate area of Sarnia. Based on this information, Wood does not suspect radon gas to be a significant environmental issue.

5.2.11 Air Emissions and Odours

Wood did not observe the presence of air emission sources at the time of the reconnaissance that could possibly affect the environmental condition of the Phase One Property (i.e., building surfaces and / or surficial soils). The only air emission sources observed at the Phase One Property by Wood were exhausts from general building ventilation, kitchen and washroom vents. No significant environmental issues regarding air emissions have been identified based on the nature of the emission sources observed during the reconnaissance.

During the reconnaissance, Wood did not identify any strong, pungent or noxious odours attributable to the operations of the facility.

The representatives advised Wood that no complaints have been raised by neighbouring property owners/occupants or regulatory agencies concerning odours and/or air emissions at the Phase One Property.

5.2.12 Mould

Moulds (also known as "fungi") are present everywhere in the natural environment, indoors and outdoors. Exposure to mould may occur indoors on water damaged building materials during occupancy, building maintenance and/or repair operations. The most common types of moulds are generally not hazardous. However, some moulds may be problematic to some people.

Wood was advised that a mould survey / assessment has not been conducted at the Phase One Property and that mould is not known to be present. Evidence of conditions that may promote mould growth (e.g., moist or wet conditions) were not observed during the reconnaissance; however, observations were made only in readily accessible areas of the existing buildings (i.e., did not include concealed spaces such as behind walls or above ceilings).

5.2.13 Designated Substances and Hazardous Building Materials

There are eleven designated substances that are regulated by the Occupational Health & Safety Act (OHSA), including asbestos, lead, mercury, silica, arsenic, acrylonitrile, benzene, coke oven emissions, ethylene oxide, isocyanates, and vinyl chloride.

Given the nature of the Phase One Property, Wood has focused on specific designated substances as described in the following subsections:

5.2.13.1 Asbestos

Asbestos refers to a group of naturally occurring fibrous mineral silicates that is known to have been used in over 3,000 products. Friable asbestos materials can be readily crumbled using hand pressure, separating asbestos fibres from the associated binding materials and is commonly seen in boiler and pipe insulation. Non-friable asbestos is associated with a binding agent that prevents the ready release of airborne fibres and is typically found in roofing tars, floor and drywall compound, plaster and pre-cast asbestos cement products commonly referred to as "transite" (e.g., roof drains and transite panels).

Wood was advised by the Phase One Property representatives that an asbestos survey has not been conducted at the Phase One Property, and that ACMs are not known to be present at the Phase One Property. Based on the date of construction of Buildings #1, #3 and #5 (i.e., 1970), ACMs may be present at the Phase One Property as the use of ACMs was not discontinued until the early 1990s. With the exception of suspended ceiling tiles and vinyl floor tiles, potential ACMs were not observed during the reconnaissance; however, observations were made only in readily accessible areas of the existing buildings (i.e., not any concealed spaces such as behind walls or above ceilings). These potential ACMs were noted to be in relatively good condition.

The presence of ACMs can only be verified through multiple samples and analysis of suspect material samples as outlined in *O. Reg. 278/05*. ACMs must be addressed through the implementation of an appropriate management and/or abatement program to protect the health of persons working at the Phase One Property, as required under the *OHSA* and *O. Reg. 278/05*. ACMs in poor or deteriorated condition may be addressed through repair, encapsulation, enclosure or removal.

5.2.13.2 Lead

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Lead is a heavy metal typically found in metallic lead (used to make water distribution pipes, electrical batteries, lead solder, and electric cable sheathes); inorganic compounds (components of products such as insecticides, pigments, paints, and glass); and organic lead compounds (the most commonly known of which are tetramethyl lead and tetraethyl lead, used as antiknock additives in gasoline).

The Phase One Property building was noted to contain painted surfaces. The majority of these painted surfaces were noted to exist in good condition. Considering the age of Buildings #1, #3 and #5 (i.e., 1970) it is likely that LCPs are present at the Phase One Property.

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5.2.13.3 Mercury

Minor amounts of mercury are commonly found in a variety of building materials including mercury vapour lamps and thermostats and other electrical control switches. Mercury vapour is suspected to be present in fluorescent and high intensity discharge (HID) lamps. Mercury is suspected to be present in thermostats. Given the potential quantities of mercury present and their intended use, no potential concerns are expected.

5.2.14 Unidentified or Other Substances

5.2.14.1 UFFI

Urea formaldehyde foam insulation (UFFI) was typically made at a construction site from a mixture of urea-formaldehyde resin, a foaming agent, and compressed air. The mixture was injected as a thermal insulating material for difficult-to-reach cavities in walls of existing buildings in the 1970s. The urea and formaldehyde 'cured' into insulating foam plastic. UFFI was discontinued in 1980 after its ban in Canada under the HPA.

The presence of UFFI was not identified during the reconnaissance.

5.2.14.2 Polychlorinated Biphenyls

PCB-containing products (e.g., oil in light ballasts and liquid-filled transformers) were manufactured for use in applications where stable, fire-resistant, and heat-transfer properties were demanded between 1926-29 and 1977. Most PCBs were sold for use as dielectric fluids (insulating liquids) in electric transformers and capacitors. Other uses included heat transfer fluid, hydraulic fluid, dye carriers in carbonless copy paper, plasticizers in paints, adhesives, and caulking compounds. In Canada, PCBs were prohibited from being used in products, equipment, machinery, electrical transformers and capacitors that were manufactured or imported into the country after July 1980. However, older equipment in use after this date may still contain PCBs if the equipment's fluid has not been changed, or if there was sufficient inventory of such equipment.

Electrical service is supplied to the Phase One Property by Bluewater Power via two oil-filled pad-mounted transformers; one transformer was located east of Building #2 and one was located east of Building #5. The transformer near Building #2 was constructed with the building in 2019, and therefore will not contain PCBs as the use of PCBs in oil-filled transformers was not discontinued until the early 1980s. The transformer near Building #5 may contain PCBs as the original buildings were developed in approximately 1970. Staining of the ground surface near the transformer was not observed during the reconnaissance.

Fluorescent light fixtures were observed throughout the Phase One Property building. Given the date of construction of Buildings #1, #3 and #5 (i.e., approximately 1970), the light ballasts may contain PCBs as the use of PCBs in light ballasts was discontinued by the early 1980s.

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The Phase One Property representatives informed Wood that PCBs are not stored at the Phase One Property. No evidence of PCB storage was observed at the Phase One Property.

5.2.14.3 ODS

ODSs include any substances containing chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), halon or any other material capable of destroying ozone in the atmosphere. ODSs have been used in rigid polyurethane foam and insulation, laminates, aerosols, air conditioners, fire extinguishers, cleaning solvents and the sterilization of medical equipment.

Access was not gained to the roof area at the time of the reconnaissance. However, the Phase One Property representatives indicated that rooftop heating ventilation air conditioning (HVAC) units are present. Commonly, rooftop HVAC units located at similar facilities are charged with known ODSs. The Phase One Property representatives advised the rooftop HVAC units are serviced on an "as-needed" basis by contract technicians certified to handle ODSs, and that ODSs were not stored on-site. ODSs were not observed to be stored at the Phase One Property at the time of the reconnaissance.

Apart from the HVAC equipment identified above and the presence of commercial-type refrigerator / freezers, no other equipment was observed at the Phase One Property that could potentially contain ODSs.

5.2.14.4 Radioactive Materials

The Canadian Nuclear Safety Commission (CNSC) is responsible for the management and licensing of radioactive materials, to ensure that the use of nuclear energy and materials do not pose undue risk to health, safety, security and the environment. Industrial equipment such as X-ray imagers, metal detection devices and measuring devices may contain radioactive materials and may be a hazard if used or stored improperly.

Radioactive materials or equipment (labelled as such) were not observed at the Phase One Property and the property is not registered with the CNSC. No testing for the presence of radioactive material was undertaken.

5.3 Enhanced Investigation Property Observations

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

• (i) an RSC has been filed for the Phase One Property, (ii) the current Phase One ESA did not identify a PCA at the Phase One Property other than PCAs identified in the Phase One ESA used in support of the RSC, and (iii) the current QP determines that there are no APECs at the Phase One Property; or

(ii) the Phase One Property is currently used for an agricultural or other use, or a
community use, an institutional use, a parkland use or a residential use; and (ii) since the
latest date on which the Phase One Property ceased being used for a purpose that would
otherwise qualify it as an enhanced investigation property, an RSC has been filed for the
Phase One Property.

The Phase One Property is not classified as an enhanced investigation property.

At the time of the reconnaissance the Phase One Property was in operation as a multi-tenant, multi-building retail and restaurant plaza.

5.3.1 Industrial/Commercial Operations

There are currently (or historically) no industrial operations occurring at the Phase One Property.

5.3.2 Hydraulic Lift Equipment

Mechanical equipment including piston type elevators, vehicle hoists, loading dock lifts, and compactors comprise typical hydraulically operated devices. Such equipment contains hydraulic oils, which are operated under high pressures and can be released into the environment as a result of leaks or equipment failure.

According to information provided by the Phase One Property representatives, there are loading docks with hydraulic lift components associated with Buildings #4 and #5. The accessible areas around the equipment were inspected and found to be free of any obvious staining or evidence of leakage of hydraulic oil. No other hydraulically driven mechanical equipment was observed by Wood at the time of the reconnaissance. The absence of such equipment at the Phase One Property was confirmed by the representative.

5.3.3 Vehicle/Equipment Maintenance Areas

No vehicle maintenance currently takes place at the Phase One Property.

5.3.4 Oil/Water Separators

No oil/water separators are present at the Phase One Property.

5.3.5 Hazardous Materials Use/Storage

No hazardous materials are present at the Phase One Property.

5.3.6 Generated Wastes

5.3.6.1 Liquid Waste

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The generation, storage or disposal of industrial liquid wastes was not observed at the time of the reconnaissance and the Phase One Property is not listed in the current MECP computer database as a registered generator of liquid industrial and hazardous waste.

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Wood observed two CS Cooking Oil grease bins during the reconnaissance; located east of Building #1 and south of Building #3, associated with the Crabby Joe's and Twisted Arm restaurants, respectively. Wood did not observe significant staining around the waste grease bins, that were situated on asphalt.

5.3.6.2 Solid Waste

Based on discussions with the Phase One Property representatives, and on observations made by Wood during the reconnaissance, it is Wood's understanding that the Phase One Property generates only non-hazardous solid waste from general operation and office activities. Non-hazardous solid waste generated at the Phase One Property is stored in steel bins located at five locations around the on-site buildings and is removed for off-site disposal by either Progressive or Earth Bin, licensed waste haulers on a weekly basis. The Phase One Property is not listed in the current MECP computer database as a registered generator of solid hazardous waste.

5.3.7 Liquid Discharge Points and Spills History

There are currently no liquid discharge points at the Phase One Property. Wood did not note any drains during the reconnaissance and evidence of historical spills was not observed. From the ERIS report, approximately 100 L of mineral oil was spilled to the road and sewer from a transformer due to a cooling system leak in 1999.

5.4 Adjacent Land Uses

Wood reviewed the current land uses of neighbouring properties from publicly accessible locations to assess possible environmental impacts to the Phase One Property that may arise from off-site operations. Properties surrounding the Phase One Property are summarized as follows:

North of the Phase One Property

Adjacent to the north of the Phase One Property was London Road followed by four commercial buildings including a strip mall (Hakim Optical, Smoke Station, etc.), TD Bank, Mister Safety Shoes, Cash Money, and Pizza Hut. Further north was a medical plaza. Northwest, across London Road was a former Taco Bell restaurant, CIBC, strip mall (Stag Shop, Bagel Factory, medical office), and Wendy's restaurant.

RFOs were observed further northwest of the Phase One Property: Petro Canada with four (inferred) USTs at the northeast corner of London Road and Murphy Road (175 m northwest) and Esso with two (inferred) USTs at the northwest corner of London Road and Murphy Road (255 m northwest). Based on the separation distances and inferred downgradient location from the Phase One Property, these two RFOs do not result in APECs on the Phase One Property.

Northeast, across London Road is Greg's Auto Detailing, Tim Horton's, Home Hardware, and Park Lane Chevy, Buick & GMC dealership and service garage (160 m). Further northeast, along London Road were various retail stores, Lambton Mall Road and a Canadian Tire RFO with four (inferred)

USTs (455 m). Based on the separation distance from the Phase One Property, the Canadian Tire RFO is not considered to result in an APEC on the Phase One Property.

East of the Phase One Property

Adjacent to the east of the Phase One Property was Afton Drive, followed by restaurants (Harvey's, Swiss Chalet, Taco Bell, East Side Mario's), Fabricland, and Ralley Engineering. A Petro Canada RFO was located further east at the southwest corner of London Road and Lambton Mall Road (360 m); the RFO had four (inferred) USTs. Based on the separation distance from the Phase One Property, the Petro Canada RFO is not considered to result in an APEC on the Phase One Property.

South of the Phase One Property

Adjacent to the south and southeast of the Phase One Property was residential land use (single and multi-tenant buildings). An electrical substation was present 150 m southeast of the Phase One Property and consisted of high voltage lines. Apartment buildings were present to the southwest, followed by a strip mall on Murphy Road (185 m). One of the tenants of the strip mall was Quick N'Clean, a laundromat (no dry-cleaning operations). Based on the separation distance and inferred transgradient location from the Phase One Property, the electrical substation is not considered to result in an APEC on the Phase One Property.

West of the Phase One Property

Adjacent to the west of the Phase One Property was Goodyear, with a three-bay garage. According to the Goodyear website, servicing at 1151 London Road include brake system repairs, oil, lube & filter services, steering & suspension systems, tune-ups and tire services.

Further west was the Superstore property, with the Superstore, JYSK, Fit4Life, Selloff Vacation and a Superstore RFO with five (inferred) USTs. The RFO is located approximately 80 m east of the Phase One Property.

<u>Summary</u>

Potential PCAs identified during the reconnaissance within the Phase One Study Area that result in APECs on the Phase One Property include,

- 52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems (Park Lane dealership, 1290 London Road, 160 m northeast; Goodyear, 1151 London Road, west adjacent property).
- 28. Gasoline and Associated Products Storage in Fixed Tanks (600 Murphy Road, 80 m east).

5.5 Written Description of Investigation

Findings of Wood's inspection and interviews were outlined throughout this section of our report. LCPs, PCB-containing fluorescent light ballasts, and ACMs were identified as potential operational/management issues by Wood at the time of reconnaissance.



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In summary, the reconnaissance and related inquiries identified the following APECs for the Phase One Property.

Finding	Direction and Distance Relative to Phase One Property	PCA	АРЕС
Salting of Parking Lot	Phase One Property (outside building footprints)	48. Salt manufacturing, processing and bulk storage	This PCA represents an APEC on, in or beneath the Phase One Property based on the on-site application of salt for safety purposes.
Pad-mounted transformers	Phase One Property (E of Building #2 and SE corner of Building #5)	55. Transformer manufacturing, processing and use	This PCA represents an APEC on, in or beneath the Phase One Property based on the on-site presence of two transformers.
100 L mineral oil spill to road and sewer from transformer due to leak (1999)	Phase One Property (southeast of Building #5)	55. Transformer manufacturing, processing and use	This PCA represents an APEC on, in or beneath the Phase One Property based on the inferred on-site location of the transformation
Former RFO with fuel tanks (1254 London Road, 27 m north, 1990- 1993)	27 m north of the Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks	This PCA represents an APEC on, in or beneath the Phase One Property given the close proximity of the PCA relative to the Phase One Property.
Automotive Service Garage (1151 London Road, 1980-present)	West adjacent property	28. Gasoline and Associated Products Storage in Fixed Tanks	This PCA represents an APEC on, in or beneath the Phase One Property given the close proximity of the PCA relative to the Phase One Property.
Spill of 660 L of non-PCB transformer oil to the London Road & Afton Drive intersection (2003)	Northeast adjacent property	Other: spill	This PCA represents an APEC on, in or beneath the Phase One Property given the close proximity of the PCA relative to the Phase One Property.
Spill of 20 L of oil spilled to parking lot (1145 London Road, 2017)	West adjacent property	Other: spill	This PCA represents an APEC on, in or beneath the Phase One Property given the close proximity of the PCA relative to the Phase One Property.

Copies of Wood's Inspection and Interview notes are provided in **Appendix I** and were outlined throughout this report.

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6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Current and Past Uses

According to historical records obtained by Wood, including street directories, FIPs and aerial photography, and from discussions from the Phase One Property representatives, the Phase One Property was first developed in approximately 1970 as a multi-tenant commercial plaza with an L-shaped building (inferred as Building #1 and Building #5) on the south and east portion of the property and a rectangular building (Building #3) on the west side of the property. Demolition activities since 2010 have separate Building #1 and Building #5; an addition is currently being constructed on the south side of Building #1. Building #2 was constructed in 2019 and Building #4 was constructed in 2018. Prior to development in approximately 1970, the Phase One Property was undeveloped and/or agricultural land.

According to historical records obtained by Wood, including chain of title, aerial photography, city directories and FIPs, and from discussions with the Phase One Property representatives, the history of the ownership and occupancy of the Phase One Property is as follows:

Years	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Pre 1885	Crown	Undeveloped	Agricultural or Other Use	Inferred. No other documentation available.
1885-1859	Benjamin Fairchild	Undeveloped	Agricultural or Other Use	Property use inferred based on private ownership. FIPS, aerial photographs and city directories not available.
1859-1880	George Durant	Undeveloped	Agricultural or Other Use	Property use inferred based on private ownership. FIPS, aerial photographs and city directories not available.
1880-1902	Jessie Durant	Undeveloped	Agricultural or Other Use	Property use inferred based on private ownership. FIPS, aerial photographs and city directories not available.
1902-1909	William Broughton	Undeveloped	Agricultural or Other Use	Property use inferred based on private ownership. FIPS, aerial photographs and city directories not available.
1909-1938	Neil McArthur	Undeveloped	Agricultural or Other Use	Property use inferred based on private ownership. FIPS, aerial photographs and city directories not available.

Years	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1938-1940	William Moore	Undeveloped	Agricultural or Other Use	Property use inferred based on private ownership and no listings for city directories. FIPs and aerial photographs not available.
1940-1954	Donald C. Moore	Undeveloped	Agricultural or Other Use	Property use inferred based on private ownership, city directories and aerial photographs. FIPs not available.
1954-1965	James Moore, Donald Moore & William Moore	Undeveloped	Agricultural or Other Use	Property use inferred based on private ownership, city directories and aerial photographs. FIPs not available.
1965-1966	Challenge Investments Limited (Root 1)	Undeveloped	Agricultural or Other Use	Property use inferred based on private ownership, city directories and aerial photographs. FIPs not available.
1966-1967	Brockfield Investments Limited (Root 1)	Undeveloped	Agricultural or Other Use	Property use inferred based on private ownership, city directories and aerial photographs. FIPs not available.
1967-1969	Challenge Investments Limited (Root 2)	Undeveloped	Agricultural or Other Use	Property use inferred based on private ownership, city directories and aerial photographs. FIPs not available.
1969-2011	Brockfield Investments Limited (Root 2)	Multi-tenant commercial plaza	Commercial Use	Property use inferred based on private ownership, city directories and aerial photographs. FIPs not available.
2011-2016	Tierrasanta Investments ULC (name change)	Multi-tenant commercial plaza	Commercial Use	Property use inferred based on private ownership, city directories and aerial photographs. FIPs not available.
2016-2017	The Corporation of the County of Lambton	Multi-tenant commercial plaza	Commercial Use	Property use inferred based on private ownership, city directories and aerial photographs. FIPs not available.
2017	1968802 Ontario Inc.	Multi-tenant commercial plaza	Commercial Use	Property use inferred based on private ownership, city directories and aerial photographs. FIPs not available.

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Years	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2017- present	Elison Developments Inc. (name change)	Multi-tenant commercial plaza	Commercial Use	Property use inferred based on private ownership, city directories and aerial photographs. FIPs not available.

Potentially Contaminating Activities and Areas of Potential Environmental 6.2 Concern

Wood's findings regarding potential areas of environmental concern as a result of the Records Review are presented in Section 3.5, and findings as a result of interviews and the reconnaissance are presented in Section 5.5. Section 6.3, Conceptual Site Model, provides more detailed discussion on these findings and their supporting rationale. The following APECs and PCAs for the Phase One Property were identified.

Area of Potential Environmental Concern	Location of APEC on Phase One Property	Potentially Contaminating Activity*	Location of PCA	Contaminants of Potential Concern	Media Potentially Impacted
APEC-1: salting of parking lot areas	Phase One Property (outside building footprints)	48. Salt manufacturing, processing and bulk storage	On-Site	EC, SAR	Soil
APEC-2: on-site pad- mounted transformers	Phase One Property (E of Building #2 and SE corner of Building #5)	55. Transformer manufacturing, processing and use	On-Site	PCBs, PHCs	Soil
APEC-3: mineral oil spill (100 L) from transformer (1999)	Phase One Property (southeast of Building #5)	55. Transformer manufacturing, processing and use	On-Site	PCBs, PHCs	Soil
APEC-4: Former RFO (1254 London Road, 1990- 1993)	27 m north of the Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	BTEX, PHCs	Ground Water
APEC-5: Automotive Service Garage (1151 London Road, 1980-present)	West adjacent property	28. Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	VOCs, PHCs	Ground Water
APEC-6: 660-L spill of non-PCB transformer oil (London Road & Afton Drive, 2003)	Northeast adjacent property	Other: Spill	Off-Site	BTEX, PHCs	Ground Water

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Area of Potential	Location of APEC	Potentially	Location of PCA	Contaminants	Media
Environmental	on Phase One	Contaminating		of Potential	Potentially
Concern	Property	Activity*		Concern	Impacted
APEC-7: 20 L oil spill to parking lot (1145 London Road, 2017)	West adjacent property	Other: spill	Off-Site	BTEX, PHCs	Ground Water

^{*}Potentially Contaminating Activity (PCA) described specifically for the Phase One Property with reference to the applicable item number in the Table of Potentially Contaminating Activities provided in Schedule D of O. Reg. 153/04 as amended, where applicable.

PHCs - Petroleum Hydrocarbons

PCBs - Polychlorinated Biphenyls

VOCs – Volatile Organic Compounds

BTEX - Benzene, Toluene, Ethylbenzene, Xylenes

6.3 Phase One Conceptual Site Model

Figure 2 illustrates the existing layout of the Phase One Study Area. **Figure 3** presents the CSM including PCAs, APECs and surrounding land uses, respectively.

The Phase One CSM provides background information and physical description of the Phase One Property including the geology, hydrogeology and sub-surface structures that can influence the potential movement of any contaminants that may have been released, and any known contaminant impacts to the Phase One Property.

6.3.1 Physical Setting

The Phase One Property lies at an approximate elevation of 181 mASL. The UTM coordinates are Zone 17, 4759385 Northing and 388925 Easting. The topography across the Phase One Property is noted to be relatively flat and at a similar elevation than the surrounding properties.

The surficial geology within the Phase One Study Area is interpreted to consist of glaciolacustrine deposits of sand, silt and minor gravel ("Quaternary Geology of the Sarnia-Brights Grove Area, Southern Ontario", preliminary map P.2222, Ontario Division of Mines).

Bedrock is anticipated be of the Upper Devonian Kettle Point Shale ("Bedrock Geology of Ontario", Ontario Geological Survey, 1991). Bedrock is anticipated to be encountered at approximately 100 to 125 mbgs.

The regional ground water flow direction based on topographic features is expected to be to the west towards the St. Clair River. Locally, however, the shallow ground water flow may be influenced by underground utility trenches, conduits, and structures, variations in soil type, and minor fluctuations in topography.

6.3.2 Water Bodies and Areas of Natural Significance

The St. Clair River is located approximately 3.4 km west of the Phase One Property, and Lake Huron is located approximately 4.3 km northwest of the Phase One Property. A municipal drain was present approximately 70 m southeast of the Phase One Property, running to the south and east. The Phase One Property does not include land that is within 30 m of a "water body".

The Phase One Study Area is not located within or within 30 m of an Area of Natural Significance which would also classify it as a sensitive site under *O. Reg. 153/04*, as amended. Wood visited the websites of County of Lambton and searched for natural heritage plans or protected site maps. The Phase One study area does not appear to have been designated by the County of Lambton as a protected area.

6.3.3 Phase One Property Structures and Preferential Pathways

There are five buildings, with a slab-on-grade foundation, present at the Phase One Property. Underground utilities servicing the buildings include municipal water and sewer, natural gas, hydro, cable and telephone. These utilities are located from the surrounding roadways and through the property. These utility trenches could act as preferential pathways for contaminant movement on the Phase One Property.

Other than the building foundation and underground utility services, no other preferential pathways have been identified.

6.3.4 Sources of Contamination

The following potential sources of contamination have been identified for the Phase One Property:

- Phase One Property (outside of building footprints): salting of parking lot since development – potential for EC and SAR in shallow soil;
- Phase One Property (East of Building #2 and southeast of Building #5): pad-mounted transformers present on-site potential for PCB and PHC in shallow soil;
- Phase One Property (southeast of Building #5): mineral oil spill (100 L) in 1999 potential for PCB and PHC in shallow soil;
- Former RFO located at 1254 London Road (27 m north of the Phase One Property) from 1990 to 1993 potential for BTEX and PHCs in ground water;
- Current automotive service garage at 1151 London Road (west adjacent property) from 1980 to present – potential for VOCs and PHCs in ground water;

- Historical spill of 660 L non-PCB transformer oil to the intersection of London Road and Afton Drive (northeast adjacent property) in 2003 – potential for BTEX and PHCs in ground water; and
- Historical spill of 20 L of oil to parking lot at 1145 London Road (west adjacent property)
 in 2017 potential for BTEX and PHCs in ground water.

6.3.5 Contaminant Migration

COCs such as PHCs and BTEX are mobile, while any metal-impacted soils would typically remain where they are found in surficial soils. Regional ground water flow direction is anticipated to be to the west, however, at a local level, the shallow ground water flow may be influenced by underground utility trenches, conduits, and structures, variations in soil type, and minor fluctuations in topography. There is potential for contaminant migration across the Phase One Property.

6.3.6 Uncertainty and Data Gaps

Uncertainty exists regarding the depth to ground water, and whether manmade features influence ground water flow. No data gaps were identified from the historical review for the Phase One Property.

6.3.7 Residential Redevelopment Property

The representatives indicated that the majority of the Phase One Property will remain as commercial land use, with only the southeast portion of the property being redeveloped for residential land use. The Client will be severing the proposed residential portion of the Phase One Property and will need to obtain an RSC for only this portion of the property (hereafter referred to as "Phase One Property-R").

The Phase One ESA was completed on the entire Phase One Property, however, as the RSC will only be obtained for Phase One Property-R, the off-site PCAs need to be re-assessed based on their distances from the Phase One Property-R, as follows,

Finding	Direction and Distance Relative to Phase One Property-R	PCA	АРЕС
Salting of Parking Lot	Phase One Property-R (south portion)	48. Salt manufacturing, processing and bulk storage	This PCA represents an APEC on, in or beneath the Phase One Property based on the on-site application of salt for safety purposes.
Pad-mounted transformers	E of Building #2 (65 m NW) and SE	55. Transformer manufacturing, processing and use	The transformer located east of Building #2 is 65 m downgradient

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	corner of Building #5 (5 m west)		of the Phase One Property-R and therefore does not generate an APEC. The transformer located southeast of Building #5 does represents an APEC on, in or beneath the Phase One Property based on the proximity of the transformer
100 L mineral oil spill to road and sewer from transformer due to leak (1999)	Phase One Property (southeast of Building #5)	55. Transformer manufacturing, processing and use	This PCA represents an APEC on, in or beneath the Phase One Property based on the proximity of the off-site transformer
Former RFO with fuel tanks (1254 London Road, 130 m north, 1990-1993)	130 m north of the Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks	This PCA is not considered to represent an APEC on, in or beneath the Phase One Property given the separation distance (130 m) and transgradient location of the PCA relative to the Phase One Property.
Automotive Service Garage (1151 London Road, 1980-present)	200 m west of the Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks	This PCA is not considered to represent an APEC on, in or beneath the Phase One Property given the distance (200 m) and downgradient location of the PCA relative to the Phase One Property.
Spill of 660 L of non-PCB transformer oil to the London Road & Afton Drive intersection (2003)	105 m north of the Phase One Property	Other: spill	This PCA is not considered to represent an APEC on, in or beneath the Phase One Property given the separation distance (105 m) and transgradient location of the PCA relative to the Phase One Property.
Spill of 20 L of oil spilled to parking lot (1145 London Road, 2017)	200 m west of the Phase One Property	Other: spill	This PCA is not considered to represent an APEC on, in or beneath the Phase One Property given the distance (200 m) and downgradient location of the PCA relative to the Phase One Property.

