



REVISED
Phase I Environmental
Site Assessment

343 County Road 22
Picton, Ontario

Prepared for:

Loch-Sloy Holding Limited
343 County Road 22, Unit 14
Picton, ON K0K 2T0

Attn: Ms. Jacqui Burley

February 21, 2020

Pinchin File: 237033



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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on March 14, 2019 through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by Ms. Jacqui Burley of Loch-Sloy Holding Limited (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 343 County Road 22, Picton, Ontario (hereafter referred to as the Site).

The Site was historically developed as a military training facility (i.e., Camp Picton); however, it has since been redeveloped into a business park and private airport. The Site is developed with six hangar buildings (Site Buildings H-1 to H-6) and thirty-four commercial buildings (Site Buildings 1 to 33 and 40). In addition, six dilapidated buildings (Site Buildings 34-39) are also located on-Site.

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 divestiture 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 2016), 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, the following could result in potential subsurface impacts at the Site:

- During the Site reconnaissance Pinchin observed the following areas of potential environmental concern on-Site:
 - Two gasoline underground storage tanks (USTs) are located on the northwest portion of the Site. The USTs were reportedly installed in the late 1950s, and have not been used since the 1960s;
 - A firing wall and sand pit (firing range) are located on the west-central portion of the Site;
 - An automotive repair facility operates out of Site Building 9. The south portion of Site Building 9 is equipped with a mechanic pit used to complete oil changes. At the time of the Site reconnaissance the pit contained a large volume of oily water; and
 - Site Building 12 historically operated as a truck maintenance facility.

Based on the findings noted above, Pinchin recommends completing a Phase II ESA at the Site.



Given the years of construction of Site Buildings H1 to H6, 1 to 18 and 20 to 40 (i.e., approximately 1940s through 1950s), there is a potential for friable and non-friable asbestos-containing materials to be present in the 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 Representatives 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.



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1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on March 14, 2019 through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by Ms. Jacqui Burley of Loch-Sloy Holding Limited (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 343 County Road 22, Picton, Ontario (hereafter referred to as the Site).

The Site was historically developed as a military training facility (i.e., Camp Picton); however, it has since been redeveloped into a business park and private airport. The Site is developed with six hangar buildings (Site Buildings H-1 to H-6) and thirty-four commercial buildings (Site Buildings 1 to 33 and 40). In addition, six dilapidated buildings (Site Buildings 34-39) are also located on-Site.

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 divestiture 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 2016), 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 March 15 and 21, 2019, and was accompanied by Mr. Steven Everall, and Ms. Jacqui Burley, Property Managers for the Site since 2005, and hereafter referred to as the Site Representatives.

In addition, Pinchin reviewed the document entitled "*Historical Records UXO Legacy Site Research, 343 County Road 22, Picton, Ontario*", prepared by Canadian Development Consultants International (CDCI) for Defence Construction Canada and Department of National Defence, and dated February 24, 2010 (2010 CDCI Historical Records Report), as provided by the Client.

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located immediately southeast of the intersection of County Road 22 and Kingsley Road, in Picton, Ontario. The Site is situated in an area that predominantly consists of residential, commercial and vacant 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	278 hectares (688 acres).
Buildings on-Site	Forty-six; however, six of the Site Buildings are dilapidated and unsafe for entry.
Approximate Year of Construction and Significant Additions or Renovations	1940s through the 1950s, except for Site Building 19 which was constructed in 2014.
Number of Floors (Including ground level)	Site Buildings H-1 to H-6, 1-37 and 40: One. Site Buildings 37 and 38: Two.
Subsurface Levels	None observed and none reported by the Site Representatives; however, several of the Site Buildings were constructed approximately 0.5 m above grade, and as such, a small crawl space exists beneath these Site Buildings.
Approximate Footprint Areas of Buildings	Site Buildings H-1 to H-6: 3,731 square metres (m ²) (40,160 square feet (ft ²)). Site Building 1: 254 m ² (2,737 ft ²). Site Building 2: 104 m ² (1,125 ft ²). Site Building 3: 636 m ² (6,846 ft ²). Site Buildings 4, 5 and 13: 343 m ² (3,698 ft ²). Site Buildings 6 and 8: 115 m ² (1,239 ft ²). Site Buildings 7 and 9: 265 m ² (2,857 ft ²). Site Building 10: 95 m ² (1,023 ft ²). Site Building 11: 735 m ² (7,918 ft ²). Site Building 12: 270 m ² (2,920 ft ²). Site Building 14: 300 m ² (3,200 ft ²). Site Building 15: 1,988 m ² (21,400 ft ²). Site Building 16: 226 m ² (2,433 ft ²). Site Building 17: 94 m ² (1,000 ft ²). Site Building 18: 218 m ² (2,347 ft ²). Site Building 19: 267 m ² (2,874 ft ²). Site Buildings 20 to 25 and 35: 740 m ² (7,965 ft ²). Site Building 26: 197 m ² (2,126 ft ²). Site Building 27: 433 m ² (4,666 ft ²).



Topic	Details
	Site Building 28: 180 m ² (1,937 ft ²). Site Building 29: 222 m ² (2,395 ft ²). Site Buildings 30 and 31: 459 m ² (4,942 ft ²). Site Building 32: 719 m ² (7,747 ft ²). Site Building 33: 66 m ² (718 ft ²). Site Building 34: 665 m ² (7,158 ft ²). Site Building 36: 1,645 m ² (17,706 ft ²). Site Building 37: 377 m ² (4,068 ft ²). Site Building 38: 600 m ² (6,529 ft ²). Site Building 39: 334 m ² (3,600 ft ²).
Approximate Total Areas of Buildings	Site Buildings H-1 to H-6: 3,731 square metres (m ²) (40,160 square feet (ft ²)). Site Building 1: 254 m ² (2,737 ft ²). Site Building 2: 104 m ² (1,125 ft ²). Site Building 3: 636 m ² (6,846 ft ²). Site Buildings 4, 5 and 13: 343 m ² (3,698 ft ²). Site Buildings 6 and 8: 115 m ² (1,239 ft ²). Site Buildings 7 and 9: 265 m ² (2,857 ft ²). Site Building 10: 95 m ² (1,023 ft ²). Site Building 11: 735 m ² (7,918 ft ²). Site Building 12: 270 m ² (2,920 ft ²). Site Building 14: 300 m ² (3,200 ft ²). Site Building 15: 1,988 m ² (21,400 ft ²). Site Building 16: 226 m ² (2,433 ft ²). Site Building 17: 94 m ² (1,000 ft ²). Site Building 18: 218 m ² (2,347 ft ²). Site Building 19: 267 m ² (2,874 ft ²). Site Buildings 20 to 25 and 35: 740 m ² (7,965 ft ²). Site Building 26: 197 m ² (2,126 ft ²). Site Building 27: 433 m ² (4,666 ft ²). Site Building 28: 180 m ² (1,937 ft ²). Site Building 29: 222 m ² (2,395 ft ²). Site Buildings 30 and 31: 459 m ² (4,942 ft ²).



Topic	Details
	<p>Site Building 32: 719 m² (7,747 ft²).</p> <p>Site Building 33: 66 m² (718 ft²).</p> <p>Site Building 34: 665 m² (7,158 ft²).</p> <p>Site Building 36: 1,645 m² (17,706 ft²).</p> <p>Site Building 37: 377 m² (4,068 ft²).</p> <p>Site Building 38: 1,213 m² (13,058 ft²).</p> <p>Site Building 39: 668 m² (7,200 ft²).</p>
Heating / Cooling	Propane-fired forced air furnaces, propane-fired radiant tube heaters, propane-fired suspended heating units, suspended electric heaters, electric space heaters and window-mounted air conditioning units. However, it should be noted that the majority of the Site Buildings currently have no form of heating or cooling.
Elevators	None observed and none reported by the Site Representatives.
Emergency Generators	None observed and none reported by the Site Representatives.
Landscaped / Grassed/Bare Ground Areas	Landscaping is present across the Site.
Paved or Other Sealed Surface Materials	The majority of the Site exterior consists of 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 gradually slope down towards the west.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties to the north and south. The adjoining property to the east is approximately 0.5 metres (m) higher in elevation than the Site and the adjoining property to the west is approximately 0.5 m lower in elevation than the Site. It should be noted that rock outcrop is located approximately 100 m west of the Site, resulting in approximately a 15 m drop in elevation.
Subsurface Soils	Clay to approximately 1.0 m below ground surface (mbgs), based on a review of the Ministry of the Environment, Conservation and Parks (MECP) well records database.
Fill Materials	None observed and none reported by the Site Representatives; however, clean gravel has been placed across the Site in order to create access lanes and parking areas.



Topic	Findings
Bedrock Type	Limestone, based on a review of the MECP well records database.
Inferred Bedrock Depth	Greater than 1.0 mbgs, based on a review of the MECP well records database.
Inferred Groundwater Depth	Approximately 14.0 mbgs, based on a review of the MECP well records database.
Nearest Open Water Body	Marsh Creek is located approximately 300 m west of the Site.
Inferred Groundwater Flow Direction	West-southwest based on topography and the nearest body of water.

2.3 Site Operations

The Site is was historically developed as a military training facility (i.e., Camp Picton); however, it has since been redeveloped into a business park and private airport. The Site is developed with six hangar buildings (Site Buildings H-1 to H-6) and thirty-four commercial buildings (Site Buildings 1 to 33 and 40). In addition, six dilapidated buildings (Site Buildings 34-39) are also located on-Site.

The Site was originally developed in the early 1940s as a training facility for the No. 31 Bombing and Gunnery School, which was associated with the British Commonwealth Air Training Plan during the Second World War. In approximately 1945 the Site was transferred to the Royal Canadian Air Force and then shortly after to the army. In 1960, the Site became home base for the Royal Canadian School of Artillery until 1962 when it was transferred to the Canadian Guards. The Site appears to have come under private ownership in the 1970s.

