FINAL

Phase I Environmental Site Assessment

617 Highway 49
Picton, Ontario

Prepared for:

Wellings Communities Holding Inc.

2962 Carp Road
Ottawa, ON K0A 1L0

Attn: Mr. Jim Gowland

August 5, 2015

Pinchin File: 107204

MEMBER OF
THE PINCHIN GROUP

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Issued on:	**August 5, 2015**
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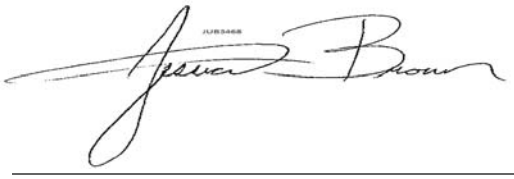

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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on July 23, 2015 through an Authorization to Proceed signed by Mr. Jim Gowland of Wellings Communities Holding Inc. (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 617 Highway 49, Picton, Ontario (hereafter referred to as the Site).

The Site is developed with a two-storey residential dwelling (Site Building A), a single-storey garage (Site Building B) and a single-storey residential building (Site Building C).

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled *"Phase I Environmental Site Assessment, CSA Standard Z768-01"* dated November 2001 (reaffirmed 2012), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

Given the year of construction of Site Buildings A and B (i.e., approximately 1880), there is a potential for friable and non-friable asbestos-containing materials to be present in these Site Buildings. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an Asbestos Management Program has not been developed for or implemented at the Site.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.
This report has been issued without having received a response from the Ontario Ministry of the Environment and Climate Change. Once a response from this regulatory body is received, the information will be reviewed by Pinchin and, if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.

TABLE OF CONTENTS

FIGURES

APPENDICES

1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on July 23, 2015 through an Authorization to Proceed signed by Mr. Jim Gowland of Wellings Communities Holding Inc. (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 617 Highway 49, Picton, Ontario (hereafter referred to as the Site).

The Site is developed with a two-storey residential dwelling (Site Building A), a single-storey garage (Site Building B) and a single-storey residential building (Site Building C).

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the Site.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on July 28, 2015, and was accompanied by Ms. Kate MacNaughton, Owner of the Site since 2011, referred to as the Site Representative.

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located on the west side of County Highway Road 49, approximately 210 metres (m) north of Edgecliffe Crescent, in Picton, Ontario. The Site is situated in an area that predominantly consists of residential, vacant and commercial land uses. Figure 2 illustrates the Site and surrounding area.

A summary of the physical description of the Site, including the Site Buildings, is provided below:

Topic	Details
Approximate Site Area	2.5 hectares (6.2 acres).
Buildings on-Site	Located on the southeast portion of the Site.
Approximate Year of Construction and Significant Additions or Renovations	Site Buildings A and B: 1880. Site Building C: 2012.
Number of Floors (Including ground level)	Site Building A: Two. Site Buildings B and C: One.
Subsurface Levels	Site Building A: One basement level primarily used for heating equipment. Site Buildings B and C: None observed and none reported by the Site Representative.
Approximate Footprint Areas of Buildings	Site Building A: 225 square metres (m^2) (2,421 square feet (ft^2)). Site Building B: 150 m^2 (1,615 ft^2). Site Building C: 60 m^2 (645 ft^2).
Approximate Total Areas of Buildings	Site Building A: 450 m^2 (4,843 ft^2). Site Building B: 150 m^2 (1,615 ft^2). Site Building C: 60 m^2 (645 ft^2).
Heating / Cooling	Site Building A: Natural gas-fired forced air furnace. Site Buildings B and C: None observed and none reported by the Site Representative.
Elevators	None observed and none reported by the Site Representative.
Emergency Generators	None observed and none reported by the Site Representative.
Landscaped / Grassed/Bare Ground Areas	Landscaping is present along the Site perimeter.
Paved or Other Sealed Surface Materials	The Site contains asphalt-paved parking areas and access routes.

2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area are generally flat.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties.
Subsurface Soils	Alluvial deposits consisting of stratified gravel, sand, silt and clay.
Fill Materials	None observed and none reported by the Site Representative.
Bedrock Type	Sedimentary rocks consisting of limestone, dolomite, shale, argillite, sandstone, quartzite, and/or grit.
Inferred Bedrock Depth	Unknown based on the information reviewed.
Inferred Groundwater Depth	Unknown based on the information reviewed.
Nearest Open Water Body	The Bay of Quinte is located approximately 125 m east of the Site.
Inferred Groundwater Flow Direction	East based on the nearest body of water.

2.3 Site Operations

The Site is developed with a two-storey residential dwelling (Site Building A), a single-storey garage (Site Building B) and a single-storey residential building (Site Building C).

There is a kitchen, living room and a laundry room on the first floor and two bedrooms and a bathroom on the second floor of Site Building A. The mechanical room is located within the basement of Site building.

Site Building B is utilized as a garage for storage.

Site Building C is utilized as a seasonal bedroom.

There is external playground equipment located on the northeast portion of the Site.

Parking is located within Site Building B and on the east portion of the Site.

Site maintenance activities involve painting, replacement of light fixtures, minor plumbing and electrical work on an as-needed basis.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

The Site Representative advised Pinchin of the following with respect to the historical occupancy and operations at the Site:

- Site Buildings A and B were constructed in approximately 1880 on previously undeveloped land;
- Site Building C was constructed in 2012 on previously undeveloped land;
- Occupants of the Site Building have always been residential in nature;
- No dry cleaning operations have historically taken place at the Site; and
- No retail fuel outlets (RFOs) have operated at the Site.

3.2 Aerial Photographs

Copies of aerial photographs dated 1929, 1950, 1965, 1974, 1986 and 1995 were obtained from the National Air Photo Library in Ottawa, Ontario and reviewed by Pinchin. In addition, Pinchin reviewed Google Earth™ satellite imagery dated 2005 and 2014. A summary of information inferred with respect to the Site is provided in the following table:

Year of Photograph	Site
1929, 1950, 1965, 1974, 1986, 1995 and 2005.	Two buildings that were similar in size and configuration to the present-day Site Buildings A and B were evident on the Site.
2014.	Three buildings that were similar in size and configuration to the present-day Site Buildings were evident on the Site.

A summary of information inferred with respect to the surrounding area is provided in the following table:

Year of Photograph	North	East	South	West
1929, 1950 and 1965.	Single family residential dwellings to beyond 250 m from the Site, similar to the current configuration.	Highway 49 followed by single family residential dwellings and The Bay of Quinte, similar to the current configuration.	Single family residential dwellings to beyond 250 m from the Site.	A railway line followed by vacant agricultural land to beyond 250 m from the Site.

