



Phase One Environmental Site Assessment

1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario

Client:

On The Lake Developments Inc.

Attention: Mr. Stephen Aghaei

Type of Document:

FINAL

Project Name:

Phase One Environmental Site Assessment

Project Number:

GTR-24000672-C0

EXP Services Inc.

1595 Clark Boulevard

Brampton, ON, L6T 4V1

t: 905.793.9800

f: 905.793.0641

Date Submitted:

October 7, 2024

Contents

1	Executive Summary	4
2	Introduction	6
2.1	Phase One Property Information	6
3	Scope of Investigation.....	8
4	Record Review	9
4.1	General.....	9
4.1.1	Phase One Study Area Determination	9
4.1.2	First Developed Use Determination	9
4.1.3	Fire Insurance Plans (FIPs)	9
4.1.4	Chain of Title	9
4.1.5	Environmental Reports	9
4.2	Environmental Source Information	11
4.2.1	Federal and Provincial Database Search.....	11
4.2.2	Municipal Records	15
4.2.3	Ontario Ministry of the Environment Records	16
4.2.4	Technical Standards and Safety Authority	17
4.3	Physical Setting Sources.....	17
4.3.1	Aerial Photographs	17
4.3.2	Topography, Hydrology and Geology	18
4.3.3	Fill Materials	19
4.3.4	Water Bodies and Areas of Natural Significance	19
4.3.5	Well Records	20
4.4	Site Operating Records	20
5	Interviews	21
6	Site Reconnaissance.....	22
6.1	General Requirements	22
6.2	Specific Observations at Phase One ESA Property	22

6.2.1	Site Description and Buildings	22
6.2.2	Heating and Cooling Systems.....	22
6.2.3	Site Utilities and Services	22
6.2.4	Sewage and Wastewater Disposal	23
6.2.5	Potable Water Sources	23
6.2.6	Abandoned and Existing Wells.....	23
6.2.7	Site Production and Manufacturing.....	23
6.2.8	Drains, Pits and Sumps.....	23
6.2.9	Storage Tanks.....	23
6.2.10	Water Wells.....	23
6.2.11	Site Housekeeping.....	24
6.2.12	Chemical Storage and Handling and Floor Condition.....	24
6.2.13	Areas of Stained Soil, Pavement or Stressed Vegetation	24
6.2.14	Fill and Debris	24
6.2.15	Air Emissions	24
6.2.16	Hazardous Building Materials and Designated Substances	24
6.2.17	Radon	26
6.2.18	Mould	26
6.3	Enhanced Investigation Property Observations	27
5.3.1	Processing and Manufacturing Operations	27
5.3.2	Hazardous Materials Use and Storage.....	27
5.3.3	Generated Wastes	27
5.3.4	Vehicle and Equipment Maintenance Areas.....	27
5.3.5	Oil/Water Separators.....	27
5.3.6	Spills History.....	27
5.3.7	Hydraulic Lift Equipment	27
6.4	Adjacent and Surrounding Properties	28
6.5	Written Description of Investigation	28
7	Review and Evaluation of Information	29

7.1	Current and Past Uses.....	29
7.2	Potentially Contaminating Activities (PCAs)	29
7.3	Areas of Potential Environmental Concern (APECs)	29
8	Conclusions	30
8.1	Whether Phase Two ESA Required Before RSC Submitted.....	30
8.2	RSC Based on Phase One ESA Alone	31
9	Closure	32
10	References	33

Appendices

Figures

Tables

Appendix A – Liability

Appendix B – Survey Plan

Appendix C – Qualifications

Appendix D – OPTA Report

Appendix E – Chain of Title

Appendix F – ERIS Report

Appendix G – City Directories

Appendix H – Regulatory Requests

Appendix I – Aerial Photographs

Appendix J – Site Photographs

Appendix K – Phase One Conceptual Site Model

1 Executive Summary

EXP Services Inc. (EXP) was retained by On The Lake Developments Inc. ("Client") to complete a Phase One Environmental Site Assessment (ESA) for the property located at 1544 & 1546 Four Mile Creek Road, in Niagara-on-the-Lake, Ontario. This parcel of land is hereinafter referred to as the 'Site'.

The Site is located on the west side of Four Mile Creek Road and approximately 210 metres southwest of Niagara Stone Road in Niagara-on-the-Lake, as shown on Figure 1. The Site has an area of approximately 1.06 hectares (2.62 acres) and currently consists of one (1) residential structure in the southeastern portion and one (1) vacant garage structure (formerly used for marine vehicle repairs) in the central portion.

It is EXP's understanding that the Client intends to re-develop the Site for mixed-use commercial and residential use with two (2) structures; one (1) vacation rental building with ground floor commercial units fronting Four Mike Creek Road and one (1) four-storey residential condominium along the western portion of the Site. As the property is being developed to a more sensitive land use (from commercial to residential), a Record of Site Condition (RSC) in accordance with Ontario Regulation 153/04 will be required. The objective of the investigation was to support the filing of an RSC, and was completed in accordance with Ontario Regulation 153/04, as amended (O.Reg.153/04).

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

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

Based on the Phase One ESA findings, the following information is provided in Table 1-1 in support of the Phase One Qualified Person's (QP's) conclusion:

Table 1-1: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ¹	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern ²	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Former equipment and marine vehicle repairs	Central portion of the Site	PCA 1: #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	PHCs, BTEX, VOCs, PAHs, Metals, Sb, As, Se, HWS-B, Cr(VI), CN-, Hg	Soil and Groundwater
APEC 2: Importation of Fill Material	Northern portion of the Site	PCA 2: #30 - Importation of Fill	On-Site	PHCs, BTEX, VOCs, PAHs, Metals, Sb, As, Se, HWS-B,	Soil

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ¹	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern ²	Media Potentially Impacted (Groundwater, soil and/or sediment)
		Material of Unknown Quality		Cr(VI), CN-, Hg, EC, SAR, PCBs	
APEC 3: Former USTs	South-Central portion of the Site	PCA 3: #28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX, VOCs, Metals, Sb, As, Se	Soil and Groundwater
APEC 4: Historical orchard/vineyard	Southern portion of the Site	PCA 4: #40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	OC Pesticides, Metals, Sb, As, Se, HWS-B, Cr(VI), CN-, Hg	Soil
APEC 5: Vent/fill pipes at residential structure	Southeastern portion of the Site	PCA 5: #28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX, PAHs, VOCs, Metals, Sb, As, Se, HWS-B, Cr(VI), CN-, Hg	Soil and Groundwater

(1) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg.153/04, as amended) that is occurring or has occurred in a phase one Study area.

(2) PHCs – Petroleum Hydrocarbons; BTEX – Benzene, Toluene, Ethylbenzene, and Xylene; VOCs – Volatile Organic Compounds; PAHs – Polycyclic Aromatic Hydrocarbons; Metals – Metals (including Hydride Metals); ORPs – Other Regulated Parameters [EC - electrical conductivity; SAR - sodium adsorption ratio; Hg – mercury; CN – cyanide; B-HWS - boron (hot-water-soluble); CrVI - hexavalent chromium; and pH]; OC pesticides – Organochlorine pesticides; PCBs – polychlorinated biphenyls.

Based on the findings of the Phase One ESA and conclusions, a Phase Two ESA is required to assess the soil and groundwater conditions at the Site prior to submitting an RSC.

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

2 Introduction

EXP Services Inc. (EXP) was retained by On The Lake Developments Inc. ("Client") to complete a Phase One Environmental Site Assessment (ESA) for the property located at 1544 & 1546 Four Mile Creek Road, in Niagara-on-the-Lake, Ontario. This parcel of land is hereinafter referred to as the 'Site'.

The Site is located on the west side of Four Mile Creek Road and approximately 210 metres southwest of Niagara Stone Road in Niagara-on-the-Lake, as shown on Figure 1. The Site has an area of approximately 1.06 hectares (2.62 acres) and currently consists of one (1) residential structure in the southeastern portion and one (1) vacant garage structure (formerly used for marine vehicle repairs) in the central portion.

It is EXP's understanding that the Client intends to re-develop the Site for mixed-use commercial and residential with two (2) structures; one (1) vacation rental building with ground floor commercial units fronting Four Mile Creek and one (1) four-storey residential condominium along the western portion of the Site. As the property is being developed to a more sensitive land use (from commercial to residential), a Record of Site Condition (RSC) in accordance with Ontario Regulation 153/04 will be required. The objective of the investigation was to support the filing of an RSC, and was completed in accordance with Ontario Regulation 153/04, as amended (O.Reg.153/04).

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

2.1 Phase One Property Information

Details of the Site are as follows:

Municipal Address(es)	1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
Current Land Use	Residential/Commercial
Proposed Land Use	Residential/Commercial
Legal Description	PT TWP LT 112 NIAGARA; PT RDAL BTN TWP LT 111 & 112 NIAGARA PT 1 30R668 & AS IN RO119545 EXCEPT PT 4 SPPL85; PT 2 30R668, RO164363, BLOCK 46831 S/T INTEREST OF THE MUNICIPALITY; NIAGARA-ON-THE-LAKE PT TWP LT 112 NIAGARA AS IN RO7678 EXCEPT HWY637; NIAGARA-ON-THE-LAKE
Property Identification Number (PIN)	46383-0086 (LT) 46383-0087 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 652530 m E 4786792 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	GPS
Site Area	1.07 hectares (2.66 acres)
Property Owner	Esfandiar Aghaei and On The Lake Developments Inc.
Owner Contact Address	Stephen Aghaei 3985 Highway 7 East, Suite 202 Markham, ON, L3R 2A2

*Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024*

At the time of the investigation, the Site consisted of one (1) residential structure in the southeastern portion and one (1) vacant garage structure (formerly used for marine vehicle repairs) in the central portion. A signed Plan of Survey, prepared by Dasha Page, O.L.S., by J.D. Barnes Limited, dated July 19, 2022, is included in Appendix B.

3 Scope of Investigation

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

- Reviewing the historical occupancy of the Site through the use of available archived and relevant municipal and business directories, fire insurance plans (FIPs), topographical maps, aerial photographs and previous investigations;
- Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available;
- Reviewing an Environmental Risk Information Services Ltd. (ERIS) report for the Site and surrounding properties within a 250 metre radius of the Site;
- Reviewing available geological maps, well records and utility maps for the vicinity of the Site;
- Obtaining and reviewing a chain of title and assessment rolls for the Site;
- Reviewing available reports previously completed at the Site;
- Conducting interviews with designated Site representative(s) as a resource for current and historical Site information, as well as to provide EXP staff with unrestricted access to all areas of the Site and Site buildings (as required by O.Reg. 153/04, as amended);
- Conducting a Site reconnaissance in order to identify any land use practices that may have impacted the environmental condition of the Site;
- Conducting a reconnaissance of the surrounding properties from the Site and publicly accessible areas in order to identify any land use practices that may have impacted the environmental condition of the Site; and,
- Preparing a report to document the findings.

The following sections summarize the information gathered by EXP during the Phase One ESA and identifies Potentially Contaminating Activities (PCAs) on the Phase One property and in the Phase One study area, and Areas of Potential Environmental Concern (APECs) associated with the Site. APECs and PCAs are defined in the O. Reg 153/04, as amended.

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

EXP has confirmed neither the completeness nor the accuracy of any of the records that were obtained for any of the statements made by others.

EXP personnel who conducted assessment work for this project included Ms. Kate Miles, P.Eng., Ms. Jaimesyn Patterson, and Ms. Amanda Catenaro, P.Geo., QP_{ESA}. An outline of their qualifications is provided in Appendix C.

4 Record Review

4.1 General

4.1.1 Phase One Study Area Determination

The Phase One Study Area consists of properties within a distance of approximately 250 metres from the Site boundaries. The Phase One Study Area generally consisted of a waterbody (Four Mile Creek and Lower Virgil Reservoir) to the west, residential properties to the north, south, east and southeast, and commercial properties to the northeast. The Phase One Study Area and a Surrounding Land Use Plan is shown on Figure 2.

4.1.2 First Developed Use Determination

Based on a review of historical aerial photographs, chain of title information, historical maps, and other records, the Site was first developed with a residential house in the northern portion and an orchard or vineyard in the southern portion prior to 1876. A second residential dwelling was constructed circa 1956 in the southeastern portion of the Site (current residential structure at 1544 Four Mile Creek Road) and a garage structure (current structure at 1546 Four Mile Creek Road) was constructed in the central portion circa 1964. The garage structure was used for equipment and marine vehicle repairs until recently. The original residential house on the northern portion of the Site was demolished prior to 2000. At the time of the Site inspection, and Site consisted of one (1) residential structure in the southeastern portion and a vacant garage structure (formerly used for marine vehicle repairs) in the central portion.

4.1.3 Fire Insurance Plans (FIPs)

Searches were conducted by OPTA Information Intelligence to identify any fire insurance plans (FIPs) or Insurance Products that provide coverage of the Site and/or the Phase One Study Area. Based on a review of the Catalogue, no FIPs or insurance reports were identified for the Site.

A copy of the OPTA report is provided in Appendix D.

4.1.4 Chain of Title

The search for the historic chain of titles of the Site was completed by EXP.

The search identified that the Site consisted of two (2) PIN numbers, 46383-0086 (LT) and 46383-0087 (LT). Based on the information provided in the chain of titles, the land was crown land until 1804. The completed chain of title is provided in Appendix E, and a list of previous owners and lessors of the Site are summarized in Table II.

Based on a review of the chain of title, no potentially contaminating activity (PCAs) were noted at the Site.

4.1.5 Environmental Reports

The following reports were available for review at the time of this Phase One ESA.

Table 4.1.5: Previous Reports Summary

Date	Report Title	Prepared For	Prepared By	Findings of Areas of Potential Environmental Concern
November 17, 2023	Phase I-II Environmental Site	Andres Bell Construction Ltd.	Paterson Group	Phase I and II Environmental Site Assessments were conducted for the Site. The Site consisted of a residential house and a building formerly used as a commercial garage. The residential

Date	Report Title	Prepared For	Prepared By	Findings of Areas of Potential Environmental Concern
	Assessment, 1544 and 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario			<p>house was reportedly constructed in 1956 with the garage constructed in 1964. The garage operated for repair of construction and marine vehicles until approximately 2019/2020.</p> <p>Based on our review of the report, the following potential environmental concerns were identified during the Phase I ESA and subsequently assessed during the Phase II ESA:</p> <ul style="list-style-type: none"> • The current and historic use of the Site as a service garage for construction and marine vehicles • The presence of former underground storage tanks (USTs) on the exterior of the garage. • Historic evidence of importation of fill of poor quality. <p>As part of the Phase II ESA, the following work was completed:</p> <ul style="list-style-type: none"> • Five (5) boreholes (BH1-23 to BH5-23) were advanced at the Site in September 2023. • Five (5) soil samples were submitted for laboratory analysis of metals, pH, PAHs, BTEX and/or PHCs. • One sample (BH1-SS3) had exceedance the applicable Table 8 site condition standards (SCS) for PHC fractions F2 to F4 (including F4 gravimetric) at a depth of 1.8 to 2.1 mbgs. The exceedance was attributed to the UST formerly located in the vicinity. • It should be noted that black silty sand and silty clay were identified at boreholes BH3-23 and BH4-23 at depths ranging from 0.7 to 1.45 mbgs. • Three (3) of the boreholes were completed as monitoring wells, and groundwater samples were collected from two (2) of the wells (BH1-23 and BH5-23). • The third monitoring well (BH2-23) was not sampled due to a low water level and slow recharge rate. • The groundwater samples were submitted for laboratory analysis of PHCs, VOCs, and PAHs. All parameters analyzed were within the Table 8 SCS. <p>The impacted soil/fill material was not considered to pose a risk to the current on-Site activities and therefore immediate remediation was not recommended.</p>

Date	Report Title	Prepared For	Prepared By	Findings of Areas of Potential Environmental Concern
September 30, 2021	Phase I Environmental Site Assessment, 1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario	Ball Land Developments	Englobe Corp.	<p>A Phase I ESA was completed for the Site for due diligence purposes. The Site was developed with a one-storey residential building and a slab-on-grade building formerly used as a marine (boat) repair shop constructed in the 1950s to 1960s. The house was reportedly constructed in 1956 and the repair shop was reportedly constructed in 1964.</p> <p>The following concerns were identified for the Site:</p> <ul style="list-style-type: none"> Two USTs were previously located at the Site, southeast of the shop and west of the residential building. Fill material was observed at the Site, reportedly imported slag from the historic General Motors Plant near the Site. <p>An environmental subsurface investigation was recommended to assess the quality of the soil and groundwater at the Site.</p>

Based on the Previous Reports, the following PCAs were identified:

- PCA 1: A service garage for construction and marine vehicles operated at the Site; #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
- PCA 2: Fill material of poor quality was historically imported to the northern portion of the Site (reportedly slag from a former General Motors plant); #30 – Importation of Fill Material of Unknown Quality
- PCA 3: Two (2) USTs were reportedly historically located at the exterior of the garage structure; #28 – Gasoline and Associated Products Storage in Fixed Tanks

Based on their on-Site locations, PCAs 1, 2, and 3 are considered to contribute to APECs.

4.2 Environmental Source Information

4.2.1 Federal and Provincial Database Search

A search of provincial, federal, and private environmental databases for records pertaining to the Site and properties within the Phase One Study Area was completed by Environmental Risk Information Services (ERIS) on September 13, 2024. A copy of the ERIS Report is provided in Appendix F.