The following APECs for the Phase One Property-R were identified.

Area of Potential Environmental Concern	Location of APEC on Phase One Property-R	Potentially Contaminating Activity*	Location of PCA	Contaminants of Potential Concern	Media Potentially Impacted
APEC-1: salting of parking lot areas	Phase One Property (outside building footprints)	48. Salt manufacturing, processing and bulk storage	On-Site	EC, SAR	Soil
APEC-2: on-site pad- mounted transformers	Phase One Property (southeast of Building #5)	55. Transformer manufacturing, processing and use	Off-Site	PCBs, PHCs	Ground Water
APEC-3: mineral oil spill (100 L) from transformer (1999)	Phase One Property (southeast of Building #5)	55. Transformer manufacturing, processing and use	Off-Site	PCBs, PHCs	Ground Water

^{*}Potentially Contaminating Activity (PCA) described specifically for the Phase One Property with reference to the applicable item number in the Table of Potentially Contaminating Activities provided in Schedule D of O. Reg. 153/04 as amended, where applicable.

PHCs – Petroleum Hydrocarbons

PCBs - Polychlorinated Biphenyls

VOCs – Volatile Organic Compounds

BTEX – Benzene, Toluene, Ethylbenzene, Xylenes

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Summary

The representatives indicated that the majority of the Phase One Property will remain as commercial land use, with only the southeast portion of the property being redeveloped for residential land use. The Client will be severing the proposed residential portion of the Phase One Property and will need to obtain an RSC for only this portion of the property (hereafter referred to as "Phase One Property-R").

Based on the Phase One ESA conducted by Wood, APECs were identified resulting from PCAs associated with on-site activities (parking lot salting) and off-site activities (pad-mounted transformer and a historical mineral oil spill at the transformer) on Phase One Property-R. A Phase Two ESA is recommended on Phase One Property-R to address these APECs.

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

A Phase Two ESA would be required at this Phase One Property-R to address the APECs.

7.3 Potential Operational/Management Issues

The presence of suspected LCPs, PCBs, and ACMs were identified as potential operational/management issues by Wood on the Phase One Property; however, no building structures were present on Phase One Property-R.

The presence of LCPs can only be verified through sampling and analysis of suspect paint samples. If present, LCPs may be addressed through the implementation of an appropriate management or abatement plan to protect the health of workers. Where LCPs are in poor condition (i.e., peeling or flaking) they may be addressed through encapsulation or removal. Appropriate management plans are also required where maintenance, alteration, renovation, or demolition activities may disturb these materials. As noted in this report, painted surfaces were observed to be in good condition and therefore does not need to be removed.

A designated substance survey (DSS) <u>would be</u> required if future repair, renovation or demolition activities are planned in areas of the Phase One Property buildings where suspect ACMs, PCBs and LCPs are located. A DSS <u>would be</u> required to fulfil the Owner's requirements under Section 30 of the *Ontario Occupational Health and Safety Act*, (the OHSA), Revised Statutes of Ontario 1990, (as amended). The building owner must provide the DSS report to all contractors working on the property. Subsequently, all contractors must furnish the DSS report to their subcontractors.

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8.0 CLOSURE

Under the supervision of Patrick Shriner, P.Geo., QP, Cindy McKee, P.Geo., QP of Wood conducted the reconnaissance. Any practice of geoscience documented within this report was undertaken by or under the supervision of a Professional Engineer or Professional Geoscientist licensed in the Province of Ontario. The Qualifications of the Assessors are provided in **Appendix J**.

This report was prepared for the exclusive use of ROAStudio and is intended to provide a Phase One ESA of the property located at 1249 London Road, in Sarnia, Ontario at the time of the Phase One Property visit. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from Wood will be required. With respect to third parties, Wood has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

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

In evaluating the property, Wood has relied in good faith on information provided by other individuals noted in this report. Wood has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner and his representatives, as reported herein. Wood accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

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

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

If you have any questions or require further information, please contact the undersigned.

Wood Environment & Infrastructure, a Division of Wood Canada Limited.

Prepared by: Reviewed by:

DRAFT DRAFT

Cindy McKee, B.Sc., P.Geo., QP_{ESA}

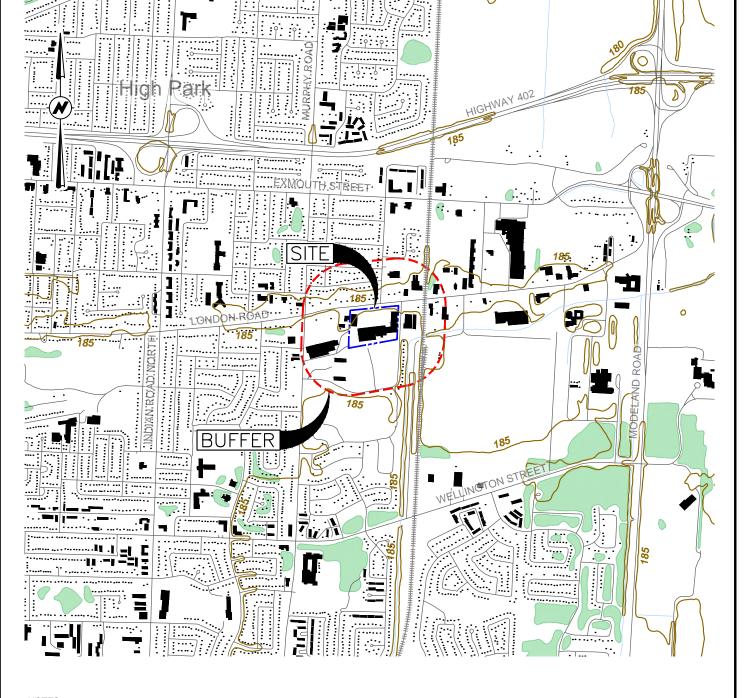
Senior Environmental Geoscientist

Patrick Shriner, P.Geo., QP_{ESA}

Associate Environmental Geoscientist

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FIGURES



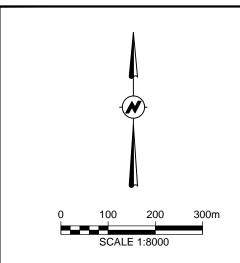
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ORIGINAL PAPER SIZE: $8\frac{1}{2}$ x 11.

REFERENCES: CANMAP STREETFILES V2008.4.

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ROA Studio Inc. 67 KING STREET WEST	-II ROA STUDIOms.	SJL CHK'D BY:	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT COMMERCIAL PROPERTY	OCT. 1, 2019
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		DATUM:	,	SYW196273
Wood		NAD83	TITLE:	REV No:
Environment & Infrastructure Solutions		PROJECTION:	LEV BLAN	0
11865 COUNTY ROAD 42	Wood.	UTM Zone 17	KEY PLAN	FIGURE No:
TECUMSEH, ONTARIO, N8N 2M1	********	SCALE:		
519-735-2499		1:20000		1

DATE PLOTTED: 10/1/2019 3:56:59 PM FILE LOCATION: P:\2019\ESA_Remediation\Projects\SYW196273 - ROAStudio



LEGEND:

APPROX. SITE BOUNDARY PHASE ONE 250m BUFFER

COMMERCIAL PROPERTY

R RESIDENTIAL PROPERTY (A)

APARTMENT BUILDING 1

RETAIL FUEL OUTLET

2 FIRESTONE TIRES

(3) HYDRO ONE SUBSTATION

CAR DEALERSHIP WITH SERVICE 4 **GARAGE**

NOTES:

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS REPORT No. SYW196273.

ALL LOCATIONS ARE APPROXIMATE.

ORIGINAL PAPER SIZE: 8½ x 11.

REFERENCES:

2015 AERIAL PHOTOGRAPHS PROVIDED BY THE COUNTY OF LAMBTON; CANMAP STREETFILES V2008.4.



ROA Studio Inc. 67 KING STREET WEST CHATHAM, ONTARIO, N7M 1C6

Wood **Environment & Infrastructure Solutions**

11865 COUNTY ROAD 42 TECUMSEH, ONTARIO, N8N 2M1 519-735-2499



DWN BY:	
	SJL
CHK'D BY:	
	CM

UTM Zone 17

1:8000

PROJECTION:

SCALE:

NAD83 TITLE:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT COMMERCIAL PROPERTY 1249 LONDON ROAD SARNIA, ONTARIO

SURROUNDING LAND USE PLAN

OCT. 1, 2019 PROJECT No:

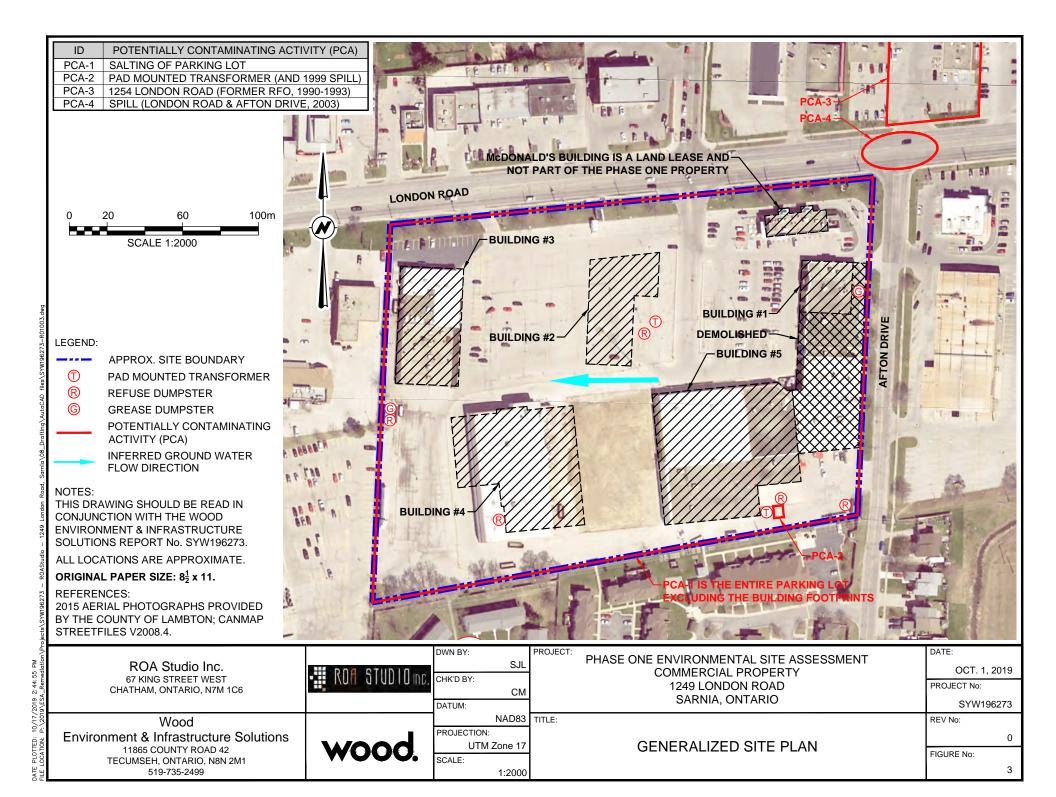
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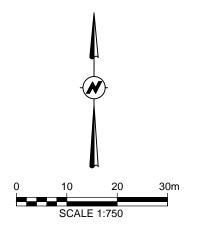
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ID	POTENTIALLY CONTAMINATING ACTIVITY (PCA)
APEC-1	SALTING OF PARKING LOT (1970-PRESENT)
APEC-2	PAD MOUNTED TRANSFORMER (1970-PRESENT)
APEC-3	SPILL AT PAD MOUNTED TRANSFORMER (1999)



LEGEND:

APPROX. SITE BOUNDARY

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APEC)



PAD MOUNTED TRANSFORMER

INFERRED GROUND WATER FLOW DIRECTION

NOTES:

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ALL LOCATIONS ARE APPROXIMATE.

ORIGINAL PAPER SIZE: 8½ x 11.

REFERENCES:

2015 AERIAL PHOTOGRAPHS PROVIDED BY THE COUNTY OF LAMBTON; CANMAP STREETFILES V2008.4.



ROA Studio Inc. 67 KING STREET WEST CHATHAM, ONTARIO, N7M 1C6	∙ ∰ ROA STUDIO inc.	SII	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT COMMERCIAL PROPERTY 1249 LONDON ROAD SARNIA, ONTARIO	OCT. 1, 2019 PROJECT No: SYW196273
Wood Environment & Infrastructure Solutions 11865 COUNTY ROAD 42 TECUMSEH, ONTARIO, N8N 2M1 519-735-2499	wood.	NAD83 PROJECTION: UTM Zone 17 SCALE: 1:750	CONCEPTUAL SITE MODEL (PHASE ONE PROPERTY-R)	REV No: 0 FIGURE No: 4

DATE PLOTTED: 10/17/2019 1:29:59 PM ELE LOCATION: 0:\2019\ESA Permediation\Decirate\Symplescon

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Appendix A
Legal Survey

wood.

Appendix B Phase One ESA Reference Document

Phase One Environment Site Assessment Reference Document

Asbestos

Asbestos refers to a group of naturally occurring fibrous mineral silicates that is known to have been used in over 3,000 products commonly referred to as asbestos-containing materials (ACM). Friable ACM can be readily crumbled using hand pressure, separating asbestos fibres from the associated binding materials and is commonly seen in boiler and pipe insulation and spray fireproofing. Non-friable ACM is associated with a binding agent that prevents the ready release of airborne fibres and is typically found in vinyl flooring, tars and sealants, drywall compound, plaster and pre-cast asbestos cement products commonly referred to as "Transite" (e.g., roof drains and transite panels). The handling, identification, documentation, and removal of asbestos are regulated by Ontario Regulation278/05 Designated Substance – Asbestos on Construction Projects and In Buildings and Repair Operations. The presence of ACMs can only be verified through multiple samples and analysis of suspect materials as outlined in O. Reg. 278/05. ACMs must be addressed through the implementation of an appropriate management and/or abatement program to protect the health of persons working at the Site, as required under the OHSA and O. Reg. 278/05. ACMs in poor or deteriorated condition may be addressed through repair, encapsulation, enclosure or removal.

Hydraulic Equipment

Mechanical equipment including piston type elevators, vehicle hoists, loading dock lifts, and compactors comprise typical hydraulically operated devices. Such equipment contains hydraulic oils which are operated under high pressures and can be released into the environment as a result of leaks or equipment failure.

Lead

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Lead is a heavy metal typically found in metallic lead (used to make water distribution pipes, electrical batteries, lead solder, and electric cable sheathes); inorganic compounds (components of products such as insecticides, pigments, paints, and glass); and organic lead compounds (the most commonly known of which are tetramethyl lead and tetraethyl lead, used as antiknock additives in gasoline).

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

The United States Department of Housing and Urban Development (the U.S. HUD) guideline of 1 milligram per square centimetre (mg/cm²), 0.5 percent lead by weight, or 5,000 parts per million (ppm) lead is used in the United States as a guideline for determining whether the use of safety precautions would be required during operations that create lead dust or fumes.

In 1976, the Canadian Federal Government introduced the Liquid Coating Materials Regulations under the Federal Hazardous Products Act (HPA), restricting the maximum total lead content of paints and other liquid coating materials used in or around premises attended by children or pregnant women to 0.5% by weight (5,000 mg/kg). In January 1991, Health Canada negotiated a voluntary reduction of lead content in all Canadian produced consumer paint to a maximum of 0.06%. Recently the Canadian Federal Government revoked Part 1 of the HPA and enacted the Surface Coating Materials Regulations (SOR/2005-109) under the Canada Consumers Product Safety Act (S.C. 2010) which reduce the maximum total lead content of any new surface coatings for consumer products to 0.009% (90 mg/kg). This reduction does not generally apply to surface coating applied to buildings or other structures used for agricultural or industrial purposes or as an anti-weathering or anti-corrosive coating.



The OHSA does not set a regulatory limit on the concentration of lead in paint and based on discussions with the MOL, any concentration of lead in paint applications should be considered to be lead-containing. The presence of LCPs can only be verified through sampling and analysis of suspect paint samples or by using a handheld XRF. If present, LCPs may be addressed through the implementation of an appropriate management or abatement plan to protect the health of workers. Where LCPs are in poor condition (i.e., peeling or flaking) they may be addressed through removal. Appropriate management plans are also required where maintenance, alteration, renovation, or demolition activities may disturb these materials.

Methane

Methane is a colourless and odourless gas commonly formed by the decomposition of organic material and is a large component of natural gas associated with waste disposal sites. Natural sources of methane include marshes, swamps, bogs, fens or coal and/or peat deposits. Potential methane risks include explosion hazards where methane enters closed spaces and concentrations exceed the lower explosive limit.

Mercury

Mercury can be used in fluorescent, compact fluorescent and high intensity discharge (HID) lamps, electrical switches, thermostats, thermometers, and certain batteries. All fluorescent and compact fluorescent lights contain mercury regardless of the date of manufacture. The Canadian Council of Ministers of the Environment (CCME) "Canada-Wide Standard for Mercury-Containing Lamps" (2001) is largely geared towards reducing the amount of mercury in lamps at the manufacturing stage; however, they do recommend that the release of mercury can be minimized through the proper recycling and disposal of mercury-containing lamps. Mercury was also added to some leaded paints as a fungal retardant. In January 1991, under the voluntary industry program negotiated by Health Canada, the intentional addition of mercury to Canadian produced consumer paints for interior use ceased. Under the Federal Surface Coating Materials Regulations (SOR/2005-109), the maximum total mercury concentration of paints and other surface coatings is restricted to 10 mg/kg (0.001%) when a dried sample is tested in accordance with a method that conforms to good laboratory practices. The 10 mg/kg mercury restriction is unique to Canada and is based on a toxicological assessment by Health Canada in 1995, which was reconfirmed in 2004.

Mould

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

Ozone depleting substances

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

Polychlorinated Biphenyls

PCB-containing products (e.g., oil in light ballasts and liquid-filled transformers) were manufactured for use in applications where stable, fire-resistant, and heat-transfer properties were demanded between 1926-29 and

1977. Most PCBs were sold for use as dielectric fluids (insulating liquids) in electric transformers and capacitors. Other uses included heat transfer fluid, hydraulic fluid, dye carriers in carbonless copy paper, plasticizers in paints, adhesives, and caulking compounds.

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

PCB-containing lamp ballasts in good condition and still in service do not require removal or replacement. Leaking ballasts should be verified for PCB content, and if found to be PCB containing, managed in accordance with MOE/MECP regulations regarding PCB wastes. According to Environmental Canada's *Handbook on PCBs in Electrical Equipment*, "any substance that contains 50 ppm or greater is considered to be contaminated and must be treated as a PCB-containing substance." Where maintenance alteration, renovation, or demolition activities undertaken at a Site may result in the generation of more than 1.0 kg of PCB waste, it will be necessary to establish a secure licensed PCB storage facility at the Site or dispose of the wastes at an approved PCB disposal or destruction facility. PCB wastes totalling less than 1.0 kg may be disposed as non-hazardous waste at any licensed waste disposal site.

Radioactive Materials

The Canadian Nuclear Safety Commission (CNSC) is responsible for the management and licensing of radioactive materials, to ensure that the use of nuclear energy and materials do not pose undue risk to health, safety, security and the environment. Industrial equipment such as X-ray imagers, metal detection devices and measuring devices may contain radioactive materials and may be a hazard if used or stored improperly.

Radon

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Radon is a naturally occurring gas produced by the decay of Uranium-238 that tends to concentrate in formations of granite, sandstone, coal, phosphate and uranium deposits. Radon is colourless, odourless and tasteless and tends to percolate up through soil where it may enter and accumulate in basements of buildings through foundation cracks and joints. Because the existence of radon is dependent upon geological factors, it is more of a regional concern than site-specific.

In June 2007, following a review of the 1988 federal radon guidelines, Health Canada announced a new (non-regulatory) guideline for acceptable levels of radon in indoor air in a residential setting: "remedial measures should be undertaken in a dwelling whenever the average annual radon concentration exceeds 200 Becquerels per cubic metre (200 Bq/m³) in the normal occupancy area. The higher the radon concentration, the sooner remedial measures should be undertaken. When remedial action is taken, the radon levels should be reduced to a value as low as practicable. The construction of new dwellings should employ techniques that will minimize radon entry and will facilitate post-construction radon removal, should this subsequently prove necessary."

Health Canada and the Federal Provincial Territorial Radiation Protection Committee (FPTRPC) worked collaboratively to form the new radon guideline and, since 2004, have also worked to develop a program of implementation for the guideline, under the National Radon Program. Several research projects have been ongoing to test radon across the country, and develop a radon potential mapping methodology, which will help to target more research and education efforts. The two-year *Cross-Canada Survey of Radon Concentrations in Homes, Final Report* (10) estimated that the percentage of Canadian homes with radon levels above the 200 Bq/m³ guideline is 6.9%. The estimate for Ontario of homes exceeding the guideline was less, at 4.6%. A 2011 Radon Potential Map of Canada, published by Radon Environmental Management Corporation, identified three zones of the relative radon hazard across Canada based on geologic conditions (i.e. geology, geophysics and geochemistry). The regions depicted in the map reflect conditions where higher radon readings might be found in Zone 1 (High) versus Zone 2 (Elevated) and Zone 3 (Guarded) respectively.



Silica

Silica (SiO₂) is the name of a group of minerals that are used in the manufacture of glass, ceramics, abrasives, water treatment products, cosmetics, insecticides, paint, and foods, as well as a drying agent or preservative. Crystalline silica materials also are used in the production of concrete or mortar-based building materials, cement, acoustic ceiling tiles, and ceramic tiles which are used for construction purposes. Common construction sand contains free crystalline silica and is present in ceiling tiles, concrete products, mortar, and brick. Dusts containing more than 1% crystalline free silica by weight are considered to pose a potential exposure hazard. *O. Reg 490/09* specifies the occupational exposure limit for respirable crystalline silica is 0.05 milligrams per cubic metre (mg/m³) of air by volume as a 40-hour weekly time-weighted average for cristobalite and tridymite. In the case of quartz and tripoli, the occupational exposure limit is 0.10 mg/m³ of air by volume. The MOL issued the "Silica on Construction Projects" guideline in September 2004. The guidelines include legal requirements, health effects, control of the health hazard, classification of construction operations, and measures and procedures for working with the designated substance during operations that create silica dust.

UFFI

8 8 8

Urea formaldehyde foam insulation (UFFI) is a thermal insulation material that is pumped into interstitial spaces between the walls of buildings where it hardens to form a solid layer of insulation. The sale and installation of UFFI was banned for health-related reasons because of the formation of formaldehyde gas, which is released from the UFFI to the building interior. The spray application of UFFI was reportedly used between 1977 and its ban in Canada in 1980. UFFI was banned due to developing concerns of the release of toxic formaldehyde vapor emitted in the curing process and from the breakdown of old insulation due to water or moisture damage. Health Canada has reportedly determined that 0.1 parts per million (ppm) is a safe level of formaldehyde in a residential building. Sensitivity to this concentration may vary based on individual age and health.

wood.

Appendix C
Opta Report









An SCM Company

175 Commerce Valley Drive W Markham, Ontario L3T 7Z3

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

Report Completed By:

Sunita

Site Address:

1249 London Road Sarnia Ont

Project No:

20190906049

Opta Order ID:

65499

Requested by:

Eleanor Goolab ERIS

Date Completed:

9/11/2019 11:26:41 AM

Page: 2

Project Name: 1249 London

Road Sarnia

Project #: 20190906049 P.O. #: SYW196272

ENVIROSCAN Report

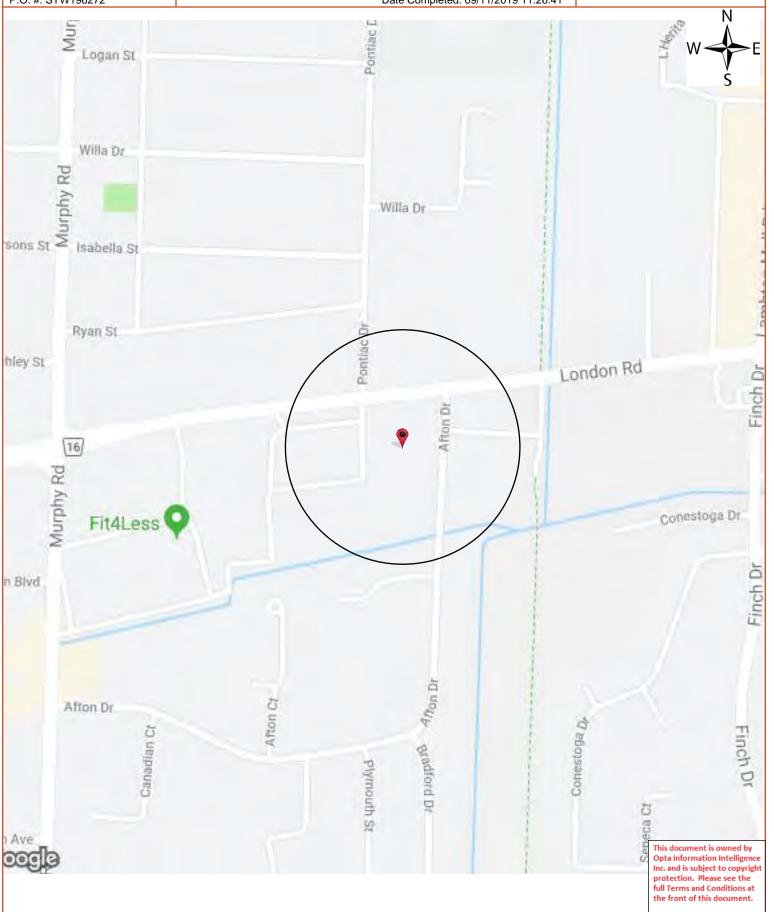
Search Area: 1249 London Road Sarnia Ont

Requested by:

Eleanor Goolab Date Completed: 09/11/2019 11:26:41



OPTA INFORMATION INTELLIGENCE



Page: 3

Project Name: 1249 London

Road Sarnia

Project #: 20190906049 P.O. #: SYW196272

ENVIROSCAN Report

Opta Historical Environmental Services Enviroscan Terms and Conditions

Requested by: Eleanor Goolab

Date Completed: 09/11/2019 11:26:41



TM

Opta Historical Environmental Services Enviroscan Terms and Conditions

Report

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

Disclaimer

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

Entire Agreement

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

Governing Document

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

Law

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



175 Commerce Valley Drive W

Markham, Ontario

L3T 7Z3

T: 905.882.6300

Toll Free: 905.882.6300

F: 905.882.6300

An SCM Company

www.optaintel.ca

wood.

Appendix D

Chain of Title

CHAIN OF TITLE REPORT

Page 1 Project # Address: 20190913116 Searched at: Sarnia 1249 London Road, Sarnia Part Lot 18 Con 6 Sarnia Twp LRO#: 25 Legal

Description:	Part 1 Plan 25R1858			
PIN#	Except Pts 1 & 2 Pl 25R976 & L534352 43209-0037 (LT)			
INSTR#	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	28 07 1835	Crown	Benjamin FAIRCHILD
826	Deed	12 04 1859	Benjamin Fairchild	George DURAND
4657	Will	22 12 1880	George Durand - Estate	Jessie DURAND
8693	Deed	24 06 1902	Jessie Durand	William BROUGHTON
10216	Deed	28 02 1909	William Broughton	Neil McARTHUR
19117	Deed	20 01 1938	John Hall exor for Neil McArthur - Estate	William MOORE
20060	Deed	29 07 1940	William Moore	Donald C. MOORE
TT34870	6 Deed	30 03 1954	Donald C. Moore	James MOORE, Donald MOORE & William MOORE
L20989	1 Deed	22 04 1965	James Moore, William Moore & Donald Moore	Challenge Investments Limited

Cont'd on Page 2

CHAIN OF TITLE REPORT

Page 2

Legal Part Lot 1 Description: Part 1 Pla	don Road, Sarnia 8 Con 6 Sarnia Twp an 25R1858	Searched at: LRO #:	Sarnia	je 2
PIN# 43209-003	ss 1 & 2 PI 25R976 & L534352 37 (LT)			
INSTR#	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
L223056	Deed (Root 1)	31 03 1966	Challenge Investments Limited	Brockfield Investments Limited
L236004	Deed	08 03 1967	James Moore, William Moore & Donald Moore	Challenge Investments Limited
L276057	Deed (Root 2)	01 12 1969	Challenge Investments Limited	Brockfield Investments Limited
L875239	Lease	05 02 2002	Brockfield Investments Limited	McDonald's Restaurants of Canada Limited (Lessee)
LA93000	Name Change	05 08 2011	Brockfield Investments Limited	Tierrasanta Investments ULC
LA140375	Lease	13 08 2014	Tierrasanta Investments ULC	Giant Tiger Stores Limited (Lessee)
LA155736	Lease	06 08 2015	Brockfield Investments Limited	Obsidian 1997 Inc. (Lessee)
LA167536	Name Change	03 05 2016	Tierrasanta Investments ULC	Elison Developments ULC
LA167723	Lease	09 05 2016	Elison Developments ULC	Ranbah Limited (Lessee)
			Cont'd on Page 3	

CHAIN O	F TITI	ER	FPORT	
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The Corporation of the County of Lambton

Elison Developments Inc.