1974, 1974, 1986, 1995, 2005 and 2014.	Similar to 1929.	A commercial building followed by single family residential dwellings to beyond 250 m from the Site, similar to the current configuration.	Millennium Trail followed by a golf course, similar to the current configuration.

A railway line was observed running in a north-south direction was located approximately 5 m west of the Site in the 1929, 1950 and 1965 aerial photographs. Creosote or chromated copper arsenate (CCA) used to treat the railway ties have the potential to impact soils in the vicinity of railway lines; however, these impacts are typically minor, localized, and near the surface. Based on the above-noted information, it is Pinchin's opinion that this railway line is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's review of the above-noted aerial photographs, nothing was observed that is likely to result in potential subsurface impacts at the Site.

3.3 Opta Information

Pinchin contacted Opta Information Intelligence (Opta) to obtain copies of Fire Insurance Plans related to the Site and surrounding area, as well as Property Underwriters' Reports and Property Underwriters' Plans related to the Site. Opta provided a written response dated July 30, 2015, indicating there were no records on-file for the Site. A copy of Opta's response is provided in Appendix I.

3.4 City Directories

City directories for the years 1997 to 2000 were reviewed by Pinchin at the Library and Archives of Canada in Ottawa, Ontario. It should be noted that no city directories were available for the City of Picton prior to 1997 or subsequent to 2000. In addition, the Site was not listed within the above-noted city directories.

In general, the city directories indicated that the surrounding area has historically consisted of commercial and residential land uses since at least 1997. No historical dry cleaning operations, RFOs or other operations of potential environmental concern were identified.

Based on Pinchin's review of the above-noted city directories, nothing was identified that is likely to result in potential subsurface impacts at the Site.

3.5 Previous Environmental Reports

No previous reports (i.e., Phase I ESAs, geological or geotechnical reports) were provided for Pinchin's review and, according to the Site Representative, none are available.

3.6 Historical Summary

Based on the results of the historical review, nothing was identified that is likely to result in potential subsurface impacts at the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Site Representative and was advised that there is no regulatory information with respect to the Site.

4.2 Ontario Ministry of the Environment and Climate Change

An Ontario Ministry of the Environment and Climate Change (MOECC, formerly the Ontario Ministry of the Environment) Freedom of Information request was submitted to the MOECC for information on file with respect to the Site. Specifically, the MOECC was asked what information it has regarding historical spills, orders, investigations/prosecutions, waste generator numbers/classes, Certificates-of-Approval and Environmental Compliance Approvals. At the time of writing this report, no response had been received from the MOECC. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of Pinchin's request submitted to the MOECC is provided in Appendix II of this report.

Pinchin conducted a search of the MOECC *Brownfields Environmental Site Registry*. Based on the results of Pinchin's search, a Record of Site Condition has not been filed for the Site or neighbouring properties within a 250 m radius of the Site.

4.3 Technical Standards & Safety Authority

The Technical Standards & Safety Authority (TSSA) was contacted to establish the status of the Site with respect to its files, to identify outstanding instructions, tank registrations, incident reports, fuel/oil spills or contamination records associated with the Site. Based on email correspondence with Ms. Sarah Quibell of the TSSA on July 29, 2015, no information was on file with respect to the Site. A copy of Pinchin's request submitted to the TSSA and their response is provided in Appendix II of this report.

4.4 EcoLog ERIS

Pinchin submitted a request to EcoLog Environmental Risk Information Service Ltd. (ERIS) for a review of the following databases, as they pertain to the Site and surrounding properties:

- "*Inventory of PCB Storage Sites*", dated 1987 to October 2004;
- "*Ontario Regulation 347 Waste Generators Summary*", dated 1986 to May 2015;
- "*Ontario Spills*", dated 1988 to February 2014; and
- "*Waste Disposal Sites - MOE CA Inventory*", dated 1970 to April 2015.

In addition, Pinchin reviewed the following publications prepared by Intera Technologies Inc. for the MOECC:

- "*Inventory of Coal Gasification Plant Waste Sites in Ontario*", dated April 1987; and
- "*Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*", dated November 1988.

A copy of the EcoLog ERIS report is provided in Appendix III. Based on a review of the information obtained from the above-noted sources, Pinchin notes the following:

- The Site was not listed in any of the above-noted databases reviewed by Pinchin; and
- Surrounding properties were registered with the MOECC as waste generators; however, based on the information provided within the EcoLog ERIS report, the locations/distances between these properties and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that the potential issues of concern associated with these listings are unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's review of the above-noted information sources, nothing was identified that is likely to result in potential subsurface impacts at the Site.

4.5 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.

5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on July 28, 2015, and was accompanied by the Site Representative. The Site reconnaissance included a walk-through of accessible areas of the interior of the Site Buildings and exterior areas of the Site while accompanied by the Site Representative. At the time of the Site reconnaissance, the ground surface was dry and the

weather was sunny. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

5.1 Hazardous Materials

Topic	Findings
Chemicals	Chemicals typically used for general purpose cleaning and building maintenance (e.g., window cleaners, bleach, paints, deodorizers, etc.) were noted on-Site at the time of the Site reconnaissance. Chemicals observed on-Site were stored within manufacturer-supplied containers in various locations throughout the Site Buildings.
Compressed Gases	None observed and none reported by the Site Representative.
Hazardous Waste	None observed and none reported by the Site Representative.

No spills or evidence of historical spills (i.e., staining) were observed in the chemical storage areas noted above. The interior concrete floor slab was observed to be in good condition (i.e., no cracking or pitting) and the chemicals appeared to be stored in an orderly fashion. No floor drains or catch basins were present in the vicinity of the chemical storage areas.

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) were observed on-Site, however, the Site Representative noted that a former AST was located in the basement of Site Building A. Although ASTs are commonly associated with buildings of this age (i.e., approximately 1880), Pinchin was unable to confirm or refute the presence of former on-Site ASTs. No evidence of former ASTs was observed by Pinchin.

No spills or evidence of historical spills (i.e., staining) were observed in the vicinity of the former AST. The interior concrete floor slab was observed to be in good condition (i.e., no cracking or pitting) in the vicinity of the former AST. No floor drains or catch basins were present in the vicinity of the former AST.

5.2.2 Underground Storage Tanks

No evidence of underground storage tanks (USTs) (i.e., fill/vent pipes) was observed on-Site, and none were reported by the Site Representative. Although USTs are commonly associated with buildings of this age (i.e., approximately 1880), Pinchin was unable to confirm or refute the presence of former on-Site USTs. No evidence of former USTs was observed by Pinchin.