The Site Buildings are occupied by the following tenants, and respective activities:

Site Building	Current Tenant/Activity	Historic Use
H-1	Pallets & More (pallet manufacturer/distributor)	Former airplane hangar
H-2	Scott Wentworth Landscaping and Green Giant Design (an environmentally friendly home builder)	Former airplane hangar
H-3	Power Concrete Products – Equipment Storage (No access due to flooding)	Former airplane hangar
H-4	General Storage – Campers, RVs, boats, etc.	Former airplane hangar



Site Building	Current Tenant/Activity	Historic Use
H-5	Canadian Opera Company – Storage	Former airplane hangar
H-6	General Storage – Campers, RVs, boats, etc.	Former airplane hangar
1 (B26)	Lochsloy Holdings Office – Office, storage and a general maintenance garage	Guard House/Holding
2 (B42)	Vacant	Hostess House/Fire Chief Cottage
3 (B28)	P.E.C. Window & Glass – Glass cutting and window company	Quarter Master’s Store
4 and 5 (B53 and B54)	Storage of equipment and property maintenance materials. Commercial fisherman	Material Storage
6 (B25)	E. Wood Welding and Storage	Gas Mask Training Chamber
7 and 8 (B23 and B27)	Vehicle Storage	Garage for vehicle storage
9 (B19)	Hill Top Auto – Automotive repair facility/body shop	Royal Canadian Engineers Building
10 (B33)	Electrical Contractor	Paint Building
11 (B32)	A woodworking company, property maintenance company, Morch Tree Service & Landscaping, and a roofing company	Maintenance Shop (not vehicle repair)
12 (B37)	Otto Buikeme Carpentry/Insulation Company	Transport Truck Maintenance Shop
13 (B43)	Tri Canadian Energy (solar)	Material Storage
14 (B17)	Event Hall	MT Section
15 (B20)	A craft brewery storage and Canadian Stage Company (storage purposes) and seasonal storage	Drill Hall/Gymnasium
16	Prince Edward Flying Club – Storage	Storage
17	Prince Edward Flying Club – Club House	Club House



Site Building	Current Tenant/Activity	Historic Use
18 (B40)	Storage	Storage
19 (H8)	Private hangar	Private hangar
20 (B18)	Cadet Training Centre (south portion only), Patrick Burrows and Gord Barnes Workshops.	Men's Quarters and Offices
21 (B13)	Vacant/dilapidated	Men's Quarters and Offices
22 (B12)	Event room (Northwest portion of building only) (i.e., walking tours, film studios, national defence training, etc.) Remaining sections of building are dilapidated	Men's Quarters and Offices
23 (B11)	Glenn Wallis Workshop/Vacant	Men's Quarters
24 (B10)	J.D Evers Furniture Maker, storage and antique collector.	Men's Quarters
25 (B9)	Earle Donaldson Furniture Maker, Philip Percy Construction, storage, and Brian Kuipers Carpentry	Men's Quarters
26 (B51)	General Storage (i.e., wood, buildings materials, etc.)	Parachute Shop
27 (B21)	Don Maynard Sculptor Workshop and Theatre	Theatre/Dance Hall/Lecture Hall
28 (B22)	General Storage	Turret Training/Parachute Building
29 (B24)	General Storage	Storage/Workshop
30 (B5)	Edward Klein Guitars, Wendy Vervoot Pottery and Trevor Jay Bridal	Quarters and Offices
31 (B6)	Storage and a yoga studio	Men's Quarters
32 (B7)	Museum, storage and vacant	Sergeant's Mess Hall
33 (B31)	Shattered Glass (glass studio)	Dental Clinic
34 (B15)	Dilapidated	Hospital/Camp Head Quarters
35 (B8)	Dilapidated	Sergeant's Quarters



Site Building	Current Tenant/Activity	Historic Use
36 (B2)	Dilapidated	Ground Instruction School
37 (B1)	Dilapidated	Administration/Switchboard
38 (B50)	Dilapidated	Hospital
39 (B49)	Dilapidated	Nurses Quarters
40 (B3)	MD Art Gallery, storage and vacant	Officer's Quarters

*Note: Numbers provided in brackets reference the current labelling system utilized by Loch Sloy.

The Site Buildings are primarily occupied by small business, and/or used for storage purposes. In addition, several storage units are located between Site Buildings H-2 and H-3. It should be noted that several of the Site Buildings, particularly Site Buildings H-2 to H-6, 11 and 12 were used for storage purposes, and as such, the majority of the floor area in these Site Buildings were not visible; and as such, a thorough assessment for staining, drains, trenches, pits, cracking and patching could not be completed. In addition, due to flooding Pinchin was unable to access Site Building H-3, 7 and 8.

A private airport operates on the central and west-central portions of the Site, and a runway is located on the central portion of the Site.

An automotive repair facility operates out of Site Building 9. The south portion of Site Building 9 is equipped with a mechanic pit used to complete oil changes. At the time of the Site reconnaissance the pit contained a significant volume of oily water. In addition, a 1,100 litre (L) aboveground storage tank (AST) containing waste oil was observed in the north portion of Site Building 9. Based on the nature of the on-Site operations, and the presence of the concrete pit, it is Pinchin's opinion that there is a potential for subsurface impacts at the Site.

Historically, Site Building 12 was reportedly used as a transport truck maintenance facility. Based on the nature of these former operations, it is Pinchin's opinion that there is a potential for subsurface impacts at the Site.

In addition, evidence of two abandoned underground storage tanks (USTs) was observed at the time of Pinchin's Site reconnaissance. One UST was equipped with a fuel dispenser and is located approximately 25 m west of Site Building 19. The second UST is located approximately 5 m east of Site Building 5. The USTs were reportedly installed in the 1940s and were used to fuel on-Site military vehicles (i.e., planes and trucks). The Representatives indicated that the USTs have not been used since approximately the 1960s. Based on the above-noted information, it is Pinchin's opinion that there is a



potential for subsurface impacts at the Site. No other USTs were reported to be on-Site, and no visual evidence of former USTs was observed by Pinchin.

Furthermore, based on information provided by the Site Representatives, Site Buildings H-1 to H-6 were formerly heated by oil-fired boiler systems and the oil was reportedly stored in ASTs. During Pinchin's Site reconnaissance, concrete pads (or evidence of former pads) were observed on the exterior of the Site Building, located immediately adjacent to the historical boiler rooms.

A historical firing range (concrete wall with sand base) is located on the west-central portion of the Site. Based on the historic use of ammunition in this location, it is Pinchin's opinion that there is a potential for subsurface impacts at the Site (e.g. lead).

Numerous cut-off steel pipes were observed exiting the ground in numerous locations across the northwest portion of the Site. The Site Representatives indicated that the pipes were associated with the historical heating system (i.e., steam) for the Site. The steam was reportedly generated at an off-Site plant and transported to the Site via a network of underground piping.

In addition, various covered access points for historical sewage pumps were observed adjacent to several of the Site Buildings.

Three large septic tile beds are located west of Site Buildings H-5 and H-1. These septic beds service the six hangar buildings (H-1 to H-6) and Site Building 24. No water is supplied to the Site.

Parking is available across the northwest portion of the Site.

An area of exposed bedrock is located on the south-central portion of the Site. This area is used to store old building materials (i.e., concrete, wood, etc.).

Further details regarding on-Site operations are provided in Section 5.0.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

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

- The Site Buildings were constructed between approximately the 1940s through 1950s on previously undeveloped land, with the exception of Site Building 19 which was constructed in 2014;
- Previous Site uses have included various military training facilities;



- Occupants of the Site Buildings have conducted various operations including the following: commercial, office, minor medical (i.e., nurses station and dentist office), military training and woodworking. In addition, the Site was also historically residential in nature (military barracks). Furthermore, automotive repair operations are currently, as well as have been historically, conducted on-Site. Based on the nature of these operations (i.e., automotive repair/truck maintenance), it is Pinchin’s opinion that there is a potential for subsurface impacts at the Site;
- No dry cleaning operations have historically taken place at the Site; and
- No retail fuel outlets (RFOs) have operated at the Site however, two private fuel outlets historically operated on-Site. During Pinchin’s Site reconnaissance, two USTs were observed on-Site. According to information provided by the Site Representatives, the USTs were installed in approximately the early 1940s, and have not been in use since approximately the 1960s. Based on the above-noted information, it is Pinchin’s opinion that there is the potential for subsurface impacts at the Site.

3.2 Aerial Photographs and Satellite Imagery

Copies of aerial photographs dated 1956, 1965, 1974, 1987 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 2017. It should be noted that accurate details could not be determined from the 1956, 1974, 1987 and 1995 aerial photographs due to the large reference scale and the low resolution of the photographs. In addition, it should be noted that the 1965 aerial photograph only covered the central portion of the Site.

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

Year of Photograph	Site
1956.	Forty-five buildings that were similar in size and configuration to the present-day Site Buildings were evident on the Site. It should be noted that a building that was not similar in size or configuration to the present-day Site Building 19 appeared to be located in the same location as the present-day Site Building 19. In addition, five buildings that were not similar in size or configuration to any of the present-day Site Buildings were evident on the south, central and north portions of the Site. A runway is located on the central portion of the Site. The south, southwest and east portions of the Site were not covered by the aerial photograph.



Year of Photograph	Site
1965.	Forty-five buildings that were similar in size and configuration to the present-day Site Buildings (except for Site Building 19) were evident on the Site. It should be noted that the building that was previously evident in the location of present-day Site Building 19 appeared to have been demolished. In addition, five buildings that were not similar in size or configuration to any of the present-day Site Buildings were evident on the south, central and north portions of the Site. A runway is located on the central portion of the Site. The south, southwest and east portions of the Site were not covered by the aerial photograph.
1974.	Similar to 1956 and 1965; however, an area of exposed bedrock/disturbed land was evident south of the runway. In addition, several small streams appeared to run across the east portion of the Site, and an area of disturbance was evident on the southwest corner of the Site. Furthermore, a dirt race track and an access lane are evident on the north portion of the Site.
1987, 1995, 2005, 2014 and 2017.	Forty-five buildings that were similar in size and configuration to the present-day Site Buildings (except for Site Building 19) were evident on the Site. In addition, the five buildings that were not similar in size or configuration to any of the present-day Site Buildings appeared to have been demolished. A runway is located on the central portion of the Site. An area of exposed bedrock, land disturbance and debris was evident south of the runway. In addition, several small streams appeared to run across the east portion of the Site. In addition, a gravel parking area is evident on the west side of County Road 22 (on the west-central portion of 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
1956.	Vacant undeveloped land followed by Kingsley Road, residential dwellings, London Avenue and additional residential dwellings.	Craig Complex, several commercial buildings, vacant undeveloped land, Clarke Road and additional vacant undeveloped land.	Not covered by the aerial photograph.	Vacant undeveloped land and Marsh Creek. The southwest properties were not covered by the aerial photograph.
1974, 1987 and 1995.	A commercial building followed by, Kingsley Road, residential dwellings, London Avenue and additional residential	Craig Complex, several commercial buildings, vacant undeveloped land, several trails, Clarke Road and	Vacant undeveloped land to beyond 150 m from the Site, similar to the current configuration.	Similar to 1956 and 1965. In 1987, an access lane and area of disturbed land were observed adjacent to the southwest



Year of Photograph	North	East	South	West
	dwellings, similar to the current configuration.	additional vacant undeveloped land.		corner of the Site.
2005, 2011 and 2017.	Similar to 1974, 1987 and 1995.	Craig Complex, several commercial buildings, vacant undeveloped land, several trails, Clarke Road, a residential dwelling and additional vacant undeveloped land, similar to the current configuration.	Similar to 1974, 1987 and 1995.	A residential dwelling, three commercial buildings, vacant undeveloped land and Marsh Creek, similar to the current configuration.

A light industrial building appeared to be located approximately 170 m northeast of the Site in 2017. This property is situated hydraulically transgradient of the Site relative to the inferred groundwater flow direction from the Site. Based on the distance between this property and the Site, the inferred groundwater flow direction and the short duration of operations, it is Pinchin’s opinion that this property is unlikely 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 March 21, 2019, 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 Town of Picton prior to 1997 or subsequent to 2000. It should be noted that the Site, and immediately surrounding properties were not listed in the city directories reviewed.