Elison Investments ULC

Elison Developments Inc.

Page 3 20190913116 Project # Searched at: Sarnia Address: 1249 London Road, Sarnia LRO#: 25 Part Lot 18 Con 6 Sarnia Twp Legal Description: Part 1 Plan 25R1858 Except Pts 1 & 2 Pl 25R976 & L534352 PIN# 43209-0037 (LT) **REG. DATE** DOC. TYPE **INSTR# PARTY FROM PARTY TO** LA181870 27 02 2017 **Elison Developments ULC** The Corporation of the County of Lambton Deed LA187355 Name Change 26 06 2017 **Elison Developments ULC** 1968802 Ontario Inc. LA187356 Name Change 26 06 2017 1968802 Ontario Inc. Elison Developments Inc.

12 09 2017

01 11 2017

LA191526

LA194196

Deed

Name Change

(Present Owner)



LAND REGISTRY OFFICE #25

43209-0037 (LT)

PAGE 1 OF 3 PREPARED FOR bertuccil ON 2019/09/18 AT 08:35:44

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

PROPERTY DESCRIPTION:

PART OF LOT 18, CONCESSION 6, SARNIA TOWNSHIP, PART 1 PLAN 25R1858 SAVE AND EXCEPT PARTS 1 AND 2 PLAN 25R976 AND L534352; SUBJECT TO AN EASEMENT AS IN L236355; SUBJECT TO AN EASEMENT AS IN L276575 RELEASED AS TO PART 1 PLAN 25R2289 AS IN L422122; CITY OF SARNIA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

RECENTLY:

CONSOLIDATION FROM 43209-0035, 43209-0036

PIN CREATION DATE:

2018/01/05

OWNERS' NAMES

ELISON DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	amount	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALI	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2018/01/05 **		
**SUBJECT,	ON FIRST REG	STRATION UNDER THE	AND TITLES ACT, TO			
	SUBSECTION 4	(1) OF THE LAND TIT	ES ACT, EXCEPT PAR	GRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES .		
	AND ESCHEATS	OR FORFEITURE TO THE	CROWN.			
**	THE RIGHTS OF	ANY PERSON WHO WOUL	D, BUT FOR THE LAN	TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF		
	IT THROUGH L	ENGTH OF ADVERSE POS	SESSION, PRESCRIPTION	DN, MISDESCRIPTION OR BOUNDARIES SETTLED BY		
**	CONVENTION.					
**	ANY LEASE TO	WHICH THE SUBSECTION	70(2) OF THE REGI	STRY ACT APPLIES.		
**DATE OF C	ONVERSION TO	LAND TITLES: 2006/0.	3/27 ••			
L223056	1966/03/31	TRANSFER	\$50,629		BROCKFIELD INVESTMENTS LIMITED	С
L236355		AGR RIGHT OF WAY				c
	MARKS: SKETCH					
L276057	1969/12/01	TRANSFER	\$16,498		BROCKFIELD INVESTMENTS LIMITED	С
L276575 REI	1969/12/12 MARKS: SKETCH	AGR RIGHT OF WAY ATTACHED.				C
25R1858	1076/09/01	PLAN REFERENCE				С
2581036	19/6/09/01	PLAN REFERENCE				v
L399950	1976/10/28 MARKS: SKETCH				THE CORPORATION OF THE TOWNSHIP OF SARNIA	С
25R2289	1977/09/15	PLAN REFERENCE				С
L534353	1983/12/20	AGREEMENT			THE TOWNSHIP OF SARNIA	С



LAND REGISTRY OFFICE #25

43209-0037 (LT)

PAGE 2 OF 3
PREPARED FOR bertuccil
ON 2019/09/18 AT 08:35:44

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REI	ARKS: SKETCH	ATTACHED. L427810				
L570658	1986/01/02 MARKS: SKETCH	AGREEMENT			TOWNSHIP OF SARNIA	С
L780401	1996/04/19	AGREEMENT			CITY OF SARNIA	с
L875239	2002/02/05	NOTICE OF LEASE			MCDONALD'S RESTAURANTS OF CANADA LIMITED	С
L878838 REL	2002/05/01 MARKS: SKETCH	AGREEMENT ATTACHED.			CITY OF SARNIA	c
L898310	2003/05/22	NOTICE				с
L936435 <i>REI</i>	2005/05/17 MARKS: MULTI	NOTICE OF CLAIM				С
LA93000	2011/08/05	APL CH NAME OWNER		BROCKFIELD INVESTMENTS LIMITED .	TIERRASANTA INVESTMENTS ULC	С
LA140375	2014/08/13	NOTICE OF LEASE	\$1	TIERRASANTA INVESTMENTS ULC	GIANT TIGER STORES LIMITED	С
LA146867 REL		NOTICE 0, L534353, L570658,	L780401, L878838	THE CORPORATION OF THE CITY OF SARNIA	TIERRASANTA INVESTMENTS ULC	С
LA155736	2015/08/06	NOTICE OF LEASE	\$1	BROCKFIELD INVESTMENTS LIMITED	OBSIDIAN 1997 INC.	с
LA165581	2016/03/17	CHARGE		*** DELETED AGAINST THIS PROPERTY *** TIERRASANTA INVESTMENTS ULC	CENTRAL 1 CREDIT UNION	
LA165582	2016/03/17	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** TIERRASANTA INVESTMENTS ULC	CENTRAL 1 CREDIT UNION	
REL	MARKS: LA1655	81.				
LA165583	2016/03/17	NO ASSGN RENT SPEC		*** DELETED AGAINST THIS PROPERTY *** TIERRASANTA INVESTMENTS ULC	CENTRAL 1 CREDIT UNION	
REI	MARKS: L87523	9. LA165581				
LA165584	2016/03/17	NO ASSGN RENT SPEC		*** DELETED AGAINST THIS PROPERTY *** TIERRASANTA INVESTMENTS ULC	CENTRAL 1 CREDIT UNION	
REI	MARKS: LA1403	75. LA165581				
LA165585	2016/03/17	NO ASSGN RENT SPEC		*** DELETED AGAINST THIS PROPERTY *** TIERRASANTA INVESTMENTS ULC	CENTRAL 1 CREDIT UNION	



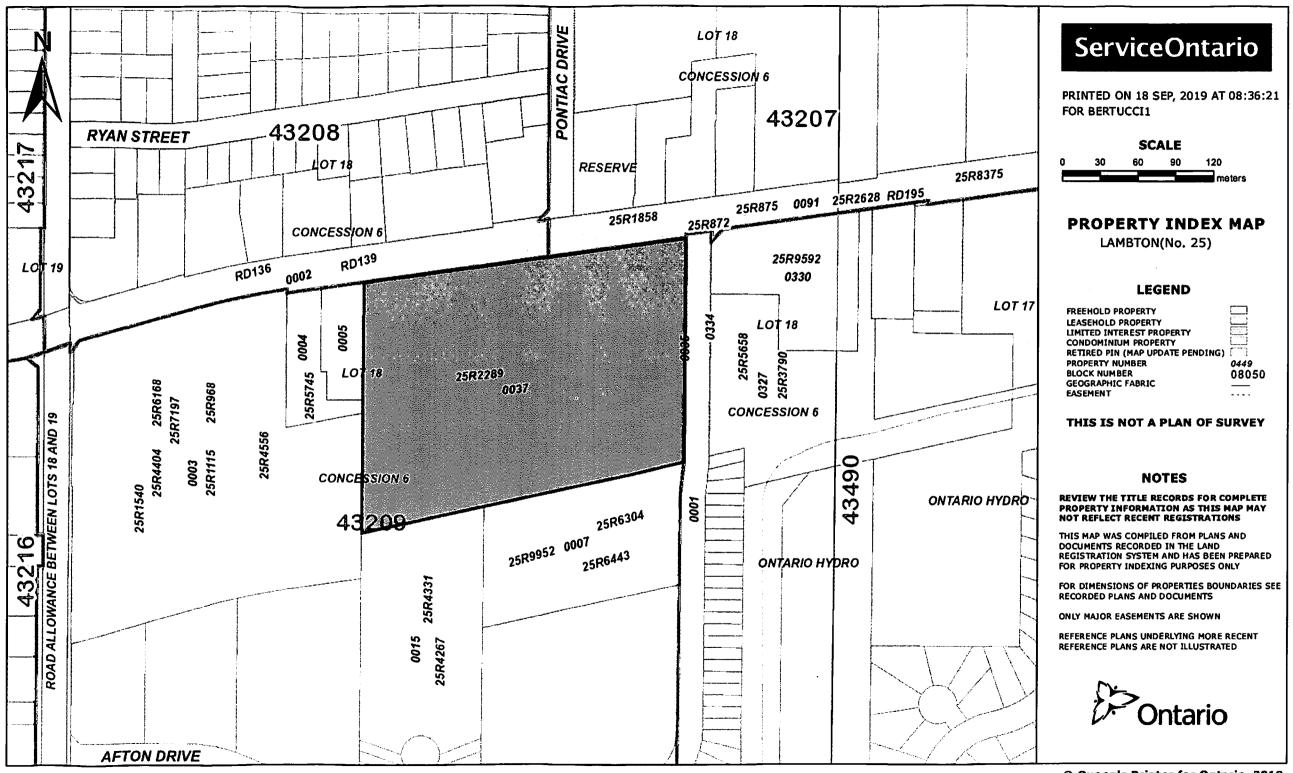
LAND REGISTRY OFFICE #25

43209-0037 (LT)

PAGE 3 OF 3
PREPARED FOR bertucci1
ON 2019/09/18 AT 08:35:44

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: LA155736. LA165581					· · · · · · · · · · · · · · · · · · ·	
LA167536	2016/05/03	APL CH NAME OWNER		TIERRASANTA INVESTMENTS ULC	ELISON DEVELOPMENTS ULC	С
LA167723	2016/05/09	NOTICE OF LEASE	\$2	ELISON DEVELOPMENTS ULC	RANBAH LIMITED	С
25R10552	2016/12/22	PLAN REFERENCE				С
	2017/05/05 MARKS: SITE P	NOTICE LAN AGREEMENT		THE CORPORATION OF THE CITY OF SARNIA	ELISON DEVELOPMENTS ULC	С
LA187355	2017/06/26	APL CH NAME OWNER		ELISON DEVELOPMENTS ULC	1968802 ONTARIO INC.	С
LA187356	2017/06/26	APL CH NAME OWNER		1968802 ONTARIO INC.	ELISON DEVELOPMENTS INC.	С
LA188224	2017/07/12	CHARGE	\$16,000,000	ELISON DEVELOPMENTS INC.	MAINSTREET CREDIT UNION LIMITED	С
LA188225 REI	2017/07/12 WARKS: LA1882	NO ASSGN RENT GEN		ELISON DEVELOPMENTS INC.	MAINSTREET CREDIT UNION LIMITED	С
LA191526	2017/09/12	TRANSFER	\$1	THE CORPORATION OF THE COUNTY OF LAMBTON	ELISON DEVELOPMENTS ULC.	с
LA194196	2017/11/01	APL CH NAME OWNER		ELISON DEVELOPMENTS ULC.	ELISON DEVELOPMENTS INC.	С
LA195051	2017/11/20	APL CONSOLIDATE		ELISON DEVELOPMENTS INC.		С
LA197389	2018/01/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** CENTRAL 1 CREDIT UNION		
REI	MARKS: LA1655	81.				



wood.

Appendix E Regulatory Correspondence

McKee, Cindy

Subject:

FW: Phase One ESA - File Search (1249 London Road, Sarnia)

From: Matt Deline

Sent: Wednesday, September 11, 12:19 p.m.

Subject: RE: Phase One ESA - File Search (1249 London Road, Sarnia)

To: Glendenning, Terry

Cc: Greg Botting

Hi Terry

The County Public Works Department does not have any records on this property as it relates to your request below.

Thanks,

Matt Deline, P.Eng.
Manager, Public Works
County of Lambton
519-845-0809 x5370
matt.deline@county-lambton.on.ca

From: Matt Deline

Sent: Tuesday, September 10, 2019 9:55 AM

To: Greg Botting

Subject: FW: Phase One ESA - File Search (1249 London Road, Sarnia)

The Connership Parcel EUSON DEVELOPMENTS INC

ARIV: 2929-2000-1000

Ownership Parcel EUSON DEVELOPMENTS INC

ARIV: 2929-2000-1000

Ownership Parcel EUSON DEVELOPMENTS INC

Lexation: 293 LONGON RO

Making Address2:

Making Address3:

Making Address2:

Making Address2:

Making Address2:

Thanks,

Matt Deline, P.Eng. Manager, Public Works County of Lambton

519-845-0809 x5370

matt.deline@county-lambton.on.ca

From: Planning.Public

Sent: Tuesday, September 10, 2019 9:49 AM

To: Matt Deline; Corrine Nauta
Cc: Terrie Dewsbury; Judy Rowland

Subject: FW: Phase One ESA - File Search (1249 London Road, Sarnia)

Hello Corrine and Matt,

Could you please follow up with Terry Glendenning, as appropriate? Thanks,

Ben Puzanov, MPL, MPA, MCIP, RPP
Manager of Planning and Development Services
County of Lambton
(519) 845-0809 x5342
ben.puzanov@county-lambton.on.ca

From: Glendenning, Terry [mailto:terry.glendenning@woodplc.com]

Sent: September 6, 2019 1:06 PM

To: Planning.Public Cc: McKee, Cindy

Subject: Phase One ESA - File Search (1249 London Road, Sarnia)

Caution: This email originated from outside of the organization.

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Good Afternoon.

Wood is completing a Phase One ESA for 1249 London Road in Sarnia. Could you please advise if you have any records on file for this property for issues of environmental significance such as non-compliance and/or spills/leaks.

Thanks and take care,

Terry Glendenning, B.Sc.

Environmental/Materials Technician 11865 County Road 42 Tecumseh, ON., N8N 2M1 Direct: 1 (519) 735-2499 Mobile: 1 (519) 259-2011

terry.glendenning@woodplc.com

www.woodplc.com



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Ministry of the Environment, Conservation and Parks

Access and Privacy Office

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

Fax: (416) 314-4285

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

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

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

Téléc.: (416) 314-4285



September 10, 2019

Cindy McKee Wood Environment & Infrastructure Solutions 11865 County Road 42 Tecumseh, ON N8N 2M1

Dear Cindy McKee:

RE: Freedom of Information and Protection of Privacy Act Request

Our File # A-2019-06080, Your Reference SYW198273

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

The search is being conducted on the following: 1249 London Road, Sarnia. If there is any discrepancy please contact us immediately.

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

If you have any questions regarding this matter, please contact Dany Briollais at dany.briollais@ontario.ca.

Yours truly,

Janet Dadufalza Manager, Access and Privacy



345 Carlingview Drive Toronto, Ontario M9W 6N9 Tel: 416 734 3300 Fax: 416 231 1626 Toll Free 1.877.682 8772

www.tssa.org

Tel: (416) 734-3383

Fax: (416) 231-6183

Email: publicinformationservices@tssa.org

04 October 2019

Cindy McKee Wood E&I Solutions 11865 County Road 42 Tecumseh, ON N8N 2M1

Subject:

1249 London Road, Sarnia, Ontario

Your File No.:

SYW196273

SR No.:

2680688

Dear Madam/Sir:

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

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

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

Yours truly,

Connie Hill

Public Information Agent



P.O. Box 2140 855 Confederation Street Sarnia, Ontario N7T 7L6 Tel: (519) 337-8201 Fax: (519) 344-6094

January 11, 2016

- Via email -

JFM Environmental Limited 318 Neptune Cres., Unit 1 London, ON N6M 1A1

Attention:

Molly Nicolson, Environmental Specialist - molly.nicolson@ifmel.com

Frank C. Colozza, Principal & Senior Hydrogeologist - frank.colozza@jfmel.com

Dear Sir and Madame:

Re: 1249 London Road, Sarnia, Ontario – Environmental Site Assessment

We are in receipt of a draft report from JFM Environmental Limited dated December 9, 2014 and entitled "Phase I Environmental Site Assessment 1249 London Road, Sarnia, Ontario" (the "JFM Report"). In particular, we have been directed to the finding in the report concerning a spill of transformer oil in 1999 from equipment owned by Sarnia Hydro.

We can confirm that Bluewater Power Distribution Corporation ("Bluewater") is the successor corporation to Sarnia Hydro. The assets and liabilities of the former Hydro-Electric Commission of the City of Sarnia (aka Sarnia Hydro) were transferred to Bluewater by Transfer By-law #169 of 2000 passed by the City of Sarnia on October 30, 2000.

We acknowledge the spill that occurred on November 12, 1999 was caused by a motor vehicle accident. In that regard, please find attached the Standby Sheet prepared by Greg Thomas, Standby Lineman on that date. The Standby Sheet indicates "Cleanup spill. Less than 50 ppm" indicating that the transformer in question was tested to contain oil with PCB levels of less than 50 ppm.

As noted in the JFM Report, the incident was reported to the Ministry of the Environment and we can confirm that there were no further requirements imposed by the MOE at the time. Together with the internal business record of the Standby Sheet indicating the oil spilled from the transformer met the standard, we trust this satisfies your inquiry.

If you have any further questions, please do not hesitate to contact the undersigned.

Sincerely,

Alex Palimaka

Senior Vice President & General Counsel Bluewater Power Distribution Corporation

Tel: (519) 337-8201 ext. 2292

Fax: (519) 344-6094

email: apalimaka@bluewaterpower.com

/enc.

cc: Rob Dawson

Lucror Property Investments

1315 Michigan Ave. Sarnia, ON N7S 4M6

(Pt	Standby Sheet ease Indicate Times in A.M. or P.M.)	*
Hatis	Thomas 1500 (m) or p.m. m optical/taco Bell g London Roi	
Transformer #: 1281 on switch #: Feeder #: 96 m	anio Hydro sol customers off:	the last pant
ature of Trouble: Truck	so than 50 ppm · NOU 12/9	9 noa Thomas
coca, soill- le	55 than JUFF	and a second
remove bank bor	nk+	0-051
35 11	87-1	9-051
Remedy:	83-99-047	
\$ 120.00 charge Yes	No	
	Police Report	
Officer#: Ou	en Lockhart #	1.8
Incident #: 2	398752	<u> </u>
	Time called	Time Complete
Employee		12:30Pm
1 G. Tromos	1:00 Am	12:30 pm
2 BoHarris	1100 Am	12:30 pm
3 midelaurier	1100 Am	6;30Am
1 m . O ubois	1:00 Am	12:30 pm
117 0.001	1 · A 1	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	1:00 Am	3:00 Am
5 mi Schwemler 6 J. Soper	6:00 Am	12:30 fm

wood.

Appendix F

ERIS Report



Project Property: 1249 London Road, Sarnia

1249 London Road

Sarnia ON N7S 4T3

Project No: SYW196272

Report Type: Quote - Custom-Build Your Own Report

Order No: 20190906049

Requested by: Wood Environment & Infrastructure

Solutions, Inc.

Date Completed: September 11, 2019

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Executive Summary

Property Information:

Project Property: 1249 London Road, Sarnia

1249 London Road Sarnia ON N7S 4T3

Order No: 20190906049

Project No: SYW196272

Order Information:

 Order No:
 20190906049

 Date Requested:
 September 6, 2019

Requested by: Wood Environment & Infrastructure Solutions, Inc.

Report Type: Quote - Custom-Build Your Own Report

Historical/Products:

City Directory Search CD - Subject Site plus 30 Adjacent Properties

Insurance Products Fire Insurance Maps/Inspection Reports/Site Plans

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Υ	0	0	0
AST	Aboveground Storage Tanks	Υ	0	0	0
AUWR	Automobile Wrecking & Supplies	Υ	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	4	4
CDRY	Dry Cleaning Facilities	Υ	0	0	0
CFOT	Commercial Fuel Oil Tanks	Υ	0	0	0
CHEM	Chemical Register	Υ	0	0	0
CNG	Compressed Natural Gas Stations	Υ	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Υ	0	0	0
CPU	Certificates of Property Use	Υ	0	0	0
DRL	Drill Hole Database	Υ	0	0	0
EASR	Environmental Activity and Sector Registry	Υ	0	1	1
EBR	Environmental Registry	Υ	0	2	2
ECA	Environmental Compliance Approval	Υ	0	5	5
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	2	11	13
EIIS	Environmental Issues Inventory System	Υ	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	10	10
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	5	31	36
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
MINE	Canadian Mine Locations	Υ	0	0	0
MNR	Mineral Occurrences	Υ	0	0	0
NATE	National Analysis of Trends in Emergencies System	Y	0	0	0
NCPL	(NATES) 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	Υ	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	1	1	2
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Υ	0	0	0
OPCB	Inventory of PCB Storage Sites	Υ	0	0	0
ORD	Orders	Υ	0	0	0
PAP	Canadian Pulp and Paper	Υ	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Υ	0	0	0
PES	Pesticide Register	Υ	6	11	17
PINC	TSSA Pipeline Incidents	Υ	1	1	2
PRT	Private and Retail Fuel Storage Tanks	Υ	0	2	2
PTTW	Permit to Take Water	Υ	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Υ	0	0	0
RSC	Record of Site Condition	Υ	0	0	0
RST	Retail Fuel Storage Tanks	Υ	0	0	0
SCT	Scott's Manufacturing Directory	Υ	0	1	1
SPL	Ontario Spills	Υ	1	9	10
SRDS	Wastewater Discharger Registration Database	Υ	0	0	0
TANK	Anderson's Storage Tanks	Υ	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Υ	0	0	0
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	3	3
	-	Total:	16	92	108

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
<u>5</u> .	GEN	ZELLERS PHARMACY #15	1249 LONDON ROAD SARNIA ON N7S 4T3	WSW/75.0	-0.67	<u>28</u>
<u>5</u>	GEN	ZELLERS PHARMACY #15	1249 LONDON ROAD SARNIA ON N7S 4T3	WSW/75.0	-0.67	<u>28</u>
<u>5</u>	GEN	ZELLERS PHARMACY #15	1249 LONDON ROAD SARNIA ON N7S 4T3	WSW/75.0	-0.67	<u>28</u>
<u>5</u>	GEN	ZELLERS PHARMACY #15	1249 LONDON ROAD SARNIA ON	WSW/75.0	-0.67	<u>29</u>
<u>5</u>	GEN	ZELLERS PHARMACY #15	1249 LONDON ROAD SARNIA ON N7S 4T3	WSW/75.0	-0.67	<u>29</u>
<u>5</u>	NPRI	ZELLERS	1249 LONDON Road SARNIA ON N7S1M6	WSW/75.0	-0.67	<u>29</u>
<u>5</u>	PES	ZELLERS - STORE #015	1249 LONDON ROAD - LONDON ROAD SHOPPING CLEARWATER ON N7S 4T3	WSW/75.0	-0.67	<u>31</u>
<u>5</u>	PES	ZELLERS LIMITED STORE #15	1249 LONDON ROAD SARNIA ON N7S 4T3	WSW/75.0	-0.67	<u>32</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
<u>5</u>	PES	ZELLERS - STORE #015	1249 LONDON RD - LONDON ROAD SHOPPING CLEARWATER ON N7S4T3	WSW/75.0	-0.67	<u>32</u>
<u>5</u>	PES	ZELLERS - STORE #015	1249 LONDON RD - LONDON ROAD SHOPPING CLEARWATER ON N7S4T3	WSW/75.0	-0.67	<u>33</u>
<u>5</u>	PES	ZELLERS LIMITED - STORE #15	1249 LONDON ROAD SARNIA ON M7S4T3	WSW/75.0	-0.67	<u>33</u>
<u>5</u>	PES	ZELLERS LIMITED - STORE #15	1249 LONDON ROAD SARNIA ON M7S4T3	WSW/75.0	-0.67	33
<u>5</u>	PINC		1249 London Road, Sarnia ON	WSW/75.0	-0.67	<u>34</u>
<u>5</u>	SPL	SARNIA HYDRO	1249 LONDON ROAD TRANSFORMER SARNIA CITY ON N7S 4T3	WSW/75.0	-0.67	<u>34</u>
<u>6</u>	EHS		1249 London Rd Sarnia ON N7S4T3	WSW/78.2	0.11	<u>35</u>
<u>8</u>	EHS		1249/1253 London Rd. Sarnia ON	WNW/114.0	0.11	<u>35</u>