5.3 Water and Wastewater

Topic	Findings
Water Supply Source	City of Picton. Water is obtained by the City from Lake Ontario. Groundwater is not used as a source of potable water.
Water Use	Water is primarily used for domestic-related activities.
Sanitary/Process Wastewater Receptor	A septic tank and associated septic bed are located north of Site Building A. The septic bed encompasses the majority of the grassed area located north of Site Building A and the septic tank is reportedly situated within the southeast portion of the septic bed. The Site Representative advised Pinchin that the septic system is strictly utilized for sanitary effluent.
Pits, Sumps or Lagoons	A storm water sump is located in the basement of Site Building A. No additional sumps, pits or lagoons were observed and none were reported by the Site Representative.
Grease Traps	None observed and none reported by the Site Representative.
Oil/Water Separators	None observed and none reported by the Site Representative.
Storm Water Flow and Receptor	Storm water entering exterior roof drains runs overland and percolate naturally through the soil.
Wells	None observed and none reported by the Site Representative.
Watercourses, Ditches or Standing Water	None observed and none reported by the Site Representative.

5.4 Polychlorinated Biphenyls

The use of polychlorinated biphenyls (PCBs) as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common up to about 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. In addition, these regulations aim to eliminate the use of high level PCBs (greater than 500 milligrams per kilogram (mg/kg)), as well as low level PCBs (50-500 mg/kg) on or within 100 m of a “Sensitive Site” (e.g., drinking water treatment facility, feed/food processing plant, child care facility, schools, hospitals, etc.), by December 31, 2009. Light ballasts, pole top transformers, and other electrical equipment with low level PCBs (50-500 mg/kg) in non-sensitive sites are aimed to be eliminated by December 31, 2025.

Given the year of construction of Site Building C (i.e., approximately 2012), it is unlikely that PCBs are present in on-Site electrical equipment. No transformers were observed on-Site and none were reported.

Given the year of construction of Site Buildings A and B (i.e., approximately 1880), there is a potential that the electrical equipment observed on-Site may contain PCBs.

No hydraulic equipment was observed on-Site and none was reported.

Typical buildings of this age (i.e., Site Buildings A and B) may contain PCBs in mastics, caulking and window putties. Testing for the presence of PCBs in these materials is beyond the scope of this Phase I ESA. The potential presence of PCBs in these materials could result in future costs if extensive renovation requiring removal of these materials or demolition activities are undertaken at the Site. The extent of such potential issues could not be assessed as part of this Phase I ESA.

5.5 Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are commonly found in building construction materials (particularly in older buildings constructed prior to 1985). Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until the mid-1980s. A very limited number of non-friable asbestos products in limited quantities are still in use currently in building construction. The application of friable asbestos was banned by Ontario Regulation 654/85, which came into effect March 1985. On November 1, 2005, this regulation was most recently updated and changed to Ontario Regulation 278/05.

Given the year of construction of Site Building C (i.e., approximately 2012), it is considered that there is a low potential for ACMs to be present.

Given the year of construction of Site Buildings A and B (i.e., approximately 1880), there is a potential for friable and non-friable ACMs to be present in these Site Buildings. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an Asbestos Management Program (AMP) has not been developed for or implemented at the Site.

Prior to any renovation or demolition activities, a designated substance (including asbestos) survey would be required.

5.6 Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the

interest of public safety. The current limit set by the federal government is 90 ppm. In 1991, paint manufacturers initiated a voluntary program to limit lead in paint to 600 ppm, which is considered an action level by the provincial labour regulator; however, even today, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road markings.

Given the year of construction of Site Buildings A and B (i.e., approximately 1880), there is a potential for paints containing lead to be present in significant levels (i.e., greater than 600 ppm) on interior and exterior surfaces. Pinchin did not conduct a survey of lead in painted surfaces as part of this Phase I ESA, and the Site Representative advised Pinchin that no surveys have been previously conducted at the Site. During Pinchin's Site reconnaissance, painted surfaces (where observed), were in good condition (i.e., no peeling or flaking).

Given the year of construction of Site Building C (i.e., approximately 2012), it is unlikely that paints containing lead are present in significant levels (i.e., greater than 600 ppm) on Site Building interior surfaces; however, significant levels (i.e., greater than 600 ppm) may be present on steel primers and other anti-corrosion coatings. Pinchin did not conduct a survey of lead in painted surfaces as part of this Phase I ESA, and the Site Representative advised Pinchin that no surveys have been previously conducted at the Site.

Prior to any demolition or renovation activities, a designated substance (including lead) survey would be required.

5.7 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances (ODSs) was not observed. The Site Representative reported that the bulk storage of ODSs has not been carried out at the Site.

Residential refrigeration units were observed within the Site Buildings. These units may include refrigerants, such as R22 or R12, that are noted within the phase-out schedules for elimination in both Provincial and Federal regulations. No other sources of ODSs were observed at the time of the Site reconnaissance.

5.8 Radon

Radon is a radioactive gas formed by naturally occurring radioactive breakdown of uranium in soil, rocks and even groundwater. Radon is invisible and odourless and, as such, cannot be detected by humans. Furthermore, radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building the concentrations can accumulate to higher levels. Health Canada has developed guidelines for acceptable levels of radon in buildings and has indicated that radon levels should not exceed 200 Becquerel per cubic metre (Bq/m^3); however, there are

currently no regulations governing acceptable levels of radon within buildings, and no requirements for testing or mitigation if levels are found to exceed the current Health Canada guidelines. Testing for radon in the Site Buildings was beyond the scope of this Phase I ESA. The Site Representative reported that no radon surveys have been carried out at the Site.

5.9 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

A comprehensive inspection for mould, which would require intrusive testing, was not performed as part of this Phase I ESA. Several water-damaged areas of drywall were observed in the bathroom of Site Building A. The Site Representative advised Pinchin that she was unaware of the source of the water staining. Water damage/staining observed on building materials (i.e., drywall) should be removed/replaced in accordance with industry standards and routinely monitored for changes. In addition, consideration should be given to investigating and repairing the source of the damage. The extent of the water damage within wall/ceiling cavities was not assessed as part of this Phase I ESA.

5.10 Air Emissions

Topic	Findings
Washroom Vents	Washroom vent exhausts are discharged through roof stacks.
Kitchen Vents	Kitchen exhausts are discharged through roof stacks.
Heating/Cooling	Site Building A: Natural gas-fired forced air furnace.
Emergency Generators	None observed and none reported by the Site Representative.
Process Vents	None observed and none reported by the Site Representative.
Odours	No strong, pungent or noxious odours were identified.
Permits / Approvals	The Site Representative advised Pinchin that she does not hold any permits/approvals for the Site, as related to air emissions or discharges.

5.11 Staining and Stressed Vegetation

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance. The Site Representative reported that no known historical chemical spills have occurred on-Site.