A summary of the significant findings is provided below:

Address	Distance from Site	Description	Database	Associated PCA(s)
Site				
No records				

Address	Distance from Site	Description	Database	Associated PCA(s)
Surrounding Properties				
Line 2 Road at Four Mile Creek, Virgil	Adjacent east	The Corporation of the Town of Niagara-on-the-Lake was had an ECA for municipal and private sewage works revoked or replaced in 2000.	ECA	n/a - based on the nature of the approval
1579 Four Mile Creek Road	40 metres north	Niagara Fruit & Vegetable Gro. Ltd. was listed as a wholesale pesticides vendor.	PES	PCA 7: #40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
1593 Four Mile Creek Road	70 metres northeast	The Corporation of the Town of Niagara on the Lake was listed as a private fuel outlet with a 20,457 litre capacity and had records of one (1) 9,092 litre diesel UST, one (1) 9,092 litre gasoline UST, and one (1) 2,273 litre gasoline UST, all installed in 1977.	FST, FSTH, PRT	PCA 8a: #28 – Gasoline and Associated Products Storage in Fixed Tanks.
1593 Four Mile Creek Road	70 metres northeast	Regional Municipality of Niagara (waste collection) was registered as a waste generator of paint/pigment/coating residues, waste oils & lubricants, waste compressed gases, pathological wastes, aliphatic solvents, pharmaceuticals, halogenated pesticides, chemical fertilizer wastes, inorganic laboratory chemicals and organic laboratory chemicals from 2007 to 2013 (Generator No. ON7645774).	GEN	PCA 9: #58 – Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.
1593 Four Mile Creek Road/3 Lorraine Street	70 metres northeast	Town of Niagara-on-the-Lake was registered as a waste generator of waste oils and lubricants, paint/pigment/coating residues, inorganic laboratory chemicals, aliphatic solvents, petroleum distillates, light fuels, halogenated pesticides, organic laboratory chemicals, non-halogenated pesticides, and waste compressed gases from 1986 to 2022 (Generator No. ON0323101).	GEN	PCA 8c: #52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.
1596 Four Mile Creek Road	145 metres north	In 2016, Manitoulin Transport Inc. spilled 5 to 10 litres of latex paint to the asphalt.	SPL	n/a - based on the small spill volume and large separation distance

Address	Distance from Site	Description	Database	Associated PCA(s)
3 Lorraine Street	100 metres north	In 2008 an unknown volume of gasoline was spilled. Based on the unplotable summary, in 1988, 50 litres of diesel was spilled from a UST due to overfilling at the Town Works Yard (currently located at 3 Lorraine Street).	HINC	PCA 8b: #other - spill
3 Lorraine Street	100 metres north	In 2013 The Corporation of the Town of Niagara-on-the-Lake had a sewage leak.	SPL	n/a - based on the nature of the leak (sewage)
Lorraine Street and Four Mile Creek Road	160 metres north	The Corporation of the Town of Niagara-on-the-Lake was granted a CA and ECA for municipal and private sewage works.	CA, ECA	n/a - based on the nature of the approval
1487 Niagara Stone Road	145 metres north	Gale's Gas Bars Ltd. was listed as a full service gasoline station with records of one (1) expired 50,000 gasoline UST, two (2) expired 22,700 litre gasoline USTs, one (1) expired 15,000 litre diesel UST (all installed in 1988), and one (1) 50,000 litre gasoline UST and one (1) 10,000 litre coloured diesel UST installed in 2002 and two active 50,000 litre liquid fuel USTs installed in 2019. Gales Gas Bars Ltd. was listed as a waste generator of light fuels in 2019 (Generator No. ON3788971).	FSTH, RST, GEN, DTNK, EXP	PCA 10a: #28 – Gasoline and Associated Products Storage in Fixed Tanks.
Corner of Lorraine Road and Four Mile Creek Road	145 metres north	In 2003 gasoline spilled from a pipe at Gale's Gas Bar Ltd. to an excavation.	SPL	PCA 10b: #other - spill
Four Mile Creek Road and Lorrain Road	145 metres north	In 2000, mercury was spilled in a garage.	SPL	PCA 10c: #other - spill
Phase One Study Area	n/a	One (1) record of a domestic well was identified within the Phase One Study Area. The well was installed in 1952. Based on the well record, the stratigraphy in the Phase One Study Area consists of 2.4 metres of topsoil	WWIS	n/a

Address	Distance from Site	Description	Database	Associated PCA(s)
		underlain by clay to 14.4 mbgs followed by sand to 16.5 mbgs and finally gravel to 16.8 mbgs. Bedrock was not identified in the records and fresh water was found at 16.8 mbgs.		

Databases:

CA – Certificates of Approval

ECA – Environmental Compliance Approval

EXP – List of Expired Fuels Safety Facilities

DTNK – Delisted Fuel Tanks

FST – Fuel Storage Tanks

FSTH – Fuel Storage Tanks - Historic GEN – Ontario Regulation 347 Waste Generators Summary

HINC – TSSA Historic Incidents

PES – Pesticides Register

PRT – Private and Retail Fuel Storage Tanks

RST – Retail Fuel Storage Tanks

SPL – Ontario Spills

WWIS – Water Well Information System

Based on the ERIS Report, the following PCAs were identified:

- PCA 7: Niagara Fruit & Vegetable Gro. Ltd. was listed as a wholesale pesticides vendor at 1579 Four Mile Creek Road (40 metres north); #40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
- PCA 8a: The Corporation of the Town of Niagara on the Lake was listed as a private fuel outlet with a 20,457 litre capacity and had records of one (1) 9,092 litre diesel UST, one (1) 9,092 litre gasoline UST, and one (1) 2,273 litre gasoline UST, all installed in 1977 at 1593 Four Mile Creek Road (70 metres northeast); #28 – Gasoline and Associated Products Storage in Fixed Tanks
- PCA 8b: An unknown volume of gasoline and 50 litres of diesel were spilled at 3 Lorraine Street (100 metres north); #other - spill
- PCA 8c: Town of Niagara-on-the-Lake was registered as a waste generator for their Works Yard at 1593 Four Mile Creek Road/3 Lorraine Street (70 metres northeast); #52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.
- PCA 9: Regional Municipality of Niagara (waste collection) was listed as a waste generator for waste collection at 1593 Four Mile Creek Road (70 metres northeast); #58 – Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.
- PCA 10a: A gasoline station was located at 1487 Niagara Stone Road (145 metres north); #28 – Gasoline and Associated Products Storage in Fixed Tanks
- PCA 10b: An unknown volume of gasoline was spilled at the corner of Four Mile Creek Road and Lorraine Road (145 metres north); #other – spill
- PCA 10c: An unknown volume of mercury was spilled at the corner of Four Mile Creek Road and Lorraine Road (145 metres north); #other – spill

The identified PCAs 7, 8a, 8b, 8c, 9, 10a, 10b and 10c are not considered to contribute to APECs at the Site due to their trans or downgradient locations from the Site.

4.2.2 Municipal Records

4.2.2.1 Municipal Directories

ERIS Ltd. was retained to conduct a search of city directories for the Phase One Study Area. A search of Vernons, Ontario Criss-Cross Directory was conducted for the years 2006-2007 and 2009-2010 and a search of the Digital Business Directory was conducted for the years 2012 to 2023 to identify the occupancy history of the Site and to identify the occupancy history of the Site and neighbouring properties to determine potential environmental concerns, if any. A copy of the research is provided in Appendix G.

EXP has confirmed neither the completeness nor the accuracy of the records that were provided. The following is a summary of the significant findings from the reviewed records:

Address	Distance from Site	Tenant	Years of occupancy	Associated PCA(s)
Site				
1544 Four Mile Creek Road	on-Site	South Shore Yachts	2012-2023	PCA 1: #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
Surrounding Properties				
1579 Four Mile Creek Road	40 metres north	Niagara Fruit & Vegetable Growers Ltd	2006-2023	PCA 7: #40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
1586 Four Mile Creek Road, Niagara-On-The-Lake	90 metres north	Andres Bros Trucking Ltd	2006-2007	n/a - as this appears to have been a residential house during this time period
1596 Four Mile Creek Road	145 metres north	Creek Road Paints	2006-2023	n/a - as this appears to be a small paint store
7 Henegan Road, Niagara-On-The-Lake	155 meters west	Whirlpool Jet Boat Tours	2006-2010	PCA 11: #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
11 Henegan Road, Niagara-On-The-Lake	160 metres west	Closet Concepts Friesen Windows & Siding Haubrok Upholstering Closets By Design-Niagara	2006-2010 2006-2010 2006-2010 2017-2023	PCA 12: #59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
13 Henegan Road, Niagara-On-The-Lake	165 metres southwest	Peninsula Flooring & Upholstering Ltd Dana Canada Inc	2009-2023 2012-2017	PCA 13: #59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
15 Henegan Road, Niagara-On-The-Lake	220 metres southwest	Millbrook Cabinetry Inc	2006-2023	PCA 14: #59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products

Address	Distance from Site	Tenant	Years of occupancy	Associated PCA(s)
1439 Niagara Stone Road, Niagara-On-The-Lake	125 metres west	Bayshore Masonry	2006-2017	n/a - as this appears to be a residential townhouse complex during this time period
1487 Niagara Stone Road	145 metres north	Gale's Gas Bar Ltd Dream Cars	2006-2023 2012	PCA 10a: #28 – Gasoline and Associated Products Storage in Fixed Tanks

Based on the City Directories, the following PCAs were identified:

- PCA 1: South Shore Yachts was located at the Site between 2012 and 2023; #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
- PCA 7: Niagara Fruit & Vegetables Growers Ltd. were located at 1579 Four Mile Creek Road (40 metres north of the Site) between 2006 and 2023; #40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
- PCA 10a: Gale's Gas Bar Ltd was located at 1487 Niagara Stone Road (145 metres north of the Site) between 2006 and 2023; #28 – Gasoline and Associated Products Storage in Fixed Tanks
- PCA 11: Whirlpool Jet Boat Tours was located at 7 Henegan Road (155 metres west of the Site) between 2006 and 2010. There is potential for boat maintenance activities in the on-Site building; #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
- PCA 12: Multiple carpentry businesses were located at the 11 Henegan Road (160 metres west) between 2006 and 2023; #59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
- PCA 13: Wood flooring businesses were located at 13 Henegan Road (165 metres southwest) between 2009 and 2023; #59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
- PCA 14: Millbrook Cabinetry Inc. was located at 15 Henegan Road (220 metres southwest of the Site) between 2006 and 2023; #59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products

Based on its on-Site location, PCA 1, is considered to contribute to an APEC. However, PCAs 7, 10a, 11, 12, 13 and 14 are not considered to contribute to APECs based on their cross or downgradient locations relative to the Site, or their considerable distance from the Site boundaries.

4.2.3 Ontario Ministry of the Environment Records

4.2.3.1 Ministry of the Environment, Conservation and Parks (MECP)

The MECP was contacted through the Freedom of Information and Protection of Privacy Act (FOI) for copies of any records they had pertaining to the Site on October 2, 2024.

No response has been received at this time. A written response from the MECP typically requires several months.

A copy of the MECP receipt is included in Appendix H.

4.2.3.2 Ministry of the Environment and Climate Change Databases

The ERIS report summarized in the Federal and Provincial Database Search section of the report included a summary of MECP databases (see section 4.2.1). The databases include the following: Environmental Bill of Rights (EBR), Brownfields Environmental Site Registry, Hazardous Waste Information Network (HWIN) and Waste Disposal Sites.

4.2.4 Technical Standards and Safety Authority

A request was made to the TSSA by email for information regarding fuel storage at the Site and nearby property on September 18, 2024.

A written response was received from the TSSA on the same date, by email. According to a search of their database, no records were found for the Site or the neighbouring properties. A copy of the e-mail correspondence with the TSSA is provided in Appendix H.

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

Aerial photographs dated 1934, 1954, 1965, 1960, 1971, 2000, 2010, 2021 and 2024 were obtained from Niagara Navigator Mapping Portal, Google Earth and the National Aerial Photo Library. The aerial photographs were reviewed to assess development and land use history of the Site, as well as to the land in the immediate vicinity of the Site.

The development and land use history of the Site and adjacent properties as depicted on the reviewed aerial photography is summarized in the table below. Copies of the aerial photographs are included in Appendix I.

Aerial Photography Year	Observations
1939	<ul style="list-style-type: none"> One structure (assumed to be used for residential purposes) is observed in the central-eastern portion of the Site. A watercourse is observed in the northern portion of the Site. The remainder of the Site appears to be vacant or used for agricultural purposes. A roadway (Four Mile Creek Road) is located adjacent to the east of the Site. Orchards are observed to the east of the Site, beyond Four Mile Creek Road. The remaining properties appears to be used for rural residential or agricultural purposes. Surrounding properties appear to be used for agricultural or rural residential purposes in all directions.
1954	<ul style="list-style-type: none"> A new structure (assumed to be a shed, barn or parking garage) was observed in the central portion of the Site, west of the residential structure. Additional orchards are observed to the east of the Site.
1965	<ul style="list-style-type: none"> A new residential structure (similar in shape and size to the current residential structure) has been constructed at 1544 Four Mile Creek Road.

Aerial Photography Year	Observations
	<ul style="list-style-type: none"> A new commercial structure (similar in shape and size to the current garage structure) has been constructed in the central portion of the Site, replacing the smaller shed structure. The Phase One Study Area appears similar to the 1954 aerial photograph.
1971	<ul style="list-style-type: none"> The Site appears similar to the 1965 aerial photograph. A large reservoir is observed to the adjacent southwest of the Site, in place of the watercourse. The remainder of the Phase One Study Area appears similar to the 1954 aerial photograph.
2000	<ul style="list-style-type: none"> The original residential structure in the northern portion of the Site has been demolished. The northern portion of the Site has been cleared and graded. Additional development is observed on the north, northeast, west and southwest (beyond the reservoir), consisting of townhouse structures and larger commercial/industrial buildings. The former orchard to the east of the Site has been cleared and graded.
2010	<ul style="list-style-type: none"> The Site appears similar to the 2000 aerial photograph. A new residential development has been constructed to the east of the Site. The remainder of the Phase One Study Area appears similar to the 2000 aerial photograph.
2021	<ul style="list-style-type: none"> The Site and Phase One Study Area appear similar to the 2010 aerial photograph.
2024	<ul style="list-style-type: none"> The Site and Phase One Study Area appear similar to the 2021 aerial photograph.

Based on the reviewed aerial photographs, the following PCAs were noted:

- PCA 2: The Site appears to have been graded in the northern portion; #30 – Importation of Fill Material of Unknown Quality
- PCA 6: An orchard/vineyard was observed to the east of the Site (30 metres east), beyond Four Mile Creek Road; #40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications

Based on its on-Site location, PCA 2 is considered to contribute to an APEC. However, PCA 6 is not considered to contribute to an APEC at the Site as the orchards/vineyards were located off-Site, contaminants (OC pesticides) would be likely localized to soil, and due to its cross-gradient location.

4.3.2 Topography, Hydrology and Geology

The following physiographic, geological and soil maps were reviewed:

- Topographic Map available at the Natural Resources Canada (NRC) website <http://atlas.gc.ca/toporama/en/index.html>
- Make A Map: Natural Heritage Areas at Ontario Ministry of Natural Resources and Forestry website https://www.lnoapplications.lrc.gov.on.ca/Natural_Heritage/index.html?viewer=Natural_Heritage.Natural_Heritage&locale=en-CA
- "Quaternary Geology, Seamless coverage of the Province of Ontario"; Data Set 14 - Revised, Scale 1: 1,000,000 Issued 2000.
- "Bedrock Geology of Ontario, Southern Sheet," Ontario Geological Survey, MDR126-REV1. Scale 1:250,000. Issued 2011.
- 1876 Illustrated Historical Atlas of the Counties of Lincoln and Welland, Ont., Digital Library of McGill University.

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

- Based on the information available at this time, the direction of groundwater flow around the Site is to the northwest. The Lower Virgil Reservoir is located approximately 5 metres west of the Site. The Lower Virgil Reservoir is part of Four Mile Creek, which is located approximately 10 metres northwest of the Site, and flows north towards Lake Ontario.
- Based on the review of available resources from the Ministry of Natural Resources and Forestry website on September 17, 2024, a wetland is located northwest adjacent to the Site, extending slightly onto northern portion of the Site. The wetland is associated with Four Mile Creek. Based on the Town of Niagara-on-the-Lake Official Plan, this wetland is understood to be a provincially significant wetland.
- The Site and surrounding areas are dominated by Iroquois Plain deposits that consist predominantly of clay to silt-textured till (derived from glaciolacustrine deposits or shale) with Modern alluvial deposits consisting of clay, silt, sand, and gravel in the western-most portion of the Site.
- The bedrock in the general area of the Site is part of a group belonging to the Queenston Formation, primarily consisting of shale, limestone, dolostone and siltstone.
- Based on the Ontario Geological Survey (OSG) Bedrock Geology Database, depth to bedrock at the Site is approximately 19 mbgs.
- According to the historical map, the Site was located within the property owned by John A. Wilson and was used for agricultural purposes including an orchard/vineyard at the southern portion.

According to Schedule C of the *Town of Niagara-on-the-Lake Official Plan (2017)*, the Site is listed as a Service Commercial Area and is adjacent to a Conservation Area. The Site is included in a 'Wetlands Area' (including adjacent lands). According to Part 3 – Land Use Policies, the Four Mile Creek estuary is understood to be a provincially significant wetland.

4.3.3 Fill Materials

Fill material is typically brought to a property as a base for buildings and pavement areas. Fill can also be used to re-grade a property, and to backfill excavations.

Based on the previous environmental report (Englobe Corp., 2021) fill material was observed at the Site and was reportedly imported slag from the historic General Motors Plant nearby. The fill material is identified as PCA 2, in the northern portion of the Site; #30 – Importation of Fill Material of Unknown Quality.

4.3.4 Water Bodies and Areas of Natural Significance

Based on the review of available resources from the Ministry of Natural Resources and Forestry website September 17, 2024, a wetland is located northwest adjacent to the Site, extending slightly onto the northern portion of Site. In addition, the Lower Virgil Reservoir is located approximately 5 metres west of the Site

4.3.5 Well Records

4.3.5.1 Water Wells

A search of the water well database was conducted by ERIS during the previous reports of the surrounding Phase One Study Area and Ontario Well Records Database to identify water wells within the Phase One Study Area.

Based on the ERIS database records and Ontario Well Records, no well records were identified for the Site and one (1) domestic well was identified within the Phase One Study Area. The well was installed in 1952. Based on the well record, the stratigraphy in the Phase One Study Area consists of 2.4 metres of topsoil underlain by clay to 14.4 mbgs followed by sand to 16.5 mbgs and finally gravel to 16.8 mbgs. Bedrock was not identified in the records and fresh water was found at 16.8 mbgs.

4.3.5.2 Oil, Gas, and Salt Wells

A search of the Oil, Gas & Salt Resources Library (2014) was completed by ERIS. According to the findings of ERIS's search, no oil, gas or salt wells are located on-Site or within the Phase One Study Area.

4.4 Site Operating Records

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

There were no records of environmental significance available for review at the time of this Phase One ESA.

5 Interviews

Interviews were conducted by EXP staff with the individuals identified to be the most knowledgeable with respect to both the current and historical Site uses. The interviews were conducted via email, prior to the Site reconnaissance in order to obtain information to assist in identifying details of potentially contaminating activities, potential contaminant pathways in, on, or below the Site, and areas of potential environmental concern. Any information provided during the interviews is presented alongside information from the Site reconnaissance in Section 6.

During the completion of this Phase One ESA, the following individual was interviewed:

1. Mr. Stephen Aghaei was interviewed via email on September 22, 2024. Mr. Aghaei indicated that he has been involved with the Site for approximately one (1) year. Based on his responses, fill material and tanks were identified at the Site in previous environmental reports (refer to Section 4.1.5 for more details). In addition, a boat repair operation was historically located on-Site.

Information collected from the Site representatives was used in the completion of Section 6.

6 Site Reconnaissance

6.1 General Requirements

The Phase One Site reconnaissance was conducted by Ms. Jaimesyn Patterson on September 26, 2024, under the supervision of Ms. Amanda Catenaro, P.Geo., QP_{ESA}, a Qualified Person as defined by O.Reg. 153/04, as amended. On the day of the Site reconnaissance, the weather was sunny and approximately 18°C.

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

6.2 Specific Observations at Phase One ESA Property

6.2.1 Site Description and Buildings

The Site is accessed via a gravel road off of Four Mile Creek Road. The gravel road also offers access to Lower Virgil Reservoir and Four Mile Creek. At the time of the site reconnaissance, the Site was used for residential purposes. Two buildings remain on Site; one single store building with a basement (1544 Four Mile Creek Road) was a residential house with occupants, directly off of Four Mile Creek Road and the gravel access road. The second building (1546 Four Mile Creek Road) was a single storey former boat body shop (South Shore Yachts) and was vacant at the time of the inspection. The central portion of the site around the Site buildings was a mixture of gravel and mulch and the remainder of the site was covered with maintained vegetation. A waterbody (Lower Virgil Reservoir) was noted west adjacent to the Site, with a wetland in the eastern portion. The waterbody is part of Four Mile Creek.