3.5 Previous Environmental Reports

2010 CDCI Historical Records Report

The 2010 CDCI Historical Records Report consisted of a brief historical review of the Site, and included minor commentary on potential environmental issues associated with the Site. CDCI indicated that the primary environmental concern on-Site was in relation to the potential presence of historical USTs. The report noted that on December 30, 1957, an agreement between the Department of National Defence and Imperial Oil Limited was signed for the installation of two gasoline pumps and tanks at the Site. The agreement remained in place until 1966 at which time it was terminated. Imperial Oil was requested to remove the gas pumps and USTs, and was to be responsible for “restoring the land to it’s former condition”. No documentation could be located regarding the decommissioning of these USTs, and as such CDCI could not determine if the USTs were still present at the Site.

No recommendations were provided by CDCI.

Based on Pinchin’s on-Site observations (i.e., vent and fill pipes), two historical gasoline USTs are located on-Site, one of which is still equipped with a fuel dispenser. Based on the presence of these on-Site USTs, it is Pinchin’s opinion that there is a potential for subsurface impacts at the Site.

3.6 Historical Summary

Based on the results of the historical review, the following could result in potential subsurface impacts at the Site:

- During Pinchin’s Site reconnaissance Pinchin observed the following areas of potential environmental concern on-Site:
 - Two gasoline USTs were observed on the northwest portion of the Site. The USTs were reportedly installed in the late 1950s and have not been used since the 1960s;
 - A firing range (backstop and sand pit) is located on the west-central portion of the Site;
 - An automotive repair facility operates out of Site Building 9. The south portion of Site Building 9 is equipped with a mechanic pit used to complete oil changes. At the time of the Site reconnaissance the pit contained a large volume of oily water; and
 - Site Building 12 historically operated as a truck maintenance facility.



4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

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

4.2 Ministry of the Environment, Conservation and Parks

An MECP Freedom of Information request was submitted to the MECP for information on file with respect to the Site. Specifically, the MECP was asked what information it has regarding historical spills, orders, investigations/prosecutions, waste generator numbers/classes, Certificates-of-Approval and Environmental Compliance Approvals. Based on written correspondence with the MECP on April 10, 2019, no information was on file with respect to the Site. A copy of Pinchin's requests submitted to the TSSA and their responses are provided in Appendix II of this report.

Pinchin conducted a search of the MECP *Brownfields Environmental Site Registry*. Based on the results of Pinchin's search, a Record of Site Condition (RSC) has not been filed for the Site or neighbouring properties within a 150 m radius of the Site.

4.3 Technical Standards & Safety Authority

The Technical Standards & Safety Authority (TSSA) was contacted to establish the archival status of the Site and property adjacent to the east elevation of the Site (i.e., 204 Kingsley Road) with respect to its files, to identify outstanding instructions, tank registrations, incident reports, fuel/oil spills or contamination records associated with the Site and the off-Site property listed above. Based on written correspondence with the TSSA on April 4 and May 22, 2019, no information was on file with respect to the Site or the east adjacent property. A copy of Pinchin's requests submitted to the TSSA and their responses are 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*";
- "*Ontario Regulation 347 Waste Generators Summary*";
- "*Ontario Spills*";
- "*Commercial Fuel Oil Tanks*";
- "*List of TSSA Expired Facilities*";



- “Fuel Storage Tank”;
- “Fuel Storage Tank – Historic”;
- “TSSA Historic Incidents”;
- “TSSA Incidents”;
- “TSSA Pipeline Incidents”;
- “Retail Fuel Storage Tanks”;
- “Private and Retail Fuel Storage Tanks”;
- “TSSA Variances for Abandonment of Underground Storage Tanks”;
- “Waste Disposal Sites - MOE CA Inventory”; and
- “Waste Disposal Sites – MOE 1991 Historical Approval Inventory”.

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

- “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.

It should be noted that the Site and the surrounding properties were not listed within the EcoLog ERIS Report. A copy of the EcoLog ERIS report is provided in Appendix III.

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 March 15 and 21, 2019, and was accompanied by the Site Representatives. The Site reconnaissance included a walk-through of accessible areas of the interior of the Site Building and exterior areas. Site areas not accessed during the Site reconnaissance included access to Site Buildings 16, 18 and 19, as the keys were not available for these Site Buildings, as well as Site Buildings 34 to 39, and portions of Site Building 40 which were dilapidated and deemed unsafe for entry. In addition, it should be noted that due to flooding Pinchin was unable to access Site Buildings H-3, 7 and 8. It should be noted that only a representative sample of tenant spaces were accessed at the time of Pinchin’s Site reconnaissance in order to minimize tenant disturbance. In addition, it should also be noted that due to vegetative cover, only a representative



portion of the Site was accessed by Pinchin (i.e., the central portion). At the time of the initial Site reconnaissance, the ground surface was partially covered with snow, limiting exterior observations, and the weather was overcast. 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	<p>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.</p> <p>Several chemicals used in automotive repair and property maintenance/landscaping were observed throughout the Site Buildings 9, H-2, H-3, 4, 5, 11, 12, 13 and 14. These included power steering fluid, oil, grease, radiator flush and aerosol cans of penetrating fluid, all of which were observed within manufacturer-supplied containers.</p> <p>Diesel fuel stored in a 200 L portable AST was observed in Site Building H-3.</p> <p>Several jerry cans of gasoline and diesel were observed stored in Site Building 11 (Morch Tree Service).</p> <p>Various cleaners, glues, paints, thinners and lacquers were observed in the units occupied by tenants conducting carpentry, pottery and cabinetry activities (i.e., Site Buildings 3, 24, 25 and 30).</p> <p>Various pesticides stored within manufacturer-supplied containers were observed stored in a fireproof cabinet located in Site Building H-2.</p>
Compressed Gases	<p>Propane (one 100-pound cylinder) was observed in Site Building 13.</p> <p>Propane stored in 13, 420 lb ASTs was observed in various locations across the northwest portion of the Site.</p> <p>Acetylene and oxygen stored in steel cylinders were observed in Site Buildings 9, 11, H-2 and H-3.</p>
Hazardous Waste	<p>Waste oil was observed to be stored in an AST located in the north portion of Site Building 9. Contents of the AST are reportedly emptied for off-Site disposal on an as-needed basis by an external licensed waste hauler.</p>

No spills or evidence of historical spills (i.e., staining) were observed in the chemical storage areas noted above. The interior floor slabs were observed to be in good condition (i.e., no cracking or pitting) and the concrete ground surface in the vicinity of the waste oil AST was also in good condition. 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

The following ASTs were observed on-Site:

Size (litres)	Construction Material	Single or Double Wall	Age	Product Stored	Location
13 x 420 lb	Steel	Single	Various	Propane	Various (see Figure 2).
1,100	Steel	Single	Unknown	Waste oil	East portion of Site Building 9.
1,500	Steel	Single	Unknown	Empty (abandoned)	North of Site Building 6.
1,100	Steel	Single	Unknown	Empty (abandoned)	East of Site Building 23.
200	Steel	Single	Unknown	Diesel	H-3

No staining was observed in the immediate vicinity of the ASTs, except for minor staining on the concrete surface in the vicinity of the 200 L portable AST. In addition, it should be noted that due to snow cover Pinchin was unable to see the ground surface in the vicinity of the two abandoned ASTs. Based on information provided by the Site Representatives, Site Buildings H1 to H-6 were formerly heated by oil-fired boiler systems and the oil was reportedly stored in ASTs. During Pinchin's Site reconnaissance, concrete pads (or evidence of former pads) were observed on the exterior, adjacent to the historical boiler rooms. Based on Pinchin's on-Site observations (i.e., minor or no evidence of staining in the vicinity of existing or historical ASTs), it is Pinchin's opinion that these ASTs are unlikely to result in potential subsurface impacts at the Site. Although ASTs are commonly associated with buildings of this age (i.e., approximately late 1940s through the 1950s) and operations (i.e., automotive repair and airport), Pinchin was unable to confirm or refute the presence of additional former on-Site ASTs. No additional evidence of former ASTs was observed by Pinchin.



5.2.2 Underground Storage Tanks

The following USTs were observed on-Site:

Size (litres)	Construction Material	Single or Double Wall	Age	Product Stored	Location
Unknown	Steel	Unknown	Approximately 1950s	Gasoline	East of Site Building 5.
Unknown	Steel	Unknown	Approximately 1950s	Gasoline	West of Site Building 19.

Vent and fill pipes were observed in the vicinity of both of the USTs. In addition, a fuel dispenser is located north of the UST located immediately west of Site Building 19. The USTs were reportedly installed in the 1950s and were used to fuel on-Site military vehicles (i.e., planes and trucks). The Site Representatives indicated that the USTs have not been used since approximately the 1960s. Based on the above-noted information, it is Pinchin’s opinion that there is a potential for subsurface impacts associated with these USTs. Although USTs are commonly associated with buildings of this age (i.e., approximately late 1940s through the 1950s) and operations (i.e., automotive repair and airport), Pinchin was unable to confirm or refute the presence of former on-Site USTs. No other USTs were reported to be on-Site, and no evidence of former USTs was observed by Pinchin. It should be noted that the ground surface was partially covered with snow at the time of Pinchin’s Site reconnaissance, limiting exterior observations.

5.3 Water and Wastewater

Topic	Findings
Water Supply Source	None observed and none reported by the Site Representatives. Some tenants reportedly import totes of water to the Site for private use.
Water Use	Not applicable.
Sanitary/Process Wastewater Receptor	Septic tanks and associated septic beds servicing the hangar buildings are located west of Site Building H-5 and H-1.
Pits, Sumps or Lagoons	A storm water sump is located in the east portions (former boiler room) of Site Buildings H-1 to H-6. In addition, a concrete holding tank, or a possible bunker, is located south of Site Buildings 16 and 17. No additional sumps, pits or lagoons were observed and none were reported by the Site Representatives.
Grease Traps	None observed and none reported by the Site Representatives.



Topic	Findings
Oil/Water Separators	None observed and none reported by the Site Representatives.
Storm Water Flow and Receptor	Storm water entering exterior roof drains runs overland and percolates naturally through the soil.
Wells	None observed and none reported by the Site Representatives.
Watercourses, Ditches or Standing Water	None observed and none reported by the Site Representatives.

5.4 Hydraulic Equipment

With the exception of hydraulic dock levels and a forklift, no other hydraulic equipment was identified at the Site. No staining was observed in the vicinity of the dock levellers. It is Pinchin’s opinion that this hydraulic equipment is unlikely to result in potential subsurface impacts at the Site.

5.5 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 19 (i.e., approximately 2014), it is unlikely that PCBs are present in electrical equipment associated with this Site Building. Sixteen pole-mounted oil-cooled transformers are located throughout the northwest portion of the Site. The transformers are owned and maintained by Hydro One. No staining was observed on the ground surface beneath the transformers.

Given the years of construction of the Site Buildings (except for Site Building 19) (i.e., approximately 1940s through 1950s), there is a potential that the electrical equipment observed on-Site may contain PCBs.

Given the years of construction of Site Buildings H-1 to H-6 (i.e., approximately 1940s through 1950s), there is a potential that the loading dock levellers associated with these Site Buildings may contain PCBs. No staining or leakage was noted in the vicinity of the on-Site hydraulic equipment. No hydraulic



equipment was observed within the Site Buildings, with the exception of a forklift in Site Building BH-1, and none was reported.