5.12 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Domestic refuse is deposited in plastic bags and stored in Site Building B. The domestic refuse is removed for off-Site disposal once per week by the City of Picton.
Recyclables	Recyclables (i.e., cans, bottles, newsprint, plastics, and cardboard) are stored in plastic totes located within Site Building B and removed to an off-Site recycling facility once per week by the City of Picton.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that predominantly consists of residential, vacant and commercial land uses. A description of the adjacent properties is summarized in the following table, based on Pinchin's observations from the Site and publicly accessible locations:

	North	East	South	West
Operation or Activity	Single family residential dwellings to beyond 250 m from the Site.	Highway 49 followed by single family residential dwellings and the Bay of Quinte.	A commercial building followed by single family residential dwellings to beyond 250 m from the Site.	Millennium Trail followed by a golf course.
Direction with Respect to Inferred Groundwater Flow	Transgradient.	Downgradient.	Transgradient.	Upgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	None observed.	None observed.

Based on Pinchin's observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.

7.0 FINDINGS AND RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

Given the year of construction of the Site Buildings A and B (i.e., approximately 1880), there is a potential for friable and non-friable ACMs to be present in these Site Buildings. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an AMP has not been developed for or implemented at the Site.

8.0 STANDARD LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 617 Highway 49, Picton, Ontario, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site. This report was prepared for the exclusive use of Wellings Communities Holding Inc., subject to the conditions and limitations contained within the duly authorized work plan. 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 parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.

Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from the negligence of Pinchin. Pinchin will not be liable for any losses or damage if the Client has failed, within a period of two years following the date upon which the claim is discovered (Claim Period), to commence legal proceedings against Pinchin to recover such losses or damage unless the laws of the jurisdiction which governs the Claim Period which is applicable to such claim provides that the applicable Claim Period is greater than two years and cannot be abridged by the contract between the Client and Pinchin, in which case the Claim Period shall be deemed to be extended by the shortest additional period which results in this provision being legally enforceable.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin 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/occupant. Pinchin 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, or contained in reports that were reviewed. The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin 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 these interpretations may change over time.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

9.0 REFERENCES

The following documents, persons or organizations provided information used in this report:

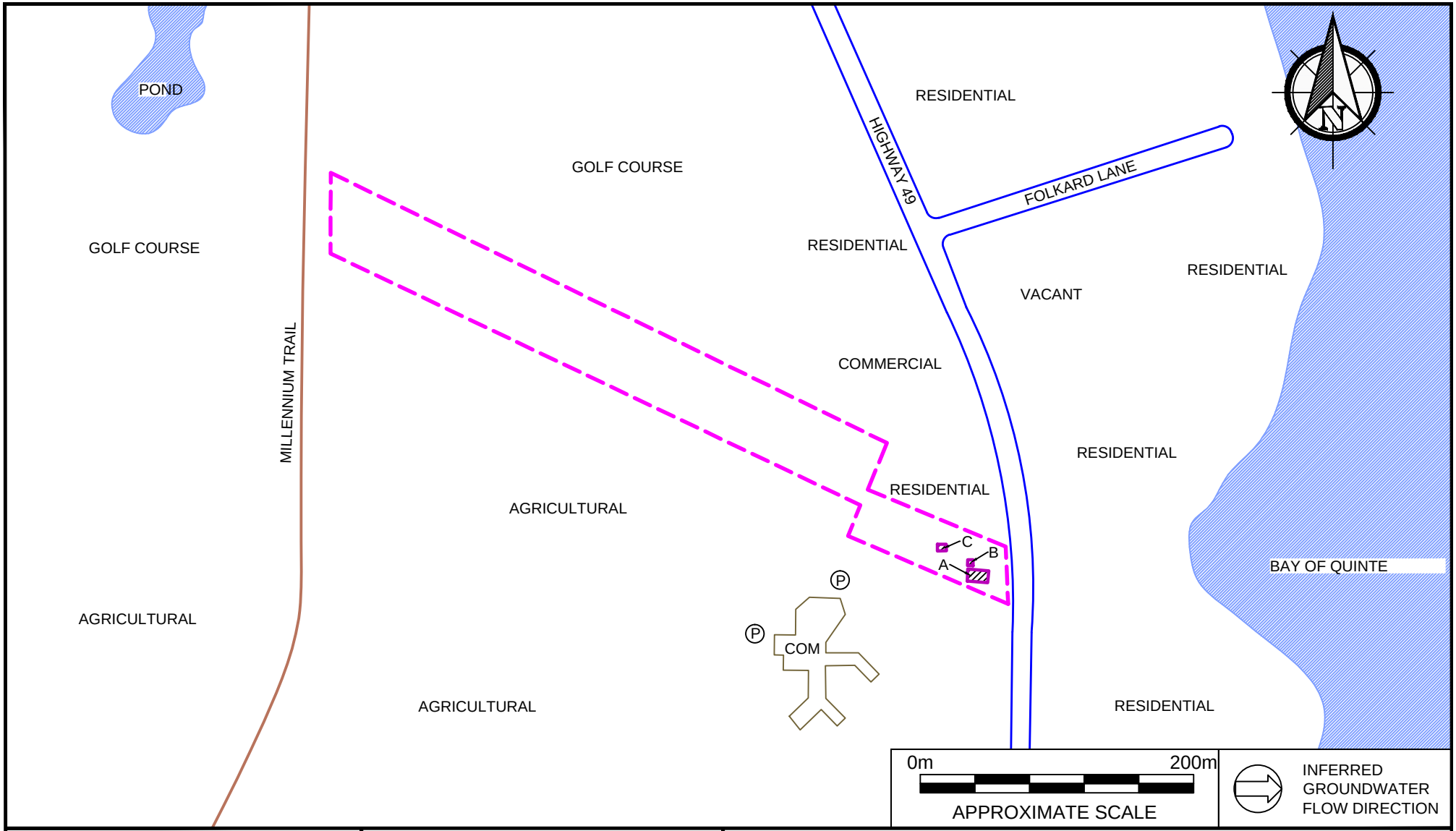
1. Ms. Kate MacNaughton, Owner of the Site since 2011 (Site Representative).
2. EcoLog ERIS report entitled "617 Highway 49, Prince Edward County, Ontario" dated July 28, 2015 (ERIS Project # 20150723092).
3. Opta Information Intelligence "617 Highway 49, Prince Edward, Ontario", dated July 30, 2015 (Opta Order ID: 22551).
4. The Atlas of Canada – Surficial Materials: http://atlas.nrcan.gc.ca/site/english/maps/environment/land/surficialmaterials/1
5. The Atlas of Canada – Bedrock Geology: http://atlas.gc.ca/site/english/maps/archives/3rdedition/environment/land/016?w=4&h=4&l=6&r=4&c=12.
6. Toporama – Topographic Maps: http://atlas.gc.ca/site/english/maps/topo/map.