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>1</u>	EHS		1273 London Road SARNIA ON N7S 1P3	E/52.2	0.03	<u>35</u>
1	EHS		1273 London Road Sarnia ON N7S 1P3	E/52.2	0.03	<u>35</u>
1	SPL	The Corporation of the City of Sarnia	1273 London Road Sarnia ON	E/52.2	0.03	<u>36</u>
1	SPL		1273 London Rd. Sarnia ON	E/52.2	0.03	<u>36</u>
<u>2</u>	CA	FAETHORNE PLACE HSG. COOP.INCPT.BLK.A	AFTON DR./LONDON RD./RP# 629 SARNIA CITY ON	NNE/66.2	0.11	<u>37</u>
<u>2</u>	CA	FAETHORNE PLACE HSG.COOP.INCPT.BLK. A	AFTON DR./LONDON RD./RP #629 SARNIA CITY ON	NNE/66.2	0.11	<u>37</u>
<u>2</u>	SPL	Bluewater Power Distribution Corporation	AFTON DRIVE NEAR LONDON ROAD <unofficial> Sarnia ON</unofficial>	NNE/66.2	0.11	<u>37</u>
<u>3</u> .	SPL	Swiss Chalet Rotisserie and Grill	1283 London Rd Sarnia ON	NE/67.6	0.11	<u>38</u>
<u>3</u> .	SPL	Swiss Chalet Rotisserie and Grill	1283 London Rd Sarnia ON	NE/67.6	0.11	<u>38</u>
<u>4</u>	EHS		1253 London Road Sarnia ON N7S 1P3	W/68.0	0.11	<u>39</u>
<u>7</u>	EHS		1254-1258 London Road Sarnia ON N7S 1P5	NNE/80.8	0.11	<u>39</u>
<u>9</u>	EXP	"CONVENIENT PLUS ""DO NOT USE"""	1258 LONDON RD SARNIA ON N7S 1P5	NNE/122.8	0.11	<u>39</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>9</u>	EXP	"CONVENIENT PLUS ""DO NOT USE"""	1258 LONDON RD SARNIA ON N7S 1P5	NNE/122.8	0.11	<u>39</u>
<u>9</u>	EXP	CANGO INC**	1258 LONDON RD SARNIA ON N7S 1P5	NNE/122.8	0.11	<u>40</u>
<u>9</u>	EXP	CONVENIENT PLUS "DO NOT USE"	1258 LONDON RD SARNIA ON N7S 1P5	NNE/122.8	0.11	<u>40</u>
<u>9</u>	EXP	CONVENIENT PLUS "DO NOT USE"	1258 LONDON RD SARNIA ON N7S 1P5	NNE/122.8	0.11	<u>40</u>
<u>9</u>	EXP	CONVENIENT PLUS "DO NOT USE"	1258 LONDON RD SARNIA ON N7S 1P5	NNE/122.8	0.11	<u>40</u>
<u>9</u>	EXP	CONVENIENT PLUS "DO NOT USE"	1258 LONDON RD SARNIA ON N7S 1P5	NNE/122.8	0.11	<u>40</u>
<u>9</u>	EXP	"CONVENIENT PLUS ""DO NOT USE"""	1258 LONDON RD SARNIA ON N7S 1P5	NNE/122.8	0.11	<u>41</u>
<u>9</u> .	EXP	"CONVENIENT PLUS ""DO NOT USE"""	1258 LONDON RD SARNIA ON N7S 1P5	NNE/122.8	0.11	<u>41</u>
<u>9</u> .	EXP	"CONVENIENT PLUS ""DO NOT USE"""	1258 LONDON RD SARNIA ON N7S 1P5	NNE/122.8	0.11	<u>41</u>
<u>9</u> .	PRT	CONVENIENT PLUS	1258 LONDON RD SARNIA ON N7S 1P5	NNE/122.8	0.11	<u>41</u>
<u>9</u> .	PRT	WRONG INDORG BEAVER /WAS CANGO	254-1258 LONDON RD SARNIA ON N7S 1P5	NNE/122.8	0.11	<u>42</u>
<u>10</u>	ECA	Longo Management Inc.	Willa Drive Residential Development Sarnia ON N7X 1E7	W/142.1	0.11	<u>42</u>
<u>10</u>	ECA	Loblaw Properties Limited	Part Lot 18, Concession 6 Sarnia ON M4T 2S5	W/142.1	0.11	<u>42</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>10</u>	ECA	Longo Management Inc.	Willa Drive Residential Development Sarnia ON N7X 1E7	W/142.1	0.11	<u>42</u>
<u>11</u>	wwis		lot 16 con 6 ON <i>Well ID:</i> 3402437	N/168.8	0.11	<u>43</u>
<u>12</u>	EHS		1289 London Road SARNIA ON	ENE/173.9	-1.90	<u>45</u>
<u>13</u>	PES	BEAVER LUMBER CO	1272 LONDON ROAD SARNIA ON N7S 1P5	NNE/175.8	-0.77	<u>45</u>
<u>13</u>	PES	R & R TEAHEN BUILDING SUPPLIES LTD	1272 LONDON RD SARNIA ON N7S1P5	NNE/175.8	-0.77	<u>45</u>
<u>13</u>	PES	R & R TEAHEN BUILDING SUPPLIES LTD	1272 LONDON RD SARNIA ON N7S 1P5	NNE/175.8	-0.77	<u>46</u>
<u>13</u>	PES	R & R TEAHEN BUILDING SUPPLIES LTD	1272 LONDON RD SARNIA ON N7S 1P5	NNE/175.8	-0.77	<u>46</u>
<u>13</u>	PES	R & R TEAHEN BUILDING SUPPLIES LTD	1272 LONDON RD SARNIA ON N7S1P5	NNE/175.8	-0.77	<u>47</u>
<u>14</u>	SCT	LEBALAB INC.	1200 LONDON RD SUITE 261 SARNIA ON N7S 1P4	NW/179.8	0.11	<u>47</u>
<u>15</u>	SPL	Union Gas Limited	1151 London Road Sarnia ON N7S 1P3	W/195.4	0.11	<u>47</u>
<u>16</u>	wwis		SARNIA ON	W/204.6	0.11	<u>48</u>
<u>17</u>	EASR	ERIE ST CLAIR COMMUNITY CARE ACCESS CENTRE/CENTRE D'ACCES AUX SOINS	Well ID: 3408776 COMMUNAUTAIRES D'ERIE ST-CLAIR 1150 PONTIAC DR SARNIA ON N7S 3A7	N/205.1	0.11	<u>50</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>17</u>	EHS		1150 Pontiac Drive Sarnia ON N7S 3A7	N/205.1	0.11	<u>50</u>
<u>17</u>	EHS		1150 Pontiac Dr Sarnia ON N7S3A7	N/205.1	0.11	<u>51</u>
<u>17</u>	GEN	Erie St. Clair Local Health Integration Network ESC LHIN	1150 Pontiac Drive Sarnia ON N7T7H9	N/205.1	0.11	<u>51</u>
<u>17</u>	GEN	Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	N/205.1	0.11	<u>51</u>
<u>17</u>	GEN	Erie St. Clair Community Care Access Centre	1150 Pontiac Drive Sarnia ON N7T7H9	N/205.1	0.11	<u>51</u>
<u>17</u>	GEN	Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	N/205.1	0.11	<u>52</u>
<u>17</u>	GEN	Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	N/205.1	0.11	<u>52</u>
<u>17</u>	GEN	Erie St. Clair Local Health Integration Network ESC LHIN	1150 Pontiac Drive Sarnia ON N7T7H9	N/205.1	0.11	<u>52</u>
<u>17</u>	GEN	Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	N/205.1	0.11	<u>53</u>
<u>17</u>	GEN	Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	N/205.1	0.11	<u>53</u>
<u>17</u>	GEN	Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	N/205.1	0.11	<u>53</u>
<u>17</u>	GEN	Erie St. Clair Community Care Access Centre	1150 Pontiac Drive Sarnia ON N7T7H9	N/205.1	0.11	<u>53</u>
<u>17</u>	GEN	Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	N/205.1	0.11	<u>54</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>17</u>	GEN	Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	N/205.1	0.11	<u>54</u>
<u>17</u>	GEN	Erie St. Clair Community Care Access Centre	1150 Pontiac Drive Sarnia ON N7T7H9	N/205.1	0.11	<u>54</u>
<u>17</u>	GEN	Rapids Family Health Team	1150 Pontiac Drive Sarnia ON	N/205.1	0.11	<u>55</u>
<u>17</u>	GEN	Erie St. Clair Community Care Access Centre	1150 Pontiac Drive Sarnia ON	N/205.1	0.11	<u>55</u>
18	CA	Hydro One Networks Inc.	1081 Finch Dr Lot 17, Concession 6 Sarnia ON	SE/212.5	0.11	<u>55</u>
<u>18</u>	EBR	Hydro One Networks Inc.	1081 Finch Drive Samia County of Lambton CITY OF SARNIA ON	SE/212.5	0.11	<u>55</u>
<u>18</u>	ECA	Hydro One Networks Inc.	1081 Finch Dr Lot 17, Concession 6 Sarnia ON M5G 2P5	SE/212.5	0.11	<u>56</u>
18	GEN	HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON N7S6A8	SE/212.5	0.11	<u>56</u>
18	GEN	HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON	SE/212.5	0.11	<u>56</u>
<u>18</u>	GEN	HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON N7S6A8	SE/212.5	0.11	<u>57</u>
<u>18</u>	GEN	HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON	SE/212.5	0.11	<u>57</u>
<u>18</u>	GEN	HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON N7S6A8	SE/212.5	0.11	<u>58</u>
<u>18</u>	GEN	HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON	SE/212.5	0.11	<u>58</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>18</u>	GEN	HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON N7S6A8	SE/212.5	0.11	<u>58</u>
<u>18</u>	GEN	HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON	SE/212.5	0.11	<u>59</u>
<u>18</u>	GEN	HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON	SE/212.5	0.11	<u>59</u>
<u>18</u>	GEN	HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON	SE/212.5	0.11	<u>59</u>
<u>18</u>	GEN	HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON N7S6A8	SE/212.5	0.11	<u>60</u>
<u>18</u>	SPL	Hydro One Networks Inc.	1081 Finch Dr Lot 17 Concession 6 Sarnia ON NA	SE/212.5	0.11	<u>60</u>
<u>19</u>	EHS		1182 London Rd Sarnia ON N7S 1P4	WNW/215.3	0.11	<u>61</u>
<u>19</u>	EHS		1182 London Road Sarnia ON N7S 1P4	WNW/215.3	0.11	<u>61</u>
<u>20</u>	WWIS		ON <i>Well ID:</i> 7203394	ESE/223.5	-1.97	<u>61</u>
<u>21</u>	SPL		1145 London Road Sarnia ON	W/231.7	0.11	<u>62</u>
<u>22</u>	CA		1290 London Road Sarnia ON N7S 1P5	NE/248.2	0.07	<u>62</u>
<u>22</u>	EBR	Park Lane Chevrolet Oldsmobile Cadillac Limited	1290 London Road Sarnia Ontario Sarnia ON	NE/248.2	0.07	<u>63</u>
<u>22</u>	ECA	Park Lane Chevrolet Oldsmobile Cadillac Limited	1290 London Road Sarnia ON N7S 3W3	NE/248.2	0.07	<u>63</u>

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 4 CA site(s) within approximately 0.25 kilometers of the project property.

Site FAETHORNE PLACE HSG. COOP.INCPT.BLK.A	Address AFTON DR./LONDON RD./RP# 629 SARNIA CITY ON	Distance (m) 66.2	Map Key 2
FAETHORNE PLACE HSG.COOP.INCPT.BLK. A	AFTON DR./LONDON RD./RP #629 SARNIA CITY ON	66.2	<u>2</u>
Hydro One Networks Inc.	1081 Finch Dr Lot 17, Concession 6 Sarnia ON	212.5	<u>18</u>
	1290 London Road Sarnia ON N7S 1P5	248.2	<u>22</u>

EASR - Environmental Activity and Sector Registry

A search of the EASR database, dated Oct 2011-Aug 31, 2019 has found that there are 1 EASR site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	Distance (m)	<u>Map Key</u>
ERIE ST CLAIR COMMUNITY CARE ACCESS CENTRE/CENTRE D'ACCES AUX SOINS	COMMUNAUTAIRES D'ERIE ST-CLAIR 1150 PONTIAC DR SARNIA ON N7S 3A7	205.1	<u>17</u>

EBR - Environmental Registry

A search of the EBR database, dated 1994-Jul 31, 2019 has found that there are 2 EBR site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	Distance (m)	<u>Map Key</u>
Hydro One Networks Inc.	1081 Finch Drive Sarnia County of Lambton CITY OF SARNIA ON	212.5	<u>18</u>

<u>Site</u>	<u>Address</u>	Distance (m)	<u>Map Key</u>
Park Lane Chevrolet Oldsmobile Cadillac Limited	1290 London Road Sarnia Ontario Sarnia ON	248.2	<u>22</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Aug 31, 2019 has found that there are 5 ECA site(s) within approximately 0.25 kilometers of the project property.

Site Loblaw Properties Limited	Address Part Lot 18, Concession 6 Sarnia ON M4T 2S5	Distance (m) 142.1	<u>Map Key</u> <u>10</u>
Longo Management Inc.	Willa Drive Residential Development Sarnia ON N7X 1E7	142.1	<u>10</u>
Longo Management Inc.	Willa Drive Residential Development Sarnia ON N7X 1E7	142.1	<u>10</u>
Hydro One Networks Inc.	1081 Finch Dr Lot 17, Concession 6 Sarnia ON M5G 2P5	212.5	<u>18</u>
Park Lane Chevrolet Oldsmobile Cadillac Limited	1290 London Road Sarnia ON N7S 3W3	248.2	<u>22</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jul 31, 2019 has found that there are 11 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	Distance (m)	Map Key
	1273 London Road SARNIA ON N7S 1P3	52.2	1
	1273 London Road	52.2	1
	Sarnia ON N7S 1P3	JZ.Z	<u> </u>

Site	<u>Address</u>	Distance (m)	Map Key
	1253 London Road Sarnia ON N7S 1P3	68.0	<u>4</u>
	1249 London Rd Sarnia ON N7S4T3	78.2	<u>6</u>
	1254-1258 London Road Sarnia ON N7S 1P5	80.8	<u>7</u>
	1249/1253 London Rd. Sarnia ON	114.0	<u>8</u>
	1289 London Road SARNIA ON	173.9	<u>12</u>
	1150 Pontiac Drive Sarnia ON N7S 3A7	205.1	<u>17</u>
	1150 Pontiac Dr Sarnia ON N7S3A7	205.1	<u>17</u>
	1182 London Rd Sarnia ON N7S 1P4	215.3	<u>19</u>
	1182 London Road Sarnia ON N7S 1P4	215.3	<u>19</u>

EXP - List of TSSA Expired Facilities

A search of the EXP database, dated Feb 28, 2017 has found that there are 10 EXP site(s) within approximately 0.25 kilometers of the project property.

Site "CONVENIENT PLUS ""DO NOT USE"""	Address 1258 LONDON RD SARNIA ON N7S 1P5	<u>Distance (m)</u> 122.8	Map Key 9
"CONVENIENT PLUS ""DO NOT USE"""	1258 LONDON RD SARNIA ON N7S 1P5	122.8	<u>9</u>
CANGO INC**	1258 LONDON RD SARNIA ON N7S 1P5	122.8	<u>9</u>
CONVENIENT PLUS "DO NOT USE"	1258 LONDON RD SARNIA ON N7S 1P5	122.8	<u>9</u>
"CONVENIENT PLUS ""DO NOT USE"""	1258 LONDON RD SARNIA ON N7S 1P5	122.8	<u>9</u>
CONVENIENT PLUS "DO NOT USE"	1258 LONDON RD SARNIA ON N7S 1P5	122.8	<u>9</u>
CONVENIENT PLUS "DO NOT USE"	1258 LONDON RD SARNIA ON N7S 1P5	122.8	<u>9</u>
"CONVENIENT PLUS ""DO NOT USE"""	1258 LONDON RD SARNIA ON N7S 1P5	122.8	<u>9</u>
"CONVENIENT PLUS ""DO NOT USE"""	1258 LONDON RD SARNIA ON N7S 1P5	122.8	<u>9</u>
CONVENIENT PLUS "DO NOT USE"	1258 LONDON RD SARNIA ON N7S 1P5	122.8	9

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jul 31, 2019 has found that there are 31 GEN site(s) within approximately 0.25 kilometers of the project property.

Site ZELLERS PHARMACY #15	Address 1249 LONDON ROAD SARNIA ON N7S 4T3	<u>Distance (m)</u> 75.0	Map Key
ZELLERS PHARMACY #15	1249 LONDON ROAD SARNIA ON N7S 4T3	75.0	<u>5</u>
ZELLERS PHARMACY #15	1249 LONDON ROAD SARNIA ON	75.0	<u>5</u>
ZELLERS PHARMACY #15	1249 LONDON ROAD SARNIA ON N7S 4T3	75.0	<u>5</u>
ZELLERS PHARMACY #15	1249 LONDON ROAD SARNIA ON N7S 4T3	75.0	<u>5</u>
Erie St. Clair Local Health Integration Network ESC LHIN	1150 Pontiac Drive Sarnia ON N7T7H9	205.1	<u>17</u>
Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	205.1	<u>17</u>
Erie St. Clair Community Care Access Centre	1150 Pontiac Drive Sarnia ON N7T7H9	205.1	<u>17</u>
Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	205.1	<u>17</u>
Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	205.1	<u>17</u>
Erie St. Clair Local Health Integration Network ESC LHIN	1150 Pontiac Drive Sarnia ON N7T7H9	205.1	<u>17</u>
Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	205.1	<u>17</u>

<u>Site</u>	<u>Address</u>	Distance (m)	<u>Map Key</u>
Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	205.1	<u>17</u>
Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	205.1	<u>17</u>
Erie St. Clair Community Care Access Centre	1150 Pontiac Drive Sarnia ON N7T7H9	205.1	<u>17</u>
Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	205.1	<u>17</u>
Rapids Family Health Team	1150 Pontiac Drive Sarnia ON N7S 3A7	205.1	<u>17</u>
Erie St. Clair Community Care Access Centre	1150 Pontiac Drive Sarnia ON N7T7H9	205.1	<u>17</u>
Rapids Family Health Team	1150 Pontiac Drive Sarnia ON	205.1	<u>17</u>
Erie St. Clair Community Care Access Centre	1150 Pontiac Drive Sarnia ON	205.1	<u>17</u>
HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON N7S6A8	212.5	<u>18</u>
HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON N7S6A8	212.5	<u>18</u>
HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON	212.5	<u>18</u>

Site	<u>Address</u>	Distance (m)	Map Key
HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON N7S6A8	212.5	<u>18</u>
HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON	212.5	<u>18</u>
HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON N7S6A8	212.5	<u>18</u>
HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON	212.5	<u>18</u>
HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON N7S6A8	212.5	<u>18</u>
HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON	212.5	<u>18</u>
HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON	212.5	<u>18</u>
HYDRO ONE NETWORKS INC	MODELAND TS 1081 FINCH DRIVE SARNIA ON	212.5	<u>18</u>

NPRI - National Pollutant Release Inventory

A search of the NPRI database, dated 1993-May 2017 has found that there are 1 NPRI site(s) within approximately 0.25 kilometers of the project property.

Order No: 20190906049

<u>Site</u>	<u>Address</u>	Distance (m)	<u>Map Key</u>
ZELLERS	1249 LONDON Road	75.0	5
	SARNIA ON N7S1M6		_

PES - Pesticide Register

A search of the PES database, dated 1988-Mar 2019 has found that there are 11 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	Distance (m)	<u>Map Key</u>
ZELLERS - STORE #015	1249 LONDON ROAD - LONDON ROAD SHOPPING CLEARWATER ON N7S 4T3	75.0	<u>5</u>
ZELLERS LIMITED STORE #15	1249 LONDON ROAD SARNIA ON N7S 4T3	75.0	<u>5</u>
ZELLERS - STORE #015	1249 LONDON RD - LONDON ROAD SHOPPING CLEARWATER ON N7S4T3	75.0	<u>5</u>
ZELLERS - STORE #015	1249 LONDON RD - LONDON ROAD SHOPPING CLEARWATER ON N7S4T3	75.0	<u>5</u>
ZELLERS LIMITED - STORE #15	1249 LONDON ROAD SARNIA ON M7S4T3	75.0	<u>5</u>
ZELLERS LIMITED - STORE #15	1249 LONDON ROAD SARNIA ON M7S4T3	75.0	<u>5</u>
R & R TEAHEN BUILDING SUPPLIES LTD	1272 LONDON RD SARNIA ON N7S1P5	175.8	<u>13</u>
R & R TEAHEN BUILDING SUPPLIES LTD	1272 LONDON RD SARNIA ON N7S1P5	175.8	<u>13</u>
R & R TEAHEN BUILDING SUPPLIES LTD	1272 LONDON RD SARNIA ON N7S 1P5	175.8	<u>13</u>
R & R TEAHEN BUILDING SUPPLIES LTD	1272 LONDON RD SARNIA ON N7S 1P5	175.8	<u>13</u>
BEAVER LUMBER CO	1272 LONDON ROAD SARNIA ON N7S 1P5	175.8	<u>13</u>

PINC - TSSA Pipeline Incidents

A search of the PINC database, dated Feb 28, 2017 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	Distance (m)	Map Key	
	1249 London Road, Sarnia	75.0	<u>5</u>	

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 2 PRT site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	Distance (m)	Map Key
CONVENIENT PLUS	1258 LONDON RD SARNIA ON N7S 1P5	122.8	<u>9</u>
WRONG INDORG BEAVER /WAS CANGO	254-1258 LONDON RD SARNIA ON N7S 1P5	122.8	9

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 1 SCT site(s) within approximately 0.25 kilometers of the project property.

Site	<u>Address</u>	Distance (m) Ma	
LEBALAB INC.	1200 LONDON RD SUITE 261 SARNIA ON N7S 1P4	179.8	<u>14</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Feb 2019 has found that there are 9 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	Distance (m)	<u>Map Key</u>	
	1273 London Rd. Sarnia ON	52.2	1	

<u>Site</u>	<u>Address</u>	Distance (m)	<u>Map Key</u>
The Corporation of the City of Sarnia	1273 London Road Sarnia ON	52.2	
Bluewater Power Distribution Corporation	AFTON DRIVE NEAR LONDON ROAD <unofficial> Sarnia ON</unofficial>	66.2	<u>2</u>
Swiss Chalet Rotisserie and Grill	1283 London Rd Sarnia ON	67.6	<u>3</u>
Swiss Chalet Rotisserie and Grill	1283 London Rd Sarnia ON	67.6	<u>3</u>
SARNIA HYDRO	1249 LONDON ROAD TRANSFORMER SARNIA CITY ON N7S 4T3	75.0	<u>5</u>
Union Gas Limited	1151 London Road Sarnia ON N7S 1P3	195.4	<u>15</u>
Hydro One Networks Inc.	1081 Finch Dr Lot 17 Concession 6 Sarnia ON NA	212.5	<u>18</u>
	1145 London Road Sarnia ON	231.7	<u>21</u>

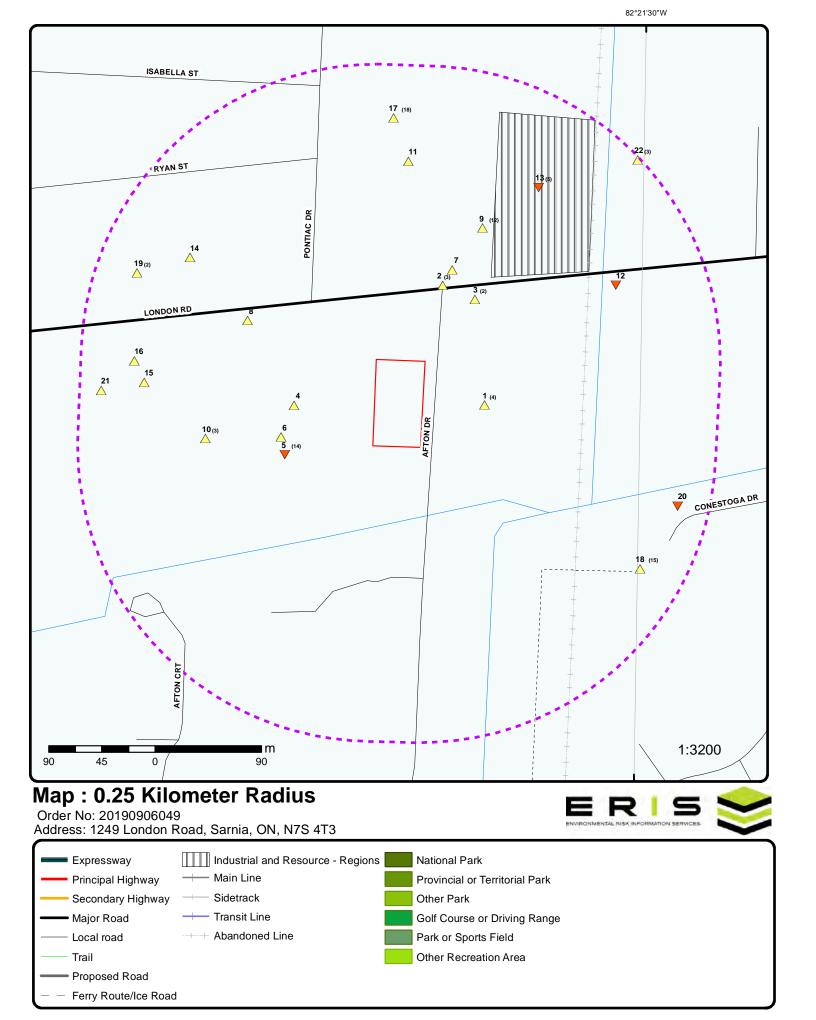
WWIS - Water Well Information System

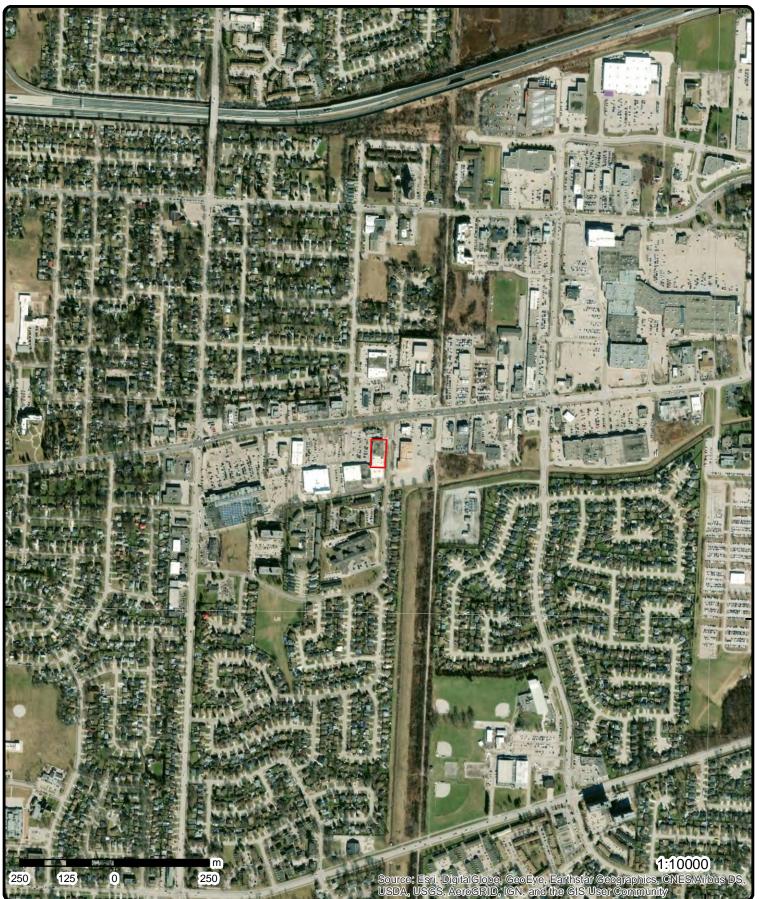
A search of the WWIS database, dated Feb 28, 2019 has found that there are 3 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	Distance (m)	<u>Map Key</u>
	lot 16 con 6 ON	168.8	<u>11</u>
	Well ID: 3402437		
	SARNIA ON	204.6	<u>16</u>

<u>Site</u>	<u>Address</u>	Distance (m)	<u>Map Key</u>
	Well ID: 3408776		
		223.5	
	ON	223.5	<u>20</u>

Well ID: 7203394





Aerial (2018)

Address: 1249 London Road, Sarnia, ON, N7S 4T3

Source: ESRI World Imagery



82°21'W 82°22'30"W Nature Way Park Edgewood (iltshire Park Wiltshire Park Hollands Park Lottie Neely Park London Lin 42°58'30"N Cornation Wellington-Street Clearwater Community Centre Park Sycamore Drive Coronation Park SPJO Sherwood Village

Topographic Map

Address: 1249 London Road, Sarnia, ON, N7S 4T3

Source: ESRI World Topographic Map

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GERCO USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnanc1:24000 sri

Japan, METI, Esri China (Hong Kong), swisstopo, OpenStreetMap

contributors, and the GIS User Community

Detail Report

Мар Кеу	Numbe Record		Direction/ Distance (m	Elev/Diff) (m)	Site	DB
<u>5</u>	1 of 14		WSW/75.0	184.1 / -0.67	ZELLERS PHARMACY #15 1249 LONDON ROAD SARNIA ON N7S 4T3	GEN
Generator N Status: Approval Ye Contam. Facil MHSW Facil SIC Code: SIC Descripti	ears: cility: ity:	ON15145 2012 446110	506 Pharmacies and I	Drug Stores	PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	
<u>Detail(s)</u>						
Waste Class: Waste Class			261 PHARMACEUTIC	CALS		
<u>5</u>	2 of 14		WSW/75.0	184.1 / -0.67	ZELLERS PHARMACY #15 1249 LONDON ROAD SARNIA ON N7S 4T3	GEN
	Generator No: ON1514		506		PO Box No:	
Status: Approval Ye Contam. Fac MHSW Facil	cility:	98,99,00	,01,02,03,04,05,06	5,07,08	Country: Choice of Contact: Co Admin: Phone No Admin:	
SIC Code: SIC Descripti	ion:	6031	PHARMACIES			
<u>Detail(s)</u>						
Waste Class: Waste Class			261 PHARMACEUTIC	CALS		
<u>5</u>	3 of 14		WSW/75.0	184.1 / -0.67	ZELLERS PHARMACY #15 1249 LONDON ROAD SARNIA ON N7S 4T3	GEN
Generator N	o:	ON1514	506		PO Box No:	
Status: Approval Ye Contam. Fac		2010			Country: Choice of Contact: Co Admin:	
MHSW Facil SIC Code: SIC Descripti		446110	Pharmacies and I	Drug Stores	Phone No Admin:	
Detail(s)						
Waste Class: Waste Class			261 PHARMACEUTIO	CALS		