Typical buildings of this age (i.e., 1940s through 1950s) may contain PCBs in paint, 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.

5.6 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 19 (i.e., approximately 2014), it is considered that there is a low potential for ACMs to be present in this Site Building.

Given the years of construction of the Site Buildings (except for Site Building 19) (i.e., approximately 1940s through 1950s), there is a potential for friable and non-friable ACMs to be present in the 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. It should be noted that the Site Representatives indicated that asbestos abatement has been performed on the following Site Buildings: 1, 3, 11 (partial), 14, 15, 20 (partial), 23 (partial), 27, 30, 31 (partial), 32, 33, 36 (partial), H-2 (partial) and H-3 (partial); however, no documentation is available pertaining to the abatement activities. The Site Representatives 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. In accordance with Ontario Regulation 278/05, an asbestos survey should be performed in buildings that are known or suspected of containing ACMs. If an asbestos survey confirms the presence of ACMs, an AMP should be developed and implemented, as per the requirements of Ontario Regulation 278/05.



The potential presence of ACMs could result in management issues and future costs if renovation 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.

5.7 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, primers and coatings for anti-corrosive purposes, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in consumer paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. In 2005, the limit was reduced to 600 ppm and in 2010, the limit was further reduced to 90 ppm, however, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road and line markings. In June 2016, these exemptions were removed and as of this date, any paint sold should not contain more than 90 ppm, even if sold for anti-corrosion purposes.

Pinchin did not conduct an assessment of lead in painted surfaces as part of this Phase I ESA, and the Site Representatives advised Pinchin that no surveys have been previously conducted at the Site. Prior to any demolition or renovation activities, a designated substances survey (including lead) would be required. During Pinchin's Site reconnaissance, painted surfaces varied from being in good condition (i.e., no peeling or flaking) to being in very poor condition (i.e., peeling and/or flaking).

5.8 Ozone-Depleting Substances

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

A window-mounted air conditioning unit, as well as residential refrigeration units were observed on-Site. 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.

5.9 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 increase to higher levels. Health Canada has developed guidelines for acceptable levels of radon in dwellings and public buildings and has indicated that radon levels should not exceed 200 Becquerel per cubic metre (Bq/m³);



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 Representatives reported that no radon surveys have been carried out at the Site.

5.10 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 building materials (i.e., wood, gypsum board, ceiling tiles, etc.) were observed in many of the Site Buildings, particularly in the dilapidated Site Buildings (Site Buildings 34 to 39). In addition, significant flooding was observed in Site Buildings H-3, 7 and 8 at the time of Pinchin’s Site reconnaissance. Water damage/staining observed on building materials (i.e., wood, gypsum board and ceiling tiles) 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 potential water damage within wall/ceiling cavities was not assessed as part of this Phase I ESA.

5.11 Air Emissions

Topic	Findings
Washroom Vents	Washroom vent exhausts are discharged through roof stacks.
Kitchen Vents	Kitchen exhausts are discharged through roof stacks (Site Building 32 only).
Heating/Cooling	Propane-fired forced air furnaces, propane-fired suspended heating units and propane-fired radiant tube heaters. It should be noted that the majority of the Site Buildings currently have no form of heating or cooling.
Emergency Generators	None observed and none reported by the Site Representatives.
Process Vents	None observed and none reported by the Site Representatives.
Odours	No strong, pungent or noxious odours were identified.
Permits / Approvals	The Site Representatives advised Pinchin that the Site owner does not hold any permits/approvals for the Site, as related to air emissions or discharges.



5.12 Staining and Stressed Vegetation

Pinchin notes that the ground surface was partially snow covered at the time of Pinchin’s Site reconnaissance, and therefore a thorough assessment for staining/stressed vegetation could not be completed at the time of the Site reconnaissance.

Black (likely petroleum hydrocarbon) staining (approximately 1 m²) was observed on the concrete floor in the servicing area for the on-Site automotive repair facility located in Site Building 9. The concrete floor was observed to be in good condition (i.e., no cracking or pitting). No floor drains were observed in the vicinity of the staining. No other evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance. The Site Representatives reported that no known historical chemical spills have occurred on-Site.

It is Pinchin’s opinion that the observed staining is not considered a potential issue of environmental concern.

5.13 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Domestic refuse is deposited in plastic bags or metals bin stored across the northwest portion of the Site. The Site Representatives reported that the disposal of non-hazardous wastes generated at the Site is the responsibility of the tenants.
Recyclables	Recyclables (i.e., cans, bottles, newsprint, plastics, and cardboard) are stored in plastic totes stored in various locations across the Site. The Site Representatives reported that the disposal of recyclables generated at the Site is the responsibility of the tenants.

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	A commercial building (i.e., ambulance service), several residential dwellings, London Avenue and additional residential dwellings.	Craig Complex, several commercial buildings, vacant undeveloped land, several trails, Clarke Road, a residential dwelling and additional vacant undeveloped land.	Vacant undeveloped land to beyond 150 m from the Site.	A residential dwelling, three commercial buildings, vacant undeveloped land and Marsh Creek.
Direction with Respect to Inferred Groundwater Flow	Transgradient.	Upgradient.	Transgradient.	Downgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	A fuel AST was observed approximately 65 m northeast of the Site.	None observed.	None observed.	None observed.

An AST containing fuel was observed approximately 65 m northeast of the Site. Based on the distance between the AST and the Site, it is Pinchin's opinion that this AST is unlikely to result in potential subsurface impacts at the Site.

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, the following could result in potential subsurface impacts at the Site:

- During Pinchin's Site reconnaissance Pinchin observed the following areas of potential environmental concern on-Site:
 - Two gasoline USTs are located on the northwest portion of the Site. The USTs were reportedly installed in the late 1950s, and have not been used since the 1960s;



- A firing range (backstop and sand pit) is located on the west-central portion of the Site;
- An automotive repair facility operates out of Site Building 9. The south portion of Site Building 9 is equipped with a mechanic pit used to complete oil changes. At the time of the Site reconnaissance the pit contained a large volume of oily water; and
- Site Building 12 historically operated as a truck maintenance facility.

Based on the findings noted above, Pinchin recommends completing a Phase II ESA at the Site.

Given the years of construction of Site Buildings H1 to H6, 1 to 18 and 20 to 40 (i.e., approximately 1940s through 1950s), there is a potential for friable and non-friable ACMs to be present in the 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 Representatives 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 TERMS AND LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 343 County Road 22, 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. The scope of work completed by Pinchin, as part of this Phase I ESA, is not sufficient (in and of itself) to meet the requirements for the submission of an RSC in accordance with Ontario Regulation 153/04 (as amended). If an RSC is an intended end product of work conducted at the Site, further consultation and/or work will be required.

This report was prepared for the exclusive use of Loch-Sloy Holding Limited (Client), subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

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. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.



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 2016), 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. Mr. Steven Overall, and Ms. Jacqui Burley, Property Managers for the Site since 2005 [Site Representatives].
2. EcoLog ERIS report entitled "*343 County Road 22, Picton, Ontario*", dated March 21, 2019 (ERIS Project # 20190315050).
3. Opta Information Intelligence "*343 County Road 22, Picton, Ontario*", and dated March 21, 2019 (Opta Order ID: 59189).
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>.

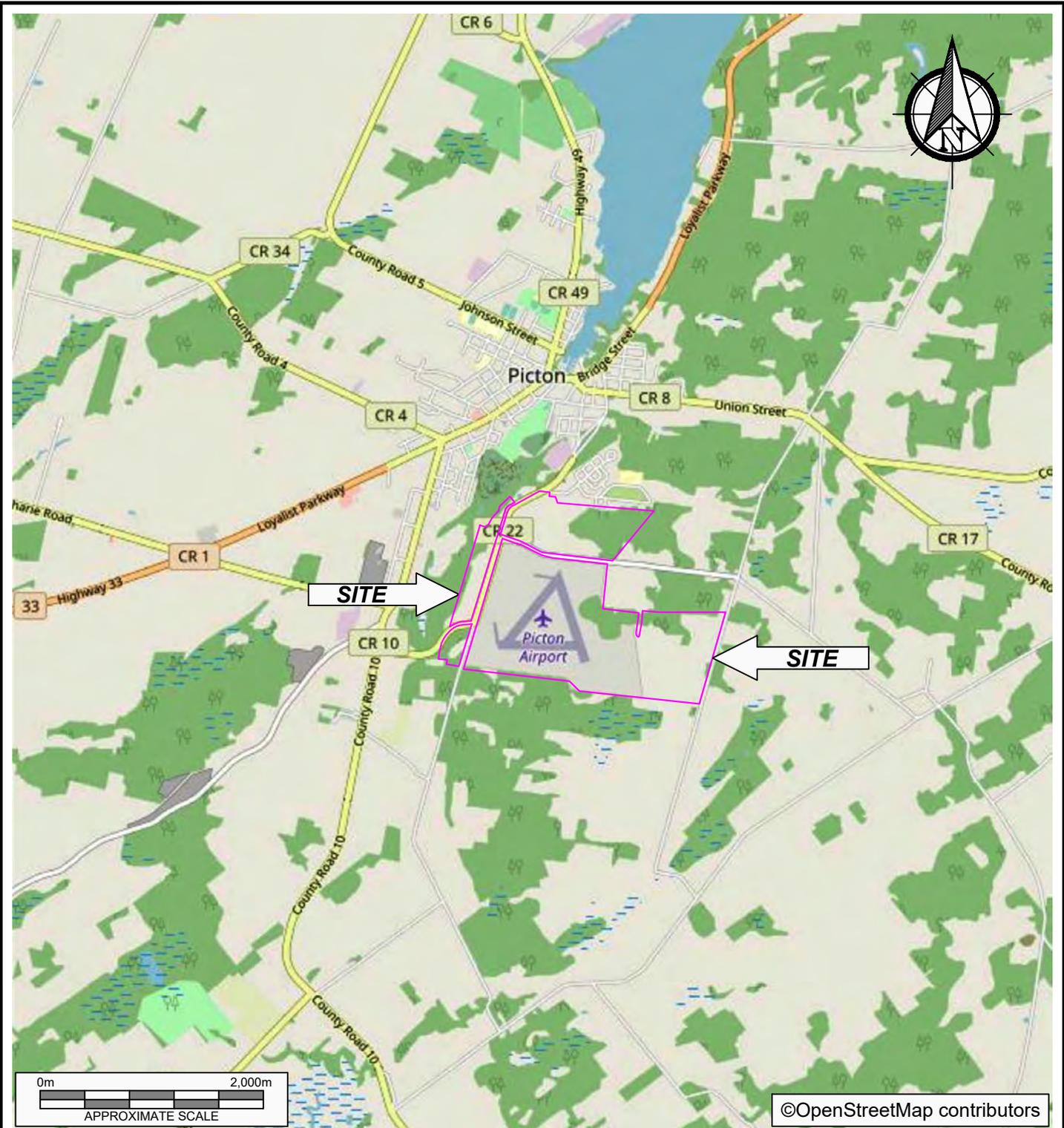


6. Toporama – Topographic Maps:
<http://atlas.gc.ca/site/english/maps/topo/map>.
7. Canadian Centre for Occupational Health & Safety:
http://www.ccohs.ca/oshanswers/phys_agents/radon.html.
8. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2016.
9. National Air Photo Library, Ottawa, Ontario.
10. Library and Archives of Canada, Ottawa, Ontario.
11. Technical Standards & Safety Authority.
12. Ministry of the Environment, Conservation and Parks.
13. MECP Brownfields Environmental Site Registry.
14. Google Earth™.
15. Health Canada. “*Cross-Canada Survey of Radon Concentrations in Homes – Final Report*”, dated March 2012.
16. “*Historical Records UXO Legacy Site Research, 343 County Road 22, Picton, Ontario*”, prepared Canadian Development Consultants International for Defence Construction Canada and Department of National Defence, and dated February 24, 2010.