7. Canadian Centre for Occupational Health & Safety: http://www.ccohs.ca/oshanswers/phys_agents/phys_agents/radon.html.
8. Sharpe, D.R. “Quaternary Geology of Toronto and Surrounding Area; Ontario Geological Survey Preliminary Map P. 2204, Geological Series.” Scale 1:100,000. Compiled 1980.
9. Fulton, R.J. “Surficial Materials of Canada, Geological Survey of Canada, Map 1880A”. Scale 1:5,000,000. Compiled 1995.
10. Wheeler, J.C., Hoffman, P.F., Card, K.D., Davidson, A., Sanford, B.V., Okulitch, A.V., and Roest, W.R. “Geological Map of Canada, Geological Survey of Canada, Map 1860A”. Scale 1:5,000,000. Compiled 1996.
11. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2012.
12. National Air Photo Library, Ottawa, Ontario.
13. Library and Archives of Canada, Ottawa, Ontario.
14. Technical Standards & Safety Authority.
15. Ontario Ministry of the Environment and Climate Change.
16. MOECC Brownfields Environmental Site Registry.
17. Google Earth™ Satellite Imagery.
18. “*Cross-Canada Survey of Radon Concentrations in Homes – Final Report*”, prepared by Health Canada and dated March 2012.

FIGURES

PINCHIN

PROJECT NAME: PHASE I ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME: WELLINGS COMMUNITIES HOLDING INC.			
PROJECT LOCATION: 617 HIGHWAY 49, PICTON, ONTARIO			
FIGURE NAME: KEY MAP			FIGURE NO.: 1
SCALE: AS SHOWN	PROJECT NO.: 107204	DATE: AUGUST 2015	



PINCHIN

LEGEND

- SITE PERIMETER
- SITE BUILDING
COM - COMMERCIAL
Ⓟ - PARKING

PROJECT NAME	PHASE I ENVIRONMENTAL SITE ASSESSMENT
CLIENT NAME	WELLINGS COMMUNITIES HOLDING INC.
PROJECT LOCATION	617 HIGHWAY 49, PICTON, ONTARIO
FIGURE NAME	SITE AND SURROUNDING LAND USE PLAN
FIGURE NO.	2
APPROXIMATE SCALE	AS SHOWN
PROJECT NO.	107204
DATE	AUGUST 2015

APPENDIX I
Opta Response

opta
INFORMATION INTELLIGENCE

enviroscan

An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Site Address:
617 Highway 49 Prince Edward ON Canada

Project No:
107204

Opta Order ID:
22551

Requested by:
Kim Koppany
Pinchin Ltd.

Date Completed:
7/30/2015 7:48:20 AM

Project Name: 107204

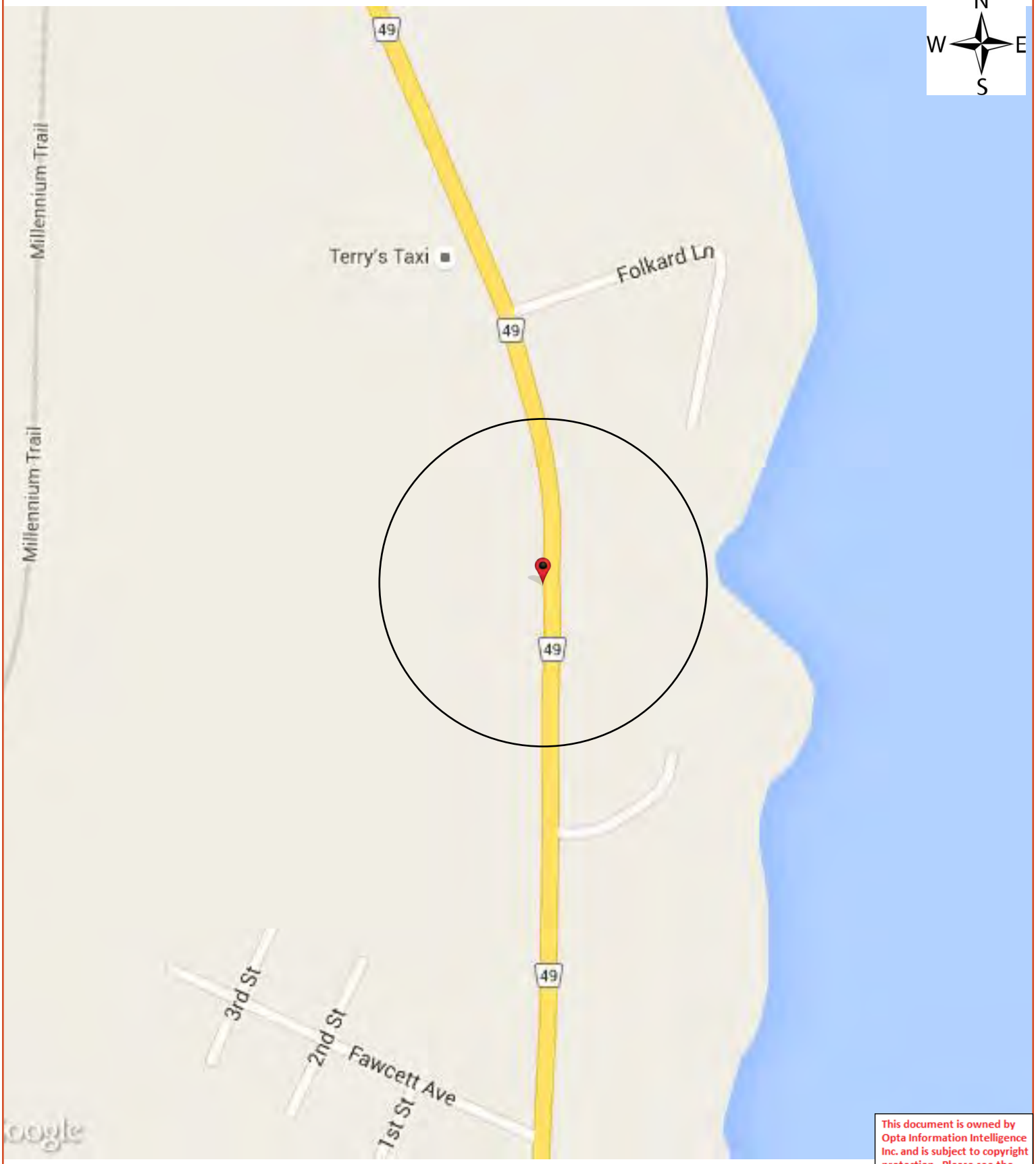
Project #: 107204

ENVIROSCAN Report

Search Area: 617 Highway 49 Prince Edward ON Canada

Requested by:
Kim Koppany
Date Completed: July 30, 2015 07:48:20

enviroscan
OPTA INFORMATION INTELLIGENCE



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.