The residential house had a brick façade and asphalt shingled roof. No access was provided into the residential house. The garage structure had a flat roof and was finished with vinyl siding and brick façade. Two large bay doors were located on the south side of the structure. The garage consisted of a large open area with cinderblock walls and a steel deck roof. A drain ran along the length of the building, perpendicular to the bay doors. Fluorescent light fixtures hung from the ceiling. A chain and pulley hoist was observed at the rear of the garage; however, no hydraulics were associated with the hoist. Offices and storage rooms were located at the rear (north) and side (east) of the garage.

6.2.2 Heating and Cooling Systems

At the time of the site inspection, both buildings utilized natural gas heating with additional electric baseboard heaters noted in the office portion of the garage structure. Evidence of oil tank fill and vent pipes were observed on the north side of the residential house (1544 Four Mile Creek Road) next to the current natural gas meter. Window/wall mounted air conditioning units were observed at both structures.

6.2.3 Site Utilities and Services

The Site utilities and services were identified at the Site based on information provided in environmental records and relevant utility infrastructure observed during the Site reconnaissance. The Site utilities are summarized in the table below, where available. It is noted that the precise underground location of the utilities cannot be determined without professional utility locate services.

Utility	Source	Location	Site Entry
Natural Gas	Enbridge Gas	Underground	North side of residential building at 1544 Four Mile Creek Road and west side of the garage building at 1546 Four Mile Creek Road.

Utility	Source	Location	Site Entry
Sanitary Sewer	Town of Niagara-on-the-Lake	Underground	Unknown
Storm Sewer	Town of Niagara-on-the-Lake	Town of Niagara-on-the-Lake	Unknown
Water	Town of Niagara-on-the-Lake	Underground	Unknown
Electricity	Niagara-on-the-Lake Hydro Inc.	Underground / Overhead	Overhead power lines were observed along Four Mile Creek Road.
Telecommunications	Bell, Rogers	Underground	Unknown

6.2.4 Sewage and Wastewater Disposal

The Phase One Study Area is served by municipal sanitary and storm sewer systems.

6.2.5 Potable Water Sources

The Phase One Study Area receives their drinking water from the municipality. The Town of Niagara-on-the-Lake receives its treated water from Lake Erie.

6.2.6 Abandoned and Existing Wells

Three (3) monitoring were observed on-Site during the Site visit. The monitoring wells were assumed to be installed during the previous Phase Two ESA completed by the Paterson Group, 2023. No domestic wells were observed on-site. However, based on the ERIS database records and Ontario Well Records, one (1) domestic well was identified within the Phase One Study Area.

6.2.7 Site Production and Manufacturing

There were no on-Site production or manufacturing activities at the time of the investigation.

6.2.8 Drains, Pits and Sumps

Drains were observed in the garage building. There were no other drains, pits, or sumps observed during the reconnaissance.

6.2.9 Storage Tanks

The presence/absence and condition (if present) of underground storage tanks (USTs) and aboveground storage tanks (ASTs) at the Site were assessed during the Site Visit.

Based on a previous environmental report, two (2) USTs were historically located on Site, southeast of the shop and west of the residential building. Evidence of the former USTs was observed during the inspection. In addition, the location of former vent/fill pipes leading into the residential house was observed on the north side of the building. No ASTs or other evidence of ASTs/USTs were observed during the current Site inspection.

6.2.10 Water Wells

No potable water wells were observed at the time of the Site visit. No potable wells were historically reported at the Site. See section 6.2.6 for abandoned and existing wells.

6.2.11 Site Housekeeping

The Site contained maintained vegetation, with no evidence of misplaced/excessive waste or spills being observed at the time of the Site visit.

6.2.12 Chemical Storage and Handling and Floor Condition

No chemicals were stored at the Site.

6.2.13 Areas of Stained Soil, Pavement or Stressed Vegetation

No evidence of staining or stressed vegetation was observed during the Site visit. It was noted that the Site vegetation appeared maintained across the site.

6.2.14 Fill and Debris

Fill material is typically brought to a property as a base for buildings and pavement areas. Fill can also be used to re-grade a property and to backfill excavations. Based on previous reports and site interview answers, fill of poor-quality is known to have been brought onto the property to regrade the northern portions of the Site.

For a discussion on possible fill materials located beneath the surface at the Site, refer to Section 4.3.3.

6.2.15 Air Emissions

Air emissions in Ontario are regulated under the Environmental Protection Act (EPA) and its Regulations (O. Reg. 419/05, O. Reg. 245/11). Owners and operators of activities that may discharge a contaminant into the natural environment must seek approval from the Ministry of the Environment (ministry) to carry out these activities. As of October 31, 2011, amendments to the EPA resulted in a two-path environmental approval process, the Environmental Compliance Approval (ECA) and Environmental Activity and Sector Registry (EASR). The EASR allows businesses to register certain activities with the ministry, rather than apply for approvals. The EASR is for common systems and processes, currently for heating systems, standby power systems and automotive refinishing, to which preset rules of operation can be applied. Unless explicitly exempted, most industrial processes or modification to industrial processes and equipment require an ECA, formerly a Certificate of Approval (Air and Noise). Retroactive approval should be sought for equipment installed and unchanged between 1972 and June 29th, 1988 when the requirement for a Certificate of Approval was added to the EPA. The EPA provides a list of specific equipment and conditions, which are exempt from approval requirements (i.e. fuel burning equipment for comfort heating in a building using natural gas or number 2 fuel oil at a rate of less than 1.5 million British Thermal Units per hour [BTU/hour]).

Based on the Site visit, no operations were observed on-Site that would require MECP approval for air emissions.

6.2.16 Hazardous Building Materials and Designated Substances

6.2.16.1 Asbestos

Asbestos-containing materials (ACMs) are fibrous hydrated silicates, and can be found in building materials as either "unbound" or "bound" asbestos. Friable asbestos refers to materials where the asbestos fibres can be separated from the material with which it is associated. Non-friable asbestos refers to asbestos, which is associated with a binding agent (such as tar or cement). Friable asbestos is commonly found in boiler and pipe insulation. Non-friable asbestos is typically found in roofing tars, floor and ceiling tiles, and asbestos-containing cement.

ACMs in the workplace are defined as a Designated Substance under the Ontario Occupational Health and Safety Act (OHSA). Under OHSA, persons in the workplace are required to be notified of the presence of ACMs once they are suspected to be present, and if there is a potential for workers to be exposed. The use of ACMs was discontinued in Canada in the late 1970s/early 1980s, although non-friable asbestos can still be found in recently constructed buildings.

The structures currently present on-Site were built in the 1950s and 1960s, therefore ACMs are potentially present.

6.2.16.2 Lead

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits, and soft solders for tinsplate and plumbing. The use of lead-based paints (LPBs) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Coloured paint that was produced or used prior to 1950 may contain higher levels of lead. The main concern regarding lead-containing paint is its potential to become lead dust or chips, either through deterioration and/or mechanical means (i.e., sanding, abrasion, etc.). Exposure to lead dust or chips occurs by ingestion or inhalation.

The permanent structures currently present on-Site were built in the 1950s and 1960s, therefore LPBs are potentially present within the Site.

6.2.16.3 Mercury

Mercury could be found in some batteries, light bulbs, paints, thermostats, or mirrors, etc. Based on an investigation by Consumer and Corporate Affairs Canada, and an assessment of potential health risks by Health and Welfare Canada, in 1991, the decision was made to eliminate the use of mercury compounds in indoor latex paints. The Canadian Paint and Coatings Association (CPCA) supported the withdrawal and all Canadian manufacturers and formulators of the preservative voluntarily agreed to remove “interior uses” from their product labels.

The permanent structures currently present on-Site were built in the 1950s and 1960s, therefore mercury is potentially present within the Site. Fluorescent light bulbs were noted in the garage structure.

6.2.16.4 Polychlorinated Biphenyls (PCBs)

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

The permanent structures currently present on-Site were built in the 1950s and 1960s, therefore PCBs are potentially present within the Site.

6.2.16.5 Urea Formaldehyde Foam Insulation

Formaldehyde is a pungent, colourless gas commonly used in water solution as a preservative and disinfectant. It is also a basis for major plastics, including durable adhesives. It occurs naturally in the human body and in the outdoor environment. Formaldehyde is used to bond plywood, particleboard, carpets, and fabrics, and it contributes to “that new house smell”.

Formaldehyde is also a by-product of combustion; it is found in tobacco smoke, vehicle exhaust and the fumes from furnaces, fireplaces, and wood stoves. While small amounts of formaldehyde are harmless, it is an irritating and toxic gas in significant concentrations. Symptoms of overexposure to formaldehyde include irritation to eyes, nose and throat; persistent cough and respiratory distress; skin irritation; nausea; headache; and dizziness.

Urea-formaldehyde foam insulation (UFFI) was developed in Europe in the 1950s as an improved means of insulating difficult-to-reach cavities in the walls of buildings. It was typically made at a construction site from a mixture of urea-formaldehyde resin,

a foaming agent and compressed air. When the mixture is injected into the wall, urea and formaldehyde unite and "cure" into an insulating foam plastic.

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

The permanent structures currently present on-Site were built in the 1950s and 1960s, therefore UFFI is potentially present within the Site.

6.2.17 Radon

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

Due to the potential health concerns associated with radon, Health Canada released a guideline in June 2007, for a maximum acceptable level of radon gas of 200 Becquerels per cubic metre (Bq/m³). Where radon gas is present and the annual radon concentration exceeds 200 Bq/m³ in the normal occupancy area, Health Canada recommends taking the necessary actions to reduce radon levels.

Site specific radon testing would be required to determine if radon is an environmental concern of occupied building spaces. A radon gas assessment was beyond the scope of this Phase One ESA, and as such, radon gas was not assessed.

6.2.18 Mould

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

Currently there are no regulations governing mould; however, there are several guidelines addressing mould assessments and abatement. At the moment the industry standards include the Canadian Construction Association (CCA) document 82-2004 titled "Mould Guidelines for the Canadian Construction Industry" and the Environmental Abatement Council of Ontario (EACO) guidelines titled "EACO Mould Abatement Guidelines, Edition 2 (2010)".

It is important to note that the Ministry of Labour (MOL) governs protecting workers under the Occupational Health and Safety Act, which states that employers are required to take every precaution reasonable to protect their workers. This includes protecting workers from mould within workplace buildings.

Evidence of a roof leak was noted in the garage structure with some mould in the direct vicinity. No other signs of mould were observed during the Site reconnaissance.

6.3 Enhanced Investigation Property Observations

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

Based on the review of historical records and Site observations, the Site is classified as an Enhanced Investigation Property Based on the former marine repair garage operations at 1546 Four Mile Creek Road.

5.3.1 Processing and Manufacturing Operations

There are no processing or manufacturing operations associated with the former marine repair garage at 1546 Four Mile Creek Road.

5.3.2 Hazardous Materials Use and Storage

There were no hazardous materials used or stored on-site, associated with former marine repair garage at 1546 Four Mile Creek Road.

5.3.3 Generated Wastes

No waste generation was recorded for the marine repair garage at 1546 Four Mile Creek Road. Wastes generated are assumed to be non-hazardous, solid wastes, and liquid wastes. Liquid wastes are assumed to be in small quantities, and disposed of at a regional hazardous waste facility, as needed.

5.3.4 Vehicle and Equipment Maintenance Areas

During the site reconnaissance, a vacant garage structure was observed at 1546 Four Mile Creek Road. Two bay doors opened to a large vacant (former) repair area.

5.3.5 Oil/Water Separators

There were no oil/water separators associated with marine repair garage at 1546 Four Mile Creek Road.

5.3.6 Spills History

According to the ERIS report (Section 3.2.1), there have been no recorded spills on-site.

5.3.7 Hydraulic Lift Equipment

There was no hydraulic lift equipment associated with the marine repair garage at 1546 Four Mile Creek Road. However, a chain and pulley lift was observed at the northern portion of the structure.

6.4 Adjacent and Surrounding Properties

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

Based on the visual reconnaissance of adjacent and surrounding properties within the Phase One Study Area, the following properties were identified as having operations that contribute towards a PCA as defined in Table 2 of Schedule D;

Direction	Address	Occupants	Associated PCA
North (145 metres)	1487 Niagara Stone Road	Gale's Gas Bar Ltd	PCA 10a: #28 – Gasoline and Associated Products Storage in Fixed Tanks

6.5 Written Description of Investigation

A reconnaissance of the Site was conducted by EXP to examine the exterior portions of the Site, given that no Site buildings or permanent structure are currently present. The exterior portions of the Site were examined for evidence of utilities and related infrastructure; water wells; Site drainage and related infrastructure; stained areas; stressed vegetation; and evidence of fill material.

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

Based on the Site inspection, the following PCAs were noted:

- PCA 1: A marine repair garage was located at the Site; #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
- PCA 10a: Gale's Gas Bar Ltd was located at 1487 Niagara Stone Road (145 metres north of the Site); #28 – Gasoline and Associated Products Storage in Fixed Tanks

Based on its on-Site location, PCA 1, is considered to contribute to an APEC. PCA 10a is not considered to contribute to an APEC based on its downgradient location relative to the Site.

7 Review and Evaluation of Information

7.1 Current and Past Uses

Based on a review of historical aerial photographs, chain of title information, historical maps, and other records, the Site was first developed with a residential house in the northern portion and an orchard or vineyard in the southern portion prior to 1876. A second residential dwelling was constructed circa 1956 in the southeastern portion of the Site (current residential structure at 1544 Four Mile Creek Road) and a garage structure (current structure at 1546 Four Mile Creek Road) was constructed in the northern portion circa 1964. The garage structure was used for equipment and marine vehicle repairs until 2023. The original residential house on the northern portion of the Site was demolished prior to 2000. The Site currently consists of one (1) residential structure in the southeastern portion and one (1) vacant garage structure (formerly used for marine vehicle repairs) in the central portion.

The current and past ownership of the Site is summarized in Table II.

7.2 Potentially Contaminating Activities (PCAs)

A list of all the PCAs identified at the Site and within the Phase One Study Area are listed in the CSM Appendix K and shown on Figure 2.

7.3 Areas of Potential Environmental Concern (APECs)

Since the anticipated groundwater flow direction is to the northwest, the properties within the Phase One Study Area to the east and west of the Site were considered to be hydraulically trans-gradient to the Site and the properties to the north and northwests are considered to be hydraulically down-gradient.

The following PCAs were considered to contribute to an APEC:

- PCAs identified at the Site; and,
- PCAs located on immediately adjacent properties (off-Site) or situated up-gradient to the Site with respect to the anticipated southerly groundwater flow direction.

The APECs identified at the Site are summarized in the CSM (Appendix K) and on Figure 4.

8 Conclusions

8.1 Whether Phase Two ESA Required Before RSC Submitted

Based on the results and findings of the Phase One ESA, a Phase Two ESA is required before an RSC may be submitted to investigate the following APECs identified on the Phase One Property:

Table 1-1: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ¹	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern ²	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Former equipment and marine vehicle repairs	Central portion of the Site	PCA 1: #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	PHCs, BTEX, VOCs, PAHs, Metals, Sb, As, Se, HWS-B, Cr(VI), CN-, Hg	Soil and Groundwater
APEC 2: Importation of Fill Material	Northern portion of the Site	PCA 2: #30 - Importation of Fill Material of Unknown Quality	On-Site	PHCs, BTEX, VOCs, PAHs, Metals, Sb, As, Se, HWS-B, Cr(VI), CN-, Hg, EC, SAR, PCBs	Soil
APEC 3: Former USTs	South-Central portion of the Site	PCA 3: #28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX, VOCs, Metals, Sb, As, Se	Soil and Groundwater
APEC 4: Historical orchard/vineyard	Southern portion of the Site	PCA 4: #40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	OC Pesticides, Metals, Sb, As, Se, HWS-B, Cr(VI), CN-, Hg	Soil
APEC 5: Vent/fill pipes at residential structure	Southeastern portion of the Site	PCA 5: #28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX, PAHs, VOCs, Metals, Sb, As, Se, HWS-B, Cr(VI), CN-, Hg	Soil and Groundwater

(1) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg.153/04, as amended) that is occurring or has occurred in a phase one Study area.

(2) PHCs – Petroleum Hydrocarbons; BTEX – Benzene, Toluene, Ethylbenzene, and Xylene; VOCs – Volatile Organic Compounds; PAHs – Polycyclic Aromatic Hydrocarbons; Metals – Metals (including Hydride Metals); ORPs – Other Regulated Parameters [EC - electrical conductivity; SAR - sodium adsorption ratio; OC pesticides – organochlorine pesticides; PCBs – polychlorinated biphenyls.

8.2 RSC Based on Phase One ESA Alone

Several APECs were identified on the Site. As such, an RSC cannot be filed based on the Phase One ESA alone.

A Phase Two ESA is required to investigate the APECs identified in this Phase One ESA prior to filing an RSC based on the proposed future land use.

*Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024*

9 Closure

We trust this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

EXP Services Inc.