237033 Rev2 Phase I ESA Report 343 County Rd 22 Picton ON Loch Sloy Holdings

Template: Master Report for Phase I ESA - Ontario, EDR, November 1, 2018

FIGURES



PROJECT NAME			
PHASE I ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME			
LOCH-SLOY HOLDING LIMITED			
PROJECT LOCATION			
343 COUNTY ROAD 22, PICTON, ONTARIO			
FIGURE NAME			FIGURE NO.
KEY MAP			
APPROXIMATE SCALE	PROJECT NO.	DATE	1
AS SHOWN	237033	JUNE 2019	



LEGEND

- SITE BUILDING
- APPROXIMATE SITE BOUNDARY
- UST UNDERGROUND STORAGE TANK
- COM COMMERCIAL



PROJECT NAME
PHASE I ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME
LOCH-SLOY HOLDING LIMITED

PROJECT LOCATION
**343 COUNTY ROAD 22
PICTON, ONTARIO**

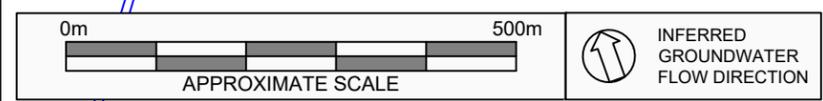
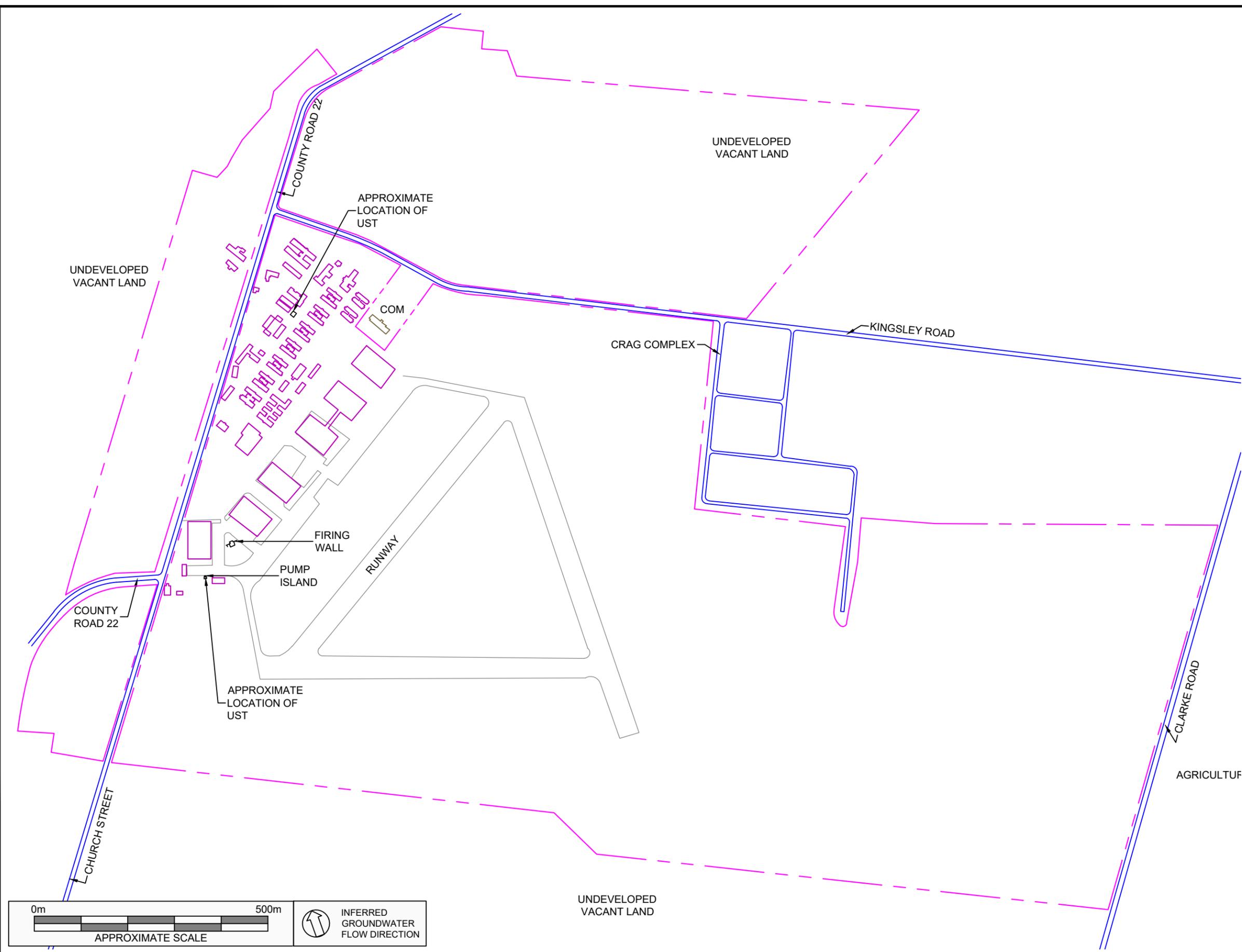
FIGURE NAME
**SITE AND SURROUNDING LAND
USE PLAN**

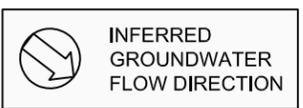
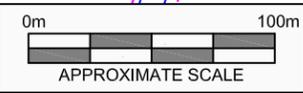
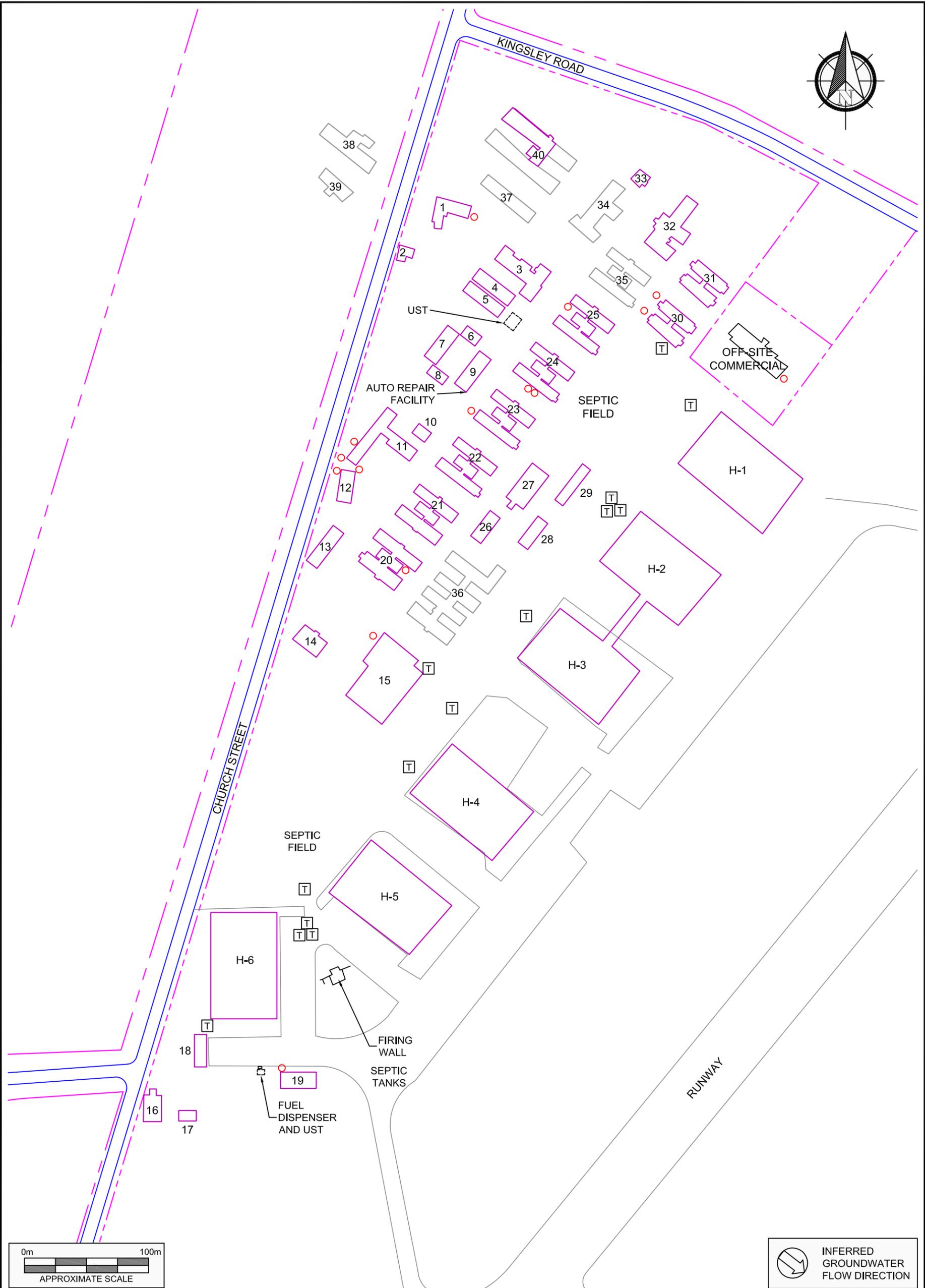
APPROXIMATE SCALE
AS SHOWN

PROJECT NO.
237033

DATE
JUNE 2019

FIGURE NO.
2





	LEGEND		PROJECT NAME PHASE I ENVIRONMENTAL SITE ASSESSMENT		
	□	SITE BUILDINGS	CLIENT NAME LOCH-SLOY HOLDING LIMITED		
	- - -	APPROXIMATE SITE BOUNDARY	PROJECT LOCATION 343 COUNTY ROAD 22, PICTON, ONTARIO		
	UST	UNDERGROUND STORAGE TANK	FIGURE NAME DETAILED SITE PLAN		FIGURE NO. 2
	○	PROPANE ABOVEGROUND STORAGE TANK	APPROXIMATE SCALE AS SHOWN	PROJECT NO. 237033	DATE JUNE 2019
T	POLE-MOUNTED TRANSFORMER				
□	DILAPIDATED BUILDINGS				

APPENDIX I
Opta Response



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Anthony

Site Address:

343 County Road 22 Prince Edward ON

Project No:

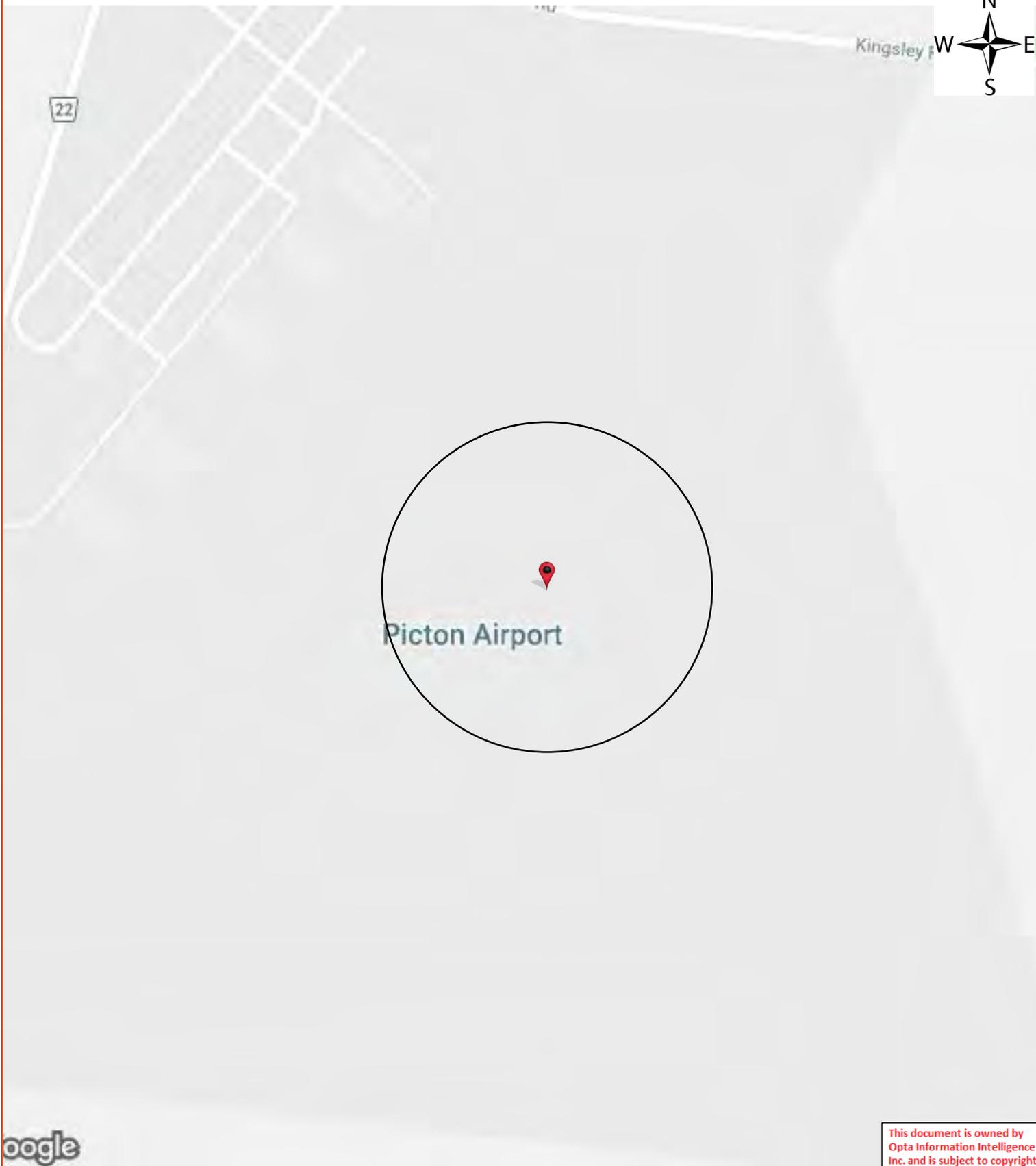
20190315050

Opta Order ID:

59189

Requested by:
**Eleanor Goolab
Ecolog ERIS**

Date Completed:
3/21/2019 11:30:14 AM



Opta Historical Environmental Services EnviroscanTM 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.

No Records Found

Requested by:
Eleanor Goolab

Date Completed: 03/21/2019 11:30:14



OPTA INFORMATION INTELLIGENCE

No Records Found



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 JEANETTE McCANN Pinchin Ltd. 1456 Centennial Drive, Suite 2 Kingston, Ontario K7P 0K4 For questions or concerns please contact Jeanette McCann at: jmccann@pinchin.com			FOI Request No.		FOI Co-ordinator Review date	
			Date Request Received		Fee Paid	
			Response Due Date		~ ACCT ~ CHQ <input checked="" type="checkbox"/> VISA ~ CASH	
Telephone/Fax Nos.	Your Project/Reference No.	Signature of Requester	CNR	ER	NOR	SWR
Tel: (613) 541-1013 Fax (613) 541-1813	237033		WCR			
			SAC	IEB	EAA	
Request Parameters						
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)						
343 County Road 22, Picton						
Present Property Owner(s) and Date(s) of Ownership						
Loch-Sloy Holding Limited						
Previous Property Owner(s) and Date(s) of Ownership						
Present/Previous Tenant(s),(if applicable)						
Search Parameters					Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.						
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						

Ministry of the Environment,
Conservation and Parks

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

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

Bureau de l'accès à l'information et
de la protection de la vie privée
12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



April 10, 2019

Jeanette McCann
Pinchin
1456 Centennial Dr, Suite 2
Kingston, ON K7P 0K4

Dear Jeanette McCann:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2019-01911, Your Reference 237033

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 343 County Road 22, Picton.

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

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

If you have any questions regarding this matter, please contact Junyi Cai at 416-314-4075 or junyi.cai@ontario.ca.

Yours truly,

Janet Dadufalza
Manager, Access and Privacy

Jeanette McCann

From: Jeanette McCann
Sent: Tuesday, March 19, 2019 5:49 PM
To: 'publicinformationsservices@tssa.org'
Subject: FW: archival search - 237033
Attachments: KingstonCopier@pinchin.com_20190319_162621.pdf

Good Afternoon,

Please see the attached request for archival search for 343 County Road 22, Picton ON CC info attached

Thank you,

Jeanette McCann
Administrative Assistant
Pinchin Ltd. | T: 613.541.1013 ext. 1610



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

www.tssa.org

Tel: (416) 734-3383
Fax: (416) 231-6183
Email: publicinformationservices@tssa.org

04 April 2019

Kim Koppany
Pinchin Ltd
2 – 1456 Centennial Drive
Kingston, ON K7P 0K4

Subject: 343 County Road 22, Picton, Ontario
Your File No.: 237033
SR No.: 2540636

Dear Madam/Sir:

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

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

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

Yours truly,

A handwritten signature in black ink, appearing to read "CPH".

Connie Hill
Public Information Services

Jeanette McCann

From: Jeanette McCann
Sent: Monday, April 29, 2019 11:08 AM
To: publicinformationsservices@tssa.org
Subject: FW: 237033 archival search
Attachments: SKM_C36819042910070.pdf

Good Morning,

Can we please get an archival search completed for the Site at 204 Kinglsey Road in Picton, ON?
CC info attached

Thank you,

Jeanette McCann
Administrative Assistant
Pinchin Ltd. | T: 613.541.1013 ext. 1610



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

www.tssa.org

22 May 2019

Kim Koppany
PINCHIN LTD
Suite 2
1456 Centennial Drive
KINGSTON ON K7P 0K4

Subject: 204 Kingsley Road, Picton, Ontario
Your File No.: 237033
SR No.: 2577242

Dear Madam/Sir:

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

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

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

Yours truly,

A handwritten signature in blue ink that reads "Roxana Suarez-Mashtaler".

Roxana Suarez-Mashtaler
Public Information Services

APPENDIX III
EcoLog ERIS Report



DATABASE REPORT

Project Property: 237033
343 County Road 22
Prince Edward ON K0K

Project No: 237033

Report Type: Quote - Custom-Build Your Own Report

Order No: 20190315050

Requested by: Pinchin Ltd.

Date Completed: March 21, 2019

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Executive Summary

Property Information:

Project Property: 237033
343 County Road 22 Prince Edward ON K0K

Project No: 237033

Order Information:

Order No: 20190315050
Date Requested: March 15, 2019
Requested by: Pinchin Ltd.
Report Type: Quote - Custom-Build Your Own Report

Historical/Products:

Insurance Products Fire Insurance Maps/Inspection Reports/Site Plans

Executive Summary: Report Summary

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

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

Executive Summary: Site Report Summary - Project Property

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

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

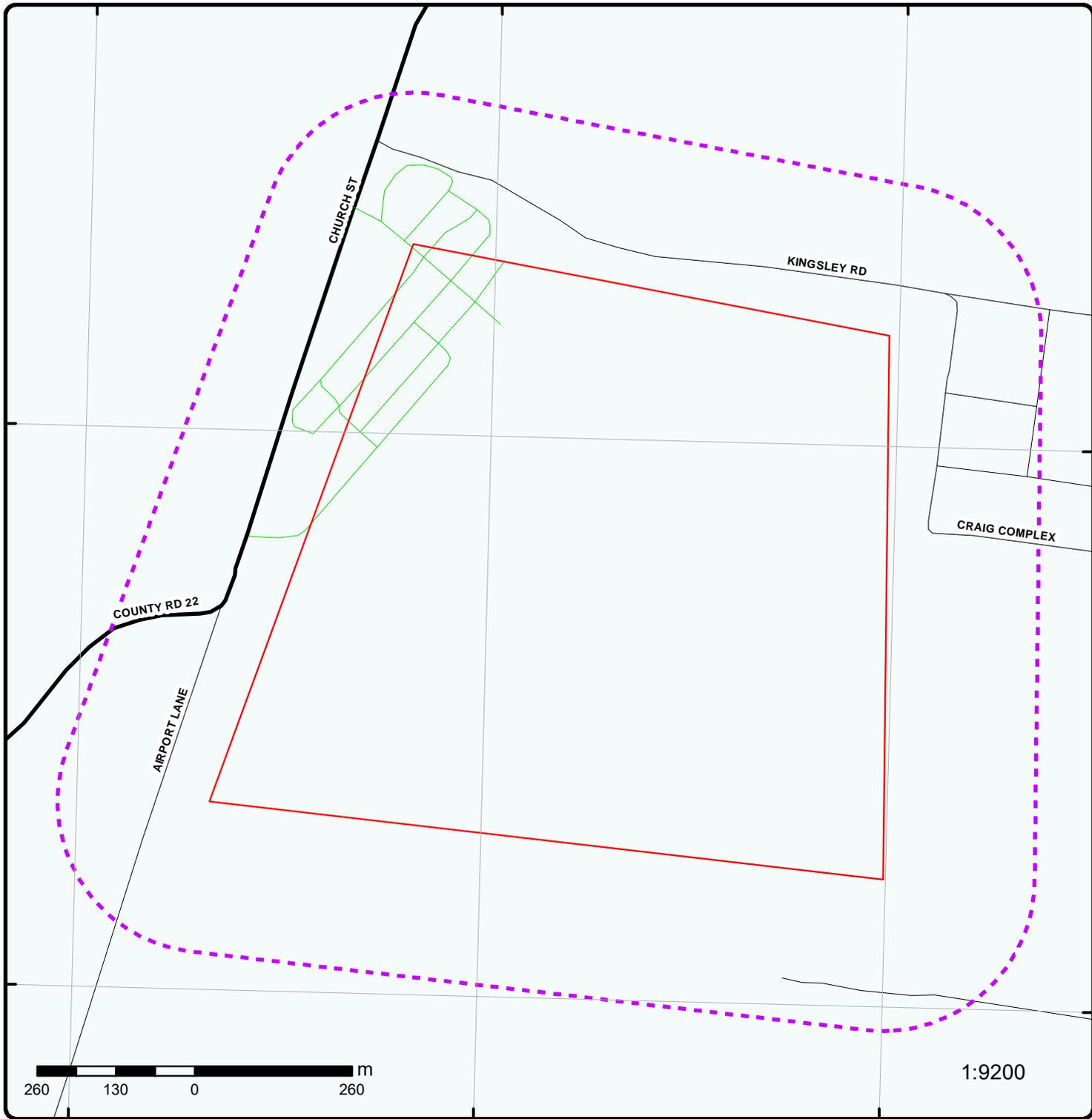
Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

No records found in the selected databases for the surrounding properties.