APPENDIX II
Correspondence with Regulatory Agencies

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is **(416) 314-4285.**

Requester Data			**For Ministry Use Only**	
Name, Title, Company Name and Mailing Address of Requester SHAUNA MCCLELLAND Pinchin Ltd. 1456 Centennial Drive, Suite 2 Kingston, Ontario K7L 0K4 For questions or concerns please contact **Shauna McClelland** at: smcclelland@pinchin.com			FOI Request No.	FOI Co-ordinator Review date
			Date Request Received Response Due Date	Fee Paid ~ ACCT ~ CHQ ☑ VISA ~ CASH
Telephone/Fax Nos. Tel: (613) 541-1013 Fax (613) 541-1813	Your Project/Reference No. 107204	Signature of Requester	CNR ER NOR SWR WCR SAC IEB EAA	

Request Parameters

Municipal Address / Lot, Concession, Geographic Township (**Municipal address essential for cities, towns or regions**)

617 Highway 49, Picton, ON

Present Property Owner(s) and Date(s) of Ownership

Justinas-Antanas Venslovaitis, Catherine Jean MacNaughton and Sandra Catherine MacNaughton

Previous Property Owner(s) and Date(s) of Ownership

Present/Previous Tenant(s),(if applicable)

Search Parameters Files older than 2 years may require $60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	**Specify Year(s) Requested**
Environmental concerns (General correspondence, occurrence reports, abatement)	ALL
Orders	ALL
Spills	ALL
Investigations/prosecutions ▸ Owner/tenant information must be provided	**ALL**
Waste Generator number/classes	**ALL**

Certificates of Approval ▸ Proponent information must be provided

1985 and prior records are searched manually. **Search fees in excess of $300.00** could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). **If supporting documents are also required, mark SD box** and specify type e.g. maps, plans, hydrogeological reports, etc.

		SD	**Specify Year(s) Requested**
air – *emissions*			
water - *mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)*			
sewage - *sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations*			
waste water - *industrial discharge*			
waste sites - *disposal, landfill sites, transfer stations, processing sites, incinerator sites*			
waste systems	*- haulers: sewage, non-hazardous & hazardous waste*		
	- mobile waste processing units		
	- PCB destruction		
pesticides - *licenses*			

APPENDIX III
EcoLog ERIS Report

ENVIRONMENTAL RISK INFORMATION SERVICE

DATABASE REPORT

Project Property:	*107204* *617 49 Hwy* *Prince Edward County ON K0K2T0*
P.O. Number	
Report Type:	*Quote - Custom-Build Your Own Report*
Order #:	*20150723092*
Requested by:	*Pinchin Ltd*
Date:	*July 28, 2015*

Ecolog ERIS Ltd.
Environmental Risk Information Service Ltd. (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Table of Contents

Executive Summary

Property Information:

Project Property:	*107204* *617 49 Hwy Prince Edward County ON K0K2T0*
P.O. Number:	

Order Information:

Order No.:	*20150723092*
Date Requested:	*29/07/2015*
Requested by:	*Pinchin Ltd*
Report Type:	*Quote - Custom-Build Your Own Report*

Additional Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AAGR	Abandoned Aggregate Inventory	N	-	-	-
AGR	Aggregate Inventory	N	-	-	-
AMIS	Abandoned Mine Information System	N	-	-	-
ANDR	Anderson's Waste Disposal Sites	N	-	-	-
AUWR	Automobile Wrecking & Supplies	N	-	-	-
BORE	Borehole	N	-	-	-
CA	Certificates of Approval	N	-	-	-
CFOT	Commercial Fuel Oil Tanks	N	-	-	-
CHEM	Chemical Register	N	-	-	-
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	N	-	-	-
CONV	Compliance and Convictions	N	-	-	-
CPU	Certificates of Property Use	N	-	-	-
DRL	Drill Hole Database	N	-	-	-
EASR	Environmental Activity and Sector Registry	N	-	-	-
EBR	Environmental Registry	N	-	-	-
ECA	Environmental Compliance Approval	N	-	-	-
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	N	-	-	-
EXP	List of TSSA Expired Facilities	N	-	-	-
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FOFT	Fisheries & Oceans Fuel Tanks	N	-	-	-
FST	Fuel Storage Tank	N	-	-	-
FSTH	Fuel Storage Tank - Historic	N	-	-	-
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	1	1
HINC	TSSA Historic Incidents	N	-	-	-
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
INC	TSSA Incidents	N	-	-	-
LIMO	Landfill Inventory Management Ontario	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MNR	Mineral Occurrences	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NCPL	Non-Compliance Reports	N	-	-	-
NDFT	National Defence & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defence & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	N	-	-	-
NPRI	National Pollutant Release Inventory	N	-	-	-
OGW	Oil and Gas Wells	N	-	-	-
OOGW	Ontario Oil and Gas Wells	N	-	-	-
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PES	Pesticide Register	N	-	-	-
PINC	TSSA Pipeline Incidents	N	-	-	-
PRT	Private and Retail Fuel Storage Tanks	N	-	-	-
PTTW	Permit to Take Water	N	-	-	-
REC	Ontario Regulation 347 Waste Receivers Summary	N	-	-	-
RSC	Record of Site Condition	N	-	-	-
RST	Retail Fuel Storage Tanks	N	-	-	-
SCT	Scott's Manufacturing Directory	N	-	-	-
SPL	Ontario Spills	Y	0	0	0
SRDS	Wastewater Discharger Registration Database	N	-	-	-
TANK	Anderson's Storage Tanks	N	-	-	-
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	N	-	-	-
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	N	-	-	-
		Total:	0	1	1