Kate Miles., P.Eng.
Senior Environmental Scientist
Environmental Services



Amanda Catenaro, P.Geo., QP_{ESA}
Senior Project Manager
Environmental Services

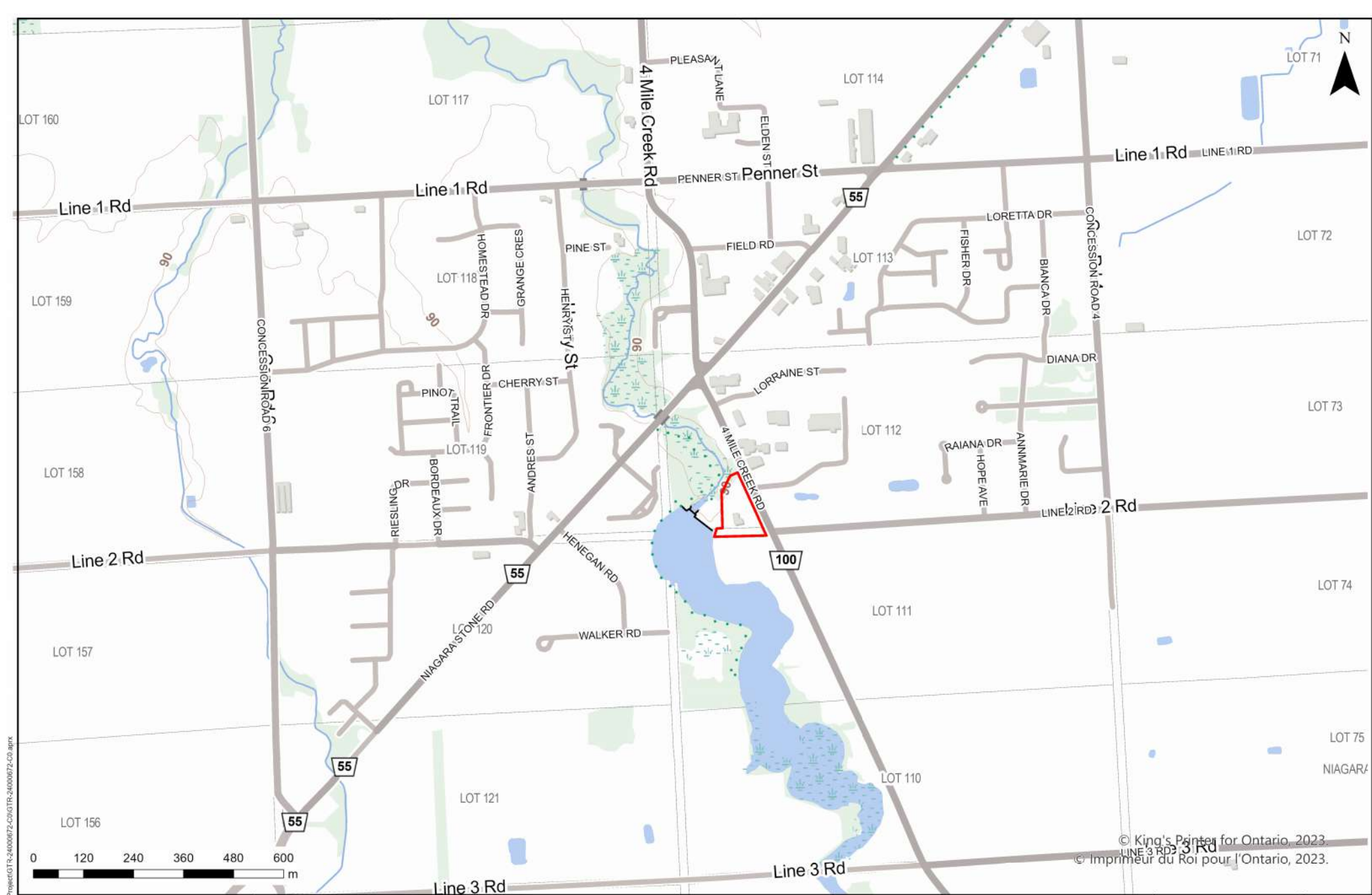
10 References

- Paterson Group, Phase I-II Environmental Site Assessment, 1544 and 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario, dated November 17, 2023.
- Englobe Corp., Phase I Environmental Site Assessment, 1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario, dated September 30, 2021.
- Ontario Regulation 153/04 made under Part XV.1 of the Environmental Protection Act, July 1, 2011.
- Occupational Health and Safety Act - Ministry of Labour (MOL)
- Natural Resources Canada (NRC) website <http://atlas.gc.ca/toporama/en/index.html>.
- "Quaternary Geology, Seamless coverage of the Province of Ontario"; Data Set 14 - Revised, Scale 1: 1,000,000 Issued 2000.
- "Bedrock Geology of Ontario, Southern Sheet," Ontario Geological Survey, MDR126-REV1. Scale 1:250,000. Issued 2011.
- Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.
- Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario. Ontario Ministry of the Environment, November 1988.
- Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
- Ontario Inventory of PCB Storage Sites. Ontario Ministry of the Environment, 1993- 2003-2004.
- Catalogue of Canadian Fire Insurance Plans 1875 – 1975
- Ontario Ministry of the Environment, Brownfields Registry website (www.ene.gov.on.ca/environet/BESR/index.htm)
- Ontario Ministry of the Environment, Environmental Registry website (www.ene.gov.on.ca/envision/env_reg/abr/english/index.htm)
- Ontario Ministry of Natural Resources, Natural Heritage website (www.mnr.gov.on.ca/MNR/nhic/areas.cfm)
- Oil, Gas & Salt Resources Library website (www.ogsrlibrary.com)
- Technical Standards and Safety Authority, Environmental Management Protocol for Fuel Handling Sites in Ontario, May 2007.

EXP Services Inc.

Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024

Figures



EXP Services Inc.

t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND:

SITE BOUNDARY

TITLE AND LOCATION:

SITE LOCATION PLAN

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1544 AND 1546 FOUR MILE CREEK ROAD
NIAGARA-ON-THE-LAKE, ONTARIO

PROJECT NO.:

GTR-24000672-C0

DWN:

K.G.

SCALE:

AS NOTED

CHRD:

AC

DATE:

SEPTEMBER 2024

FIG. NO.:

1

© King's Printer for Ontario, 2023.
© Imprimeur du Roi pour l'Ontario, 2023.




PCA Source Number	Potentially Contaminating Activity (PCA)
1	#27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
2	#30 - Importation of Fill Material of Unknown Quality
3	#28 - Gasoline and Associated Products Storage in Fixed Tanks
4	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
5	#28 - Gasoline and Associated Products Storage in Fixed Tanks
De-minimis PCAs	
6	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
7	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
8a	#28 - Gasoline and Associated Products Storage in Fixed Tanks
8b	#other - spill
8c	#52 - Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.
9	#58 - Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.
10a	#28 - Gasoline and Associated Products Storage in Fixed Tanks
10b	#other - spill
10c	#other - spill
11	#27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
12	#59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
13	#59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
14	#59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products


(28) INDICATES ITEM NUMBER OF O. REG. 153/04 SCHEDULE D, TABLE 2


EXP Services Inc.
t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND:


 SITE BOUNDARY


 PHASE ONE STUDY AREA


 AST


 UST


LAND USE

 COMMERCIAL

 RESIDENTIAL

 AGRICULTURAL

 INSTITUTIONAL

 COMMUNITY

TITLE AND LOCATION:

SURROUNDING PROPERTIES AND PCAS

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1544 AND 1546 FOUR MILE CREEK ROAD
NIAGARA-ON-THE-LAKE, ONTARIO

PROJECT NO:	GTR-24000672-C0	OWN:	K.G.
SCALE:	AS NOTED	GRID:	AC
DATE:	SEPTEMBER 2024	FIG. NO.:	2




EXP Services Inc.
t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND:

 SITE BOUNDARY

TITLE AND LOCATION:

SITE PLAN

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1544 AND 1546 FOUR MILE CREEK ROAD
NIAGARA-ON-THE-LAKE, ONTARIO

PROJECT NO:	GTR-24000672-C0	DWN:	K.G.
SCALE:	AS NOTED	CHD:	AC
DATE:	SEPTEMBER 2024	FIG. NO.:	3

APEC	PCA Source Number	PCA
1	1	#27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
2	2	#30 - Importation of Fill Material of Unknown Quality
3	3	#28 - Gasoline and Associated Products Storage in Fixed Tanks
4	4	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
5	5	#28 - Gasoline and Associated Products Storage in Fixed Tanks



EXP Services Inc.

t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND:

SITE BOUNDARY

APEC

APEC 1

APEC 2

APEC 3

APEC 4

APEC 5

TITLE AND LOCATION:

APECs

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

1544 AND 1546 FOUR MILE CREEK ROAD

NIAGARA-ON-THE-LAKE, ONTARIO

PROJECT NO.:	GTR-24000672-C0	DWN:	K.G.
SCALE:	AS NOTED	CHRD:	AC
DATE:	SEPTEMBER 2024	FIG. NO.:	4

EXP Services Inc.

Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024

Tables

TABLE I

SITE ENVIRONMENTAL SETTING DATA

1544 and 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario

NATIVE SOIL AND BEDROCK

Type: Iroquois Plain deposits that consist predominantly of clay to silt-textured till (derived from glaciolacustrine deposits or shale) with Modern alluvial deposits consisting of clay, silt, sand, and gravel in the western-most portion of the Site

Hydraulic Conductivity: Unknown

Percent Sand: Unknown

Depth to Bedrock: 19 mbgs

Bedrock Type: Queenston Formation, primarily consisting of shale, limestone, dolostone and siltstone

GROUND WATER

Depth to Water Table: 1.0 to 6.19 mbgs

Estimated or Measured: Paterson (2023)

Direction of Flow: Northwest

Estimated or Measured: Estimated

POTABLE WATER AND SEWERS

Potable Water Source: Lake Erie

Municipal Water Source: Yes

Distance to Nearest Municipal Water Well: n/a

Distance to Nearest Private Water Well: n/a

Sanitary Sewage System: No

Storm Water System: Yes

SURFACE WATER

Name of Nearest Water Body: Lower Virgil Reservoir

Distance from Site: 5 metres west

Elevation Drop from Site: 1 metre

Direct Drainage from Site: Yes

EXP Services Inc.

GTR-21004653-D0

TABLE II

TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY

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

1544 and 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
46383-0087 (LT) 1544 Four Mile Creek Road				
Prior to October 24, 1804	Crown	Vacant land	Agricultural or Other Use	Based on the historical atlas and the name of owner, it is likely that the Site was vacant or agricultural land. No PCAs were identified during this time period.
From October 24, 1804 to November 4, 1833	Captain Barnard Frey			
From November 4, 1833 to February 5, 1872	John and Margaret Ball			
From November 4, 1833 to November 5, 1855	Peter Severus			
From February 5, 1855 to August 20, 1870	John and Margaret Ball			
From August 20, 1870 to August 20, 1870	Peter Severus			
From August 20, 1870 to February 5, 1872	Margaret Ball			
From February 5, 1872 to April 10, 1879	John A. Wilson	Residential dwelling	Residential Use	Based on the 1876 historical map and 1934 aerial photograph, a residential dwelling was developed at the Site prior to 1876, with an orchard south of the residential dwelling. The orchard was identified as a PCA #40
From April 10, 1879 to May 21, 1885	William C Parnell			
From May 21, 1885 to May 11, 1899	John Disher, Catherine Disher & Richard Disher			
From May 11, 1899 to November 29, 1900	James Doyle			
From November 29, 1900 to October 18, 1945	Hamilton & Betsey Gibson			
From October 18, 1945 to June 23, 1955	Hamilton Gibson			
From June 23, 1955 to July 19, 1955	Alice M. Knox			
From July 19, 1955 to August 14, 1956	Henry & Mary Andres	Residential Dwelling with Marine Repair Shop	Commercial Use	Based on the reviewed aerial photographs and Chain of Title, a second residential structure was developed circa 1956 with the original residential dwelling demolished prior to 2000. A structure used for marine repairs was constructed circa 1964.
From August 14, 1956 to May 16, 2024	Lois Andres & Edward Henry Andres			
From May 16, 2024 to Present	Esfandiar Aghaei			

46383-0086 (LT) 1546 Four Mile Creek Road (Northern Portion)				
Prior to October 24, 1804	Crown	Vacant land	Agricultural or Other Use	Based on the historical atlas and the name of owner, it is likely that the Site was vacant or agricultural land. No PCAs were identified during this time period.
From October 24, 1804 to November 4, 1833	Captain Barnard Frey			
From November 4, 1833 to February 5, 1872	John and Margaret Ball			
From November 4, 1833 to November 5, 1853	Peter Severus			
From February 5, 1853 to August 20, 1870	John and Margaret Ball			
From August 20, 1870 to August 20, 1870	Peter Severus			
From August 20, 1870 to February 5, 1872	Margaret Ball			
From February 5, 1872 to April 10, 1879	John A. Wilson	Residential dwelling	Residential Use	Based on the 1876 historical map and 1934 aerial photograph, a residential dwelling was developed at the Site prior to 1876, with an orchard south of the residential dwelling. The orchard was identified as a PCA #40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
From April 10, 1879 to May 21, 1885	William C Parnell			
From May 21, 1885 to May 11, 1899	John Disher, Catherine Disher & Richard Disher			
From May 11, 1899 to November 29, 1900	James Doyle			
From November 29, 1900 to October 18, 1945	Hamilton & Betsey Gibson			
From October 18, 1945 to June 23, 1955	Hamilton Gibson			
From June 23, 1955 to July 19, 1955	Alice M. Knox			
From July 19, 1955 to March 31, 1965	Henry & Mary Andres	Residential Dwelling with Marine Repair Shop	Commercial Use	Based on the reviewed aerial photographs and Chain of Title, a second residential structure was developed circa 1956 with the original residential dwelling demolished prior to 2000. A structure used for marine repairs was constructed circa 1964.
From March 31, 1965 to May 16, 2024	Andres Bell Construction Limited			
From May 16, 2024 to present	On The Lake Developments Inc.			

46383-0086 (LT) 1546 Four Mile Creek Road (Southern Portion - Road Allowance)				
Prior to November 28, 1967	Crown (The Corporation of the Township of Niagara)	Vacant land	Agricultural or Other Use	Based on the historical atlas and the name of owner, it is likely that this portion of the Site was vacant or agricultural land.
From November 28, 1967 to January 31, 1974	Niagara Peninsula Conservation Authority	Residential Dwelling with Marine Repair Shop	Commercial Use	Based on the reviewed aerial photographs and Chain of Title, a second residential structure was developed circa 1956 with the original residential dwelling demolished prior to 2000. A structure used for marine repairs was constructed circa 1964.#27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
From January 31, 1974 to May 16, 2024	Andres Bell Construction Limited			
From May 16, 2024 to present	On The Lake Developments Inc.			
EXP Services Inc.				GTR-24000672-C0
<p><i>Notes:</i></p> <p>1 - for each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:</p> <ul style="list-style-type: none"> Agriculture or other use Commercial use Community use Industrial use Institutional use Parkland use Residential use <p>2 - when submitting a record of site condition for filing, a copy of this table must be attached</p> <p><i>l'aide en francais, veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290</i></p>				

EXP Services Inc.

Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024

Appendix A – Liability



LIMITATIONS AND USE OF REPORT

BASIS OF REPORT

The Report is based on site conditions known or inferred by the investigation undertaken as of the date of the Report. Should changes occur which potentially impact the condition of the site the recommendations of EXP may require re-evaluation. Where special concerns exist, or the Client has special considerations or requirements, these should be disclosed to EXP to allow for additional or special investigations to be undertaken not otherwise within the scope of investigation conducted for the purpose of the Report.

Where applicable, recommended field services are the minimum necessary to ascertain that construction is being carried out in general conformity with building code guidelines, generally accepted practices and EXP's recommendations. Any reduction in the level of services recommended will result in EXP providing qualified opinions regarding the adequacy of the work. EXP can assist design professionals or contractors retained by the Client to review applicable plans, drawings, and specifications as they relate to the Report or to conduct field reviews during construction.

RELIANCE ON INFORMATION PROVIDED

The evaluation and conclusions contained in the Report are based on conditions in evidence at the time of site inspections and information provided to EXP by the Client and others. The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose as communicated by the Client. EXP has relied in good faith upon such representations, information and instructions and accepts no responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of any misstatements, omissions, misrepresentation or fraudulent acts of persons providing information. Unless specifically stated otherwise, the applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the Report are only valid to the extent that there has been no material alteration to or variation from any of the information provided to EXP.

STANDARD OF CARE

This report ("Report") has been prepared in a manner consistent with the degree of care and skill exercised by engineering consultants currently practicing under similar circumstances and locale. No other warranty, expressed or implied, is made. Unless specifically stated otherwise, the Report does not contain environmental consulting advice.

COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment form part of the Report. This material includes, but is not limited to, the terms of reference given to EXP by the Client, communications between EXP and the Client, other reports, proposals or documents prepared by EXP for the Client in connection with the site described in the Report. In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety. EXP is not responsible for use by any party of portions of the Report.



USE OF REPORT

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. No other party may use or rely upon the Report in whole or in part without the written consent of EXP. Any use of the Report, or any portion of the Report, by a third party are the sole responsibility of such third party. EXP is not responsible for damages suffered by any third party resulting from unauthorised use of the Report.

REPORT FORMAT

Where EXP has submitted both electronic file and a hard copy of the Report, or any document forming part of the Report, only the signed and sealed hard copy shall be the original documents for record and working purposes. In the event of a dispute or discrepancy, the hard copy shall govern. Electronic files transmitted by EXP utilize specific software and hardware systems. EXP makes no representation about the compatibility of these files with the Client's current or future software and hardware systems. Regardless of format, the documents described herein are EXP's instruments of professional service and shall not be altered without the written consent of EXP.

EXP Services Inc.

Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024

Appendix B – Survey Plan

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
PART OF TOWNSHIP LOT 112
AND
PART OF THE ROAD ALLOWANCE
BETWEEN TOWNSHIP LOTS 111 & 112
GEOGRAPHIC TOWNSHIP OF NIAGARA
NOW IN THE
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 300
J.D. BARNES LIMITED
© COPYRIGHT 2022
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999878.
FOR BEARING COMPARISONS, A ROTATION OF 17730° COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P2, P3 AND P4.

PART 2 - SURVEY REPORT

DESCRIPTION
PART OF TOWNSHIP LOT 112 AND PART OF THE ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 111 & 112, GEOGRAPHIC TOWNSHIP OF NIAGARA
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
PIN 46383-0086(LT) IS SUBJECT TO INTEREST OF THE MUNICIPALITY
BOUNDARY FEATURES
PIN 46383-0086(LT): FENCING ALONG WEST AND NORTH LIMITS AS SHOWN ON PLAN, FENCING, ASPHALT AND HEDGES ALONG SOUTH-EAST LIMITS AS SHOWN ON PLAN.
PIN 46383-0087(LT): FENCING, ASPHALT AND HEDGE ALONG WEST LIMIT AS SHOWN ON PLAN, HEDGES AND FENCING ALONG NORTH AND SOUTH LIMITS AS SHOWN ON PLAN.
ZONING COMPLIANCE
NOT VERIFIED BY THIS SURVEY
ADDITIONAL REMARKS
PLAN PREPARED FOR ABC LIMITED

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
CP	DENOTES	CONCRETE PIN AND WASHER
PB	DENOTES	PLASTIC BAR
WT	DENOTES	WITNESS
P1	DENOTES	PLAN 30R-5777
P2	DENOTES	PLAN 30R-668
P3	DENOTES	PLAN OF SURVEY BY D.G. URE, O.L.S. DATED FEBRUARY 11, 1965 (FILE:187-94)
P4	DENOTES	PLAN 30R-10562
P5	DENOTES	FIELD NOTES BY R.B. ERWIN, O.L.S. DATED FEBRUARY 18, 1970 (LLN:15284)
FL	DENOTES	MEASURED
MEAS	DENOTES	NOT IDENTIFIABLE
NI	DENOTES	ORIGIN UNKNOWN
OU	DENOTES	D.G. URE, O.L.S.
539	DENOTES	R.B. ERWIN, O.L.S.
567	DENOTES	MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LIMITED
744	DENOTES	W.A. MASCOE, O.L.S.
1339	DENOTES	ASHENHURST NOUNENS LIMITED
1497	DENOTES	J.D. BARNES LIMITED
IB	DENOTES	CENTRELINE
C/L	DENOTES	FENCE POST
FP	DENOTES	UTILITY POLE
UP	DENOTES	PROPERTY LINE
—	DENOTES	FENCE
—	DENOTES	OVERHEAD CABLE

N=NORTH / S=SOUTH / E=EAST / W=WEST

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JULY 7, 2022.

JULY 19, 2022
DATE
DASHA PAGE
ON TARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A/LS PLAN SUBMISSION FORM NUMBER 2192037 AND IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL

		SURVEYING MAPPING GIS	
LAND INFORMATION SPECIALISTS			
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4			
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com			
DRAWN BY:	DR	CHECKED BY:	AJGH
FILE:	G:\2021\21-16-330\001\Drawing\21-16-330-001(SRPR).dgn	REFERENCE NO.:	21-16-330-00
PLOTTED: 7/20/2022			

EXP Services Inc.

Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024

Appendix C – Qualifications

Qualifications of Assessors

Amanda Catenaro, B.Sc., M.E.Sc., P.Geo. (Senior Project Manager)

Amanda Catenaro graduated from McMaster University in 2012 with a Bachelor of Science degree in Environmental Science, specialized in Hydrogeology and Climatology. She completed her Master of Environmental Science Degree from the University of Toronto in 2013. Ms. Catenaro has worked on a number of Phase One and Two environmental assessments since joining EXP Services Inc. and has been involved in the design and application of several remediation projects.