Executive Summary: Summary By Data Source

No records found in the selected databases for the project property or surrounding properties.



1:9200

Map : 0.25 Kilometer Radius

Order No: 20190315050
Address: 343 County Road 22, Prince Edward, ON, K0K



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



Aerial (2017)

Address: 343 County Road 22, Prince Edward, ON, K0K

Source: ESRI World Imagery

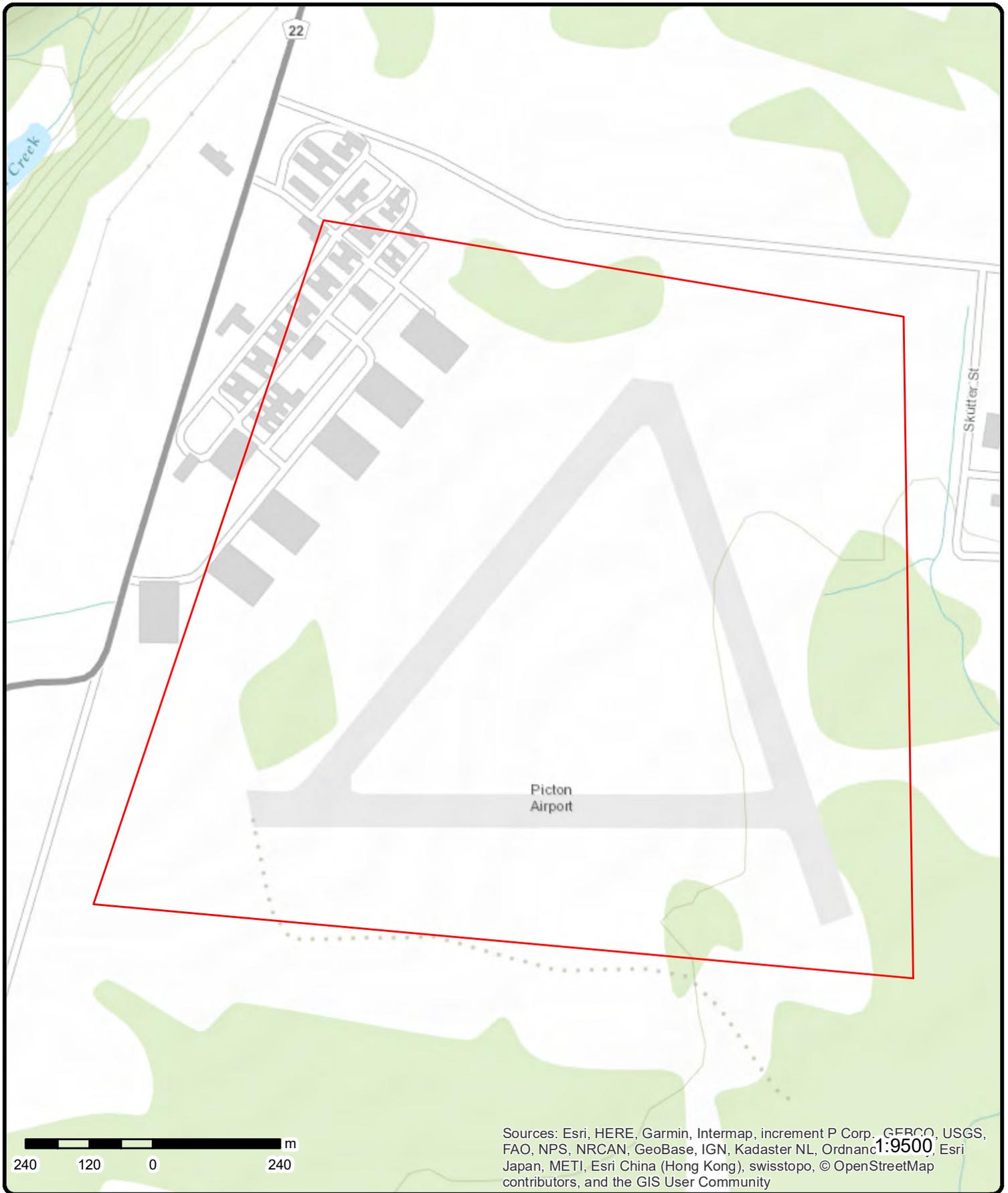
1:6900

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Order No: 20190315050



© ERIS Information Limited Partnership



Topographic Map

Address: 343 County Road 22, Prince Edward, ON, K0K

Source: ESRI World Topographic Map

Order No: 20190315050



© ERIS Information Limited Partnership

Detail Report

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
----------------	--------------------------	--------------------------------	----------------------	-------------	-----------

No records found in the selected databases for the project property or surrounding properties.

Unplottable Summary

Total: **6** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
GEN	HIGHLINE PRODUCE LTD.	LOT 5, CONCESSION 1 CONLEY ROAD	HALLOWELL TOWNSHIP ON	K0K 1G0
GEN	HIGHLINE PRODUCE LTD.	LOT 5, CONCESSION 1 CONLEY ROAD	HALLOWELL TOWNSHIP ON	K0K 1G0
GEN	HIGHLINE PRODUCE LTD.	LOT 5, CONCESSION 1 CONLEY ROAD	HALLOWELL TOWNSHIP ON	K0K 1G0
GEN	HIGHLINE PRODUCE LTD.	LOT 5, CONCESSION 1 CONLEY ROAD	HALLOWELL TOWNSHIP ON	K0K 1G0
SPL	CONSTRUCTION COMPANY	LOT 3, CONC 1. CHERRY VALLEY MOTOR VEHICLE (OPERATING FLUID)	PRINCE EDWARD CITY ON	
SPL	ONTARIO HYDRO	LOT 6 CONC 1 MOTOR VEHICLE (OPERATING FLUID)	PRINCE EDWARD CITY ON	

Unplottable Report

Site: HIGHLINE PRODUCE LTD.
LOT 5, CONCESSION 1 CONLEY ROAD HALLOWELL TOWNSHIP ON K0K 1G0

Database:
GEN

Generator No: ON1434300
Status:
Approval Years: 2016
Contam. Facility: No
MHSW Facility: No
SIC Code: 111411
SIC Description: MUSHROOM PRODUCTION

PO Box No:
Country: Canada
Choice of Contact: CO_OFFICIAL
Co Admin:
Phone No Admin:

--Details--

Waste Code: 221
Waste Description: LIGHT FUELS

Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES

Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS

Waste Code: 331
Waste Description: WASTE COMPRESSED GASES

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS

Waste Code: 242
Waste Description: HALOGENATED PESTICIDES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS

Site: HIGHLINE PRODUCE LTD.
LOT 5, CONCESSION 1 CONLEY ROAD HALLOWELL TOWNSHIP ON K0K 1G0

Database:
GEN

Generator No: ON1434300
Status:
Approval Years: 2015
Contam. Facility: No
MHSW Facility: No
SIC Code: 111411
SIC Description: MUSHROOM PRODUCTION

PO Box No:
Country: Canada
Choice of Contact: CO_OFFICIAL
Co Admin:
Phone No Admin:

--Details--

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS

Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS

Waste Code: 331
Waste Description: WASTE COMPRESSED GASES

Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS

Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES

Waste Code: 221
Waste Description: LIGHT FUELS

Waste Code: 242
Waste Description: HALOGENATED PESTICIDES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Site: **HIGHLINE PRODUCE LTD.**
LOT 5, CONCESSION 1 CONLEY ROAD HALLOWELL TOWNSHIP ON K0K 1G0

Database:
GEN

Generator No: ON1434300
Status: Registered
Approval Years: As of Dec 2018
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

PO Box No:
Country: Canada
Choice of Contact:
Co Admin:
Phone No Admin:

--Details--

Waste Code: 212 I
Waste Description: Aliphatic solvents and residues

Waste Code: 212 L
Waste Description: Aliphatic solvents and residues

Waste Code: 252 L
Waste Description: Waste crankcase oils and lubricants

Site: **HIGHLINE PRODUCE LTD.**
LOT 5, CONCESSION 1 CONLEY ROAD HALLOWELL TOWNSHIP ON K0K 1G0

Database:
GEN

Generator No: ON1434300
Status:
Approval Years: 2014
Contam. Facility: No
MHSW Facility: No
SIC Code: 111411
SIC Description: MUSHROOM PRODUCTION

PO Box No:
Country: Canada
Choice of Contact: CO_OFFICIAL
Co Admin:
Phone No Admin:

--Details--

Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES

Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS

Waste Code: 331
Waste Description: WASTE COMPRESSED GASES

Waste Code: 242
Waste Description: HALOGENATED PESTICIDES

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Waste Code: 221
Waste Description: LIGHT FUELS

Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS

Site: CONSTRUCTION COMPANY
 LOT 3, CONC 1. CHERRY VALLEY MOTOR VEHICLE (OPERATING FLUID) PRINCE EDWARD CITY ON

Database:
 SPL

Ref No:	72020	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	6/13/1992	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	PIPE/HOSE LEAK	Sector Type:	
Incident Event:		Agency Involved:	
Contaminant Code:		Nearest Watercourse:	
Contaminant Name:		Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	NOT ANTICIPATED	Site Municipality:	68101
Nature of Impact:		Site Lot:	
Receiving Medium:	LAND	Site Conc:	
Receiving Env:		Northing:	
MOE Response:		Easting:	
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	6/13/1992	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	
Incident Reason:	EQUIPMENT FAILURE	Source Type:	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	RON LEAVITT CONSTRUCTION-135 L HYDRAULIC OIL TO GRND, CONTAINED, CLEANED-UP		
Contaminant Qty:			

Site: ONTARIO HYDRO
 LOT 6 CONC 1 MOTOR VEHICLE (OPERATING FLUID) PRINCE EDWARD CITY ON

Database:
 SPL

Ref No:	129013	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	7/10/1996	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	PIPE/HOSE LEAK	Sector Type:	
Incident Event:		Agency Involved:	
Contaminant Code:		Nearest Watercourse:	
Contaminant Name:		Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	POSSIBLE	Site Municipality:	68101
Nature of Impact:	Soil contamination	Site Lot:	
Receiving Medium:	LAND	Site Conc:	
Receiving Env:		Northing:	
MOE Response:		Easting:	

Dt MOE Arvl on Scn:
MOE Reported Dt:
Dt Document Closed:
Incident Reason:
Site Name:
Site County/District:
Site Geo Ref Meth:
Incident Summary:
Contaminant Qty:

7/10/1996

EQUIPMENT FAILURE

Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:
Source Type:

ONTARIO HYDRO - 45 L HYD OIL TO SOIL FROM BOOM TRUCK. CLEANING.NO WATER.