Map Key	Numbe Record		Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>5</u>	4 of 14		WSW/75.0	184.1 / -0.67	ZELLERS PHARMACY 1249 LONDON ROAD SARNIA ON	7#15 GEN
Generator No	o <i>:</i>	ON151450	16		PO Box No:	
Status:					Country:	
Approval Yea Contam. Fac		2013			Choice of Contact: Co Admin:	
MHSW Facili					Phone No Admin:	
SIC Code: SIC Descripti	on:	446110				
<u>Detail(s)</u>						
Waste Class: Waste Class			261 PHARMACEUTIC	ALS		
<u>5</u>	5 of 14		WSW/75.0	184.1 / -0.67	ZELLERS PHARMACY 1249 LONDON ROAD SARNIA ON N7S 4T3	′ #15 GEN
Generator No	o <i>:</i>	ON151450	6		PO Box No:	
Status: Approval Yea	are:	2009			Country: Choice of Contact:	
Contam. Fac	ility:	2000			Co Admin:	
MHSW Facili SIC Code:	ity:	446110			Phone No Admin:	
SIC Descripti	on:		Pharmacies and D	Orug Stores		
<u>Detail(s)</u>						
Waste Class: Waste Class			261 PHARMACEUTIC	ALS		
<u>5</u>	6 of 14		WSW/75.0	184.1 / -0.67	ZELLERS 1249 LONDON Road SARNIA ON N7S1M6	NPRI
NPRI ID:		880000039	90		Org ID:	
Other ID:					Submit Date:	
No Other ID: Track ID:					Last Modified: Contact ID:	
Report ID:					Cont Type:	MED
Report Type: Rpt Type ID:					Contact Title: Cont First Name:	Mr. FRED
Report Year:		2004			Cont Last Name:	WARE
Not-Current	•				Contact Position:	SENIOR MANAGER ENERGY ENVIRONMENT SOURCING INITIATIVES
Yr of Last Fil Fac ID:	ied Rpt:				Contact Fax: Contact Ph.:	
Fac Name:		ZELLERS	STORE, #15		Cont Area Code:	416
Fac Address Fac Address					Contact Tel.: Contact Ext.:	0861493
Fac Postal Z					Cont Fax Area Cde:	
Facility Lat: Facility Long	y.				Contact Fax: Contact Email:	fred.ware@hbc.com
DLS (Last Fil	led Rpt):				Latitude:	nod.maio embolodii
Facility DLS: Datum:	;				Longitude: UTM Zone:	
Facility Cmn	ts:				UTM Northing:	
URL:		20			UTM Easting:	
No of Empl.:		20			Waste Streams:	

DB Number of Direction/ Elev/Diff Site Map Key

No of Shutdown:

Records Distance (m) (m)

Parent Co.: No Streams: No Parent Co.: Waste Off Sites: Pollut Prev Cmnts: No Off Sites: Stacks: Shutdown:

Canadian SIC Code (2 digit):

Canadian SIC Code: SIC Code Description: American SIC Code: NAICS Code (2 digit):

No of Stacks:

Real Estate and Rental and Leasing NAICS 2 Description:

NAICS Code (4 digit): 5311

NAICS 4 Description: Lessors of Real Estate

NAICS Code (6 digit): 531120

NAICS 6 Description: Lessors of Non-Residential Buildings (except Mini-Warehouses)

Substance Release Report

630-08-0 CAS No: Report ID: 2004 Rpt Period:

Subst Released: Carbon monoxide

Air: Water: Land:

Total Releases:

Units: tonnes CAS No: NA - M08 Report ID:

Rpt Period: 2004

Subst Released: PM - Total Particulate Matter

Air: Water: Land:

Total Releases:

Units: tonnes 74-82-8 CAS No:

Report ID:

2004 Rpt Period: Subst Released: Methane

Air: Water: Land:

Total Releases:

Units: tonnes

CAS No: 10024-97-2

Report ID:

Rpt Period: 2004

Subst Released: Nitrous oxide

Air: Water: Land:

Total Releases:

tonnes Units:

CAS No: NA - M10

Report ID:

Rpt Period: 2004

Subst Released: PM2.5 - Particulate Matter <= 2.5 Microns

Air: Water: Land:

DΒ Map Key Number of Direction/ Elev/Diff Site Records Distance (m) (m) Total Releases: Units: tonnes CAS No: 124-38-9 Report ID: Rpt Period: 2004 Subst Released: Carbon dioxide Air: Water: Land: Total Releases: Units: tonnes CAS No: 7446-09-5 Report ID: Rpt Period: 2004 Subst Released: Sulphur dioxide Air: Water: Land: Total Releases: Units: tonnes CAS No: 11104-93-1 Report ID: Rpt Period: 2004 Subst Released: Nitrogen oxides (expressed as NO2) Air: Water: Land: Total Releases: Units: tonnes CAS No: 811-97-2 Report ID: Rpt Period: 2004 Subst Released: HFC-134a Hydrofluorocarbon Air: Water: Land: Total Releases: Units: tonnes CAS No: NA - M09 Report ID: Rpt Period: 2004 Subst Released: PM10 - Particulate Matter <= 10 Microns Air: Water: Land: Total Releases: tonnes Units:

CAS No: NA - M16 Report ID:

Rpt Period: 2004

Subst Released: Volatile Organic Compounds (VOCs)

Air: Water: Land:

Total Releases:

Units: tonnes

7 of 14

ZELLERS - STORE #015 1249 LONDON ROAD - LONDON ROAD

PES

Order No: 20190906049

WSW/75.0

184.1 / -0.67

5

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

SHOPPING

Operator Box:

Operator Class:

CLEARWATER ON N7S 4T3

6

31

Detail Licence No: 23-01-11484-0 Licence No: 11484

Status: Approval Date: Report Source:

Limited Vendor Licence Type:

Licence Type Code: 23 Licence Class: 01 Licence Control: 0

Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link:

Latitude:

Operator No: Operator Type: Oper Area Code: Oper Phone No:

Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District:

Operator County: Op Municipality: Post Office Box: **MOE District:** SWP Area Name:

ZELLERS LIMITED STORE #15 8 of 14 WSW/75.0 184.1 / -0.67 5

1249 LONDON ROAD SARNIA ON N7S 4T3

Detail Licence No: Licence No: Status: Approval Date: Report Source:

Licence Type: Vendor

Licence Type Code: Licence Class: Licence Control: Latitude: Longitude: Lot: Concession: Region: District:

County:

5

Trade Name: PDF Link:

WSW/75.0 184.1 / -0.67 Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: **Operator County:** Op Municipality: Post Office Box:

MOE District:

SWP Area Name:

Operator Box:

9 of 14 **ZELLERS - STORE #015**

1249 LONDON RD - LONDON ROAD SHOPPING

CLEARWATER ON N7S4T3

Detail Licence No: Licence No: Status: Approval Date: Report Source: Licence Type:

Limited Vendor

Licence Type Code: 23 Licence Class:

Licence Control: Latitude: Longitude: Lot: Concession:

Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession:

Operator Box:

Operator Region: Operator District: **Operator County:** Op Municipality:

PES

PES

Мар Кеу	Number Records		Direction/ Distance (m)	Elev/Diff (m)	Site	DE
Region: District: County: Trade Name: PDF Link:					Post Office Box: MOE District: SWP Area Name:	
<u>5</u>	10 of 14		WSW/75.0	184.1 / -0.67	ZELLERS - STORE #015 1249 LONDON RD - LONDON ROAD SHOPPING CLEARWATER ON N7S4T3	PES
Detail Licence Licence No: Status: Approval Date Report Source Licence Type Licence Class Licence Cont Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link:	e: e: : Code: s:	Vendor			Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:	
<u>5</u>	11 of 14		WSW/75.0	184.1 / -0.67	ZELLERS LIMITED - STORE #15 1249 LONDON ROAD SARNIA ON M7S4T3	PES
Detail Licence Licence No: Status: Approval Date Report Sourc Licence Type Licence Class Licence Cont Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link:	e: e: : Code: s:		enses (Excluding dor Class 03	TS)	Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:	
<u>5</u>	12 of 14		WSW/75.0	184.1 / -0.67	ZELLERS LIMITED - STORE #15 1249 LONDON ROAD SARNIA ON M7S4T3	PES
Detail Licence Licence No: Status: Approval Date		23-01-065 06510	10-0		Operator Box: Operator Class: Operator No: Operator Type:	

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

Oper Concession:

Operator Region:

Operator District:

1

2

34

Legacy Licenses (Excluding TS) Report Source: Oper Area Code: 519

Limited Vendor Oper Phone No: 3447481 Licence Type: Licence Type Code: 23 Operator Ext: Licence Class: 01 Operator Lot:

Licence Control: Latitude: Longitude:

Lot: **Operator County:** Concession: Op Municipality: 1 Region: Post Office Box: District: 2 **MOE District:** County: 34 SWP Area Name:

Trade Name: PDF Link:

> 13 of 14 WSW/75.0 184.1 / -0.67 1249 London Road, Sarnia 5 **PINC** ON

2809822 Incident ID: Health Impact: No Incident No: 653060 Environment Impact: No FS-Pipeline Incident Property Damage: Type: Yes Status Code: Pipeline Damage Reason Est Service Interupt: Yes Fuel Occurrence Tp: Pipeline Strike Enforce Policy: No No

Fuel Type: Natural Gas Public Relation: RC Established Tank Status: Pipeline System: Task No: 3465195 Depth:

Spills Action Centre: Pipe Material: Steel F-mail PSIG: 50 Method Details:

Fuel Category: Natural Gas Attribute Category: FS-Perform P-line Inc Invest

Date of Occurrence: 8/24/2011 0:00 Regulator Location: Occurrence Start 2011/09/27

Date:

Operation Type: Construction Site (pipeline strike) Main Distribution Pipeline Pipeline Type:

Regulator Type:

1249 London Road, Sarnia - 2" Pipeline Hit Summary:

Reported By: Diane Paquette - Union gas

Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) Affiliation:

Occurrence Desc: Rain washed excavation site caused dresser to pull creating leak.

Damage Reason: Deteriorated facility

174794

0

Rain washed excavation site caused dresser to pull creating leak. Notes:

14 of 14 WSW/75.0 184.1 / -0.67 5 SARNIA HYDRO

1249 LONDON ROAD TRANSFORMER

Discharger Report:

SPL

Order No: 20190906049

SARNIA CITY ON N7S 4T3

Material Group: Site No: Health/Env Conseq: Incident Dt: 11/12/1999

Year: Client Type: Sector Type: Incident Cause: COOLING SYSTEM LEAK Incident Event: Agency Involved: Nearest Watercourse: Contaminant Code:

Contaminant Name: Site Address: Contaminant Limit 1: Site District Office: Contam Limit Freq 1: Site Postal Code: Contaminant UN No Site Region:

CONFIRMED Environment Impact: Site Municipality: 54102

Nature of Impact: Water course or lake Site Lot: LAND / WATER Receiving Medium: Site Conc: Receiving Env: Northing:

Ref No:

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

MOE Response: WORKS, POLICE Easting:

Dt MOE Arvl on Scn: Site Geo Ref Accu: MOE Reported Dt: 11/12/1999 Site Map Datum:

Dt Document Closed: SAC Action Class: Incident Reason: **ERROR** Source Type:

Site Name: Site County/District:

Site Geo Ref Meth:

Incident Summary: SARNIA HYDRO - 100 L OF MINERAL OIL TO ROAD & SEWER FROM TRANSFORMER.

Contaminant Qty:

184.9 / 0.11 1 of 1 WSW/78.2 1249 London Rd 6 **EHS**

> X: Y:

> Y:

Sarnia ON N7S4T3

ON

.25

-82.362015

42.978521

42.979542

ON

0.25 -82.359578

42.97935

EHS

EHS

Order No: 20190906049

Nearest Intersection:

Search Radius (km):

Client Prov/State:

Municipality:

20140919004 Order No: С Status:

Report Type: Standard Report Report Date: 25-SEP-14 19-SEP-14 Date Received:

Previous Site Name: Lot/Building Size:

Additional Info Ordered: City Directory

8 1 of 1 WNW/114.0 184.9 / 0.11 1249/1253 London Rd. Sarnia ON

Order No: 20011102001 Nearest Intersection: Afton Dr. Status: C

Municipality: Report Type: Complete Report Client Prov/State: ON Report Date: 11/8/01 Search Radius (km): 0.25 11/2/01 -82.361069 Date Received: X:

Previous Site Name: Lot/Building Size:

Additional Info Ordered: Fire Insur. Maps and/or Site Plans and/or Inspection Reports

1 of 4 E/52.2 184.8 / 0.03 1273 London Road 1

20060808006w Order No:

Status: С

Online Mapless Report Type: Report Date: 8/8/2006 Date Received: 8/8/2006

Previous Site Name: Lot/Building Size: Additional Info Ordered: Nearest Intersection: Municipality:

Client Prov/State: ON Search Radius (km): 0.25 0 X: Y: 0

Nearest Intersection:

Search Radius (km):

Municipality: Client Prov/State:

SARNIA ON N7S 1P3

2 of 4 E/52.2 184.8 / 0.03 1273 London Road 1 **EHS** Sarnia ON N7S 1P3

X:

Y:

20040706011 Order No: Status: С

Report Type: Complete Report Report Date: 7/15/04 Date Received: 7/6/04

Previous Site Name: Lot/Building Size:

Additional Info Ordered: Fire Insur. Maps and/or Site Plans

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

3 of 4 E/52.2 184.8 / 0.03 The Corporation of the City of Sarnia

1273 London Road

Sarnia ON

Ref No: 7416-9CZSFM Discharger Report: Site No: Material Group:

Incident Dt: 2013/10/31 Health/Env Conseq:

Year: Client Type: Incident Cause: Leak/Break Sector Type:

Motor Vehicle Incident Event: Agency Involved:

Contaminant Code: Nearest Watercourse:

Contaminant Name: **ENGINE OIL** Site Address: 1273 London Road

Site District Office: Contaminant Limit 1: Contam Limit Freq 1: Site Postal Code: Contaminant UN No 1: Site Region:

Confirmed Environment Impact: Site Municipality: Sarnia

Surface Water Pollution Nature of Impact: Site Lot: Receiving Medium: Site Conc: Receiving Env: Northing: MOE Response: Easting:

Dt MOE Arvl on Scn: Site Geo Ref Accu: MOE Reported Dt: 2013/10/31 Site Map Datum:

Dt Document Closed: SAC Action Class:

Watercourse Spills Incident Reason: Material Failure - Poor Design/Substandard Source Type:

Material

Site Name: Bissel-McArthur Drain<UNOFFICIAL> Site County/District:

Site Geo Ref Meth: Incident Summary: City of Sarnia: sheen in Bissel-McArther drain

Contaminant Qty: 0 other - see incident description

4 of 4 E/52.2 184.8 / 0.03 1273 London Rd. 1 SPL Sarnia ON

Site Conc:

Ref No: 0204-AAT487 Discharger Report: Site No: NA Material Group: Incident Dt: 2016/06/10 Health/Env Conseq:

Client Type: Year: Incident Cause: Sector Type:

Incident Event: Agency Involved: Overflow/Surcharge

Contaminant Code: Nearest Watercourse:

SEWAGE, PRIMARY UNCHLORINATED 1273 London Rd. Contaminant Name: Site Address:

Site District Office: Contaminant Limit 1: Contam Limit Freq 1: Site Postal Code: Contaminant UN No 1: Site Region: **Environment Impact:** Site Municipality:

Sarnia Nature of Impact: Site Lot: Receiving Medium:

Land 4759420 Receiving Env: Northing: MOE Response: 389116 No Easting:

Dt MOE Arvl on Scn: Site Geo Ref Accu: NAD83

2016/06/10 MOE Reported Dt: Site Map Datum:

Dt Document Closed: SAC Action Class: Sewage Bypasses / Overflows Blockage Incident Reason: Source Type:

Site Name: Golden Palace restaurant<UNOFFICIAL> Site County/District:

Site Geo Ref Meth: Incident Summary: Dragon Palace - sewage to parking lot from blocked pipe

Contaminant Qty: 20 L

1

Miscellaneous Communal

SPL

Map Key Number Record			Elev/Diff (m)	Site		DB	
<u>2</u>	1 of 3	NNE/66.2	184.9 / 0.11	FAETHORNE PLACE AFTON DR./LONDON SARNIA CITY ON	HSG. COOP.INCPT.BLK.A RD./RP# 629	CA	
Certificate # Application Issue Date: Approval Ty Status: Application Client Name Client Addre Client City: Client Posta Project Desc Contaminan Emission Co	Year: Type: :: ess: I Code: cription:	3-1156-92- 92 9/10/1992 Municipal sewage Cancelled					
2	2 of 3	NNE/66.2	184.9 / 0.11	FAETHORNE PLACE AFTON DR./LONDON SARNIA CITY ON	HSG.COOP.INCPT.BLK. A RD./RP #629	CA	
Certificate # Application Issue Date: Approval Ty Status: Application Client Name Client Addre Client City: Client Posta Project Desc Contaminan Emission Co	Year: Type: :: ess: I Code: cription:	7-0909-92- 92 9/10/1992 Municipal water Cancelled					
<u>2</u>	3 of 3	NNE/66.2	184.9 / 0.11	Bluewater Power Dist AFTON DRIVE NEAR <unofficial> Sarnia ON</unofficial>		SPL	
Ref No: Site No: Incident Dt: Year:		3868-5UAV6F 12/16/2003		Discharger Report: Material Group: Health/Env Conseq: Client Type:	Oil		
Incident Cau Incident Eve Contaminan Contaminan	ent: t Code:	Other Transport Accident 15 TRANSFORMER OIL (N.O.S.)		Sector Type: Agency Involved: Nearest Watercourse: Site Address:	Transformer		
Contaminan Contam Lim Contaminan Environmen Nature of Im Receiving M Receiving E MOE Respon Dt MOE Arvi MOE Report	it Freq 1: it UN No 1: it Impact: ipact: ledium: inv: inse: I on Scn: ited Dt:	Confirmed Soil Contamination Land		Site District Office: Site Postal Code: Site Region: Site Municipality: Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum:	Sarnia Southwestern Sarnia		
Dt Documen Incident Rea		Spill		SAC Action Class: Source Type:	Spill to Inland Watercourses		

Elev/Diff DΒ Map Key Number of Direction/ Site

Records Distance (m) (m)

AFTON DRIVE NEAR LONDON ROAD < UNOFFICIAL> Site Name:

Site County/District: Site Geo Ref Meth:

Incident Summary: 660L of non-PCB X-former oil to grnd, contained

Contaminant Qty: 660 L

3 1 of 2 NE/67.6 184.9 / 0.11 Swiss Chalet Rotisserie and Grill

1283 London Rd Sarnia ON

Container/Drum/Tote

SPL

Order No: 20190906049

Ref No: 0720-9BPLNK Discharger Report:

Site No: Material Group: Incident Dt: 2013/09/19 Health/Env Conseq:

Year: Client Type: Incident Cause: **Dumping** Sector Type:

Incident Event: Agency Involved: Nearest Watercourse: Contaminant Code: 46

COOKING GREASE 1283 London Rd Contaminant Name: Site Address:

Contaminant Limit 1: Site District Office: Contam Limit Freg 1: Site Postal Code: Contaminant UN No 1: Site Region:

Environment Impact: Confirmed Site Municipality: Sarnia

Nature of Impact: Surface Water Pollution Site Lot: Receiving Medium: Site Conc:

Northing: 4759363 Receiving Env: MOE Response: Priority Field Response Easting: 389127

Dt MOE Arvl on Scn: 2013/09/19 Site Geo Ref Accu: 2013/09/19 MOE Reported Dt: Site Map Datum:

Dt Document Closed: SAC Action Class:

Watercourse Spills Operator/Human Error Incident Reason: Source Type:

Site Name: Swiss Chalet Rotisserie and Grill Site County/District:

Site Geo Ref Meth: Incident Summary: Swiss Chalet: cooking grease dumped to catchbasin

Contaminant Qty: 0 other - see incident description

NE/67.6 Swiss Chalet Rotisserie and Grill 2 of 2 184.9 / 0.11 3 SPL 1283 London Rd

Sarnia ON

3174-9VJMJQ Ref No: Discharger Report: Site No: 8497-9BTLAT Material Group:

Incident Dt: 4/13/2015 Health/Env Conseq: Year: Client Type: Incident Cause: Overflow/Surcharge Sector Type:

Incident Event: Agency Involved: Contaminant Code: Nearest Watercourse:

SEWAGE, RAW UNCHLORINATED 1283 London Rd Contaminant Name: Site Address: Contaminant Limit 1: Site District Office:

Contam Limit Freq 1: Site Postal Code: NA Site Region: Contaminant UN No 1:

Environment Impact: Site Municipality: Sarnia

Nature of Impact: Land; Surface Water Site Lot: Receiving Medium: Site Conc:

Receiving Env: Northing: 4759363 Easting: 389127 MOE Response: Dt MOE Arvl on Scn: 4/13/2015 Site Geo Ref Accu: **GIS Software** NAD83 MOE Reported Dt: 4/13/2015 Site Map Datum:

Dt Document Closed: SAC Action Class: Watercourse Spills Incident Reason: Source Type:

Equipment Failure

Site Name: Swiss Chalet Rotisserie and Grill Site County/District:

Map Key	Number Records		Elev/Diff (m)	Site		DB		
Site Geo Rei Incident Sun Contaminan	nmary:		10-30 metres eg. Medium Quality GPS Swiss Chalet: Sewage back up to parking lot/CB 0 n/a					
<u>4</u>	1 of 1	W/68.0	184.9 / 0.11	1253 London Road Sarnia ON N7S 1P3		EHS		
Order No: Status: Report Type Report Date: Date Receiv Previous Sit Lot/Building Additional In	: ed: e Name: Size:	20101117005 C Standard Report 11/25/2010 11/17/2010 9:22:46 AM		Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	ON 0.25 -82.361882 42.978764			
<u>7</u>	1 of 1	NNE/80.8	184.9 / 0.11	1254-1258 London Ro Sarnia ON N7S 1P5	ad	EHS		
Order No: Status: Report Type Report Date: Date Receive Previous Sit Lot/Building Additional In	: ed: e Name: Size:	20050930026 C Site Report 10/4/2005 9/30/2005		Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	ON 0.25 -82.360264 42.979816			
9	1 of 12	NNE/122.8	184.9 / 0.11	"CONVENIENT PLUS 1258 LONDON RD SARNIA ON N7S 1P5	""DO NOT USE"""	EXP		
Instance No: Instance ID:	:	9982619						
Instance Typ Description:		FS Facility						
Status: TSSA Progra Maximum Ha Facility Type	am Area: azard Rank:	EXPIRED						
Expired Date	e:	1/30/1993						
9	2 of 12	NNE/122.8	184.9 / 0.11	"CONVENIENT PLUS 1258 LONDON RD SARNIA ON N7S 1P5	""DO NOT USE"""	EXP		
Instance No:		11128663						
Instance ID: Instance Typ Description:	oe:	FS Liquid Fuel Tank						
Status: TSSA Progra Maximum Ha	am Area:	EXPIRED						
Facility Type Expired Date		1/30/1993						

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
9	3 of 12	NNE/122.8	184.9 / 0.11	CANGO INC** 1258 LONDON RD SARNIA ON N7S 1P5	EXP
Instance No:		9808868			
Instance ID: Instance Typ	e:	FS Facility			
Description: Status:		EXPIRED			
TSSA Progra Maximum Ha					
Facility Type Expired Date		8/1/1990			
9	4 of 12	NNE/122.8	184.9 / 0.11	CONVENIENT PLUS "DO NOT USE" 1258 LONDON RD SARNIA ON N7S 1P5	EXP
Instance No: Instance ID:		11128682			
Instance Typ	e:	FS Liquid Fuel Tank			
Description: Status:		FS Gasoline Station EXPIRED	- Full Serve		
TSSA Progra Maximum Ha					
Facility Type Expired Date	:	FS Liquid Fuel Tank 1/30/1993			
9	5 of 12	NNE/122.8	184.9 / 0.11	CONVENIENT PLUS "DO NOT USE" 1258 LONDON RD SARNIA ON N7S 1P5	EXP
Instance No:		11128640			
Instance ID: Instance Typ	e:	FS Liquid Fuel Tank			
Description: Status:		FS Gasoline Station EXPIRED	- Full Serve		
TSSA Progra		EXI INED			
Maximum Ha Facility Type		FS Liquid Fuel Tank			
Expired Date	e.	1/30/1993			
9	6 of 12	NNE/122.8	184.9 / 0.11	CONVENIENT PLUS "DO NOT USE" 1258 LONDON RD SARNIA ON N7S 1P5	EXP
Instance No:		11128663			
Instance ID: Instance Typ	e:	FS Liquid Fuel Tank			
Description:		FS Gasoline Station			
Status: TSSA Progra		EXPIRED			
Maximum Ha Facility Type		FS Liquid Fuel Tank			
Expired Date		1/30/1993			
9	7 of 12	NNE/122.8	184.9 / 0.11	CONVENIENT PLUS "DO NOT USE" 1258 LONDON RD SARNIA ON N7S 1P5	EXP

Мар Кеу	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site		DB
Instance No: Instance ID: Instance Type Description: Status: TSSA Progra	m Area:	11128700 FS Liquid Fuel Tank FS Gasoline Station EXPIRED	- Full Serve			
Maximum Ha Facility Type: Expired Date	:	FS Liquid Fuel Tank 1/30/1993				
9	8 of 12	NNE/122.8	184.9 / 0.11	"CONVENIENT PLUS 1258 LONDON RD SARNIA ON N7S 1P5	""DO NOT USE"""	EXP
Instance No: Instance ID:		11128700				
Instance Type	e:	FS Liquid Fuel Tank				
Description: Status: TSSA Progra Maximum Ha		EXPIRED				
Facility Type: Expired Date:	:	1/30/1993				
9	9 of 12	NNE/122.8	184.9 / 0.11	"CONVENIENT PLUS 1258 LONDON RD SARNIA ON N7S 1P5	""DO NOT USE"""	EXP
Instance No:		11128682				
Instance ID: Instance Type	e:	FS Liquid Fuel Tank				
Description: Status:		EXPIRED				
TSSA Progra. Maximum Ha. Facility Type: Expired Date.	zard Rank: :	1/30/1993				
9	10 of 12	NNE/122.8	184.9 / 0.11	"CONVENIENT PLUS 1258 LONDON RD SARNIA ON N7S 1P5	""DO NOT USE"""	EXP
Instance No: Instance ID:		11128640				
Instance Type	e:	FS Liquid Fuel Tank				
Description: Status: TSSA Progra	m Δrea·	EXPIRED				
Maximum Ha. Facility Type: Expired Date	zard Rank: :	1/30/1993				
9	11 of 12	NNE/122.8	184.9 / 0.11	CONVENIENT PLUS 1258 LONDON RD SARNIA ON N7S 1P5		PRT
Location ID: Type:		20602 retail				

Map Key	Numbe Record		ection/ ance (m)	Elev/Diff (m)	Site		DB
Expiry Date: Capacity (L): Licence #:		1994-0 100000 007637					
9	12 of 12	NNE/	122.8	184.9 / 0.11	WRONG INDORG 254-1258 LONDO SARNIA ON N7S		PRT
Location ID: Type: Expiry Date: Capacity (L): Licence #:		12643 retail 1991-0' 22000 005523					
10	1 of 3	W/142	2.1	184.9 / 0.11	Longo Managem Willa Drive Resid Sarnia ON N7X 11	ential Development	ECA
Approval No: Approval Dat Status: Record Type: Link Source: SWP Area Na Approval Typ Project Type: Address: Full Address: Full PDF Link	e: : : : : :	Municip	al and Priva	Private Water Wo te Water Works tial Development	MOE District: City: Longitude: Latitude: Geometry X: Geometry Y: Orks	Sarnia -82.36280000000001 42.978500000000004	
10	2 of 3	W/142	2.1	184.9 / 0.11	Loblaw Propertie Part Lot 18, Cond Sarnia ON M4T 2:	ession 6	ECA
Approval No: Approval Dat Status: Record Type: Link Source: SWP Area Na Approval Type: Address: Full Address: Full PDF Link	e: : : : : : :		t 18, Conces		MOE District: City: Longitude: Latitude: Geometry X: Geometry Y:	Sarnia -82.36280000000001 42.9785000000000004	
<u>10</u>	3 of 3	W/142	2.1	184.9 / 0.11	Longo Managemo Willa Drive Resid Sarnia ON N7X 11	ential Development	ECA
Approval No: Approval Dat Status: Record Type: Link Source: SWP Area Na Approval Typ Project Type: Address:	e: : :me: :e:	MUNIC	IPAL AND P	ND PRIVATE SE RIVATE SEWAG tial Development		Sarnia -82.36280000000001 42.978500000000004	