Ms. Catenaro has international experience working on environmental projects in the United Kingdom including undertaking desk studies, risk assessments, and remediation projects (strategy development, design, implementation and validation). She has closed-out projects in a variety of specialized sectors such as transportation, highway, rail, and water schemes.

Kate Miles, P.Eng. (Senior Environmental Scientist)

Kate Miles graduated from Queen's University with a Bachelor of Science in Chemical Engineering in 2010, and from Ryerson University's Chang School of Continuing Education with a certificate in Environmental Engineering Science in 2014. She has over nine years experience in environmental consulting. She is registered as a Professional Engineer with Professional Engineers Ontario.

EXP Services Inc. is a full-service consulting and engineering firm and provides a full range of environmental services through the Environmental Services Group. EXP's Environmental Services Group has developed a strong working relationship with clients in both the private and public sectors and has developed a positive relationship with the Ontario Ministry of the Environment. Personnel in the numerous branch offices form part of a large network of full-time dedicated environmental professionals in the EXP organization.

EXP Services Inc.

Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024

Appendix D – OPTA Report



enviroscan



175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 1 877 244 9437
W: optaintel.ca

Stephanie

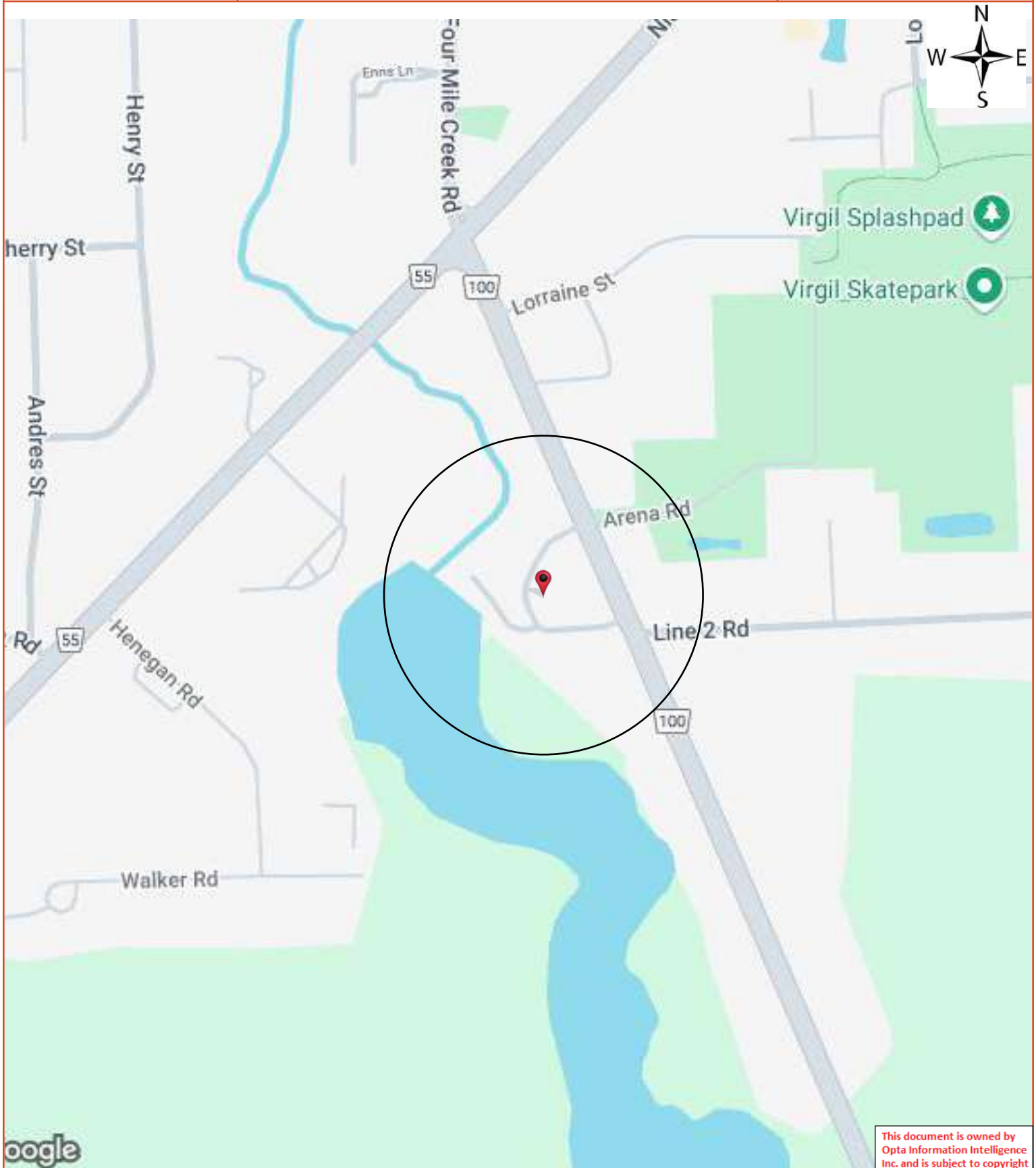
1546 Four Mile Creek Road, Niagara-on-the-Lake, ON, Canada

Project No:
GTR-24000672-C0

149446 Order ID:

Requested by:
Kate Miles
EXP Services Inc.

Date Completed:
9/19/2024 2:48:40 PM



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.

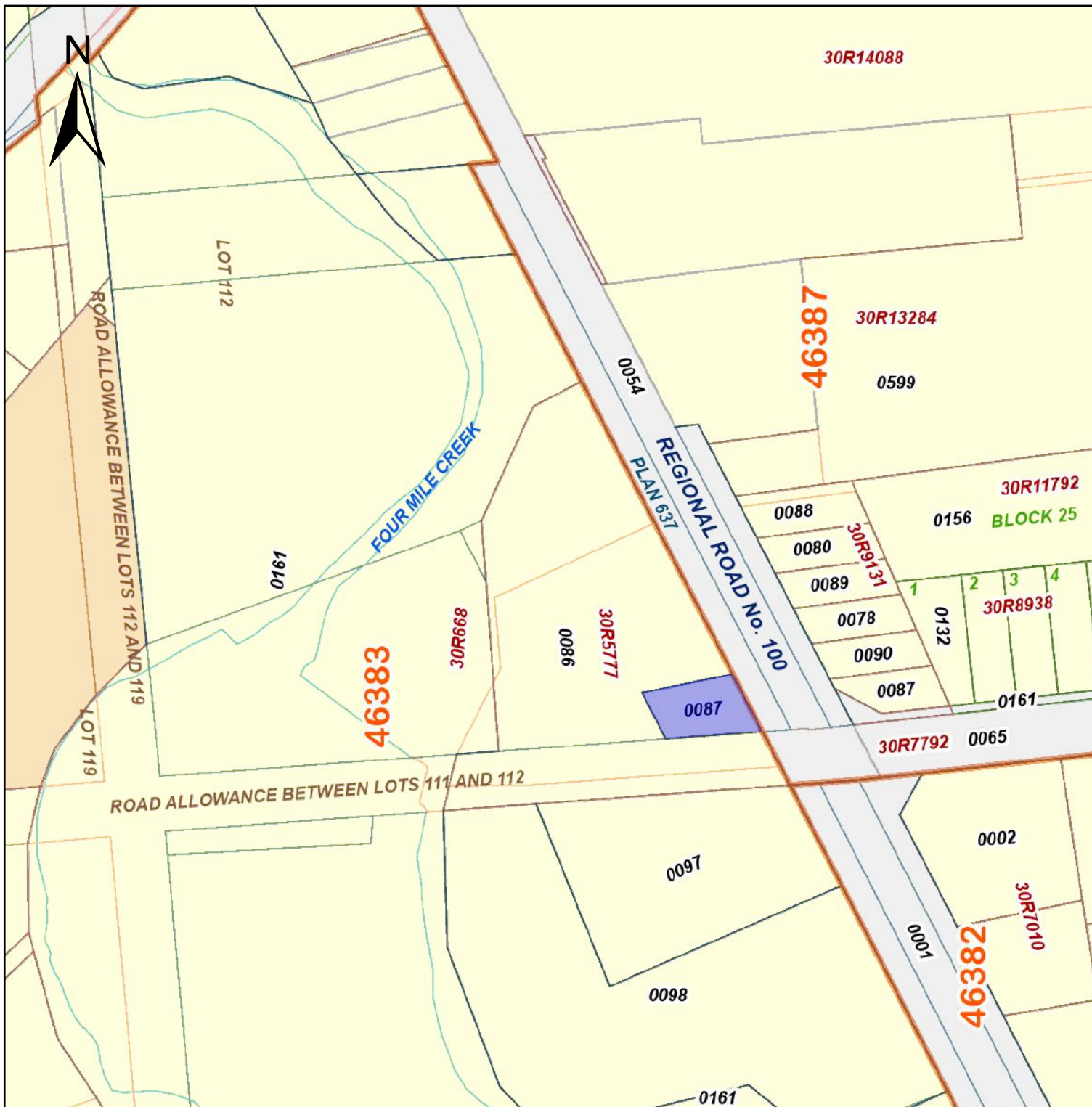
No Records Found



EXP Services Inc.

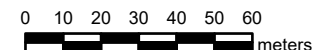
Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024

Appendix E – Chain of Title



PRINTED ON 17 SEP, 2024 AT 13:45:26
FOR KM

SCALE



PROPERTY INDEX MAP NIAGARA(No. 30)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



PROPERTY DESCRIPTION:

PT TWP LT 112 NIAGARA; PT RDAL BTN TWP LT 111 & 112 NIAGARA PT 1 30R668 & AS IN RO119545 EXCEPT PT 4 SPPL85, PT 2 30R668, RO164363, BLOCK 46831 S/T INTEREST OF THE MUNICIPALITY; NIAGARA-ON-THE-LAKE

PROPERTY REMARKS:

PLANNING ACT CONSENT AS IN RO284948.

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 46383-0226

PIN CREATION DATE:

2004/02/23

OWNERS' NAMES

ON THE LAKE DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2004/02/20 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2004/02/23 **						
RO119545	1965/03/31	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	ANDRES BELL CONSTRUCTION LIMITED	
30R668	1973/12/18	PLAN REFERENCE				C
RO284948	1974/01/23	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	ANDRES BELL CONSTRUCTION LIMITED	
RO493091	1985/03/04	NOTICE				C
30R5777	1989/03/01	PLAN REFERENCE				C
NR666220	2024/05/16	TRANSFER	\$1,825,000	ANDRES BELL CONSTRUCTION LIMITED	ON THE LAKE DEVELOPMENTS INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
NR666221	2024/05/16	CHARGE	\$1,767,617	ON THE LAKE DEVELOPMENTS INC.	1366687 ONTARIO INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #30

46383-0087 (LT)

PAGE 1 OF 1
PREPARED FOR km
ON 2024/09/17 AT 13:46:48

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

PROPERTY DESCRIPTION: PT TWP LT 112 NIAGARA AS IN RO7678 EXCEPT HWY637; NIAGARA-ON-THE-LAKE

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN RO7678.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 46383-0227

PIN CREATION DATE:
2004/02/23

OWNERS' NAMES
AGHAEI, ESFANDIAR

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2004/02/20 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2004/02/23 **						
RO7678	1956/08/14	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	ANDRES, EDWARD HENRY ANDRES, LOIS	
RO493091	1985/03/04	NOTICE				C
REMARKS: ZONING REGULATIONS						
NR666184	2024/05/16	APL OF SURV-LAND		*** COMPLETELY DELETED *** ANDRES, EDWARD HENRY	ANDRES, LOIS	
NR666223	2024/05/16	TRANSFER	\$575,000	ANDRES, LOIS	AGHAEI, ESFANDIAR	C
REMARKS: PLANNING ACT STATEMENTS.						
NR666224	2024/05/16	CHARGE	\$558,240	AGHAEI, ESFANDIAR	1366687 ONTARIO INC.	C

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

LOT 112		NIAGARA TOWNSHIP		Now THE TOWN OF NIAGARA-ON-THE-LAKE		Form NO. 22	
NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
316375	continued from folio 21			Edward H. & Lisa Andrea wife, jlt. tenants	Niagara Credit Union Limited	✓	2ndly: land as in #152222 (67), see recitals.
SEE DEPOSIT No 30 R-1264				A REFERENCE PLAN			PART 1: 1.00 ac.
318211	P. D of M.	28 July 1975	8 August 1975	Niagara Credit Union Limited	Nick Dueck also known as Nicholas N. Dueck + Della Dueck	\$ 2.00	of mortgage #262151 (73) as to pt. lot; designated as Part 1 on plan 30R-1264.
318379	Grant	25 July 1975	12 Aug 1975	Nick Dueck, also known as Nicholas N. Dueck, + Della Dueck, wife	Jerry N. Dueck	2.00	Pt. lot, designated as Part 1 on 30R-1264
320068	Certificate of Approval	18 August 1975	5 September 1975	Ministry of Transportation and Communications	-	-	So appropriate lands being shown as 1) Pt lot, designated as Part 2 on 30R 836 (2a) Pt lots 112, 113 designated as Part 2 on 30R 890 (2b) Pt lot designated as Parts 4, 6, 8, 9, 10, 11, 12, 13, 15, 19 on 30R 890 (2c) Pt lot designated as Part 17 on 30R 890 July to easement 3) Pt lot, designated as Part 1 on 30R 1184
1067A	Expropriation Plan	14 July 1975	5 September 1975	Crown	Ministry of Transportation and Communications	-	Part 1 - 0.016 acres (Frank + Maria Hiebert) MTC Plan P-5092-8
1068	Expropriation Plan	14 July 1975	5 September 1975	Crown	Ministry of Transportation and Communications	-	Part 1 - 0.008 acres (Gerald + Geraldine Marcynuk) MTC Plan P-5092-9

LOT 112		NIAGARA TOWNSHIP		Now THE TOWN OF NIAGARA-ON-THE-LAKE		SHEET NO. 23	
NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
1069 Hwy Plan	Expropriation Plan	14 July 1975	5 September 1975	Crown	Ministry of Transportation and Communications		Part 1 - 0.100 acres Part 2 - 0.017 acres Part 3 - 0.004 acres Part 4 - 0.011 acres (Alberta, George D. Wilson) (Arthur D. & George P. Wilson) MTC Plan P-5092-16
1070 Hwy Plan	Expropriation Plan	14 July 1975	5 September 1975	Crown	Ministry of Transportation and Communications		Part 1 - 0.005 acres Part 2 - 0.038 acres (Arthur D. Wilson) MTC Plan P-5092-10
1071 Hwy Plan	Expropriation Plan	14 July 1975	5 September 1975	Crown	Ministry of Transportation and Communications		Part 1 - 0.093 acres (The Corp. of the County of Lincoln) MTC Plan P-5092-13
1072 Hwy Plan	Expropriation Plan	14 July 1975	5 September 1975	Crown	Ministry of Transportation and Communications		Part 1 - 0.032 acres Part 2 - 0.129 acres (Harry M. Wilson) MTC Plan P-5092-15
1073 Hwy Plan	Expropriation Plan	15 July 1975	22 Sept. 1975	Crown	Ministry of Transportation and Communications		Part 1 - 0.028 ac. Part 2 - 0.023 ac. (Border Holdings Limited) MTC Plan P-5092-14 (17)
322501	Gift for Hwy	9 Oct. 1975	14 Oct. 1975	Re: estate of Russell S. Masters			- as descr. in # 218165
322780	Grant	19 Sept. 1975	12 Oct. 1975	Lesita Investments Limited	Wilba M. Schankula	\$1.00	under power of sale. Re. mortg. # 225766 (71) see recitals see instr.
322781 323007	Deposit Deposit	-	17 Oct. 1975 21 Oct. 1975	Pt. lots 112 & 113 Pt. lot 112 designated as Pt. 9	as descr. in # 225766 (2) on 30R-890 To Folio 24		

Lot 112 Niagara Township now Town of Niagara On. The Lake							
NUMBER		INSTRUMENT		DATE		GRANTOR	GRANTEE
		INSTRUMENT	REGISTRATION				CONSIDERATION
323008	Grant	5 Sept 1975	21 Oct 1975	Wilhelm + Elfriede Schumann, wife, jt. ten.	Her Majesty The Queen rep. by the Minister of Transportation and Communications		\$1.00 Pt. lot 112 designated as pt. 19 on 30R-890.
323025	Quit Claim	23 May 1975	21 Oct 1975	The Regional Municipality of Niagara	Wilhelm + Elfriede Schumann, wife, jt. ten.		\$1.00 Pt. lot 112 designated as pt. 7 on 30R-890.
325544	Quit Claim	9 September 1975	1 December 1975	The Regional Municipality of Niagara	Gerald + Geraldine J. Marcynuk, wife, jt. ten.		\$1.00 Pt. lot designated as Part 3 on 30R-890
330033	Debiture	13 Feb. 1976	18 Feb. 1976	Border Holdings Limited	Bank of Montreal		by Debiture #34,8950 Jan 25/77 \$500,000.00. Land as in #245 412 (72) 3rdly: Land as in #215 710 (70) Save & except Pt. 11, 10, 12, 13, 15, 17 & 19 on 30R-890.
330801	Quit Claim	24 Nov 1975	3 Mar 1976	The Regional Municipality of Niagara	Border Holdings Limited		\$1.00 part lot 112 designated as parts 14, 16, 18, 20 on 30R-890.
334657	Quit Claim	25 Mar 1976	17 May 1976	The Regional Municipality of Niagara (formerly The Corporation of the County of Lincoln)	Her Majesty The Queen, rep. by the Minister of Transportation and Communication		\$1.00 Pt. lot 112 designated as Parts 4, 6, 8, 10, 12, 15, 17 & 19 on 30R-890.
338837	Declaration	26 July 1976	28 July 1976	The Ministry of Transportation and Communications			Abandoning part lot 112 designated as part 2 on Hwy Pl. 1072. Plan attached see instr.

LOT 112

NIAGARA TOWNSHIP THE TOWN OF NIAGARA-ON-THE-LAKE

SHEET NO. 25

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
339688	Quit Claim	9 Sept. 1975	11 August 1976	The Regional Municipality of Niagara	Betty H. Dick, married woman	\$1.00	Part lot 112, designated as part 5 on 30R890.
346413	Mortgage	24 November 1976	1 December 1976	Principal Investments of Greater Niagara Ltd., in trust	Harry M. Gibson	\$60,000.00	Part 5 on 30R890, Pt lot 112 & Pt lot 20 Plan 197 designated as Parts 1 & 3 on 30R836
346414	Grant	4 November 1976	1 December 1976	Harry M. Gibson	Principal Investments of Greater Niagara Ltd., in trust	\$1.00	Pt lot 112 & Pt lot 20 Plan 197 designated as Parts 1 & 3 on 30R836
346486	Deposit		2 Dec 1976	Pt. lot, designated as Parts 1 & 3 on 30R836, as desc.			in # 346414 (1976)
347169	Grant	15 Dec 1976	15 Dec 1976	Principal Investments of Greater Niagara Ltd. in trust	Antal Berger, Barry Curran, Jurgen Last, Laduszy Maczka, as partnership property	\$1.00	1stly: pt lot 112 & pt lot 20 Plan 197 designated as parts 1 & 3 on 30R836. See register.
347170	Mortg.	8 Dec 1976	15 Dec 1976	Antal Berger, et ux, Barry Curran, Jurgen Last et ux, Laduszy Maczka, as partnership property	Western International Funding Corporation	\$192,000.00	Part 5 on 30R890, pt lot 112 & pt lot 20 Plan 197 designated as pts 1 & 3 on 30R836.
347171	Mortg.	13 Dec 1976	15 Dec 1976	Antal Berger, Barry Curran, Jurgen Last & Laduszy Maczka in partnership	David Hutchinson, Jack Easton, Michael Parnochak, Jurgen Last	\$40,000.00	Part 5 on 30R890, pt lot 112 & pt lot 20 Plan 197 designated as pts 1 & 3 on 30R836.
348442	Grant	9 December 1976	13 January 1977	Border Holdings Limited	Northranger Investments Limited	\$1.00	1stly: land as in # 245411 (1972) lower except Parts 15, 17, & 19 on 30R890. 2ndly: land as in # 245412 (1972), same & except instead Parts 10, 11, 12 & 13 on 30R890.