Executive Summary: Site Report Summary - Project Property

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

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

Executive Summary: Site Report Summary - Surrounding *Properties*

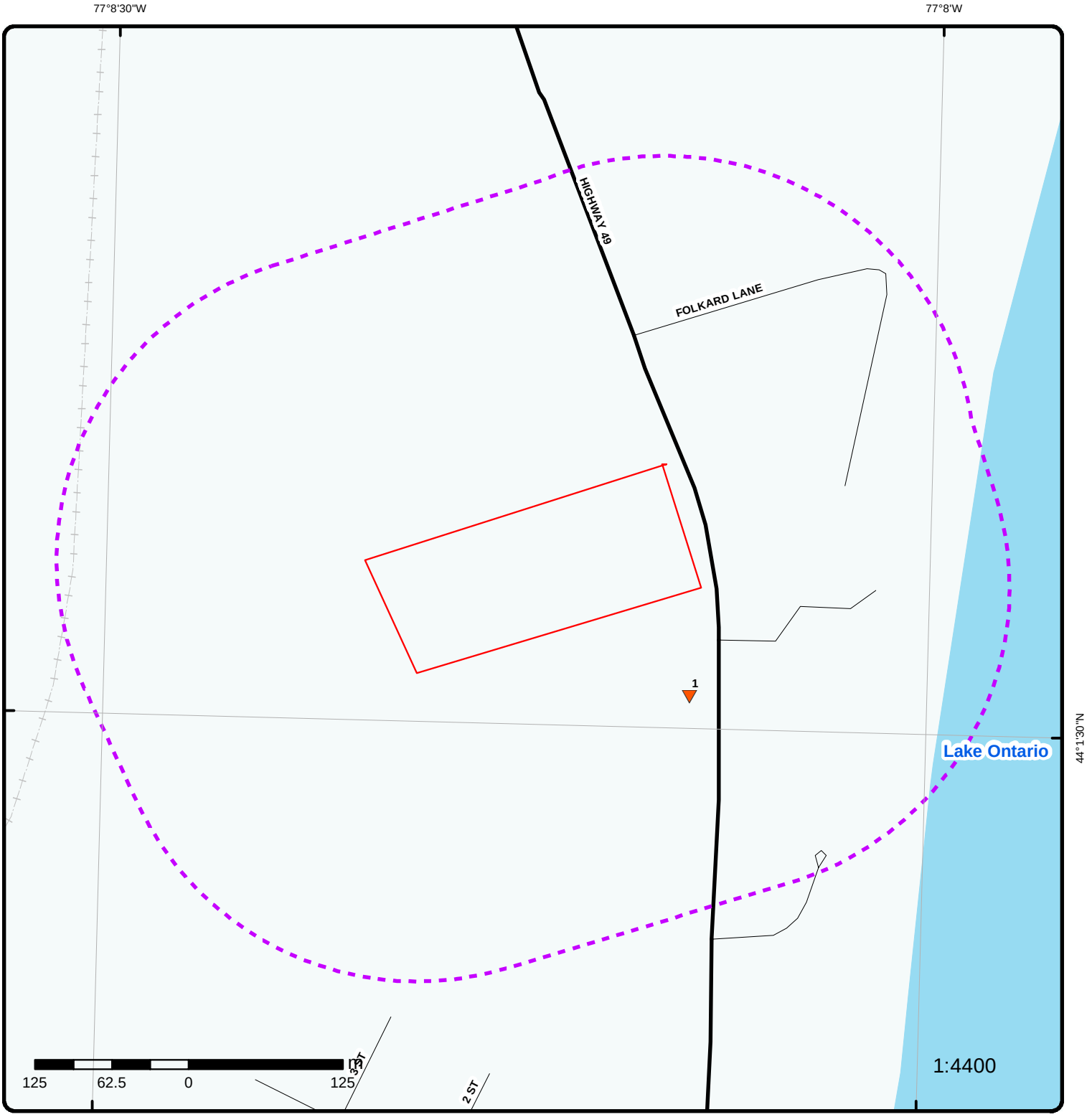
Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
1	GEN	H.J. McFarland Memorial Home	603 Highway 49 RR # 2 Picton ON K0K 2T0	SE/81.8	91.00	10

Executive Summary: Summary By Data Source

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-May 2015 has found that there are 1 GEN site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance m	Map Key
H.J. McFarland Memorial Home	603 Highway 49 RR # 2 Picton ON K0K 2T0	81.8	1



Map

Order No: 20150723092

Address: 617 49 Hwy, Prince Edward County, ON, K0K2T0

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

Aerial

Order No: 20150723092

Address: 617 49 Hwy, Prince Edward County, ON, K0K2T0

Source: ESRI World Imagery, Updated October 2014

Detail Report

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
1	1 of 1	SE/81.8	91.0	H.J. McFarland Memorial Home 603 Highway 49 RR # 2 Picton ON K0K 2T0	GEN

Generator #: ON3451399
Approval Yrs: 2010
SIC Code: 623110
SIC Description: Nursing Care Facilities

--- Details ---
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Unplottable Summary

DB	Company Name/Site Name	Address	City	Postal
GEN	Union Gas Limted	Hwy #49	Picton ON	
GEN	Union Gas Limted	Hwy #49	Picton ON	
GEN	PICTON GOLF & COUNTRY CLUB	LOT 7, CONSESSION 1	HALLOWELL TOWNSHIP ON	
GEN	Union Gas Limted	Hwy #49	Picton ON	
GEN	ESSROC CANADA INC	Concession 1,Southwest of Greenpoint	PICTON ON	
GEN	Union Gas Limted	Hwy #49	Picton ON	
SPL	ONTARIO HYDRO	LOT 6 CONC 1	PRINCE EDWARD CITY ON	
SPL	Essroc Canada Inc.	Highway 49	Prince Edward ON	
SPL	Waste Management of Canada Corporation	HWY # 49, PICTON.<UNOFFICIAL>	Prince Edward ON	

Unplottable Report

Site: ***Union Gas Limted***
Hwy #49 Picton ON

Database: ***GEN***

Generator #: ON9699729
Approval Yrs: 2010
SIC Code: 221210
SIC Description: Natural Gas Distribution

--- Details ---
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS

Site: ***Union Gas Limted***
Hwy #49 Picton ON

Database: ***GEN***

Generator #: ON9699729
Approval Yrs: 2011
SIC Code: 221210
SIC Description: Natural Gas Distribution

--- Details ---
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS

Site: ***PICTON GOLF & COUNTRY CLUB***
LOT 7, CONSESSION 1 HALLOWELL TOWNSHIP ON

Database: ***GEN***

Generator #: ON2522600
Approval Yrs: 99,00,01,02,03,04,05,06
SIC Code: 9651
SIC Description: GOLF COURSES

--- Details ---
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Site: ***Union Gas Limted***
Hwy #49 Picton ON

Database: ***GEN***

Generator #: ON9699729
Approval Yrs: 2012
SIC Code: 221210
SIC Description: Natural Gas Distribution

--- Details ---
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS

Site: ***ESSROC CANADA INC***
Concession 1,Southwest of Greenpoint PICTON ON

Database: ***GEN***

Generator #: ON0418600
Approval Yrs: 02,03,04,05
SIC Code:
SIC Description:

--- Details ---
Waste Code: 122
Waste Description: ALKALINE WASTES - OTHER METALS
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 232
Waste Description: POLYMERIC RESINS
+
Waste Code: 243
Waste Description: PCB'S
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 331
Waste Description: WASTE COMPRESSED GASES
+
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Site: ***Union Gas Limted***
Hwy #49 Picton ON

Database: ***GEN***

Generator #: ON9699729
Approval Yrs: 2009
SIC Code: 221210
SIC Description: Natural Gas Distribution

--- Details ---
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS

Site: ***ONTARIO HYDRO***
LOT 6 CONC 1 PRINCE EDWARD CITY ON

Database: ***SPL***

Ref No.: 129013
Incident Dt: 7/10/1996
MOE Reported Dt: 7/10/1996
Contaminant Name:
Contaminant Quantity:
Incident Summary: ONTARIO HYDRO - 45 L HYD OIL TO SOIL FROM BOOM TRUCK. CLEANING.NO WATER.
Incident Cause: PIPE/HOSE LEAK
Incident Reason: EQUIPMENT FAILURE
Nature of Impact: Soil contamination
Receiving Medium: LAND

Environmental Impact: POSSIBLE

Site: ***Essroc Canada Inc.***
Highway 49 Prince Edward ON

Database:
SPL

Ref No.: 8100-9CQH6A
Incident Dt: 2013/10/22
MOE Reported Dt: 2013/10/22
Contaminant Name: DIESEL FUEL
Contaminant Quantity: 20 L
Incident Summary: ESSROC: 20 L diesel to ground from water truck
Incident Cause: Leak/Break
Incident Reason: Unknown / N/A
Nature of Impact: Soil Contamination
Receiving Medium:
Environmental Impact: Confirmed

Site: ***Waste Management of Canada Corporation***
HWY # 49, PICTON.<UNOFFICIAL> Prince Edward ON

Database:
SPL

Ref No.: 5747-62XR6D
Incident Dt: 7/16/2004
MOE Reported Dt: 7/16/2004
Contaminant Name: SEWAGE SLUDGE
Contaminant Quantity: 1.52905198776758 m3
Incident Summary: Waste MGT-2 cubic yards sewage sludge to hwy 49
Incident Cause: Other Discharges
Incident Reason: Equipment/Vehicles
Nature of Impact: Soil Contamination
Receiving Medium: Land
Environmental Impact: Confirmed

Appendix: Database Descriptions

Ecolog Environmental Risk Information Services Ltd 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 Ecolog 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 all 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 Mar 2015

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-Jan 2014

Anderson's Waste Disposal Sites: Private ANDR

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies: Private AUWR

This database provides an inventory of all 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: 2001-Jul 2014

Borehole: Provincial BORE

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval: Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Commercial Fuel Oil Tanks: Provincial CFOT

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Government Publication Date: 1948-2014

Chemical Register: Private CHEM

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

Government Publication Date: 1992, 1999-Jul 2014

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

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions: Provincial CONV

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

Government Publication Date: 1989-Feb 2014

Certificates of Property Use: Provincial CPU

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

Government Publication Date: 1994-Jun 2015

Drill Hole Database: Provincial DRL

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

Government Publication Date: 1886-Jan 2014

Environmental Activity and Sector Registry: Provincial EASR

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

Government Publication Date: Oct 31 2011-Apr 2015

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-Jun 2015

Environmental Compliance Approval: Provincial ECA

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

Government Publication Date: Oct 31, 2011-Apr 2015

Environmental Effects Monitoring: Federal EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private EHS

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

Government Publication Date: 1999-Aug 2014

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*

List of TSSA Expired Facilities: Provincial EXP

This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Current to Nov 2014

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 all 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: June 2000-Apr 2015

Fisheries & Oceans Fuel Tanks: Federal FOFT

Fisheries & Oceans Canada maintains an inventory of all 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-Sept 2003

Fuel Storage Tank: Provincial FST

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Government Publication Date: 2010-Nov 2014

Fuel Storage Tank - Historic: Provincial FSTH

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary: Provincial GEN

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

Government Publication Date: 1986-May 2015

TSSA Historic Incidents: Provincial HINC

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. 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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

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 all 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

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, 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. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: June 2009-2014

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: 2012

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-Apr 2013

National Analysis of Trends in Emergencies System (NATES): Federal NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports: Provincial NCPL

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

Government Publication Date: 1994-2012

National Defence & Canadian Forces Fuel Tanks: Federal NDFT

The Department of National Defence 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 Defence & Canadian Forces Spills: Federal NDSP

The Department of National Defence 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-Aug 2010

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 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 all 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. All federal out-of-service PCB containing equipment and all 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: 1993-2013

Oil and Gas Wells: Private OGW

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

Government Publication Date: 1988-Mar 2015

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: 1800-2013

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

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-Jun 2015

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

Parks Canada Fuel Storage Tanks: Federal PCFT

Canadian Heritage maintains an inventory of all 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 Environment maintains a database of all manufacturers and vendors of registered pesticides.

Government Publication Date: 1988-Jun 2013

TSSA Pipeline Incidents: Provincial PINC

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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Government Publication Date: June 2009-2014

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-Jun 2015

Ontario Regulation 347 Waste Receivers Summary: Provincial REC

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

Government Publication Date: 1986-2013

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-Jun 2015

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-Jul 2014

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 2014

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: 1990-2011

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-Mar 2007

TSSA Variances for Abandonment of Underground Storage Tanks: Provincial VAR

The TSSA, Under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

Government Publication Date: Current to Nov 2014

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: 1970-Apr 2015

Waste Disposal Sites - MOE 1991 Historical Approval Inventory: Provincial WDSH

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

Government Publication Date: Up to Oct 1990*

Water Well Information System: Provincial WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: 1955-Mar 2014

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX IV
Qualifications of Assessor

QUALIFICATIONS OF ASSESSORS

JESSICA BROWN, B.B.R.M, PROJECT TECHNOLOGIST

Jessica Brown is a Project Technologist within the Environmental Due Diligence & Remediation Group in the Kingston Office. Ms. Brown obtained a Bachelor of Bio-Resource Management Degree in Honours Environmental Management in 2011. Mrs. Brown has gained experience working on environmental site assessments.

APPENDIX V
Photographs

Photo 1 – Site Building A (north and east elevations).

Photo 2 – Site Building B (east elevation).

Photo 3 – Site Building C (south and east elevations).

Photo 4 – Adjacent property located north of the Site.

Photo 5 – Adjacent property located south of the Site.

Photo 6 – Surrounding property located east of the Site.

Photo 7 – Adjacent property located west of the Site.

Photo 8 – Location of former AST within the basement of Site Building A.