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

Full Address:

Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/5232-4UNMJA-14.pdf

11 1 of 1 N/168.8 184.9 / 0.11 lot 16 con 6 WWIS

Well ID: 3402437

Construction Date:

Primary Water Use: Commerical

Sec. Water Use:

Final Well Status: Water Supply

Water Type: Casing Material: Audit No:

Tag: Construction Method:

Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth:

Overburden/Bedrock: Pump Rate:

Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy: Data Entry Status:

Data Src:

Date Received: 4/22/1954 Selected Flag: Yes

Abandonment Rec:

Contractor: 1404 Form Version: 1

Owner: Street Name:

County: LAMBTON

Municipality: SARNIA TOWNSHIP

Site Info: Lot: 016

Concession: 06
Concession Name: CON
Easting NAD83:

Northing NAD83: Zone:

UTM Reliability:

Bore Hole Information

Bore Hole ID: 10196037 **DP2BR:** 108

DP2BR: Spatial Status:

Code OB:

Code OB Desc: Bedrock

Open Hole:

Cluster Kind:

Date Completed: 3/27/1954

Remarks: Elevrc Desc:

Location Source Date:

Improvement Location Source: Improvement Location Method: Source Revision Comment:

Supplier Comment:

Elevation: 185.003295

Elevrc:

Zone: 17 **East83:** 389052.9 **North83:** 4759563

Org CS:

UTMRC:

UTMRC Desc: unknown UTM

Order No: 20190906049

Location Method: p9

Overburden and Bedrock

Materials Interval

Formation ID: 931616844

Layer:

Color:

General Color:

Mat1: 15

Most Common Material: LIMESTONE

Mat2: 17
Other Materials: SHALE

Mat3:

Other Materials:

Formation Top Depth: 108
Formation End Depth: 115
Formation End Depth UOM: ft

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

Overburden and Bedrock

Materials Interval

Formation ID: 931616843

Layer: 1

Color: General Color:

Mat1: 24

Most Common Material: PREV. DRILLED

Mat2:

Other Materials:

Mat3:

Other Materials:
Formation Top Depth: 0
Formation End Depth: 108
Formation End Depth UOM: ft

Method of Construction & Well

<u>Use</u>

Method Construction ID:

Method Construction Code:

Method Construction: Cable Tool

Other Method Construction:

Pipe Information

Pipe ID: 10744607

Casing No:

Comment: Alt Name:

Construction Record - Casing

Casing ID: 930331659

Layer: 1
Material: 1
Open Hole or Material: STEEL

Depth From:

Depth To: 108
Casing Diameter: 4
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930331660

Layer: 2 Material: 4

Open Hole or Material: OPEN HOLE

Depth From:

Depth To: 115
Casing Diameter: 4
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 993402437

Pump Set At:

Static Level: 30

Мар Кеу	Number Records		Direction/ Distance (m)	Elev/Diff (m)	Site		DB
Final Level A Recommend Pumping Rate Flowing Rate Recommend Levels UOM: Rate UOM: Water State A Pumping Tes Pumping Du Pumping Du Flowing:	led Pump De te: e: led Pump Ra : After Test C After Test: st Method: iration HR:	epth: 5 ate: ft G ode: 1	PM LEAR				
Water Detail: Water ID: Layer: Kind Code: Kind: Water Found	d Depth:	1 1 FI 1(
<u>12</u>	1 of 1	ı	ENE/173.9	182.9 / -1.90	1289 London Road SARNIA ON		EHS
Order No: Status: Report Type Report Date: Date Receive Previous Site Lot/Building Additional In	: ed: e Name: Size:	2006080901 C Online Mapl 8/9/2006 8/9/2006			Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	ON 0.25 0	
Detail Licence Licence No: Status: Approval Da Report Sour Licence Type Licence Clas Licence Con Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link:	te: ce: e: e Code: ss: etrol:	Vendor	NNE/175.8	184.0 / -0.77	BEAVER LUMBER CO 1272 LONDON ROAD SARNIA ON N7S 1P5 Operator Box: Operator Class: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:		PES
<u>13</u>	2 of 5		NNE/175.8	184.0 / -0.77	R & R TEAHEN BUILD 1272 LONDON RD	ING SUPPLIES LTD	PES

Number of Direction/ Elev/Diff Site DΒ Map Key (m)

Records Distance (m)

SARNIA ON N7S1P5

Detail Licence No:

06545 Licence No:

Status:

Approval Date:

Legacy Licenses (Excluding TS) Report Source: Retail Vendor Class 03

Licence Type: 21

Licence Type Code: Licence Class: 03 Licence Control:

Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name:

PDF Link:

Operator Class:

Operator No: Operator Type:

Operator Box:

Oper Area Code: Oper Phone No:

Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: **Operator County:** Op Municipality: Post Office Box:

MOE District: SWP Area Name:

13 3 of 5 NNE/175.8 184.0 / -0.77

Detail Licence No: Licence No:

Status: Approval Date: Report Source:

Licence Type: Vendor

Licence Type Code: Licence Class: Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name:

PDF Link:

13

R & R TEAHEN BUILDING SUPPLIES LTD

519

3373783

1272 LONDON RD SARNIA ON N7S 1P5

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

R & R TEAHEN BUILDING SUPPLIES LTD NNE/175.8 184.0 / -0.77

> 1272 LONDON RD SARNIA ON N7S 1P5

> > Operator Box:

MOE District: SWP Area Name:

Detail Licence No: Licence No:

Status: Approval Date:

Report Source: Licence Type:

Limited Vendor

4 of 5

Licence Type Code: Licence Class: Licence Control:

Latitude: Longitude: Lot: Concession: Region:

Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot:

Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box:

PES

PES

Number of Direction/ Elev/Diff Site DΒ Map Key Records Distance (m) (m) District: **MOE District:** County: SWP Area Name: Trade Name: PDF Link: 184.0 / -0.77 13 5 of 5 NNE/175.8 R & R TEAHEN BUILDING SUPPLIES LTD **PES** 1272 LONDON RD **SARNIA ON N7S1P5** Detail Licence No: Operator Box: Licence No: 06545 Operator Class: Operator No: Status: Approval Date: Operator Type: Legacy Licenses (Excluding TS) 519 Report Source: Oper Area Code: Limited Vendor Oper Phone No: Licence Type: 3373783 Licence Type Code: Operator Ext: 01 Licence Class: Operator Lot: Licence Control: Oper Concession: Latitude: Operator Region: Longitude: Operator District: Lot: **Operator County:** Concession: Op Municipality: Region: Post Office Box: District: **MOE District:** SWP Area Name: County: Trade Name: PDF Link: 1 of 1 NW/179.8 184.9 / 0.11 LEBALAB INC. 14 SCT 1200 LONDON RD SUITE 261 SARNIA ON N7S 1P4 Established: 1994 Plant Size (ft2): 0 Employment: 2 --Details--Description: Pharmaceutical and Medicine Manufacturing SIC/NAICS Code: 325410 W/195.4 **Union Gas Limited** 1 of 1 184.9 / 0.11 15 SPL 1151 London Road Sarnia ON N7S 1P3 Ref No: 1041-AW9SK4 Discharger Report: Site No: NA Material Group: Incident Dt: 2018/02/23 Health/Env Conseq: 2 - Minor Environment Year: Client Type: Corporation Incident Cause: Sector Type: Miscellaneous Industrial Agency Involved: Incident Event: Process Upset/Malfunction Contaminant Code: Nearest Watercourse: NATURAL GAS (METHANE) Contaminant Name: Site Address: 1151 London Road Contaminant Limit 1: Site District Office: Sarnia N7S 1P3

Site Postal Code:

Site Municipality:

Southwestern

Order No: 20190906049

Sarnia

Site Region:

Site Lot:

Easting:

Site Conc: Northing:

Contam Limit Freq 1:

Environment Impact:

Nature of Impact:

Receiving Env:

MOE Response:

Receiving Medium:

Contaminant UN No 1:

1075

Air

No

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

Site Geo Ref Accu:

SAC Action Class:

Site Map Datum:

Source Type:

Dt MOE Arvl on Scn:

MOE Reported Dt: 2018/02/23 **Dt Document Closed:** 2018/03/17

Incident Reason: **Equipment Failure** Site Name:

Site County/District:

Well ID:

Site Geo Ref Meth: Incident Summary: Contaminant Qty:

Construction Date:

Primary Water Use:

Sec. Water Use:

Water Type:

Audit No:

Tag:

Final Well Status:

Casing Material:

Elevation (m):

Well Depth:

Pump Rate:

Flow Rate: Clear/Cloudy:

Flowing (Y/N):

Construction Method:

Elevation Reliability:

Overburden/Bedrock:

Depth to Bedrock:

Static Water Level:

Talaria Tire and Auto<UNOFFICIAL>

County of Lambton

TSSA: Meter struck by unknown vehicle 0 other - see incident description

W/204.6 1 of 1 184.9 / 0.11 16

3408776

Test Hole

Z35412

A031733

Data Entry Status:

Data Src:

SARNIA ON

Date Received: 10/5/2005 Selected Flag: Yes Abandonment Rec: Contractor: 6607 Form Version: 3

Owner:

1249 LONDON RD Street Name: County: LAMBTON

Air Spills - Gases and Vapours

WWIS

Order No: 20190906049

Valve/Fitting/Piping

SARNIA TOWNSHIP

Municipality:

Site Info: Lot:

Concession:

Concession Name: Easting NAD83: Northing NAD83:

Zone:

UTM Reliability:

Bore Hole Information

Bore Hole ID: 11320376

DP2BR: Spatial Status:

Code OB:

Code OB Desc: Overburden

Open Hole: Cluster Kind:

Date Completed: 9/8/2005

Remarks: Elevrc Desc:

Location Source Date:

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

Overburden and Bedrock

Materials Interval

Formation ID: 933011052

Layer: 2 2 Color: General Color: **GREY** Mat1: 05 Most Common Material: **CLAY**

Mat2:

Elevation: 185.293502

Elevrc: Zone:

17 East83: 388821 North83: 4759394 Org CS: UTM83 UTMRC:

UTMRC Desc: margin of error: 30 m - 100 m

Location Method:

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

Other Materials:

Mat3:

Other Materials:

Formation Top Depth: 1.5 Formation End Depth: 4.5 Formation End Depth UOM: m

Overburden and Bedrock

Materials Interval

933011051 Formation ID:

Layer: Color: 6 **BROWN** General Color: Mat1: 28 SAND Most Common Material:

Mat2: 11 GRAVEL

Other Materials: Mat3:

Other Materials:

0 Formation Top Depth: Formation End Depth: 1.5 Formation End Depth UOM:

Annular Space/Abandonment

Sealing Record

933278127 Plug ID:

Layer: Plug From: 0 0.3 Plug To: Plug Depth UOM: m

Annular Space/Abandonment

Sealing Record

Plug ID: 933278126

Layer: 2 0.3 Plug From: 0.9 Plug To: Plug Depth UOM:

Method of Construction & Well

<u>Use</u>

Method Construction ID: Method Construction Code: 6 **Method Construction:** Boring

Other Method Construction:

Pipe Information

Pipe ID: 11335231

Casing No:

Comment: Alt Name:

Construction Record - Casing

Casing ID: 930861807

Layer:

Мар Кеу	Number Records		Elev/Diff (m)	Site		DB
Material: Open Hole o Depth From: Depth To: Casing Diam Casing Depth	eter: eter UOM:	5 PLASTIC 0 0.9 5.1 cm m				
Construction	n Record - S	<u>Screen</u>				
Screen ID: Layer: Slot: Screen Top I Screen End I Screen Mate Screen Depti Screen Diam	Depth: rial: h UOM: peter UOM:	933414827 1 10 0.9 4.5 5 m cm 6.4				
Water Details	<u>s</u>					
Water ID: Layer: Kind Code: Kind: Water Found Water Found		934065627 1 1 FRESH 2 //: m				
Hole Diamete	<u>er</u>					
Hole ID: Diameter: Depth From: Depth To: Hole Depth U	ЈОМ:	11539203 21 0 4.5 m cm				
<u>17</u>	1 of 18	N/205.1	184.9 / 0.11	CENTRE/CENTRE D'A	MUNITY CARE ACCESS ACCES AUX SOINS D'ERIE ST-CLAIR 1150	EASR
Approval No Status: Date: Record Type Link Source: Project Type Full Address	95 - 15 15	R-002-1468945050 REGISTERED 2014-12-05 EASR MOFA Standby Power System		SWP Area Name: MOE District: City: Latitude: Longitude: Geometry X: Geometry Y:	St. Clair Region Sarnia SARNIA 42.98138889 -82.36166667	
Approval Typ Full PDF Lin		EASR-Standby Po http://www.accesse		ov.on.ca/AEWeb/ae/ViewDo	cument.action?documentRefID=10917	,
<u>17</u>	2 of 18	N/205.1	184.9 / 0.11	1150 Pontiac Drive Sarnia ON N7S 3A7		EHS
Order No: Status: Report Type Report Date:		20150616033 C Standard Select Report 22-JUN-15		Nearest Intersection: Municipality: Client Prov/State: Search Radius (km):	City of Sarnia ON .25	

Мар Кеу	Number Records		Elev/Diff (m)	Site		
Date Received: Previous Site Name: Lot/Building Size: Additional Info Ordered:		16-JUN-15 Carruthers Clinic 2.7 acres (1.1 ha)		X: Y:	-82.3609 42.980968	
<u>17</u>	3 of 18	N/205.1	184.9 / 0.11	1150 Pontiac Dr Sarnia ON N7S3A7		EHS
Order No: Status: Report Type Report Date: Date Receive Previous Sit Lot/Building Additional In	: ed: te Name: ı Size:	20170714067 C Standard Select Report 21-JUL-17 14-JUL-17 Carruthers Clinic 1.1 ha (2.7 acres) Title Searches		Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	Sarnia Township ON .25 -82.3609 42.980968	
<u>17</u> 4 of 18		N/205.1	184.9 / 0.11	Erie St. Clair Local He ESC LHIN 1150 Pontiac Drive Sarnia ON N7T7H9	ealth Integration Network	GEN
Generator N Status: Approval Ye Contam. Fac MHSW Facill SIC Code: SIC Descript	ears: cility: lity:	ON6169061 Registered As of Jul 2019		PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	Canada	
Detail(s)						
Waste Class Waste Class		312 P Pathological waste	es			
<u>17</u>	5 of 18	N/205.1	184.9 / 0.11	Rapids Family Health 1150 Pontiac Drive Sarnia ON N7S 3A7	Team	GEN
Generator N Status: Approval Ye Contam. Fac MHSW Facill SIC Code: SIC Descript	ears: cility: lity:	ON6263703 Registered As of Jul 2019		PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	Canada	
Detail(s)						
Waste Class Waste Class		312 P Pathological waste	es			
<u>17</u>	6 of 18	N/205.1	184.9 / 0.11	Erie St. Clair Commui 1150 Pontiac Drive Sarnia ON N7T7H9	nity Care Access Centre	GEN
Generator N Status: Approval Ye		ON6169061 2015		PO Box No: Country: Choice of Contact:	Canada CO_ADMIN	

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

Contam. Facility:NoCo Admin:Michelle MineauMHSW Facility:NoPhone No Admin:5192588211 Ext.7316

SIC Code: 621990

SIC Description: ALL OTHER AMBULATORY HEALTH CARE SERVICES

Detail(s)

Waste Class: 312

Waste Class Desc: PATHOLOGICAL WASTES

17 7 of 18 N/205.1 184.9 / 0.11 Rapids Family Health Team 1150 Pontiac Drive GEN

Sarnia ON N7S 3A7

Canada CO_OFFICIAL

Order No: 20190906049

PO Box No: Country:

Co Admin:

Choice of Contact:

Phone No Admin:

Generator No: ON6263703

Status:
Approval Years: 2016
Contam. Facility: No
MHSW Facility: No
SIC Code: 621110

SIC Description: OFFICES OF PHYSICIANS

Detail(s)

Waste Class: 312

Waste Class Desc: PATHOLOGICAL WASTES

17 8 of 18 N/205.1 184.9 / 0.11 Rapids Family Health Team
1450 Ponting Print GEN

1150 Pontiac Drive Sarnia ON N7S 3A7

Choice of Contact:

Phone No Admin:

Co Admin:

 Generator No:
 ON6263703
 PO Box No:

 Status:
 Country:

Approval Years: Contam. Facility:

MHSW Facility:

SIC Code: 621110

SIC Description: Offices of Physicians

2012

Detail(s)

Waste Class: 312

Waste Class Desc: PATHOLOGICAL WASTES

9 of 18 N/205.1 184.9 / 0.11 Erie St. Clair Local Health Integration Network

ESC LHIN 1150 Pontiac Drive Sarnia ON N7T7H9

Generator No: ON6169061 PO Box No:

Status: Registered Country: Canada

Approval Years:As of Dec 2018Choice of Contact:Contam. Facility:Co Admin:MHSW Facility:Phone No Admin:SIC Code:

Detail(s)

SIC Description:

Waste Class: 312 P

Мар Кеу	Numbe Record		Direction/ Distance (m	Elev/Diff) (m)	Site		DB
Waste Class	Desc:		Pathological wast	tes			
<u>17</u>	10 of 18		N/205.1	184.9 / 0.11	Rapids Family Health 1150 Pontiac Drive Sarnia ON N7S 3A7	Team	GEN
Generator N Status: Approval Ye Contam. Faci MHSW Facil SIC Code: SIC Descript	ears: cility: lity:	ON6263 2011 621110	703 Offices of Physici	ans	PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:		
<u>Detail(s)</u>							
Waste Class Waste Class			312 PATHOLOGICAL	. WASTES			
<u>17</u>	11 of 18		N/205.1	184.9 / 0.11	Rapids Family Health 1150 Pontiac Drive Sarnia ON N7S 3A7	Team	GEN
Generator N Status: Approval Ye Contam. Facil MHSW Facil SIC Code: SIC Descript	ears: cility: lity:	ON6263 2015 No No 621110	703 OFFICES OF PH	YSICIANS	PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	Canada CO_OFFICIAL	
<u>Detail(s)</u> Waste Class Waste Class			312 PATHOLOGICAL	. WASTES			
<u>17</u>	12 of 18		N/205.1	184.9 / 0.11	Rapids Family Health 1150 Pontiac Drive Sarnia ON N7S 3A7	Team	GEN
Generator N Status: Approval Ye Contam. Faci MHSW Facil SIC Code: SIC Descript	ears: cility: lity:	ON6263 2014 No No 621110	703 OFFICES OF PH	YSICIANS	PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	Canada CO_OFFICIAL	
<u>Detail(s)</u>							
Waste Class Waste Class			312 PATHOLOGICAL	. WASTES			
<u>17</u>	13 of 18		N/205.1	184.9 / 0.11	Erie St. Clair Commur 1150 Pontiac Drive Sarnia ON N7T7H9	nity Care Access Centre	GEN
Generator N Status: Approval Ye		ON6169 2014	061		PO Box No: Country: Choice of Contact:	Canada CO_ADMIN	

Number of Direction/ Elev/Diff Site DΒ Map Key

No Michelle Mineau Contam. Facility: Co Admin: MHSW Facility: No Phone No Admin: 5192588211 Ext.7316

(m)

621990 SIC Code:

ALL OTHER AMBULATORY HEALTH CARE SERVICES SIC Description:

Distance (m)

Detail(s)

Waste Class: 312

Records

Waste Class Desc: PATHOLOGICAL WASTES

17 14 of 18 N/205.1 184.9 / 0.11 Rapids Family Health Team **GEN**

1150 Pontiac Drive Sarnia ON N7S 3A7

PO Box No:

Choice of Contact:

Phone No Admin:

Country:

Co Admin:

Generator No: ON6263703 Status:

Approval Years:

2010

Contam. Facility: MHSW Facility:

621110 SIC Code:

SIC Description: Offices of Physicians

Detail(s)

Waste Class: 312

PATHOLOGICAL WASTES Waste Class Desc:

17 15 of 18 N/205.1 184.9 / 0.11 Rapids Family Health Team **GEN** 1150 Pontiac Drive

Sarnia ON N7S 3A7

ON6263703 Generator No: PO Box No:

Registered Status: Approval Years:

Contam. Facility: MHSW Facility: SIC Code:

As of Dec 2018

SIC Description:

Country: Canada Choice of Contact:

Co Admin: Phone No Admin:

Detail(s)

Waste Class: 312 P

Waste Class Desc: Pathological wastes

16 of 18 N/205.1 184.9 / 0.11 Erie St. Clair Community Care Access Centre 17 **GEN**

1150 Pontiac Drive Sarnia ON N7T7H9

Canada

CO OFFICIAL

Michelle Mineau

5192588211 Ext.7316

Order No: 20190906049

Generator No: ON6169061

PO Box No: Status: Country: Approval Years: 2016 Choice of Contact: No Contam. Facility: Co Admin: MHSW Facility: No Phone No Admin:

SIC Code: 621990

ALL OTHER AMBULATORY HEALTH CARE SERVICES SIC Description:

Detail(s)

Waste Class:

PATHOLOGICAL WASTES Waste Class Desc:

Мар Кеу	Numbe Record		Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>17</u>	17 of 18		N/205.1	184.9 / 0.11	Rapids Family Health Team 1150 Pontiac Drive Sarnia ON	GEN
Generator N	lo:	ON6263	703		PO Box No:	
Status: Approval Ye Contam. Faci MHSW Facil SIC Code:	cility:	2013 621110			Country: Choice of Contact: Co Admin: Phone No Admin:	
SIC Descrip	tion:		OFFICES OF PHY	'SICIANS		
Detail(s)						
Waste Class Waste Class			312 PATHOLOGICAL	WASTES		
<u>17</u>	18 of 18		N/205.1	184.9 / 0.11	Erie St. Clair Community Care Access Centre 1150 Pontiac Drive Sarnia ON	GEN
Generator N Status:	lo:	ON6169	061		PO Box No: Country:	
Approval Ye Contam. Fac		2013			Country: Choice of Contact: Co Admin:	
MHSW Facility: SIC Code: 621990 SIC Description:		ALL OTHER AMB	ULATORY HEALT	Phone No Admin: H CARE SERVICES		
<u>Detail(s)</u>						
Waste Class Waste Class			312 PATHOLOGICAL	WASTES		
<u>18</u>	1 of 15		SE/212.5	184.9 / 0.11	Hydro One Networks Inc. 1081 Finch Dr Lot 17, Concession 6 Sarnia ON	CA
Certificate # Application Issue Date: Approval Ty Status: Application Client Name Client Addre Client City: Client Posta Project Desc Contaminan Emission Co	Year: Type: :: ess: I Code: cription:		9083-8DAQLA 2011 3/9/2011 Air Approved			
<u>18</u>	2 of 15		SE/212.5	184.9 / 0.11	Hydro One Networks Inc. 1081 Finch Drive Sarnia County of Lambton CITY OF SARNIA ON	EBR
EBR Registr Ministry Ref		011-2389 6966-8A			Year: 2011 Act 1:	

Order No: 20190906049

Number of Direction/ Elev/Diff Site DΒ Map Key

Act 2:

Records Distance (m) (m)

Instrument Decision

Notice Stage: 803775491 Comment Period:

Notice Date: March 15, 2011 Section: Proposal Date: January 25, 2011 Site Location Map:

Decision Posted: Posted By:

Notice Type:

Company Name: Hydro One Networks Inc.

Off Instrument Name:

Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)

Proponent Name:

Proponent Address: 483 Bay Street, Toronto Ontario, Canada M5G 2P5

Site Address: Location Other:

URL:

Site Location Details:

1081 Finch Drive Sarnia County of Lambton CITY OF SARNIA

SE/212.5 184.9 / 0.11 18 3 of 15 Hydro One Networks Inc. **ECA**

1081 Finch Dr Lot 17, Concession 6

Sarnia ON M5G 2P5

Geometry Y:

Approval No: 9083-8DAQLA **MOE District:** Sarnia Approval Date: 2011-03-09 City:

Approved Longitude: Status: -82 3554

Record Type: **ECA** Latitude: 42.978300000000004 **IDS** Link Source: Geometry X:

SWP Area Name: St. Clair Region Approval Type: **ECA-AIR**

Project Type: AIR

Address: 1081 Finch Dr Lot 17, Concession 6

Full Address:

Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/6966-8AZKS7-14.pdf

4 of 15 SE/212.5 184.9 / 0.11 HYDRO ONE NETWORKS INC 18 **GEN**

MODELAND TS 1081 FINCH DRIVE

Order No: 20190906049

SARNIA ON N7S6A8

Generator No: ON7671491 PO Box No: Status:

Registered Country: Canada

As of Jul 2019 Choice of Contact: Approval Years: Contam. Facility: Co Admin: MHSW Facility: Phone No Admin:

SIC Code: SIC Description:

Detail(s)

Waste Class: 251 T

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

Waste Class:

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

Waste Class:

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

18 5 of 15 SE/212.5 184.9 / 0.11 HYDRO ONE NETWORKS INC **GEN**

Number of Direction/ Elev/Diff Site DΒ Map Key (m)

> PO Box No: Country:

Co Admin:

PO Box No:

Co Admin:

PO Box No:

Choice of Contact:

Phone No Admin:

Country:

Co Admin:

Choice of Contact:

Phone No Admin:

Country:

Choice of Contact:

Phone No Admin:

Records Distance (m)

> MODELAND TS 1081 FINCH DRIVE SARNIA ON

HYDRO ONE NETWORKS INC

Canada

CO_ADMIN

Mike Harvey

866-782-4489 Ext.