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
348443	Mortgage	12 January 1977	13 January 1977	Northranger Investments Limited, et al	Robert S. Fish & Lillian B. Fish, widow	\$180,000.00	land as in #348442 (1977)
348464	Mortgage	12 January 1977	14 January 1977	Northranger Investments Limited, et al	Michael Levy & Geoffrey Belchets, In Trust	\$75,000.00	land as in #348442 (1977)
348950	Discharge of Debenture	14 January 1977	25 January 1977	Bank of Montreal	Border Holdings Limited	-	of debenture 330033 (1976)
349038	A of M.	24 Jan. 1977	27 Jan. 1977	Stanley A. Knight	Border Holdings Limited	✓	of matg #24.5413 (72)
349180	Grant	18 Jan. 1977	28 Jan. 1977	Geertruida Vanderform	Principal Investments of Greater Niagara Ltd.	\$1.00	pt. lot, etc. 118.0' x 201.4' x 130.6' x 110.3' in SE ly bdy of Niagara Stone Rd. Comm. NE ly 98.83' from intersection of said SE ly bdy with line between lots 112 & 113, see recitals.
349181	Mortg.	27 Jan. 1977	28 Jan. 1977	Principal Investments of Greater Niagara Ltd. et al	The Royal Trust Company	\$30,000.00	Land as in #349180 (77)
349294	Deposit	✓	1 Feb 1977	-	-	✓	land as in #346414 (76)
355289	Mortgage	12 May 1977	17 May 1977	Principal Investments of Greater Niagara Ltd., et al	Sadie Chetwynd	\$10,000.00	land as in #349180 (77)
355438	Deposit	✓	19 May 1977	-	-	✓	land as desc in #101144 (64)
358884	Grant	3 June 1977	7 July 1977	Antal Berger & Guergen Post, Barry Burrows & Ladulss Maczka, in partnership	Lamat Enterprises Limited	\$1.00	1stly: pt lot 112 & pt lot 20 Blm 197 designated as Lots 1 & 3 on 30R836, see recitals

Forward to folio 27

Lot 112 Niagara Township now

THE TOWN OF NIAGARA-ON-THE-LAKE

SHEET NO. 28

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
363899	PD of m	9 September 1977	21 September 1977	Niagara Credit Union Limited	Andrea Bell Construction Limited, Edward H. Andres, Lois Andres, John B. Bell, Florence Bell, Henry Peters & Anne Peters	\$2.00	of mortgage #316375 (1975) as to 1stly; Pt lot 112 150.0' x 82.0' x 143.35' x 62.0' in hly limit of Rd Allow betw lots 112 & 111 Comm 2ly 587.9' from SW angle of lot 112
364557	Mech Lien	30 Sept. 1977	30 Sept. 1977	Ron Wiebe, carrying on business as Ron Wiebe Excavating	Lamat Enterprises Limited	\$1,834.00	1stly; Pt lot 112, etc designated as parts 1 & 3 on 30R-836.
*365004 365017	Discharge	6 October 1977	6 October 1977	Ron Wiebe	Lamat Enterprises Limited	-	discharging lien #364557 (1977).
*365004	Quitclaim	16 February 1977	6 October 1977	Rana Realty Ltd.	Lamat Enterprises Limited	\$2.00	2ndly; Pt lot, designated as Parts 1 & 3 on 30R 836
366101	By-law	26 Sept 1977	26 Oct. 1977	The Corporation of the Town of Niagara-on-the-Lake			To authorize a development agreement with Creek Road Motors Limited
366176	Agreement	26 Sept. 1977	26 Oct. 1977	Creek Road Motors Limited	The Corporation of the Town of Niagara-on-the-Lake	\$1.00	Re development as to Sch A; land as in #273848 (73) plan attached
366176	Mechanics Lien	27 October 1977	27 October 1977	Niacon Incorporated	Lamat Enterprises Limited	\$13,055.56	Against pt lot etc, designated as parts 1, 3 & 4 on plan 30R-2022.
367674	Discharge	2 November 1977	16 November 1977	Niacon Incorporated	Lamat Enterprises Limited	-	discharging lien #366176 (1977)

Forward to folio 29

LOT 112 NIAGARA TOWNSHIP

NOW THE TOWN OF NIAGARA-ON-THE-LAKE SHEET NO. 29

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
367858	Agreement	16 February 1977	18 November 1977	David Hutchinson, Michael Janoschak, Jack Easton, Juergen East, Edward Brisewood & Judith Rucinski	Rana Realty Ltd., Principal Investments of Greater Niagara Ltd., Judith Rucinski & Edward Brisewood	1/00	Release of agreement dated 1 Dec. 1976 2ndly: Pt lot, designated as Part 19.3 on 30R 836
368111	Grant	7 Sept. 1977	24 Nov. 1977	Lamat Enterprises Limited	Her Majesty The Queen, In Right of Canada	\$11800.00	Pt lot, etc. designated as part 3 on 30R-2022. Together with rt of way over pt lot 1 Pl. 197 designated as part 4 on 30R-2022. ^{Entered in} ^{Error 10 Aug 77}
368112	Grant	27 Sept 1977	24 Nov. 1977	Elizabeth the Second, Queen	Lamat Enterprises Limited		Pt lot, etc. designated as part 2 on plan 30R-2022.
368113	D of M	- Nov. 1977	24 Nov. 1977	Western International Funding Corporation	Lamat Enterprises Limited		of mortgage # 359740(77)
368115	D of M	- Nov. 1977	24 Nov. 1977	Western International Funding Corporation	Antal Berger, Barry Burrows, Juergen East Tadeusz Maczka		of mortgage # 347170(76)
368116	D of M	- Nov. 1977	24 Nov. 1977	Lamat Enterprises Limited	Harry M. Gibson	pm # 371095. 9 am. 17/78	Pt lot, etc. designated as parts 1, 2 & 4 on plan 30R-2022.
368117	Mortgage	18 Nov. 1977	24 Nov. 1977	Lamat Enterprises Limited	Harry M. Gibson	160,000.00	Pt lot, etc. designated as parts 1, 2 & 4 on plan 30R-2022.
368118	Mortgage	9 Nov. 1977	24 Nov. 1977	Lamat Enterprises Limited, et al.	Western International Funding Corporation	pm # 371095 9 am. 13/78 192,000.00	Pt lot, etc. designated as parts 1, 2 & 4 on plan 30R-2022.
368116	D of M	16 Nov. 1977	24 Nov. 1977	Harry M. Gibson	Lamat Enterprises Limited Forward to Folio 30		of mortg # 346413(77)

0001.0827 (29)

SHEET NO. 30		LOT 112 NIAGARA TOWNSHIP NOW THE TOWN OF NIAGARA ON THE LAKE					
NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
368119	Mortgage	9 Nov. 1977	24 Nov. 1977	Lamat Enterprises Limited, et al.	Western International Funding Corporation	\$40,000.00	Designated as parts 1, 2 & 4 on plan 30R-2022. Against pt lot, etc designated as parts 1, 2 & 4 on plan 30R-2022.
368121	Mech Lien	27 Oct 1977	24 Nov. 1977	Niacon Incorporated	Lamat Enterprises Limited	\$13005.56	Against pt lot, etc designated as parts 1, 2 & 4 on plan 30R-2022.
368404	Mortgage	23 Nov. 1977	29 Nov. 1977	Edward H. & Lois Andres wife	John B. Bell	\$200,000.00	land as in #152222 (67).
368961	Mortgage	15 November 1977	5 December 1977	William J. Hunter et ux	Canadian Imperial Bank of Commerce	\$150,000.00	with no survey except as shown on plat #403440 (78) in sly limit of lot 112 comm sly 457.56' from S.E. angle of lot 112, together with 10' easement & together with & sly to 10' Rt-of-Way & together with a 20' Rt-of-Way, see desc.
369276	Mortg	21 Nov 1977	12 Dec 1977	Lamat Enterprises Limited et al	Sun Life Assurance Company of Canada	\$616,500.00	part lot, etc designated as Part 1, 2 & 4 on 30R-2022
369995	Mortgage	7 December 1977	22 December 1977	373043 Ontario Incorporated, et al	Niagara Credit Union Limited	\$26,400.00	land as in #369996 (1977)
369996	Grant	12 December 1977	22 December 1977	Clara M. Sandham, spinster	373043 Ontario Incorporated	\$1.00	At lots 112 & 113, 47.1' x 102.03' x 47.1' 101.27' in sly ldy of Niagara Stone Rd (Hwy 55) comm sly 21.01' from inter-section of said sly ldy with line betw lots 112 & 113 Hwy & Park 304. See Facials

Forward to Folio 31

LOT 112 NIAGARA TOWNSHIP NOW THE TOWN OF NIAGARA-ON-THE-LAKE

SHEET NO. 31

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
370296	Deposit	✓	3 Jan 1978	✓	✓	✓	pt. lot as desc. in # 369996 (77)
370304	Dofm	✓	3 Jan 1978	The Royal Trust Company	Gerald & Geraldine Marcynuk	✓	of mortgage # 254771 (72)
370465	Mortg.	30 Dec 1977	5 Jan 1978	Elvin J. & Irene H. Penner, wife, jt. ten.	Niagara Credit Union Limited	\$3,500.00	Land as in # 273848 (73)
370735	Mortgage	23 Dec 1977	10 Jan 1978	Lamat Enterprises Limited, et al	Arthur L. Smith, in trust	\$400,000.00	Doors 353359 (78) pt. lot, etc designated as parts 1, 2 & 4 on 30R-2022.
370736	Mortgage	5 Jan 1978	10 Jan 1978	Lamat Enterprises Limited, et al	Western International Funding Corporation	\$152,000.00	pt. lot, etc designated as parts 1, 2 & 4 on 30R-2022.
370888	Dofm	4 Jan 1978	13 Jan 1978	Western International Funding Corporation	Lamat Enterprises Limited	\$368118	of mortgage (77)
370889	Dofm	4 Jan 1978	13 Jan 1978	Western International Funding Corporation	Lamat Enterprises Limited	\$368119	of mortgage (77)
371095	Dofm	12 Jan 1978	17 Jan 1978	Harry M. Gibson	Lamat Enterprises Limited	\$368117	of mortgage (77)
371425	Dofm	19 Jan 1978	24 Jan 1978	Niagara Credit Union Limited	Nick Duck, also known as Nicholas N. Duck & Della Duck	\$262151	of mortgage (73)
371749	Dofm	18 Jan 1978	31 Jan 1978	Arthur L. Smith in trust	Capsule Investments Limited as to undivided 75% share interest & Sumich Investments Limited as to remaining undivided 25% share interest as tenants in common	\$2.00	of mortgage # 370735 (78)
372802	Discharge	4 Jan 1978	20 Feb 1978	Niacon Incorporated	Lamat Enterprises Limited	✓	of lien # 366176 (77)
373567	Dofm	28 Feb 1978	6 March 1978	Niagara Credit Union Limited	Andres Bell Construction Limited	✓	of mortgage # 119546 (75)

 RECD
 NS084
 0815

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
373715 ✓	D of M	6 Mar. 1978	8 Mar. 1978	Niagara Credit Union Limited	Andres Bell Construction Limited	✓ \$316375	of mortgage (75)
373831 ✓ ✓ ✓ ✓	Mortg	9 Mar. 1978	10 Mar. 1978	William R. Hunter, Douglas Dineley, Nicholas Woell, in equal shares as partnership property	The Bank of Nova Scotia	\$8,500.00	land as in #262151 (73) slight variation in and course. Save + except part 1 on 30R-1264
373832 ✓ ✓ ✓	Grant	2 Mar. 1978	10 Mar. 1978	Nick Duck, also known as Nicholas N. Duck + Sella Duck, wife, joint tenants	William R. Hunter, Douglas Dineley, Nicholas Woell, in equal shares as partnership property	\$2.00	land as in #262151 (73) slight variation in and course. Save + except part 1 on 30R-1264
374863 ✓ ✓	Mortg	30 Mar. 1978	30 Mar. 1978	Paul E. Froese, to uses	Niagara Credit Union Limited	\$33,337.20	Land as in #307222 (75), limit, appmt. 0.00
374864 ✓	Grant	20 Dec. 1977	30 Mar. 1978	Paul E. & Vanessa L. Froese, wife, jt. ten	Paul E. Froese, to uses	1.00	Land as in #307222 (75)
375565	Discharge	7 Apr. 1978	12 Apr. 1978	Niacon Incorporated	Lamat Enterprises Limited	✓	of lien #368121 (77)
376275 ✓	D of M	29 Nov. 1977	25 April 1978	Niagara Credit Union Limited	Paul E. & Vanessa L. Froese	✓	of mortg. 307221 (75)
377733 ✓	A of M	28 Apr. 1978	16 May 1978	Niagara Credit Union Limited	Kilbert & Betty H. Aick	-	of mortgage #209204 (70)
381941 ✓	Mortg	8 June 1978	18 July 1978	Andres Bell Construction Limited et al	Niagara Credit Union Limited	\$100,000.00	Land as in #203658 (70)
382198 ✓ ✓ ✓ ✓	Mechanics Lien	20 July 1978	21 July 1978	Gino's General Welding & Fabricating Limited	Lamat Enterprises Limited	\$11036.00 + costs of 150.00	#3870058-70x against pt. lot, etc. designated as Parts 1 & 2 on 30A-2022

Lot 112 Niagara Township now Town of Niagara-on-the Lake SHEET NO. 33

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
✓ 382384	Doc M	20 JULY 1978	26 JUN 1978	Niagara Credit Union Limited	Andrews Bell Construction Limited	✓	of mortg # 203658(70)
✓ 382547	Mechanics Lien	28 June 1978	28 July 1978	D.J. East Trucking Contractors Limited	Lamat Enterprises Limited	\$2,008.38	against pt. lot, etc. designated as parts 1, 2 & 4 on 30R-2022
✓ 383359	Doc M	✓ 1978	9 AUG 1978	Capsule Investments Limited as to an undivided 75% share & interest, & Sunrich Investments Limited as to an undivided 25% share & interest, ten in common.	Lamat Enterprises Limited	✓	of mortg # 370735(78)
✓ 383491	Agreement	19 July 1978	10 Aug 1978	Western International Funding Corporation	Sun Life Assurance Company of Canada	\$1.00	postponing mortg # 370736(78)
✓ 384704	Mechanics Lien	22 Aug 1978	29 Aug 1978	H. Duffin Contracting Ltd.	Lamat Enterprises Limited	\$8,014.94	Against 1stly pt. lot, etc. designated as PARTS 1 & 3 on 30R-836 3rdly pt. lot, etc. designated as PART 2 on 30R-2022
✓ 384705	Mechanics Lien	23 Aug 1978	29 Aug 1978	Niagara Glass Limited	Lamat Enterprises Limited	\$6,400.00	Against 1stly pt. lot, etc. designated as PARTS 1 & 3 on 30R-836 3rdly pt. lot, etc. designated as PART 2 on 30R-2022
✓ 385673	Mech Lien	12 Sept 1978	14 Sept 1978	John Abrahams Roofing Limited	Lamat Enterprises Limited	\$13,175.00	Against pt. lot etc. designated as parts 1, 2 & 4 on 30R-2022

Folio 34
SHEET NO.

LOT 112

NIAGARA TOWNSHIP NOW TOWN OF NIAGARA-ON-THE-LAKE

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
385739 ✓	Mech Lien	14 Sept 1978	15 Sept 1978	Janzen Plumbing & Heating Limited	Lamat Enterprises Limited	\$8006.00	against Pt. lot, etc. designated as Pts. 1, 2 & 4 on 30R-2022.
386011 ✓	Mortg.	19 June 1978	19 Sept 1978	Ronald & Christine Andres, wife, jt. ten.	Niagara Credit Union Limited	27,000.00	Land as in #268370(73)
386086 ✓	Certificate of Action	20 Sept 1978	20 Sept 1978	In The Supreme Court of Ontario, P. J. East Trucking Contractors Limited, plaintiff	Tony Berger carrying on business under the name and style of Pelican Construction and Lamat Enterprises Limited, defendants	✓	Re commencement of action against Pt. lot, etc. designated as Pt. 1, 2 & 4 on 30R-2022
386238 ✓	Dof m	19 Sept 1978	22 Sept 1978	Niagara Credit Union Limited	Ronald & Christine Andres	✓	of mortg. #359326(77)
387005 ✓	D. of Mech. Lien	Sept 1978	3 Oct 1978	Linos General Welding & Fabricating Limited	Pelican Builders & Roofers Limited	✓	discharging him #382195(73)
387050 ✓	Mechanics Lien	27 Sept 1978	3 Oct 1978	Penninsula Ready-Mix & Supplies Inc.	Sun Life Assurance Company of Canada & Western International Funding Corporation	\$8,171.70	against Pt. lot etc. designated as Parts 1, 2 & 4 on 30R-2022
387573 ✓	Grant	11 Oct 1978	13 Oct 1978	Kurt Kiens	Katharina Kiens, widow	1.00	Land as in #270741(73)
387804 ✓	Certificate of Action	17 Oct 1978	17 Oct 1978	In The Supreme Court of Ontario, W. Duffin Contracting Ltd., plaintiff	Lamat Enterprises Limited	✓	Re commencement of action against land as in #384704(78)
387805 ✓	Certificate of Action	17 Oct 1978	17 Oct 1978	In The Supreme Court of Ontario, Niagara Glass Limited, plaintiff	Lamat Enterprises Limited	✓	Re commencement of action against land as in #384704(78)
389193 ✓	Mechanics Lien	1 Nov 1978	9 Nov 1978	Pelican Builders & Rogers Ltd.	Lamat Enterprises Limited	\$2,314.76	against pt. lot, etc. designated as PARTS 1 & 2 on 30R-2022.