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Sep 2018

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Nov 2016

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 1999-Jan 31, 2019

Borehole:

Provincial [BORE](#)

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval:

Provincial [CA](#)

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

Government Publication Date: 1985-Oct 30, 2011*

Commercial Fuel Oil Tanks:

Provincial **CFOT**

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

Government Publication Date: Feb 28, 2017

Chemical Register:

Private **CHEM**

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

Government Publication Date: 1999-Jan 31, 2019

Compressed Natural Gas Stations:

Private **CNG**

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

Government Publication Date: Dec 2012 - Dec 2018

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-Jan 2019

Certificates of Property Use:

Provincial **CPU**

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

Government Publication Date: 1994-Feb 28, 2019

Drill Hole Database:

Provincial **DRL**

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

Government Publication Date: 1886 - Oct 2018

Dry Cleaning Facilities:

Federal **DRYCLEANERS**

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

Government Publication Date: Jan 2004-Dec 2017

Environmental Activity and Sector Registry:

Provincial **EASR**

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

Government Publication Date: Oct 2011-Feb 28, 2019

Environmental Registry:

Provincial **EBR**

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

Government Publication Date: 1994-Feb 28, 2019

Environmental Compliance Approval:

Provincial **ECA**

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

Government Publication Date: Oct 2011-Feb 28, 2019

Environmental Effects Monitoring:

Federal **EEM**

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private **EHS**

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

Government Publication Date: 1999-Jan 31, 2019

Environmental Issues Inventory System:

Federal **EIIS**

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

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

Government Publication Date: Dec 31, 2016

List of TSSA Expired Facilities:

Provincial **EXP**

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

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal **FCON**

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

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

Government Publication Date: Jun 2000-Oct 2018

Fisheries & Oceans Fuel Tanks:

Federal **FOFT**

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

Government Publication Date: 1964-Sep 2018

Fuel Storage Tank:

Provincial **FST**

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

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial **FSTH**

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial **GEN**

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

Government Publication Date: 1986-Dec 31, 2018

Greenhouse Gas Emissions from Large Facilities:

Federal **GHG**

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

Government Publication Date: 2013-Dec 2016

TSSA Historic Incidents:

Provincial **HINC**

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal **IAFT**

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial [INC](#)

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

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial [LIMO](#)

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

Government Publication Date: Sep 30, 2017

Canadian Mine Locations:

Private [MINE](#)

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

Government Publication Date: 1998-2009*

Environmental Penalty Annual Report:

Provincial [MISA PENALTY](#)

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2017

Mineral Occurrences:

Provincial [MNR](#)

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

Government Publication Date: 1846-Jan 2018

National Analysis of Trends in Emergencies System (NATES):

Federal [NATE](#)

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial [NCPL](#)

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

Government Publication Date: Dec 31, 2016

National Defense & Canadian Forces Fuel Tanks:

Federal [NDFT](#)

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

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

Government Publication Date: 2008-Sep 30, 2018

National Energy Board Wells:

Federal

NEBW

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGW

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

Government Publication Date: 1988-Feb 28, 2019

Ontario Oil and Gas Wells:

Provincial

OGGW

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

Government Publication Date: 1800-May 2018

Inventory of PCB Storage Sites:

Provincial [OPCB](#)

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

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

Orders:

Provincial [ORD](#)

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

Government Publication Date: 1994-Feb 28, 2019

Canadian Pulp and Paper:

Private [PAP](#)

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

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

Parks Canada Fuel Storage Tanks:

Federal [PCFT](#)

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial [PES](#)

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

Government Publication Date: 1988-Sep 2018

TSSA Pipeline Incidents:

Provincial [PINC](#)

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

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial [PRT](#)

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial [PTTW](#)

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

Government Publication Date: 1994-Feb 28, 2019

Ontario Regulation 347 Waste Receivers Summary:

Provincial [REC](#)

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

Government Publication Date: 1986-2016

Record of Site Condition:

Provincial **RSC**

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

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

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

Retail Fuel Storage Tanks:

Private **RST**

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

Government Publication Date: 1999-Jan 31, 2019

Scott's Manufacturing Directory:

Private **SCT**

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial **SPL**

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

Government Publication Date: 1988-Dec 2018

Wastewater Discharger Registration Database:

Provincial **SRDS**

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

Government Publication Date: 1990-Dec 31, 2016

Anderson's Storage Tanks:

Private **TANK**

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal **TCFT**

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

Government Publication Date: 1970-Aug 2018

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial **VAR**

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

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

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011-Feb 28, 2019

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

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

Government Publication Date: Dec 31, 2017

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX IV
Qualifications of Assessor

QUALIFICATIONS OF ASSESSORS

Kennetha Parks, B.Sc., PROJECT MANAGER

Kennetha Parks is a Project Manager within the Environmental Due Diligence and Remediation Group in the Kingston Office. Ms. Parks obtained a Bachelor of Science degree in Honours Environmental Science from Trent University in 2011. Ms. Parks has gained experience working on environmental site assessments.

APPENDIX V
Photographs



Photo 1 – Site Building 3 (north elevation).



Photo 2 – Site Building 30 (northeast elevation).



Photo 3 – Site Building 32 (north elevation).



Photo 4 – Site Building 40 (northwest elevation).



Photo 5 – Site Building 6 (west elevation).



Photo 6 – Site Building 11 (east and south elevations).



Photo 7 – Site Building 13 (west elevation).



Photo 8 – Site Building 29 (east elevation).



Photo 9 – Site Building 9 (west elevation).



Photo 10 – Site Building 38 (east elevation).



Photo 11 – Site Building 25 (south elevation).



Photo 12 – Site Building 5 (north elevation).



Photo 13 – Site Building 27 (west elevation).



Photo 14 – Site Building 2 (west and north elevations).



Photo 15 – Site Building H-5 (north elevation).



Photo 16 – Site Building H-6 (north and east elevations).



Photo 17 – Site Buildings 16 and 17 (north and east elevations).



Photo 18 – Site Building 14 (south elevation).



Photo 19 – Site Building H-4 (south elevation).



Photo 20 – Site Buildings 11 and 12 (west elevations).



Photo 21 – Pit containing oily water in Site Building 9.



Photo 22 – Firing range backstop.



Photo 23 – Gasoline UST and fuel dispenser located west of Site Building 19.



Photo 24 – Waste oil AST located in Site Building 19.



Photo 25 – Abandoned AST.



Photo 26 – Site Building H-4 (south elevation).



Photo 27 – Site Buildings 11 and 12 (west elevations).



Photo 28 – Gasoline UST located east of Site Building 5.



Photo 29 – East adjacent property (paint ball facility/former psychiatric hospital).



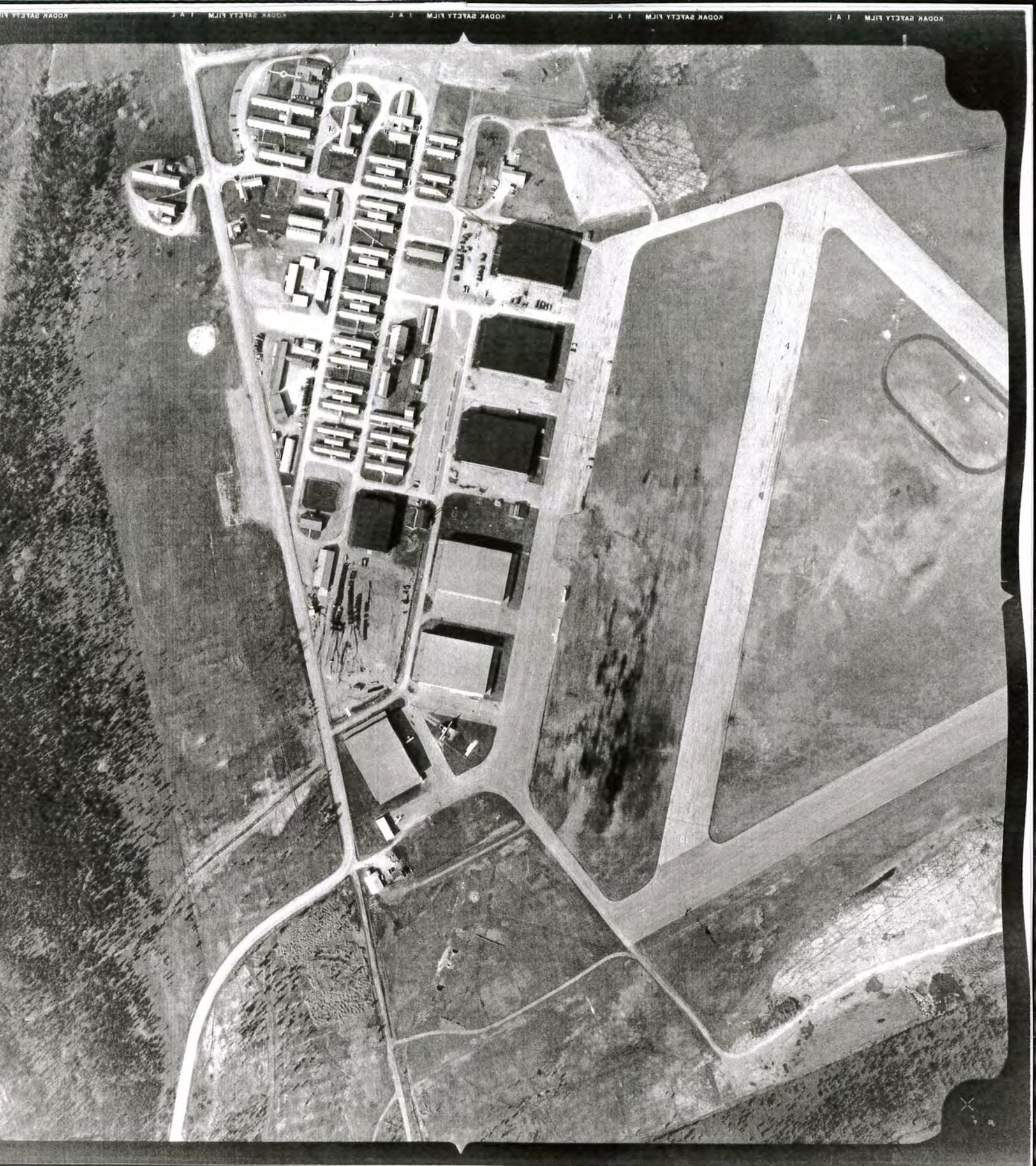
Photo 30 – North surrounding properties.

APPENDIX VI
Aerial Photographs



A15596-56.

1956



1965



1974





A28172 - 166

1:5

07-04-95

1995