GEN

GEN

Order No: 20190906049

Generator No: ON7671491

Status:

Approval Years: 2010

Contam. Facility:

MHSW Facility:

221122 SIC Code:

SIC Description: **Electric Power Distribution**

Detail(s)

Waste Class: 243 Waste Class Desc: **PCBS**

Waste Class: 251

OIL SKIMMINGS & SLUDGES Waste Class Desc:

Waste Class: 146

Waste Class Desc: OTHER SPECIFIED INORGANICS

SE/212.5

MODELAND TS 1081 FINCH DRIVE SARNIA ON N7S6A8

184.9 / 0.11

ON7671491 Generator No:

6 of 15

Status:

18

Approval Years: 2014 Contam. Facility: No MHSW Facility: No

221122 SIC Code:

SIC Description: **ELECTRIC POWER DISTRIBUTION**

Detail(s)

Waste Class: 146

Waste Class Desc: OTHER SPECIFIED INORGANICS

Waste Class:

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

Waste Class: 243 **PCBS** Waste Class Desc:

7 of 15 SE/212.5 184.9 / 0.11 HYDRO ONE NETWORKS INC 18 **MODELAND TS 1081 FINCH DRIVE**

SARNIA ON

Generator No: ON7671491 Status:

Approval Years: Contam. Facility:

MHSW Facility:

221122 SIC Code:

SIC Description: **Electric Power Distribution**

2011

Detail(s)

Waste Class:

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

Number of Direction/ Elev/Diff Site DΒ Map Key Records Distance (m) 146 Waste Class: Waste Class Desc: OTHER SPECIFIED INORGANICS Waste Class: Waste Class Desc: **PCBS** 8 of 15 18 SE/212.5 184.9 / 0.11 HYDRO ONE NETWORKS INC **GEN MODELAND TS 1081 FINCH DRIVE** SARNIA ON N7S6A8 Generator No: ON7671491 PO Box No: Status: Country: Canada Approval Years: 2016 Choice of Contact: CO_ADMIN Contam. Facility: Co Admin: Mike Harvey No MHSW Facility: 866-782-4489 Ext. No Phone No Admin: SIC Code: 221122 SIC Description: **ELECTRIC POWER DISTRIBUTION** Detail(s) Waste Class: 243 Waste Class Desc: **PCBS** Waste Class: 146 OTHER SPECIFIED INORGANICS Waste Class Desc: Waste Class: Waste Class Desc: OIL SKIMMINGS & SLUDGES 9 of 15 SE/212.5 184.9 / 0.11 HYDRO ONE NETWORKS INC 18 **GEN MODELAND TS 1081 FINCH DRIVE** SARNIA ON Generator No: ON7671491 PO Box No: Status: Country: Choice of Contact: Approval Years: 2013 Contam. Facility: Co Admin: MHSW Facility: Phone No Admin: 221122 SIC Code: **ELECTRIC POWER DISTRIBUTION** SIC Description: Detail(s) Waste Class: 251 Waste Class Desc: **OIL SKIMMINGS & SLUDGES** Waste Class: 146 OTHER SPECIFIED INORGANICS Waste Class Desc: Waste Class: 243 Waste Class Desc: **PCBS** 18 10 of 15 SE/212.5 184.9 / 0.11 HYDRO ONE NETWORKS INC **GEN MODELAND TS 1081 FINCH DRIVE SARNIA ON N7S6A8** Generator No: ON7671491 PO Box No: Country: Canada Status: Approval Years: 2015 Choice of Contact: CO_ADMIN No Contam. Facility: Co Admin: Mike Harvey MHSW Facility: Phone No Admin: 866-782-4489 Ext. No

Order No: 20190906049

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221122

58

SIC Code:

Number of Direction/ Elev/Diff Site DΒ Map Key Records Distance (m) (m) **ELECTRIC POWER DISTRIBUTION** SIC Description: Detail(s) Waste Class: 243 Waste Class Desc: **PCBS** Waste Class: 146 Waste Class Desc: OTHER SPECIFIED INORGANICS Waste Class: 251 **OIL SKIMMINGS & SLUDGES** Waste Class Desc: HYDRO ONE NETWORKS INC 18 11 of 15 SE/212.5 184.9 / 0.11 **GEN MODELAND TS 1081 FINCH DRIVE** SARNIA ON ON7671491 Generator No: PO Box No: Status: Country: 2012 Approval Years: Choice of Contact: Contam. Facility: Co Admin: MHSW Facility: Phone No Admin: 221122 SIC Code: **Electric Power Distribution** SIC Description: Detail(s) Waste Class: 251 Waste Class Desc: **OIL SKIMMINGS & SLUDGES** Waste Class: 243 Waste Class Desc: **PCBS** Waste Class: 146 Waste Class Desc: OTHER SPECIFIED INORGANICS 12 of 15 HYDRO ONE NETWORKS INC 18 SE/212.5 184.9 / 0.11 **GEN MODELAND TS 1081 FINCH DRIVE** SARNIA ON ON7671491 Generator No: PO Box No: Status: Country: Choice of Contact: Approval Years: 2009 Contam. Facility: Co Admin: MHSW Facility: Phone No Admin: SIC Code: 221122 SIC Description: **Electric Power Distribution** Detail(s) Waste Class: 146

Waste Class Desc: OTHER SPECIFIED INORGANICS

Waste Class: 243 Waste Class Desc: **PCBS**

Waste Class: 251

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

184.9 / 0.11 HYDRO ONE NETWORKS INC 18 13 of 15 SE/212.5 **GEN MODELAND TS 1081 FINCH DRIVE**

Number of Direction/ Elev/Diff Site DΒ Map Key

Records Distance (m) (m)

SARNIA ON

Generator No: ON7671491

Status: Approval Years: 06,07,08 PO Box No: Country: Choice of Contact:

Contam. Facility:

Co Admin: Phone No Admin:

MHSW Facility:

221122 SIC Code:

SIC Description: **Electric Power Distribution**

Detail(s)

Waste Class: 243 Waste Class Desc: PCB'S Waste Class: 243 Waste Class Desc: PCB'S

Waste Class: 146

OTHER SPECIFIED INORGANICS Waste Class Desc:

Waste Class:

OTHER SPECIFIED INORGANICS Waste Class Desc:

Waste Class:

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

HYDRO ONE NETWORKS INC 18 14 of 15 SE/212.5 184.9 / 0.11

MODELAND TS 1081 FINCH DRIVE

GEN

SARNIA ON N7S6A8

ON7671491 Generator No: PO Box No:

Registered Canada Status: Country:

Approval Years: As of Dec 2018 Choice of Contact: Contam. Facility: Co Admin: MHSW Facility: Phone No Admin:

SIC Code: SIC Description:

Detail(s)

146 L Waste Class:

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

Waste Class:

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

Waste Class:

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

18 15 of 15 SE/212.5 184.9 / 0.11 Hydro One Networks Inc. SPL

1081 Finch Dr Lot 17 Concession 6

2 - Minor Environment

Electric Power Generation

Order No: 20190906049

Corporation

Sarnia ON NA

Client Type:

Sector Type:

Agency Involved:

Nearest Watercourse:

Ref No: 8382-B63PFJ Discharger Report: 3256-8AZKUV Site No: Material Group: Health/Env Conseq:

Incident Dt: 2018/10/31

Year:

Leak/Break Incident Event:

Contaminant Code:

MINERAL OIL 1081 Finch Dr Lot 17 Concession 6 Contaminant Name: Site Address:

Incident Cause:

Direction/ Elev/Diff Site DΒ Map Key Number of Records Distance (m) (m) Contaminant Limit 1: Site District Office: Sarnia Contam Limit Freg 1: Site Postal Code: NA Site Region: Southwestern Contaminant UN No 1: n/a **Environment Impact:** Site Municipality: Sarnia Nature of Impact: Site Lot: 17 6 Receiving Medium: Site Conc: Receiving Env: Land Northing: NA MOE Response: No Easting: NA Dt MOE Arvl on Scn: Site Geo Ref Accu: NA 2018/10/31 **MOE** Reported Dt: Site Map Datum: NA Land Spills **Dt Document Closed:** SAC Action Class: Incident Reason: Weather Conditions Source Type: Transformer Modeland Transformer Station Site Name: Site County/District: County of Lambton Site Geo Ref Meth: Incident Summary: Hydro One: oil/rainwater to ditch, contained & cleaning Contaminant Qty: 1 of 2 WNW/215.3 184.9 / 0.11 1182 London Rd 19 **EHS** Sarnia ON N7S 1P4 20011210013 Order No: Nearest Intersection: Status: Municipality: ON Report Type: Basic Report Client Prov/State: Report Date: 12/11/01 Search Radius (km): 0.25 Date Received: 12/10/01 -82.363659 X: Y: Previous Site Name: 42.97951 Lot/Building Size: Additional Info Ordered: 2 of 2 WNW/215.3 184.9 / 0.11 1182 London Road 19 **EHS** Sarnia ON N7S 1P4 20181121028 Order No: Nearest Intersection: Status: C Municipality: Report Type: Standard Report Client Prov/State: ON Report Date: 26-NOV-18 Search Radius (km): .25 21-NOV-18 -82.363534 Date Received: X: Y: 42.979753 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans ESE/223.5 **20** 1 of 1 182.8 / -1.97 **WWIS** ON Well ID: 7203394 Data Entry Status: Yes Construction Date: Data Src: Primary Water Use: Date Received: 6/19/2013 Sec. Water Use: Selected Flag: Yes Final Well Status: Abandonment Rec: Water Type: Contractor: 7201 Casing Material: Form Version: 5 Audit No: M08319 Owner: Tag: A088545 Street Name: County: LAMBTON Construction Method: Elevation (m): Municipality: SARNIA TOWNSHIP Elevation Reliability: Site Info:

Lot:

Concession:

Concession Name:

Order No: 20190906049

Well Depth:

Depth to Bedrock:

Overburden/Bedrock:

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

Easting NAD83: Pump Rate: Static Water Level: Northing NAD83:

Flowing (Y/N): Zone: UTM Reliability: Flow Rate:

Bore Hole Information

Clear/Cloudy:

Bore Hole ID: 1004356723 Elevation: 184.898422

DP2BR: Elevrc: Spatial Status: 17 Zone: Code OB: 389281 East83: Code OB Desc: North83: 4759271 Open Hole: Org CS: UTM83

Cluster Kind: **UTMRC**: Date Completed: 7/4/2012 UTMRC Desc: margin of error: 30 m - 100 m

Remarks: Location Method: wwr

Elevrc Desc: Location Source Date:

Improvement Location Source: Improvement Location Method: Source Revision Comment:

Supplier Comment:

1 of 1 W/231.7 184.9 / 0.11 1145 London Road 21 SPL Sarnia ON

Ref No: 6012-ALTJTP Discharger Report: Material Group: Site No:

Incident Dt: 4/26/2017 Health/Env Conseq: 2 - Minor Environment

Client Type: Year:

Sector Type: Incident Cause: Miscellaneous Industrial Leak/Break Agency Involved: Incident Event:

Nearest Watercourse: Contaminant Code: OIL (PETROLEUM BASED, NOT SPECIFIED) Contaminant Name: Site Address: 1145 London Road

Site District Office: Sarnia Contaminant Limit 1: Contam Limit Freq 1: Site Postal Code: Southwestern Contaminant UN No 1: n/a Site Region:

Environment Impact: Site Municipality: Sarnia Nature of Impact: Site Lot: Receiving Medium: Site Conc:

Receiving Env: Land Northing: 4759395 MOE Response: 388640 Easting:

Dt MOE Arvl on Scn: Site Geo Ref Accu: **MOE** Reported Dt: 4/27/2017 Site Map Datum:

Dt Document Closed: SAC Action Class: Incident Reason: Unknown / N/A Source Type:

Victory Buffet: oil spill on parking lot

Truck - Transport/Hauling Site Name: Victoria Buffet<UNOFFICIAL>

Site County/District: County of Lambton

Site Geo Ref Meth:

184.8 / 0.07 1 of 3 NE/248.2 1290 London Road 22 CA

Sarnia ON N7S 1P5

Order No: 20190906049

7037-4S5QFP Certificate #: Application Year:

3/19/01 Issue Date: Industrial air Approval Type: Approved Status: Amended CofA Application Type:

20 L

Incident Summary: Contaminant Qty:

Number of Direction/ Elev/Diff Site DΒ Map Key

Records Distance (m) (m)

Client Name: Park Lane Chevrolet Oldsmobile Cadillac Limited Client Address: 191 Indian Road South

Client City: Sarnia N7S 3W3 Client Postal Code:

Project Description: This application is for a Certificate of Approval for a Paint spray booth for an Automotive Dealership with emissions

discharging to the atmoshphere

Contaminants:

Panel Filter **Emission Control:**

NE/248.2 Park Lane Chevrolet Oldsmobile Cadillac 22 2 of 3 184.8 / 0.07

1290 London Road Sarnia Ontario Sarnia

EBR

Order No: 20190906049

ON

IA00E1835 2000 EBR Registry No: Year:

Ministry Ref No: 4322-4RLRVV Act 1: Notice Type: Instrument Decision Act 2:

Notice Stage: 800477635 Comment Period:

Notice Date: February 07, 2002 Section:

December 04, 2000 Proposal Date: Site Location Map:

Decision Posted: Posted By:

Company Name:

Park Lane Chevrolet Oldsmobile Cadillac Limited

Off Instrument Name:

Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air) 191 Indian Road South, Sarnia Ontario, N7S 3W3

Proponent Name:

Proponent Address: Site Address:

Location Other:

URL:

Site Location Details:

1290 London Road Sarnia Ontario Sarnia

22 3 of 3 NE/248.2 184.8 / 0.07 Park Lane Chevrolet Oldsmobile Cadillac **ECA**

Limited

Geometry Y:

1290 London Road Sarnia ON N7S 3W3

MOE District: Approval No: 7037-4S5QFP Sarnia

Approval Date: 2001-03-19

City: Status: Approved Longitude: -82.35798 Latitude: Record Type: **ECA** 42.980843 Link Source: IDS Geometry X:

St. Clair Region SWP Area Name: Approval Type: **ECA-AIR** Project Type: AIR

Address: 1290 London Road

Full Address:

Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/4322-4RLRVV-14.pdf

Unplottable Summary

Total: 14 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA		Part Lot 18, Concession 6	Sarnia ON	
CA	Petro-Canada	Part of Lot 17, Concession 6	Sarnia ON	
CA		Part Lot 17, Concession 6	Sarnia ON	
CA	The Corporation of the City of Sarnia	East Street, Devine Street and London Rd	Sarnia ON	
CA	1528434 Ontario Ltd.	Pt. Blk. 'D' RP 491, and Lot 17, RP 519	Sarnia ON	
CA		Part Lot 17, Concession 6	Sarnia ON	
EBR	Loblaw Properties Limited	Part Lot 18, Concession 6 Sarnia Ontario Sarnia	ON	
ECA	The Corporation of the City of Sarnia	East Street, Devine Street and London Rd	Sarnia ON	N7T 7N2
ECA	The Corporation of the City of Sarnia	East Street, Devine Street and London Rd	Sarnia ON	N7T 7N2
GEN	INTERPROVINCIAL PIPE LINE	HILTON PUMP STATION, LOT 17, CONC. 6 C/O 801 UPPER CANADA DR. PO BOX 128	SARNIA ON	N7T 7H8
GEN	INTERPROVINCIAL PIPE LINE	HILTON PUMP STN. LOT 17. CONC.6.CRAMAHE C/O 801 UPPER CANADA DR. PO BOX 128	SARNIA ON	N7T 7H8
SPL	ONTARIO HYDRO	CLEARWATER, AFTON STREET TRANSFORMER	LAMBTON COUNTY ON	
SPL	ONTARIO HYDRO	MODLIN TRANSFORMER STN. OFF LONDON ROAD BEHIND BURGER KING PL. TRANSFORMER	SARNIA CITY ON	
SPL	TRANSPORT TRUCK	LONDON RD, WEST OF INDIAN RD TRANSPORT TRUCK (CARGO)	SARNIA CITY ON	

Unplottable Report

Site: Database: Part Lot 18, Concession 6 Sarnia ON CA

Certificate #: 7685-4J5NYD

Application Year: 4/14/00 Issue Date: Industrial air Approval Type: Status: Approved

Application Type: New Certificate of Approval Client Name: **Loblaw Properties Limited** Client Address: 22 St. Clair Avenue

Client City: Toronto M4T 2S5 Client Postal Code:

Project Description: This is an application for an air certificate of approval to allow for emissions from a Photo Lab exhausting to the

atmosphere via a roof mounted exhaust fan.

Contaminants: **Emission Control:**

Site: Petro-Canada Database: Part of Lot 17, Concession 6 Sarnia ON

7866-5XKMCV Certificate #: Application Year: 2004 Issue Date: 4/28/2004

Industrial Sewage Works Approval Type:

Status: Approved

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

Site: Database: Part Lot 17, Concession 6 Sarnia ON CA

Certificate #: 4886-5E2HWT

Application Year: 02 Issue Date: 9/16/02

Municipal & Private water Approval Type:

Status: Approved

New Certificate of Approval Application Type: Client Name: College Park Estates Ltd. Client Address: 2 Ferry Dock Hill

Client City: Sarnia

Client Postal Code: N7Y 7L8

This application is for the construction of watermains on Conestoga Drive, Algonquin Court, Canadore Court and Project Description:

Georgian Court.

Contaminants: **Emission Control:**

Site: The Corporation of the City of Sarnia

East Street, Devine Street and London Rd Sarnia ON

Database:

Certificate #: 9109-7WDHKR

Application Year:2009Issue Date:10/2/2009

Approval Type: Municipal and Private Sewage Works

Status: Approved

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

Site: 1528434 Ontario Ltd.

Pt. Blk. 'D' RP 491, and Lot 17, RP 519 Sarnia ON

Database:

Database:

CA

 Certificate #:
 6770-63KL4A

 Application Year:
 2004

 Issue Date:
 8/27/2004

Approval Type: Municipal and Private Sewage Works

Status: Approved

Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:

Application Type:

<u>Site:</u>

Part Lot 17, Concession 6 Sarnia ON

Certificate #: 0410-5E2HSF

Application Year:02Issue Date:9/16/02

Approval Type: Municipal & Private sewage

Status: Approved

Application Type:New Certificate of ApprovalClient Name:College Park Estates Ltd.Client Address:2 Ferry Dock HillClient City:Sarnia

Client Postal Code: N7Y 7L8

Project Description: This application is for the construction of storm and sanitary sewers on Conestoga Drive, Algonquin Court,

Canadore Court and Georgian Court.

Contaminants: Emission Control:

Site: Loblaw Properties Limited

Part Lot 18, Concession 6 Sarnia Ontario Sarnia ON

Database: EBR

Order No: 20190906049

EBR Registry No: IA00E0469 Year: 2000

Ministry Ref No:5333-4HDQBQAct 1:Notice Type:Instrument DecisionAct 2:

Notice Stage:800476205Comment Period:Notice Date:May 12, 2000Section:

Proposal Date: March 14, 2000 Section.

Site Location Map:

Decision Posted: Posted By:

Company Name: Loblaw Properties Limited

Off Instrument Name:

Instrument Type: (EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)

Proponent Name:

Proponent Address: 22 St. Clair Avenue, Toronto Ontario, M4T 2S5

Site Address: Location Other:

URL:

Site Location Details:

Part Lot 18, Concession 6 Sarnia Ontario Sarnia

Site: The Corporation of the City of Sarnia

East Street, Devine Street and London Rd Sarnia ON N7T 7N2

Database: ECA

Approval No:9109-7WDHKRApproval Date:2009-10-02

Status: Approv Record Type: ECA Link Source: IDS

Approved Longitude:
ECA Latitude:
IDS Geometry X:
Geometry Y:
ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS

Approval Type: Project Type: Address: Full Address:

Full PDF Link:

SWP Area Name:

MUNICIPAL AND PRIVATE SEWAGE WORKS

East Street, Devine Street and London Rd

https://www.accessenvironment.ene.gov.on.ca/instruments/1928-7VXRAX-14.pdf

Site: The Corporation of the City of Sarnia

East Street, Devine Street and London Rd Sarnia ON N7T 7N2

Database: ECA

 Approval No:
 6129-7WDHJS

 Approval Date:
 2009-10-02

 Status:
 Approved

 Record Type:
 ECA

 Link Source:
 IDS

ved
Longitude:
Latitude:
Geometry X:
Geometry Y:

Approval Type:ECA-Municipal Drinking Water SystemsProject Type:Municipal Drinking Water SystemsAddress:East Street, Devine Street and London Rd

Full Address: Full PDF Link:

SWP Area Name:

Site: INTERPROVINCIAL PIPE LINE

HILTON PUMP STATION, LOT 17, CONC. 6 C/O 801 UPPER CANADA DR. PO BOX 128 SARNIA ON N7T 7H8

Database:

Generator No: Status:

ON0102606

PO Box No: Country:

MOE District:

MOE District:

City:

City:

Approval Years:

88 Choice of Contact:

Contam. Facility:

Co Admin:

MHSW Facility:

Phone No Admin:

SIC Code: 4612

SIC Description: OIL PIPELINE TRANS.

Detail(s)

Waste Class: 25

Waste Class Desc: OIL SKIMMINGS & SLUDGES

Site: INTERPROVINCIAL PIPE LINE

HILTON PUMP STN. LOT 17. CONC.6.CRAMAHE C/O 801 UPPER CANADA DR. PO BOX 128 SARNIA ON N7T 7H8

Database: GEN

Order No: 20190906049

Generator No: ON0102606 Status: PO Box No: Country:

Approval Years: 89 Choice of Contact:

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Contam. Facility: Co Admin: MHSW Facility: Phone No Admin:

SIC Code: 4612

SIC Description: OIL PIPELINE TRANS.

Detail(s)

Waste Class: 251

Waste Class Desc: OIL SKIMMINGS & SLUDGES

Site: ONTARIO HYDRO

CLEARWATER, AFTON STREET TRANSFORMER LAMBTON COUNTY ON

 Ref No:
 27394
 Discharger Report:

 Site No:
 Material Group:

 Incident Dt:
 11/3/1989
 Health/Env Conseq:

 Year:
 Client Type:

Incident Cause: OTHER TRANSPORTATION ACCIDENT Sector Type:
Incident Event: Agency Involved:

Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:

Site Address:
Site Address:
Site District Office:
Site Postal Code:
Site Region:

Environment Impact: Site Municipality: 54000

Nature of Impact:Site Lot:Receiving Medium:LANDSite Conc:Receiving Env:Northing:

Receiving Env:

MOE Response:

Dt MOE Arvl on Scn:

Northing:

Easting:

Site Geo Ref Accu:

MOE Reported Dt: 11/3/1989 Site Map Datum:
Dt Document Closed: SAC Action Class:
Incident Reason: ERROR Source Type:

Incident Reason: Site Name:

Site County/District: Site Geo Ref Meth:

Incident Summary: ONTARIO HYDRO -2LTR. TRANSFORMER OIL TO THE GROUND, <50PPM PCB.

Contaminant Qty:

Site: ONTARIO HYDRO Database: MODLIN TRANSFORMER STN. OFF LONDON ROAD BEHIND BURGER KING PL. TRANSFORMER SARNIA CITY ON SPL

Source Type:

Database:

Order No: 20190906049

 Ref No:
 26364
 Discharger Report:

 Site No:
 Material Group:

 Incident Dt:
 10/9/1989
 Health/Env Conseq:

 Year:
 Client Type:

Incident Cause: COOLING SYSTEM LEAK
Incident Event: Agency Involved:
Contaminant Code: Nearest Watercourse:
Contaminant Name: Site Address:
Contaminant Limit 1: Site District Office:
Contam Limit Freq 1: Site Postal Code:
Contaminant UN No 1: Site Region:

Environment Impact: Site Municipality: 54102

 Nature of Impact:
 Site Lot:

 Receiving Medium:
 LAND

 Receiving Env:
 Northing:

MOE Response: Easting: F.D. P.D.

Dt MOE Arvl on Scn:Site Geo Ref Accu:MOE Reported Dt:10/9/1989Site Map Datum:Dt Document Closed:SAC Action Class:

Incident Reason: FIRE/EXPLOSION

Site County/District: Site Geo Ref Meth:

Incident Summary: ONT.HYDRO TRANSFORMER- 15 L OIL TO GROUND.

Site Name:

Site: TRANSPORT TRUCK Database: SPL

LONDON RD, WEST OF INDIAN RD TRANSPORT TRUCK (CARGO) SARNIA CITY ON

Discharger Report: Ref No: 38552 Site No: Material Group: Incident Dt: 8/1/1990 Health/Env Conseq: Year: Client Type:

Incident Cause: OTHER TRANSPORTATION ACCIDENT Sector Type:

Agency Involved: Incident Event: Contaminant Code: Nearest Watercourse: Contaminant Name: Site Address: Contaminant Limit 1: Site District Office: Contam Limit Freq 1: Site Postal Code: Contaminant UN No 1: Site Region:

Environment Impact: NOT ANTICIPATED Site Municipality: 54102

Site Lot: Nature of Impact: Receiving Medium: LAND / WATER Site Conc: Receiving Env: Northing:

MOE Response: Easting: FIRE DEPT.

Dt MOE Arvl on Scn: Site Geo Ref Accu: MOE Reported Dt: 8/1/1990 Site Map Datum: Dt Document Closed: SAC Action Class:

Incident Reason: **UNKNOWN**

Site Name: Site County/District:

Site Geo Ref Meth: Incident Summary: TRANSPORT TRUCK COLLIDED WITH CAR. MINOR AMT ACID TO GROUND & STORM SEWER

Source Type:

Order No: 20190906049

Contaminant Qty:

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial

AAGR

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

Government Publication Date: Sept 2002*

Aggregate Inventory: Provincial AGR

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

Government Publication Date: Up to Sep 2018

Abandoned Mine Information System:

Provincial

AMIS

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

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private

ANDR

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

Government Publication Date: 1860s-Present

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

Order No: 20190906049

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

Government Publication Date: 1999-Jan 31, 2019

Borehole: Provincial BORE

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

Government Publication Date: 1875-Jul 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 2017

Commercial Fuel Oil Tanks:

Provincial CFOT

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

Government Publication Date: Feb 28, 2017

<u>Chemical Register:</u> Private CHEM

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

Government Publication Date: 1999-Jan 31, 2019

Compressed Natural Gas Stations:

Private CNG

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

Government Publication Date: Dec 2012 - Mar 2019

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial

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

Government Publication Date: 1989-Jul 2019

Certificates of Property Use:

Provincial

CPU

Order No: 20190906049

CONV

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

Government Publication Date: 1994-Jul 31, 2019

<u>Drill Hole Database:</u>

Provincial DRI

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

Government Publication Date: 1886 - Oct 2018

Environmental Activity and Sector Registry:

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

Government Publication Date: Oct 2011-Aug 31, 2019

Environmental Registry:

Provincial EBR

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

Government Publication Date: 1994-Jul 31, 2019

Environmental Compliance Approval:

Provincial ECA

Provincial

EASR

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

Government Publication Date: Oct 2011-Aug 31, 2019

Environmental Effects Monitoring:

Federal EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private FHS

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

Government Publication Date: 1999-Jul 31, 2019

Environmental Issues Inventory System:

Federal

EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

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

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial

EPAR

Order No: 20190906049

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2018

List of TSSA Expired Facilities: Provincial EXP

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

Government Publication Date: Feb 28, 2017

Federal Convictions: Federal FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal FCS

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

Government Publication Date: Jun 2000-May 2019

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sep 2018

Found Storage Tank:

Provincial FST

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

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial

ESTH

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 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-Jul 31, 2019

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

Order No: 20190906049

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 2017

TSSA Historic Incidents: Provincial HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial INC

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

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial LIMO

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

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial MNR

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

Government Publication Date: 1846-Jan 2019

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

Order No: 20190906049

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2017

National Defense & Canadian Forces Fuel Tanks:

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

Federal

NDSP

NDFT

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

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

Government Publication Date: 2008-Dec 31, 2018

National Energy Board Wells:

Federal

NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

Order No: 20190906049

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

Government Publication Date: 1988-May 31, 2019

Ontario Oil and Gas Wells:

Provincial OOGW

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

Government Publication Date: 1800-Jun 2019

Inventory of PCB Storage Sites:

Provincial

OPCB

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

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

Orders:

Provincial ORD

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

Government Publication Date: 1994-Jul 31, 2019

Canadian Pulp and Paper:

Private

PAP

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

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

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register: Provincial PES

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

Government Publication Date: 1988-Mar 2019

TSSA Pipeline Incidents:

Provincial

PINC

List of pipeline incidents (strikes, leaks, spills) made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors, and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of pipeline incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial

PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

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

Government Publication Date: 1994-Jul 31, 2019

Ontario Regulation 347 Waste Receivers Summary:

Provincial

REC

Order No: 20190906049

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

Government Publication Date: 1986-2016

Record of Site Condition:

Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.

RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Jul 2019

Retail Fuel Storage Tanks:

Private RST

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

Government Publication Date: 1999-Jan 31, 2019

Scott's Manufacturing Directory:

Private

SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

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

Government Publication Date: 1988-Feb 2019

Wastewater Discharger Registration Database:

Provincial

SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-Dec 31, 2017

Anderson's Storage Tanks:

Private TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

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

Government Publication Date: 1970-Aug 2018

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

Order No: 20190906049

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of tank variances in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial

WDS

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

Government Publication Date: Oct 2011-Aug 31, 2019

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

WWIS

Order No: 20190906049

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: Feb 28, 2019

Definitions

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

<u>Detail Report</u>: 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.

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

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

<u>Elevation:</u> 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.

<u>Map Key:</u> 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.'

<u>Unplottables:</u> 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.

Order No: 20190906049

wood.

Appendix G

Aerial Photographs



wood. 1947



Date:	Scale:	Project No.:
September 2019	Not to Scale	
Drawn by:	Approved by:	<u> </u>
СМ	PS	SYW196273



1952

wood.



Date:	Scale:	Project No.:
September 2019	Not to Scale	
Drawn by:	Approved by:	C) 11410 CO 72
СМ	PS	SYW196273



Aerial	Photograph
--------	------------

1976 WOOd.



Date:	Scale:	Project No.:
September 2019	Not to Scale	
Drawn by:	Approved by:	<u> </u>
СМ	PS	SYW196273



wood. 1990



	Date:	Scale:	
September 2019		Not to Scale	
Drawn by:		Approved by:	
СМ		PS	

Project No.:

SYW196273



2003





Date:	Scale:	Project No.:
September 2019	Not to Scale	
Drawn by:	Approved by:	
CM	PS	SYW196273



2015

wood.



	Date: Scale:		Project No.:
September 2019		Not to Scale	
Drawn by:		Approved by:	C) 4440 CO 72
	CM	PS	SYW196273

wood.