Lot 112 Niagara Sup. now Town of Niagara-on-the-Lake

SHEET NO. 35

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
389289 ✓ ✓ ✓	A of M.	5 Jan. 1978	10 Nov. 1978	Western International Funding Corporation	A. S. Nicholson & Son Limited & Regent Investments Limited	\$2.00	of mortgage #370736(78)
389441 ✓ ✓ ✓	Mechanics' Lien	31 Oct. 1978	15 Nov. 1978	Pelican Builders & Roofers Ltd.	Lamat Enterprises Limited	\$45,000.00	Against pt. lot, etc designated as parts 1, 2 & 4 on 3OR-2022.
390054 ✓ ✓	Mech Lien	23 Nov. 1978	23 Nov. 1978	Willy Mueller	Lamat Enterprises Limited	\$7588.00	against pt lot etc, designated as parts 1, 2 & 4 on 3OR-2022
390210 ✓ ✓ ✓ ✓ ✓	Certificate of Action	27 Nov. 1978	27 Nov. 1978	In the Supreme Court of Ontario, Peninsular Ready-Mix & Supplies Inc plaintiffs	Lamat Enterprises Limited Tony Berger, Tony Berger carrying on business as Pelican Construction Ltd., Sun Life Assurance Company of Canada, Western International Funding Corporation & A.S. Nicholson & Son Limited & Regent Investments Limited, defendants	✓	Re: commencement of action against pt. lot, etc, designated as PARTS 1, 2 & 4 on 3OR-2022.
390801 ✓ ✓ ✓	Mechanics' Lien	30 Nov. 1978	1 Dec. 1978	Aqua-Temp (Niagara) Limited	Lamat Enterprises Limited & Western International Funding Corporation	\$2,198.00 + \$500.00 costs	Against:- Pt. lot, etc, designated as PARTS 1, 2 & 4 on 3OR-2022.
391048 ✓ ✓ ✓	Mechanics' Lien	6 Dec. 1978	7 Dec. 1978	Glenn F. Carr Associates Limited	Lamat Enterprises Limited	\$1,209.36	Against Pt. lot, etc. designated as Parts 1, 2 & 4 on 3OR-2022.

to folio 36

READ
ASSISTED
NSCRA
0815

SPEC

SHEET NO. 36 Lot 112 Niagara Township (now Tun-og-Niagara-on-the-lake)

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
✓ ✓ ✓ 392601	Certificate of Action	10 JAN 1979	10 JAN 1979	In the Supreme Court of Ontario, Duo-Temp (Niagara) Limited plaintiffs	Lamat Enterprises Limited & Western International Funding Corporation defendants	✓	RE: commencement of action against pt. lot, etc. designated as PARTS 1, 2 & 4 on 30R-2022.
✓ ✓ ✓ 393037	Certificate of Action	18 Jan. 1979	18 Jan. 1979	In S.C. of Ontario, Glenn E. Barr Associates Limited - Plaintiff	Lamat Enterprises Limited - Defendant	✓	Re commencement of action against pt. lot, etc. designated as parts 1, 2 & 4 on 30R-2022.
✓ ✓ 394068	A of M.	2 Feb. 1979	8 Feb. 1979	Western International Funding Corporation	A. S. Nicholson & Son, Limited - Regent Investments Limited	\$2.00	of mortgage # 370736 (78)
396283	Deposit	-	29 March 1979			-	Pt. lot etc., Parts 1, 2 & 4 30R-2022
396677	Grant	19 March 1979	3 April 1979	John A. Lutz, et ux	Edward H. and Agnes R M Rempel, as joint tenants	\$1.00	part lot, 40' X 50' in the westerly boundary of unwidened Four Mile Creek Road. Comm. N'ly 1048.9 feet from said w'ly bdry with S'ly bdry of Lot.
396678	Mortgage	22 March 1979	3 April 1979	Edward H. and Agnes R M Rempel, as joint tenants	John Alexander Lutz	\$16,500.00	land as in #396677 (1979)
396679	Deposit		3 April 1979				part of lot, as described in #396677 (1979)
✓ ✓ ✓ ✓ ✓ ✓ ✓					(to 501039)		

Lot 112 Niagara Township now Town of Niagara-on-the-Lake

SHEET NO. 37

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
398745	Cert. for Reg'n	-	11 May 1979	Re: the estate of Ida M. Lutz		-	Pt. Lot 112 40'x50'x40'x50' along W'ly bdry of Four Mile Creek Road. Comm. W'ly 1048.9' from the intersection of said W'ly bdry with S'ly bdry. of Lot 112
400491	Grant	4 Jan. 1979	8 June 1979	Ronald and Christine Andres, jt. ten.	Ronald Andres	\$1.00	land as in #268370 (73)
403079	Mech. Lien	20 July 1979	20 July 1979	Northland Bitulithic Limited,	A.S. Nicholson & Son Ltd. and Regent Investments Ltd., D.J. Fast Trucking Contractors Limited, Niagara Glass Limited, Janzen Plumbing and Heating Limited, Pelican Builders and Roofers Limited, Duo-Temp (Niagara) Limited, W. Duffin Contracting Limited, Peninsula Ready- Mix & Supplies Limited, Willy Mueller, Glenn E. Barr Associates Limited, Lamat Enterprises Limited. John Abrahams Roofing Limited	\$47,944.11	Against Pt. lot PART 1 & 2 on 30R-2022
403443	D. of M.	3 April 1979	27 July 1979	Canadian Imperial Bank of Commerce	William J. Hunter	-	of mortg. #368961(77)
404039	Mortgage	26 July 1979	3 Aug. 1979	Northranger Investments Limited, et al In the Supreme Court of Ont.	Morrey Solway, in trust, as trustee	\$75,000.00	Land as in #348442 (77)
406430	Certificate of Action	17 Sept. 1979	17 Sept. 1979	Northland Bitulithic Limited Plaintiff	Lamat Enterprises Limited Pelican Construction Ltd. Sun Life Assurance Company of Canada, Western International Funding Corporation and A.S. Nicholson & Son Limited, and Regent Investments Limited Defendants	-	Re commencement of action against Pt. lot, etc., Parts 1, 2, & 4 on 30R-2022.

TO FOLIO 38

 RFD
 N8084
 0815

SPEC

[illegible]

Lot II2

Niagara Township

From Folio 41 Book 6

Folio

SHEET NO. I

NUMBER	INSTRUMENT	DATE	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION			
38067	Notice	10 Feb. 1959	12 Feb. 1959	Alaco Lake (Ont.) Ltd.	Mr. Wm. LeFevre	Grant re land #15214
38077	Grant	22 Dec. 1958	12 Feb. 1959	Executor of George A. Gibson, et al	The Corp'n. of the Twp. of Niagara	Conditional Sales Com- plan annexed see desc'n. & recitals
364	Highway Plan				widening	Niagara St. Rd.
365	Highway Plan				widening	Niagara St. Rd.
41122	Int. of Ind. Prop.	8 May 1959	14 May 1959	Alaco Lake (Ontario) Ltd.		of land no. 38067 0.34 ac.
43394	Int. of Ind. Prop.	23 June 1959	9 July 1959	Rem. Acceptance Corp'n. Ltd.	Mrs. Katharine Pauls	of no. 14596
46477	Grant	31 July 1959	30 Sept. 1959	Executor of George A. Gibson, et al	Harry M. Gibson	\$1.00 uc. H. L. J. see desc'n.
46736	A of M.	1 Oct. 1959	6 Oct. 1959	Berhard & Helene Krasznay	Helmut & Anna Bartel	30/10/70 H. L. J. #16453
48231	A of M.	22 Oct. 1959	3 Nov. 1959	Mabel Currie	25/11/70 Frank & Katharine Hebert	of no. 14596
48333	Mort'g.	12 Nov. 1959	16 Nov. 1959	George & Lucie Kempel, j. ten.	Niagara Twp. Credit Union Ltd.	\$6000 0.29 ac. see recitals
49173	Grant	27 Nov. 1959	4 Dec. 1959	Frank Hebert, et ux	Frank & Maria Hebert, j. ten.	\$1.00 uc. Land in #15381
50033	Mort'g.	9 Dec. 1959	31 Dec. 1959	William W. Nickel	Peter Wiebe	\$2060 00 5 ac. Limit of apprais. 5 ac.
50034	Grant	9 Dec. 1959	31 Dec. 1959	Henry J. & Mary Andrea, j. ten.	William W. Nickel	\$1.00 uc. Land in #50033
50981	A of M.	26 Jan. 1960	1 Feb. 1960	Lyndey & Ruth Oxenham	Peter & Frieda Penner	21/10/70 of no. 14596
51683	Lease	4 Feb. 1960	23 Feb. 1960	John & Elvin L. Penner	Superior Petroleum Corp. Ltd.	recitals. 100 tons of 25 yrs. Land in #158252
51684	Lease	4 Feb. 1960	23 Feb. 1960	Superior Petroleum Corp. Ltd.	John & Elvin L. Penner, j. ten.	100 tons of 25 yrs. Land in #158252
52303	Mort'g.	11 Mar. 1960	11 Mar. 1960	John H. & Elvin L. Penner, j. ten.	Niagara Twp. Credit Union Ltd.	\$6000 00 see no. 23772
52898	A of M.	29 Mar. 1960	29 Mar. 1960	Niagara Twp. Credit Union Ltd.	George & Lucie Kempel	11/1/71 of no. 48333
54314	Testificate	9 May 1960	13 May 1960	Re Estate of Elizabeth Wilson		as desc. in #9117
54528	Agmt.	25 Apr. 1960	19 May 1960	Wm. & May LeFevre, j. ten.	Herald W. & Margaret L. Cunnagh	\$28,419 07 Re sale of land in no. 15214 0.34 ac.
56611	Testificate	8 July 1960	12 July 1960	Re estate of Frank Hebert		as desc. in #49173
56944	A of M.	15 June 1960	20 July 1960	T. B. Branson	Jacob & Mary Warkentin	10/2/71 of no. 12002
57923	A of Agmt.	16 Aug. 1960	19 Aug. 1960	Herald W. & Margaret L. Cunnagh	Nassau & Vivian Sullivan, j. tenants	10/2/71 of Agmt. dated 25 Apr. 1960
58295	Grant	22 Aug. 1960	31 Aug. 1960	Tena M. Krocker, married woman	Berhard & Elvira Boosen, j. tenants	\$1.00 uc. 16.5/2. And other land
58296	Mort'g.	22 Aug. 1960	31 Aug. 1960	Berhard & Elvira Boosen, j. tenants	Henry A. & Tena M. Krocker, joint account	\$1.00 uc. 16.5/2. And other land
58568	Grant	8 Dec. 1959	8 Sept. 1960	Harry M. Gibson	Her Majesty The Queen, In Right of Canada	\$2450 00 H. L. J. see desc'n.
59726	Agreement	10 Sept. 1959	13 Oct. 1960	Katharine Pauls	The Corp'n. of the Twp. of Niagara	\$100 00 Re desc'n. see inste.
66518	Grant	26 Apr. 1961	9 May 1961	Walter Salach, et ux. (by att'y)	Chester J. Jankowski, et al	\$22 00 Re recitals, etc.
69069	Mort'g.	13 July 1961	14 July 1961	Nicholas H. Sueck, et ux.	The Premier Trust Co	\$6000 00 Land in #15381
69277	Quit Claim	30 June 1961	19 July 1961	Heinrich Hebert, et ux.	Berhard & Elvira Boosen, j. ten.	\$1.00 uc. Super. 2.7 ac. #15381

Folio 2		Lot 112		Niagara Twp.			
NUMBER	INSTRUMENT	DATE	INSTRUMENT	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
69278	Mortg.	15 May 1961	19 July 1961	John A. & Frieda W. Uider, jt. ten.	Abel & Bertine Klassen, et al.	\$6,000	Doc # 259648 (72) see par. 28 Lot 113 plan annexed
69279	Grant	15 May 1961	19 July 1961	Heinrich Hubert, et ux.	John A. & Frieda W. Uider, jt. ten.	\$1 ⁰⁰ v.c.	see par. 28 Lot 113
69280	Quitclaim	30 June 1961	19 July 1961	Berhard & Elvira Roosen	John A. & Frieda W. Uider, jt. ten.	\$1 ⁰⁰ v.c.	see par. 28 Lot 113
69411	Ab. of M.	22 July 1961	24 July 1961	Ernest W. Erwin	Henry & Helen Schmidt	✓ of mtge. # 12888	
71999	Conveyance	1 July 1961	2 Oct. 1961	The Home Mission Board of the Baptist Convention	Henry & Lillian Andres, jt. ten.	\$500, etc.	see desc'n. + plan annexed
SEE DEPOSIT No. 72000							
72001	Mortg.	1 July 1961	2 Oct. 1961	Henry & Lillian Andres, jt. ten.	The Home Mission Board of the Baptist Convention	\$4,000 ⁰⁰	Doc # 12762 same as # 71999
74924	Grant of Easement	16 June 1961	29 Dec. 1961	Ernest W. & Carrie Erwin, jt. ten.	The Corp'n. of the Twp. of Niagara	\$1 ⁰⁰ v.c.	Re watermain
74925	Grant of Easement	16 June 1961	29 Dec. 1961	Katharine Pauls	The Corp'n. of the Twp. of Niagara	\$1 ⁰⁰ v.c.	Re watermain
74926	Grant of Easement	15 June 1961	29 Dec. 1961	Henry J. & Mary Andres, jt. ten.	et al. The Corp'n. of the Twp. of Niagara	\$1 ⁰⁰ v.c.	Re watermain
75291	By-Law	9 Jan. 1962	12 Jan. 1962	The Council of the Corp'n. of the Twp. of Niagara	- To expropriate etc. & easements re watermain		
75563	Grant of Easement	8 June 1961	22 Jan. 1962	Edward H. & Lois Andres, et al.	The Corp'n. of the Twp. of Niagara	\$1 ⁰⁰	Re watermain
75977	Grant of Easement	16 Jan. 1962	6 Feb. 1962	Henry & Lillian Andres, jt. ten.	et al. The Corp'n. of the Twp. of Niagara	\$1 ⁰⁰ v.c.	Re watermain
76101	Grant of Easement	16 Jan. 1962	12 Feb. 1962	Victor & Lydia Peters, jt. ten.	The Corp'n. of the Twp. of Niagara	\$1 ⁰⁰	Re watermain
76102	Grant of Easement	17 Jan. 1962	12 Feb. 1962	Kelmut & Anna Bartel, jt. ten.	The Corp'n. of the Twp. of Niagara	\$1 ⁰⁰	Re watermain
77067	Ab. of M.	2 Mar. 1962	15 Mar. 1962	Henry A. & Tena M. Kroeper	Berhard & Elvira Roosen	✓ of mtge. # 58296	
77070	Grant of Easement	22 Feb. 1962	15 Mar. 1962	Berhard & Elvira Roosen, jt. ten.	Tena M. Kroeper	\$1 ⁰⁰ v.c.	see par. 27 Lot 113
77169	Grant of Easement	17 Jan. 1962	19 Mar. 1962	Bertine H. Wilson, et ux.	The Corp'n. of the Twp. of Niagara	\$1 ⁰⁰	Re watermain plan annexed
85909	Grant	22 Dec. 1958	23 Mar. 1962	Ernest W. Erwin, et ux.	The Niagara Fruit & Vegetable Growers Assn. Ltd.	\$1 ⁰⁰ v.c.	see instr.
86348	Grant	30 Mar. 1962	6 Dec. 1962	John H. & Elvira S. Penner	Elvira S. & Irene H. Penner, jt. ten.	\$1 ⁰⁰ v.c.	2 par. see desc'n.
SEE DEPOSIT No. 97928 (1963)							
87227	Certificate	2 Jan. 1963	4 Jan. 1963	Re estate of Heinrich Hubert			as filed in # 69278
87643	Mortgage	14 Dec. 1962	18 Jan. 1963	Elvira S. & Irene H. Penner, wife	The Niagara Township Credit Union Ltd.	\$15,000 ⁰⁰	as in # 86348 (62)
87982	Ab. of M.	31 Jan. 1963		Niagara Twp. Credit Union Ltd.	John H. & Elvira S. Penner	✓ of mtge. # 52303	
88404	Grant	25 Jan. 1963	13 Feb. 1963	The Corp'n. of the Twp. of Niagara, et al.	Niagara Fruit & Vegetable Growers Assn. Ltd.	\$400 ⁰⁰	see desc'n. & instr.
92931	Certificate	8 Apr. 1963	24 June 1963	Re estate of William W. Michel			as filed in # 50034
SEE DEPOSIT No. 97928 (1963)							
97928	Grant	29 Oct. 1963	30 Oct. 1963	George D. Wilson	Ernest Gortson	\$1 ⁰⁰	7-66 B.C. See description
99999	Mortg.	29 Oct. 1963	30 Oct. 1963	Ernest Gortson, et ux.	George D. Wilson	\$3550 ⁰⁰	7-66 B.C. see description

R. HART & CO.
 LIMITED
 1500
 115094

Lot 112

Niagara Twp.

Folio
SHEET NO. 3

NUMBER	INSTRUMENT	DATE	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION			
98641	P.D. of M.	22 Oct. 1963	18 Nov. 1963	Canadian Imperial Bank of Commerce	Edward H. & Lois Andros	1.00 of mfg. # 7258
99842	Grant	10 Sep. 1963	16 Dec. 1963	Arthur S. Wilson "Towers"	William J. Hunter	21.00
99843	Mortg.	14 Dec. 1963	16 Dec. 1963	William J. Hunter, et ux	Arthur S. Wilson	5500.00
101144	Grant	24 Jan. 1964	24 Jan. 1964	John R. & Frieda Wikel	Ludovicus J. Muntz, et al.	Land in # 6927
103917	Lease	14 May 1963	1 Apr. 1964	Dick (Nicholas) M. Della Duch	Imperial Oil Enterprises Ltd.	Land, etc. 3.5 acres
105032	Lease	14 May 1963	1 May 1964	Ernest W. & Carrie Erwin	Imperial Oil Enterprises Ltd.	Land, etc. See Instr.
106691	Certificate	5 June 1964	8 June 1964	Re: Estate of Caroline (M) Erwin (Carrie M. Erwin)		As desc. in # 17373
106762	Mortg.	27 May 1964	9 June 1964	William J. Hunter, et ux	Ernest W. Erwin	16,000.00
106763	Grant	15 May 1964	9 June 1964	Ernest W. Erwin	William J. Hunter	1.00 Land in # 106762
110890	Mortg.	8 Sept. 1964	11 Sept. 1964	Ernest G. & Catherine Gorton, et al.	Edward R. Madronick, Trustee	2,500.00
112300	Grant	6 Sept. 1964	14 Sept. 1964	Florence V. Hutchinson	Angelo & Angela Del Vecchio	9.00
						pt. of lot, as recited
						comm. at S by bdy of Shop Stone Rd.
						177.27' from intersection with bdy
						of 4 mi. Creek Rd.; 44.75' x 102.9' x 44.75' x
						103.45'
112763	Quit Claim	28 Feb. 1964	23 Oct. 1964	Katie Nickel	Peter Wiebe	1.00 Land in # 50034
						259.9' in the W by bdy of Creek Road
						commencing W by 2650.68 ft on S.E.
						angle of lot 112. See recital
115422	P.D. of M.	15 Dec. 1964	17 Dec. 1964	Edward R. Madronick, Trustee	Ernest G. & Catherine Gorton	0.00
119545	Grant	30 Dec. 1964	31 Mar. 1965	Henry J. & Mary Andros, et ux	Andrea Bell Construction Ltd.	1.00
						pt. of lot 112, & pt. of all lots
						between lots 112 & 114, & between lots
						114 & 112. 4.53 acres fronting on
						1 mi. Creek Rd. See desc.
119546	Mortg.	25 Feb. 1965	31 Mar. 1965	Andrea Bell Const. Ltd. et al.	Niagara Twp. Credit Union	13,800.00
119553	P.D. of M.	23 Dec. 1964	1 Apr. 1965	Alice M. Knox	Henry J. & Mary Andros	1.00
121156	Certificate	5 May 1965	6 May 1965	Re: Estate of Dietrich Peters		As desc. in 10.1734
123409	Grant	4 June 1964	22 June 1965	The Synod of the Diocese of Niagara	Gustav Stefani, et al.	1.00
						pt. of lot 112. See instr.