Appendix H
Photographs



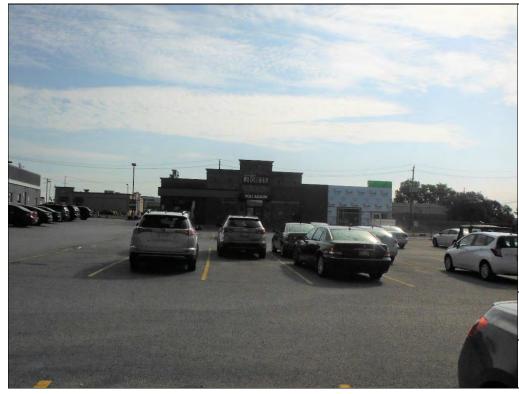


Photo 1:

Front of Crabby Joe's (Building #1) with an addition under construction on the south side.

Date:

20 September 2019

Direction:

East



Photo 2:

CS Cooking Oil grease recycling bin on the east side of Crabby Joe's (Building #1).

Date:

20 September 2019

Direction:

West





Photo 3:

East side of Building

Date:

20 September 2019

Direction:

West



Photo 4:

Refuse bins located southeast of Building #2.

Date:

20 September 2019

Direction:

Northwest





Photo 5:Pad-mounted transformer located southeast of Building #2.

Date:

20 September 2019

Direction:

Northeast



Photo 6:

Building #3.

Date:

20 September 2019

Direction:

South





Photo 7:CS Cooking Oil Removal for Buil

Removal for Building #3, located south of the building.

Date:

20 September 2019

Direction:

Southwest



Photo 8:

West side of Building #3.

Date:

20 September 2019

Direction:

North



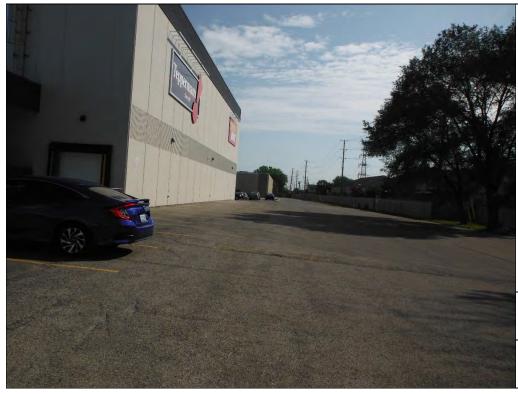
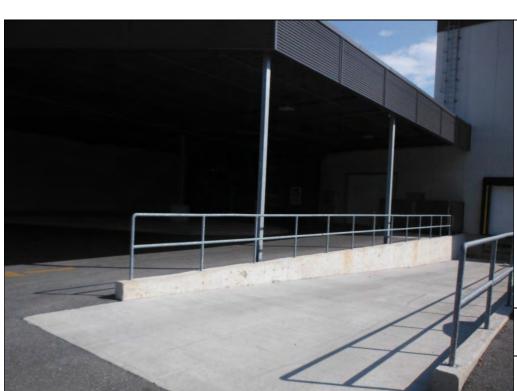


Photo 9: South side of Building #4 (Tepperman's).



Date:

20 September 2019

Direction:

East

Photo 10:

Loading dock on the southwest corner of Building #4 (Tepperman's).

Date:

20 September 2019

Direction:

Northeast







Photo 12: East portion of Building #5 and southeast corner of the property.

South

Date: 20 September 2019

Direction: Southeast





Photo 13: Interior of the vacant, former Zellers, in Building #5.

Date:

20 September 2019

Direction:

South



Photo 14:

Pad-mounted transformer on the east side of Building #5.

Date:

20 September 2019

Direction:

West

wood.

Appendix I Inspection Notes and Record of Interview

Project #5 YW1 96	2	PHASE I ESA	SITE CL	JECKI IST					
Municipal Address	17			TECKLIS I					
Legal Description	121 Order Colo, Sai Pila								
		the Sarch		Wavier/Authorization Req?	Ver IN CAMA				
Cito Depresentative			1.		Yes / No(/ N/A				
	-	(ran Dawson Tel: 519-38)		Email	adawaten Dvensuris. 4				
Position / Years at Site Wood Site Assessor		Byrs for avorant an	rev	Site Rep Interview	(n person) telephone / other				
		dy makel		Site Rep present at visit	Yes No				
Date of Inspection		101 20Th, 7019		Time onsite / offsite	1030 1100pm				
Ground Conditions	7	clear and dry / wet / snow covered /	other						
100	nsafe	Muselm 73. F		Site perimeter fenced	Yes(/No)				
Limitations of Access L		ble due to: Valant units - VIS	ble so	meats de so m	it entral				
Reason for ESA	sa	lle of Site by Client / purchase o	of Site by C	lient / due diligend	ce / redevelopment of Site				
(***Take represent	tative	SITE IN	FORMATIC ***) NOTE:		be recorded where applicable.				
Which side of road		Suth Side Londer	T	intersection & distance	D Agos				
Shape of Property		triangular / square / rectangular / round / irregular / other							
Surrounding Land Use		primarily (mixed) (residential) / agricultural / commercial / heavy or light industrial / other							
Nearest Water Body		<30m /(30m+)	Direction o	f river flow	Draineast of After-				
Topography of Site		relatively flat / undulating / sloped to direction flaws to							
Site Area (acres / hectare (get Site plan from Site re		4.82 ha	Number of	Buildings	5 not cocycles				
Site history included any of following?	of	None Industrial use / garage / dry cleaner / bulk liquid dispensing (incl. gas station)							
Year Site developed to current use / what for		See historicalis Sit		ration at time of visit?	Yes) No				
Year Site first developed what was it developed for	1	-14							
		Building 1		Building 2	Building 3				
Names of Occupants (get tenant list if available)		All 5 bloss retail + Restaurents							
Description of Manufacturing / Processing / Warehousing etc. in building		none obsenced on-site							
Hours of Operation		7 days buck - Valyon	hurs		X				
Total Building Area (m² / ft²)		See note from cleart							
Building Footprint (m ² / ft ²)									
Number of Storeys		Single R/ all 5 6/05							
ear of Construction		See historical inte)				
		Bld 1 - older - Sie	notes						

Wood Environment & Infrastructure

February 2018

	Building 1	Building 2	Building 3
Additions, demolitions or major renovations (electrical, new roof, plumbing, elevators, additions etc.)			
Heating source, location & equipment	natural gas electric FOX (cc d) (4) // oil HUAC propane	electric e	natural gas electric sil propane
Year natural gas connected	interest as decemporate		
Historical heating source (i.e. oil , coal, wood)	nla		
Cooling source, location, equipment & age of unit	HVAC window unit res. type AC chiller	window unit res, type AC	VAC vindow unit es. type AC hiller
% building air conditioned	(All) Office Only	All Office Only	All Office Only
Location of sewer works / weeping tile / major drains	Municipal Sewers Stern Sewers in Parking	5)	
Basements / U/G Parking? Number of Levels U/G Underground Area (m² / ft²)		/	full basement / partial basement / extends beyond Site building /
Non-potable water source?	Yes or No		
Exterior ground cover	asphalt / concrete /	grass / forest / scrub /	bare ground / other
ocation of former heating oil ta	ank n/g	Date of tank removal	
Evidence of leaks from tank	v/a Yes/No	Remediation done / required	n/c n/a Yes/No
Utility easement on Site?	Yes No Sewer Water Gas Hydro	Location	nla
Rail spur on Site	Yes No Current Historical	Location	nla
ransformer(s) or hydro vault on-Site	Transformer None	Owner & location of the transformer(s)	Bluewater Power
Evidence of leaking near ransformer(s)	Yes /No	Electrical Generator on-Site	Yes No
Electrical Provider	Bluewater Parker	Type of generator Age	-Undagan md
overhead underground cables onnected to Site		Fuel source Location	-Undergrand BNS-2,1,4+5 Apabyrand
funicipal Water cource of municipal water	Yes No well field / (ake) / River / oth	ner	Apabyrand
urrent / Historic septic system			10105-0,9
torm water	drains to catchment pond	/ drains to ground / via store	m sewers to Lake (4,220
Vater Well on Site	Yes /(No)	Monitoring Well on Site	Yes (No)
Vater Well Location(s)	nla	Monitoring Well Location(s)	nla

See individual Sheeks for each unit

eci #		SIVERS TO Pack un		
	Building 1	Building 2	Building 3	
	Interior wall, floor and	n a room by room basis		
Interior Walls	Painted gypsum board Wood paneling (drywall) Stucco Concrete block	Painted gypsum board Wood paneling (drywall) Stucco Concrete block	Painted gypsum board Wood paneling (drywall) Stucco Concrete block	
Floors	Vinyl tiles (9x9 or 12x12) Concrete (finished / Ceramic tiles unfinished) Linoleum Terrazzo Carpet	Vinyl tiles (9x9 or 12x12) Concrete (finished / Ceramic tiles unfinished) Linoleum Terrazzo Carpet	Vinyl tiles (9x9 or 12x12) Ceramic tiles Linoleum Caroet Caroet Concrete (finished) unfinished) Terrazzo	
Ceiling	Suspended Lay-in-liles Gypsum board (drywall) Stucco Exposed Steel Truss	Suspended Lay-in-tiles Gypsum board (drywall) Stucco Exposed Steel Truss	Suspended Lay-in-tiles Gypsum board (drywall) Stucco Exposed Steel Truss Metal siding (vertical / horizontal) Brick / Brick veneer over CB Concrete block Exterior finishing system (EFIS) Stucco	
Exterior Walls	Metal siding (vertical / horizontal) Brick / Brick veneer over CB Concrete block Exterior finishing system (EFIS) Stucco	Metal siding (vertical / horizontal) Brick / Brick veneer over CB Concrete block Exterior finishing system (EFIS)		
Roof	Flat / sloped Shingled / Built-up asphalt Metal (tin / steel)	Flat sloped Shingled / Built-up asphalt Metal (tin / steel)	Flat / sloped Shingled / Built-up asphalt Metal (tin / steel)	
Foundation	Basement Slab-on-grade	Basement Slab-on-grade	Basement Slab-on-grade	
Support Structure	Concrete block backup wall Steel frame Wood frame	Concrete block backup wall Steel frame Wood frame	Concrete block backup wall Steel frame Wood frame	
Lighting	incandescent / fluorescent / metal halide sodium or mercury vapour /	incandescent / fluorescent / metal halide sodium or mercury vapour /	incandescent / fluorescent / metal has sodium or mercury vapour /	

			ON-SITE	ISSUES I potential issues***)		
Current ASTs			Yes (No)	Former ASTs	Y	es (No) Unknown
	AST	Γ1	AST 2	AST 3	AST 4	AST 5
Location	_					
Contents						
	current /	historic	current / historic	current / historic	current / historic	current / historic
In use?	Yes /	No	Yes / No	Yes / No	Yes / No	Yes / No
Size						
Material	steel / fibregl		steel / fibreglass / PVC /	steel / fibreglass / PVC /	steel / fibreglass / PVC /	steel / fibreglass / PVC /
Year	Installed Removed		Installed Removed	Installed Removed	Installed Removed	Installed Removed
How often filled?						
Secondary Containment	Yes / No) / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A
Vehicle Protection?	Yes / No	/ N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A
Staining around base?	Yes /	No	Yes / No	Yes / No	Yes / No	Yes / No
Spill Kit nearby?	Yes /	No	Yes / No	Yes / No	Yes / No	Yes / No
Distressed Vegetation?	Yes / No	/ N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A
Notes:	/				2000	

Wood Environment & Infrastructure

	Building 1	Building 2	Building 3		
Observed suspected ACM and location	floor tiles // pipe insulation // boile insulation // joint compound // trans		on / boiler floor tiles / pipe insulation /		
Condition of suspected ACM	good				
Location of suspected ACM	Giant Tiger				
Accessibility of ACM	accessible to all maintenance personnel only ladder required	accessible to al maintenance personn ladder required	nel only maintenance personnel only		
Known Suspected BPs	(es) No Based a	Location and condition o	f LBPs Good / Poor		
Date interior walls last painted?	renvators of built is	Any lead-lined walls in S rooms etc) & Location	ite (x-ray Yes (No)		
Known / Suspected PCBs Any leaking light ballasts	Yes / No Yes / No	Known / Suspected ODS Does a contractor handle Are any ODSs stored on	e the ODSs Yes / No HUPC		
Known / Suspected Methane	Yes /No	Known / Suspected Pest Herbicides Are they stored on-Site	icides / Yes No		
Size and location of landscaped area	nla	is there any landscaped			
Known / Suspected Radioactive Materials (Dentist / Doctors office) Is it licensed	Yes (No)	Known / Suspected Soil F Location and composition if known?	Fill? Yes No		
Known / Suspected Radon	Yes (No	Known / Suspected UFFI	Yes No		
Air Permit Required Spray booth / fume hood / exhaust vents	Yes /No	Water Permit Required	Yes No		
Lagoons, floor drains or sump pits Location?	Yes (No)	Unusual odours/staining v	within floor Yes No		
Types of Chemicals on-Site (Descri containers & conditions e.g. drums, totes, pails, parts wash etc.)	Chomical Storage) in individual	of units - no buill		
NCLUDE QUANTITIES & LOCATI	ON				
Storage area floor material	individual units	100			
Floor drains or sumps within vici		te bare ground / the over	r concrete 1 alber		
Floor pitted or cracked	Yes / No	Yes (No) Spill prevention/response plans: Yes / No			
Is secondary containment provid					
Is there evidence of leaks or spil	<u> </u>	quo C			
Current MSDS available?		accessible?	Yes / No		
Chemicals listed in MSDS	nla		9		
Chemicals no longer used at Site?	v/a Yes/No What	& When?			
Vinter salting of site parking lots	Yes No Salt s	-	covered		
		and	SITE ION MACON uncovered		

٠	Project #	

Any hydraulic equipment on-Site	Yes / No	Other No	toe:			
				ecoup.	10 C. 7 - NO 15 C 100	
Topping-up of hydraulic oil required	Yes / No	,	- Terrip	adily	white - no issues	
Any evidence of leaks or spill	Yes / No				Dien Ka	
	compactor	W a	nd Installon	forklift	CISSO/ 1,A E/	
Type of hydraulic equipment - None	hoist			press	Contractor	
Type of the control o	elevator			cherry picker	addition it	
	loading dock lift			backhoe	BICTI	
	Oils	Fuels		Oil sludges	None	
Liquid Wastes Generated	Glycol	Coating res	sidues	Heavy metal liqu	ids Municipal sewage only	
	Solvents	Lab chemic	cals	(Pathological)	halmaay	
Storage location	in Phalmaa	, un	, +			
Pick-up schedule	daily /	weekly		week / month	nly / as needed)	
Hauler	HSPA	Res	tava 18	- 29H	ase bins as look-	
Solid Wastes Generated	Pagis Carbana			rdboard	Praydo	
Hauler	Progressile + &	310	& Same			
Pick-up schedule	daily / weekly / twice monthly / as need	a week	daily / week	ly / twice a week / as needed	daily / weekly / twice a week monthly / as needed	
Storage location	Seefine -		>			
Previous Storage location	nla		ŀ	710-		
Wastes ever been burned on Site?	Yes / (No)	1	Vastes buried	on Site?	Yes / No	
Location			ocation			
Registered Waste Generator	Yes / No	Liqu	ids / Solid	/ Both record	Is reviewed / records not available	
Certificate of Approval Required?	Yes (No)	V	/hy? 🗀 / a	<u> </u>		
Any orders ever issued against Site?	Yes No	V	/hy?	14		
	- Site utility drawings N		Permit records	N	- Inventory of USTs and ASTs	
Existing Documents for Site	 Emergency or contingency Spill reporting plans and rec 	pians 🗠 - A cords 🍽 - F	Asbestos Survey Environmental m		- UST pressure / fit tests - Environmental Audits	
(obtain copies of as many as possible)	- Waste management records V - Previous environmental reports V					
Y – Yes N - No	- Material safety data sheets	(MSDS) - (D/W sep. pump	out records ~	- Site or building plans	
Any of following known to be within 1km of Site Yes / No	Waste Disposal Facility	/ Coal	Gasification P	lant / Radon r	ich area / marsh / bog / swamp	
Any of the following observed during	- discoloured soil / pavement		N /	- discoloured / she	een on standing water N	
Site walk-through?	 dumped debris (batteries, bi past disturbed soil area 				th no apparent destination Nation in storm runoff	
Y – Yes N - No	- recently disturbed soil area	N	× 1		nothing in it,	
	 unexplained holes in ground 	/ sinkholes	N N	- sandblasting equ	uipment N	

Trash taxi-bighting//Zellers waste Connections- Washy Tois

*** Tak	te photos of surrounding properties in all directions ***
*** Take photos of surrounding properties in all directions *** note presence of ASTs, UST vent pipes, garbage bins, transformers etc. Sketch of Site and surrounding properties within a minimum 250 m from Site boundary include roads, transformers, wells, buildings, parking, water bodies, ASTs, USTs, fuel islands, o/w separators etc.): All attend an alternative across.	
Sketch o	of Site and surrounding properties within a minimum <u>250 m</u> from Site boundary sformers, wells, buildings, parking, water bodies, ASTs, USTs, fuel islands, o/w separators etc.):
All attined or	a tached aend.

B19 #1

BU#2

Dor of pla

	·					
Tenant / Operations	Crapby (Joe's	Goodwil		UBACK I	Fax
	racerty and	lated Sman, a		(on tre		
# Years on-site	71aus.		o. pay		may 1st.	
Interior Walls	Painted gypsum board (drywall) Concrete block	Wood paneling	Painted gypsum board (drywall) Concrete block	Wood paneling Stucco	Painted gypsum board (drywail) Concrete block	Wood paneling Stucco
Floors	Vinyl tiles (9x9 or 12x12) Ceramic tiles Linoleum Carpet	Concrete (finished / unfinished) Terrazzo	Vinyl tiles (9x9 or 12x12) Ceramic tiles Linoleum Carpet	Concrete (finished 1) unfinished) Terrazzo	Vinyl tiles (9x9 or 12x12) Ceramic tiles Linoleum Carpet	Concrete (finished / unfinished) Terrazzo
Gatulof Conun Ceiling Sto Gut	Suspended Le Gypsum board CLO Stucci Exposed Ste	i (drywail)	Suspended Gypsum boa Stuc Exposed St	rd (drywali) co	Suspended I Gypsum boar Stuc Exposed St	d (drywall)
On-site Chemicals & Storage	Janitorial or Other:		lanitorial er Other:		Janitorial or Other:	
	Bulk Chemicals ?	Yes o No	Bulk Chemicals ?	Yes or No	Bulk Chemicals?	Yes o(No
Industrial Wastes Generated / Stored On-site	Yorn CS C	mar Dil	Y		YW	
Spills	none		none	-	oou	
Known ACMs	Ya(N)		YON		Y or N	
ENV Concerns	Yen		YGrN		Y (N)	
Tenant / Operations	Bld-Interor Meridian He 800Ct ²		Pharmasau Sharmacas	etys+e	Coffa WH	ng fant wa unfans 4
# Years on-site	2 745					
Interior Walls	Painted gypsum board (drywall) Concrete block	Wood paneling Stucco	Painted gypsum board (drywall) Concrete block	Wood paneling Stucco	Painted gypsum board (drywall) Concrete block	Wood paneling Stucco
Floors	Vinyl tiles (9x9 or 12x12) Ceramic tiles Inoleum Carpet	Concrete (finished / unfinished) Terrazzo	Vinyl tiles (9x9 or 12x12) Ceramic tiles Linoleum Carpet	Concrete (finished / unfinished) Terrazzo	Vinyl tiles (9x9 or 12x12) eramic tiles Linoleum Carpet	Concrete (finished / unfinished) Terrazzo
Ceiling	Gypsum board (drywall)		Suspended L Gypsum boar Stuck Exposed Ste	d (drywali)	Suspended Lay-in-tiles Gypsum board (drywall) Stucco Exposed Steel Truss	
On-site Chemicals & Storage	Bulk Chemicals ?	Yes d No	anitorial or Other: Bulk Chemicals ?	Yes o	Janitorial of Other: Bulk Chemicals ?	Yes of No
Industrial Wastes Generated / Stored On-site	Y (N)		YORN HSPA	PICKS UP,	YON	
Spills	none		none	wastes	nane	
Known ACMs	YON		YoN		Yan	
ENV Concerns	Y or N	\mathcal{L}	Yo	N	Yorl) .
Naubld- Sm	anths old-	na interi	of friche	net for h	alf of bil	

New bld- 5 manths old- no interlor timishes yet the half of bird.

Wash Bins- SW of bld.

B10 # 3

MA CARA

Blothy

					* y	
Tenant / Operations	Family VIII	dec	Main Tophe sale	+niscon+	Tepperma Standala	n's w Bld
# Years on-site		dy	44 yrsonsite) NISCAPIL	Build 20	18 Feb.
Interior Walls	Painted gypsum board (drywall) Concrete block	Wood paneling Stucco	Painted gypsum board (drywall) Concrete block	Wood paneling Stucco	Painted gypsum board (drywall) Concrete block	Wood paneling Stucco
Floors	Vinyl tiles (9x9 or 12x12) Ceramic tiles binoleum Carpet	Concrete (finished / unfinished) Terrazzo	Vinyl tiles (9x9 or 12x12) Ceramic tiles Lingleum Carpet	Concrete (finished / unfinished) Terrazzo	Vinyl tiles (9x9 or 12x12) Ceramic tiles Lingleum Carpet	Concrete (finished unfinished) Terrazzo
Ceiling	Suspended Lay-in-tiles Gypsum board (drywall)		Suspended Le Gypsum board Stucce Exposed Ster	(drywall)	Suspended Lay-in-tiles Gypsum board (drywaii) Stucco Exposed Steel Truss	
On-site Chemicals & Storage	Janitorial or Other: γ	Yes or No	Janitorial of Other. Bulk Chemicals ?	Yes a No	Janitorial or Other: Bulk Chemicals ?	Yes of No
Industrial Wastes Generated / Stored On-site	YoN		YORN		YEN	
Spills	none		hone		none	
Known ACMs	Y 0(N')		Y		Yon	
ENV Concerns	Y or Y		Y(N)		Wor N	

			, C) W J. GI	4010-	
Bluewater	Nutrition	twisto	Arm	Salnia Fai	ine Ky
Refail Salas	+ Chodic			optome	Hay
2004		Zyrs and	ste in April	75 yuc	· · ·
Painted gypsum board (drywall) Concrete block	Wood paneling Stucco	Painted gypsum board (drywall) Concrete block	Wood paneling Stucco	Painted gypsum board (drywall) Concrete block	Wood paneling Stucco
Vinyl tiles (9x9 or 12x12) Ceramic tiles Linoleum Carpet	Concrete (finished / unfinished) Terrazzo	Vinyl tiles (9x9 or 12x12) Ceramic tiles Linoleum Carpet	Concrete (finished / unfinished) Terrazzo	Vinyl tiles (9x9 or 12x12) Ceramic tiles Linoleum Carpet	Concrete (finished / unfinished) Terrazzo
Suspended Lay-in-tiles Gypsum board (drywall) Stucco Exposed Steel Truss		Gypsum boa	ard (drywall)	Suspended Lay-in-tiles Gypsum board (drywall) Stucco Exposed Steel Truss	
Janitorial on Other: Bulk Chemicals ?	Yes (No	Janitorial or Other: Bulk Chemicals ?	Yes or No	Janitorial of Other: Bulk Chemicals ?	Yes of No
YOFN		You		Y	
none		nare		nage	
YW	2 12	YOU		YOUN	
Y	N	Yo	(N)	Yor	N
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roject #_ 54W(96Q-	75		_wast	BINE		
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# Years on-site	N441	5	closed			
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On-site Chemicals & Storage	Bulk Chemicals ?	Yes o No	Janitorial or Other:	Mone Yes or No	Janitorial or Other; Bulk Chemicals ?	Yes or No
Industrial Wastes Generated / Stored On-site	YaN		Or N		Or N	
Spills	none		none			
Known ACMs	(Yor) - Mac	+16			Y or N	1
ENV Concerns	YqN		Y or N).		Yor	N
	(voj) -1120 vol Confactor Le -NO Stain	of Cardboold	0			
Tenant / Operations						-
# Years on-site						
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On-site Chemicals & Storage	Janitorial or Other:		Janitorial or Other:		Janitorial or Other:	

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Bulk Chemicals?

3- Sture, back, Ant not Slub on grade

4- Stuces wood, Sterry, flat oct, Slab organds

5. Stucco, back, wacket block, flat let. Slab-on youch

Bulk Chemicals?

Y or N

Y or N

Yes or No

Bulk Chemicals?

Y or N

Y or N

Storage

Industrial Wastes

Generated / Stored On-site **Spills Known ACMs**

ENV Concerns

Yes or No

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This image is approximate and is for illustrative purpose only. JLL makes no guarantee, warranty or representation as to the accuracy and completeness of the property.

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Appendix J Qualifications of the Assessors

Qualification of the Assessor

Cindy McKee, P.Geo. Senior Environmental Geoscientist

Ms. McKee is a senior environmental geoscientist and qualified person (QPESA) with eighteen years' experience in the field of environmental consulting. She has been involved in a wide variety of environmental projects including Phase One ESAs, Phase Two ESAs, site remediation programs, Record of Site Condition (RSC) filings and underground storage tank (UST) removals. Ms. McKee has been the project management, technical report writer and field supervisor on a number of environmental projects including small to large residential, commercial and industrial facilities, including manufacturing and automotive plants, retail petroleum outlets, former rai contaminated by petroleum hydrocarbons (PHCs), heavy metals, polycyclic aromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs). Throughout her career, Ms. McKee's activities have included proposal development, project management, training and supervision of junior field staff. Ms. McKee is the ESA discipline lead in the Windsor office overseeing professional and technical staff members.

Patrick Shriner, P.Geo. Associate, Environmental Geoscientist

Mr. Shriner is an Associate Environmental Geoscientist in Amec Foster Wheeler's Niagara (St. Catharines/Thorold) office. Patrick has over 27 years' experience on a wide range of environmental and municipal projects including: environmental site assessment (ESA) and remediation; peer review, designated substances surveys, waste management; landfill investigations and monitoring; hydrogeological investigations; risk assessment and risk management. Patrick is responsible for senor review and Quality Assurance of environmental projects and proposals undertaken by the Niagara office as well as senior technical support for the design, implementation and management of ESAs, site remediation projects, Brownfields clean-up and redevelopment. Patrick has participated in over 750 Phase I ESAs undertaken on behalf of a variety of clients including commercial and industrial manufactures, municipal governments, financial institutions and legal firms. Patrick is a recognized Qualified Person (QP) for ESAs under Ontario Regulation 153/04 – Records of Site Condition (RSC) and has filed several RSCs for a variety of properties across Ontario.

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Appendix K

Limitations

Limitations

- 1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
 - a. The Standard Terms and Conditions which form a part of our Professional Services Contract;
 - b. The Scope of Services;
 - c. Time and Budgetary limitations as described in our Contract; and
 - d. The Limitations stated herein.
- 2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
- 3. The conclusions presented in this report were based, in part, on visual observations of the Site and attendant structures. Our conclusions cannot and are not extended to include those portions of the Site or structures, which are not reasonably available, in Wood's opinion, for direct observation.
- 4. The environmental conditions at the Site were assessed, within the limitations set out above, having due regard for applicable environmental regulations as of the date of the inspection. A review of compliance by past owners or occupants of the Site with any applicable local, provincial or federal bylaws, orders-incouncil, legislative enactments and regulations was not performed.
- 5. The Site history research included obtaining information from third parties and employees or agents of the owner. No attempt has been made to verify the accuracy of any information provided, unless specifically noted in our report.
- 6. Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances, or different quantities of substances testing for, may be present on-site and may be revealed by different or other testing not provided for in our contract.
- 7. Because of the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, Wood must be notified in order that it may determine if modifications to the conclusions in the report are necessary.
- 8. The utilization of Wood's services during the implementation of any remedial measures will allow Wood to observe compliance with the conclusions and recommendations contained in the report. Wood's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
- 9. This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or the part, or any reliance thereon or decisions made based on any information or conclusions in the report is the sole responsibility of such third party. Wood accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
- 10. This report is not to be given over to any third party for any purpose whatsoever without the written permission of Wood.
- 11. Provided that the report is still reliable, and less than 12 months old, Wood will issue a third-party reliance letter to parties that the client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on Wood's report, by such reliance agree to be bound by our proposal and Wood's standard reliance letter. Wood's standard reliance letter indicates that in no event shall Wood be liable for any damages, howsoever arising, relating to third-party reliance on Wood's report. No reliance by any party is permitted without such agreement.