Lot 112

Niag. Sup.

Folio

SHEET NO. 4

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
123405	Mortg	June 1964	22 June 1965	Gustav Stefani et al	The Synod of the Diocese of Niagara	\$400.	as in #123404
✓ 124242	Grant of Easement	30 Mar 1965	6 July 1965	The Hydro-Electric Commission of Ont.	The Corporation of the Township of Niagara	\$50.00	Part of lot 112 re watermain. Plan attached of mortg #28319 of mortg #12005
127192	Co of M.	30 July 1965	Sept 1965	George D. Wilson	Paul + Margarete Kempel		
127362	Co of M.	16 Aug 1965	Sept 1965	Baptist Convention of Ontario and Quebec	Henry + William Andres		
✓ 131966	Mortg	30 Dec 1965	Dec 1965	Andres Bell Construction Limited	Henry + Mary Andres as jt tenants	\$3,857	as in #119545
✓ 134370	Easement	10 May 1965	10 Feb 1966	Albert + Victoria Bala, et al	The Corporation of the Township of Niagara	\$1.00	Re water-main over 305.9' x 1186.81' 330.14' x 1410.97' - 12' uca pave pt 198.46' x 30' x 410.30' x 32.36' also with plot 34. Imperial Oil 30cc oil sign easement of oil + gas lease #103917
✓ 139946	Surrender	30 Apr 1966	13 June 1966	Imperial Oil Enterprises Ltd	Wick + Bella Dreck		of oil + gas lease #103917
"	"	"	"	"	Ernest W. + Carrie Lawin		of oil + gas lease #105032
✓ 142733	Grant of Easement	12 July 1966	11 Aug 1966	Her Majesty The Queen rep. by W. J. Dwyer of Public Works	The Corporation of the Township of Niagara	\$1.00	Re water main plan attached
✓ 85	Special Can	25 Nov 1966	Dec 1966	Alberta + George Wilson	The Niagara Pinusella Conservation Authority		Re appropriation as shown on plan 1 as shown as part 2 as shown as part 3 as shown as part 4 on said plan
				Patriarchal Church of the Holy Spirit			
				Andres Bell Construction Ltd			

Folio 10 Folio 5

FORWARD TO FOLIO 6

Lot 112

Niagara Township

Folio
SHEET NO. 6

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
✓ 152347	Easement	16 Jan 1967	2011 Jan 1967	Gerhard T. + Carbel Dick	The Corporation of the Township of Niagara	\$ 1.00	Sch B. Secondly re sewers, etc
✓ 152494	Easement	16 Jan 1967	23 Mar 1967	Wilbert + Betty H. Dick, et al	The Corporation of the Township of Niagara	\$ 0.00	Sch B. Secondly re watermain
✓ 152638	Claim for lien	23 Mar 1967	29 Mar 1967	McKee Plumbing & Heating Limited	Pearson Buildings Limited + The Corporation of the Township of Niagara	\$ 3726.00	46 Against pt. lot, land as in Sch B, Secondly \$150894
✓ 153490	Mechanics Lien	10 Apr 1967	10 Apr 1967	Gerald A. Miller	The Corporation of the Township of Niagara	\$ 3.81	Against Secondly, pt. lot, 305.9 x 186.81
✓ 153567	Mechanics Lien	12 Apr 1967	13 Apr 1967	Penner Lumber + Builders' Supplies Limited	Pearson Buildings Limited	\$ 370.68	Secondly Against 305.9 x 186.81
✓ 153628	Let. of Action	19 Apr 1967	19 Apr 1967	"S. L. O." Penner Lumber + Builders' Supplies Limited, Plt	Pearson Buildings Limited + The Corporation of the Township of Niagara, Dfcts.	\$ 370.68	re commencement of action against 2ndly 305.9 x 186.81 x 330.14
✓ 153815	Mechanics Lien	28 Apr 1967	30 Apr 1967	Andrew Bell Construction Limited	The Corporation of the Township of Niagara	\$ 2,464.00	Against Secondly land as in Secondly \$153267

Toward Folio 7

HART & CO.
 LIMITED
 Notaries
 ONE
 COLOR
 SHEET
 18734

NUMBER		INSTRUMENT		DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
153961	Grant	21 Mar 1967	21 Apr 1967	William Hunter	Niagara Fruit and Vegetable Growers Limited			\$1.00	pt lot, 1+8.38 nos. 54 in the line between N+ S 1/2 of lot 112, Law at the
153962	P. Def M	24 Apr 1967	27 Apr 1967	Ernest W. Erwin	William J. Hunter			\$1.00	of mortg #106762
156225	Discharge	8 June 1967	12 June 1967	Edward Wedder	The Corporation of the Township of Niagara				as to land in #153961
156226	Discharge	2 June 1967	12 June 1967	Ernest W. Erwin	Niagara Building Limited			\$1.00	or lien #153190
156227	Discharge	7 June 1967	10 June 1967	Ernest W. Erwin	Niagara Building Limited			\$1.00	or lien #153367
156288	Discharge	7 June 1967	13 June 1967	Ernest W. Erwin	Niagara Building Limited				discharging #153367
156289	Discharge	30 May 1967	13 June 1967	McRae Plumbing & Heating Limited	Person Building Limited				vacating #153628
156823	P. Def M	24 Apr 1967	23 June 1967	Ernest W. Erwin	William J. Hunter			\$1.00	or lien #152635
156825	Grant	21 Mar 1967	23 June 1967	William J. Hunter	Erwin & Irene H. Erwin			\$1.00	of mortg #106762 as to pt lot 25.56'x131.87'x204.44'x 103.1'x99.11'x81.17'x39.31' in Ely limit of Four Mile Creek Road

FORWARD TO FOLIO 8

Lot 112		Niagara Township		Folio 8		Sheet No. 8	
NUMBER	INSTRUMENT	DATE	GRANTOR	GRANTEE	CONSIDERATION	REMARKS	
		INSTRUMENT	REGISTRATION				
✓ 158616	Mortg 26 line	28 July 1967	1967	Ronald & Christine Andres, et al	Niagara Township Credit Union Limited	Ref # 264918 June 15, 1973 and as in # 158617	
✓ 158617	Grant 20 line	28 July 1967	1967	wife, as it mortg and Helen H. & William Andres, wife, et ten	Ronald & Christine Andres, wife, et ten	pt lot, 79.6' x 167.67' x 54.4' x 167.18' in W by bdry of Creek Rd	
✓ SEE DEPOSIT NO. 158607. 22 desc. in # 57923	Grant 17 Aug	5 Sept 1967	1967	Ernest Gortson et ux	Leslie W. & Elsie V. Nelson, wife, et ten	7.66 acres, 1088.83' x 305.90' x 1093.37' x 305.90' in E by limit of lot common 5.367.53' from N.E. angle of lot and bounded on E by lots 111 & 112 & rd allow between them	
✓ 164363	Grant 14 Sept	28 Nov 1967		The Corporation of the Townships of Niagara	The Niagara Conservation Authority	\$1.00	
✓ 164614	Def M 20 Nov	1 Dec 1967		The Premier Trust Company	Nicholas N. & Della Duck	of mortg # 69069 (61)	
✓ 164938	Def M 18 Sept	7 Dec 1967		George D. Wilson	Ernest Gortson	of mortg # 97927 (63)	
✓ 165088	Def M 11 Dec	11 Dec 1967		Ernest W. Brewin widower	William J. Hunter	of mortg 1067.62 (64) as to 90.0' x 210.71' x 90.0' x 210.66' in W by limit of Four Mile Creek Rd, 1.435 acres - pt of the lot as in # 15214 (57)	
✓ 165428	Cert for Reg'n	14 Dec 1967	18 Dec 1967	Re: Estate of May de L'Amore			
✓ 165429	Grant 20 Oct	18 Dec 1967		William de L'Amore	Bertrand Davesne & Gaston Brune carrying on business in partnership as B. D. Investments to sell	\$1.00 106' x 175' x 100' x 170' in W by bdry of Creek Rd See recitals last-adj. property	

0001.0806 (29)

HART & CO.
LIM. CO.
VORFIELD
ONE
COLOR
SHEET
3 N8084

Niagara Township

Lot 112

Folio
SHEET NO. 9

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
✓ ✓ 1165430	Mortg	15 June 1967	18 Dec 1967	Bertrand Doreme & Gaston Bume carrying on business in partnership as B.D. Investments	William L. Leune	16,331.93	Land as in #165429
✓ 1166166	Dof M	29 Dec 1967	8 Jan 1968	Arthur D. Wilson	William J. Hunter		of mortg #99843 (63) against lands
✓ 1166170	Mech Lien	5 Jan 1968	8 Jan 1968	Sherk Construction Inc et al	Niagara Peninsula Conservation Authority & the Frank Lawrence Construction Limited	13,967.67 \$200	Recommencement of action against #164363 (66), #95594 (63), #119545 (65) & #17542 (57) Dof M #213234 Oct 1/70 50' x 167' x 45' x 10.2' in W. by S. by of Creek Rd. DOMINION CONSENT
✓ ✓ ✓ 1168252	Certificate of Action	28 Feb 1968	28 Feb 1968	S.C. of Ont., Sherk Construction 65 Ltd. plaintiff	Niagara Peninsula Conservation Authority defendants		
✓ 1168751	Mortg	7 Mar 1968	8 Mar 1968	Dydia Peters, et al	Delta Investments Limited		See recital Dof M #295744 June 26, 1974 10,000 00 Land as in #168982 (65) 1.00 pt lot 112 102.03' x 32.49' x 102.39' x 32.45' See desc in of mortg #16631 (1954) Re: permission to enter upon lands to attack line to line to Chain link fence in line between H.S. 1/2 of lot 112, plan attached
✓ 1169981	Mortg	29 Mar 1968	30 Apr 1968	Kurt Wiens, bachelor	Peter P. Frieda Penner wife, joint tenants		
✓ 1169982	Grant	29 Mar 1968	30 Apr 1968	Peter P. Frieda Penner, wife, joint tenants	Kurt Wiens, bachelor		
✓ 170485	Dof M	9 Apr 1968	17 Apr 1968	Cornie Penner	Peter P. Penner & Frieda Penner		
✓ ✓ ✓ 173224	Licence Agreement	1 Jan 1968	12 June 1968	The Corporation of the Town- ship of Niagara	Niagara Fruit & Vegetable Growers Limited	\$1.00	

FORWARD To Folio 10

Niagara Township

Lot 112

Folio
SHEET NO. 10.

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
✓ 179250	Mortg.	17 Oct 1968	17 Oct 1968	Betty H. Dick, et al	Niagara Township Credit Union Limited	\$19,000	0.29 acres 60.0' x 245.6' x 69.4' x 195.8' on wly bdy of Niagara Stone Rd from sly 25.6' from said wly bdy with wly bdy of Creek Rd excepting plan 365- COMMON CONSEN.
✓ 179531	Grant	10 Sept 1968	13 Oct 1968	Marie Ribert, widow	Betty H. Dick, married		in 179250
✓ 181576	Grant	14 Nov 1968	Dec 3 1968	Katharine Bartsch (formerly Katharine Pauls) widow	Friederich & Katharina Bartsch, wife joint tenants	\$1.00	pt lts 112 & 115 1.39 acres 120.0' x 523.1' x 112.2' x 567.1' in wly bdy four miles from Road 1/2 mi from 764.3 from D.C. Angle of lat 11. Save & except Special Plan 82 & Hwy Plan 637.
✓ 182647	Def M.	13 Dec 1968	23 Dec 1968	Ernest W. Gavin	William J. Hunter	✓	of mortgage #106762 (14)
✓ 183428	Def M.	31 Dec 1968	13 Jan 1969	Henry J. & Mary Andres	Andres Bell Construction Limited	✓	of mortgage #131964 (65)
✓ 188596	Order	29 Apr 1969	29 Apr 1969	S.L. of Ont., His Honour Judge, J. J. Warby, Sheriff Construction 1965 Limited, plaintiff vs defendants toward to folio 11	Frank Lawrence Construction Limited & Niagara Peninsula Conservation Authority,	-	vacating #166170 (68) #168252 (68)

Lot 112 Niagara Township

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
189698	Notice	29 Nov 1968	20 May 1969	Homer L. Day (Attorney) power of attorney reg'd as #163279(67) of the Provincial Gas Company	Mrs. Donald J. Andrea	\$1087.20	conditional gas contract as to pt not as disc in #158617(67)
19071	By Law	20 June 1967	2 June 1969	The Corporation of the Township of Niagara			To confirm By-law No 2158-67 of the Corporation of the Township of Niagara (A By-law to stop up & close parts of the unopened rd allow betw lots 119112, 119120 & to authorize the conveyance thereof to the Niagara Peninsula Conservation Authority, plan attached - To stop up & close parts of the unopened rd allow betw lots 119112, 119120 & to authorize the conveyance thereof to the Niagara Peninsula Conservation Authority. Plan attached 20 June 1967
190810	By Law	13 Mar 1967	9 June 1969	The Council of the Corporation of the Township of Niagara			To stop up & close parts of the unopened rd allow betw lots 119112, 119120 & to authorize the conveyance thereof to the Niagara Peninsula Conservation Authority. Plan attached 13 Mar 1967
191747	Mortgage	13 June 1969	26 June 1969	Ernest L. Steele et ux Gillies et ux	Jack Fowler, Rudy Radunsky & Fred Reimers, Trustees for Trinity Lutheran Church, Missouri Synod	\$2,000.	land as desc in #191748(69)
191748	Grant	1 May 1969	26 June 1969	Jack Fowler, Rudy Radunsky, Fred Reimers, Trustee for Trinity Lutheran Church, Missouri Synod	Ernest L. Steele & Andrew Gillies, tenants in common	\$1.00	Plots 112 & 113, 0.45 acres 84.7' x 29.3' x 201.4' x 69.6' 256.55' in S by bdy of Niagara Stone Road. See rec'd

Forward to title 12

LOT 112

NIAGARA

TOWNSHIP

Folio
SHEET NO. 12

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
SEE DEPOSIT No 193213	Dofm	192383 9 July 1969	7 July 1969 22 July 1969	as desc in # 123404 (65) The Synod of the Diocese of Niagara	Gustav Stefani, Richard Meyer & Wilhelm Neudorfer as trustees for Trinity Lutheran Church, Missouri Synod	-	of mortgage #123404 (65)
203658	Mortgage	19 Feb 1970	2 Mar 1970	Andres Bell Construction Limited	Niagara Township Credit Union Limited	\$30,000.00	Doc. M/P 382384 (78) Pt lot etc. 4.553 acres 795.81' in S by bdy of rd. allow betw lots 111 & 112 Doc. M/P 385681 June 2, 1972 land as in # 204061 (70) Pt lot, 140.8' x 157.1' x 176.5' x 50.0' x 40.0' x 71.6' in S by bdy of Niagara Stone Rd. Save & except land in Hwy Plan 365 Doc. M/P 385681 June 2, 1972 S by bdy 82.32' x 96.83' x 77.52' x 66.5' in S by bdy of Creek Rd. E bdy 110' x 136.6' x 99.11' x 3.65' x 96.83' in S by bdy of Creek Rd.
204060	Mortgage	26 Feb 1970	12 Mar 1970	Stanley A. Wright et ux	William J. Hunter	\$1,000.00	
204061	Grant	26 Feb 1970	12 Mar 1970	William J. Hunter et ux	Stanley A. Wright	\$1,000.00	
205777	Mortgage	10 Apr 1970	23 Apr 1970	Elvin J. & Irene H. Penner wife, et ux	Niagara Credit Union Limited	\$30,000.00	

Forward to Folio 13

LOT 112 NIAGARA TOWNSHIP

NOW KNOWN AS
THE TOWN OF NIAGARA-ON-THE-LAKEFolio 13
SHEET NO.

NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
206673	D of M	1 May 1970	12 May 1970	Niagara Township Credit Union Limited	Edward H. & Lois Andres	-	of mortgage #158222 (67)
209224	Mortgage	26 June 1970	6 July 1970	Betty H. Dick	Niagara Credit Union Limited	\$1,000	land as in #179250 (68)
212083	Mortgage	27 July 1970	4 September 1970	Russell S. & Joyce Masters, wife, jt mortgage	Ernest I. Steele	\$13,900.	see recitals Pt lots 112 & 113 0.45 acres
212084	Grant	30 October 1969	4 September 1970	Ernest I. Steele, et ux, Andrew Gillies, et ux ten-in-common	Russell S. & Joyce Masters, wife, jt ten	as desc in #1.00	Pt lots 112 & 113 0.45 acres
212384	Mortgage	31 August 1970	14 September 1970	Ernest W. & Brigitte C. Ediger, wife, jt ten	Lydia Peters, widow & Henry Peters, jt ten	\$9,000.	84.7' x 28.3' x 201.4' x 69.6' x 256.55' in S'ly l'dry of Niagara Stone Road, New Plan 364
212385	Grant	31 August 1970	14 September 1970	Lydia Peters, widow	Ernest W. & Brigitte C. Ediger, wife, jt ten	\$1.00	land as in #212385 (70)
SEE DEPOSIT No. 212213		21 Sept 1970		as desc in #212385 (70)			
213234	D of M	30 September 1970	1 October 1970	Lealta Investments Limited	Lydia Peters	-	of mortgage #168751 (68)
213925	Certificate	28 September 1970	16 October 1970	Re Estate of Delos Wilson		-	as desc in #9117 (36)
213926	Consent	25 September 1970	16 October 1970	Re Estate of Delos Wilson		-	as desc in #9117 (36)

forward to folio 14

Lot 112 NIAGARA TOWNSHIP				NOW KNOWN AS THE TOWN OF NIAGARA ON THE LAKE		Folio 14 SHEET NO.	
NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
215710	Grant	6 November 1970	23 November 1970	Arthur P. Wilson & George P. Wilson executors of Delos Wilson	George P. Wilson	\$1.00	Pl. Lot, 239.05' x 124.13' x 53.86' x 149.85' x 105.04' x 102.36' x 39.54' x 36.34' in S'ly limit of Niagara Stone Rd. Comm S'ly 16.20' from intersection of said S'ly limit, shown on Hwy Pl. 365 with S'ly limit of the Rd. Allow. betw. Top lots 119 & 112 plan attached
218165	Grant	25 November 1970	15 January 1971	Russell S. & Joyce Masters wife, et al	Russell S. Masters to uses	\$1.00	land as in #212084 (70)
219486	Mortg.	5 Feb. 1971	17 Feb. 1971	Erwin D. & Irene H. Penner wife joint mortgagors	Niagara Credit Union Limited	\$5000.00	1st & 2ndly Land in 205777 (70)
219487	Dofm	11 Feb. 1971	17 Feb. 1971	Niagara Credit Union Limited	Erwin D. & Irene H. Penner	v. of mortg #205777 (70)	
225766	Mortgage	15 June 1971	17 June 1971	Russell S. Masters to uses	Realta Investments Limited	\$10,000.00	land as in #212084 (1970) grant, limit & appoint of mortgage #191747 (69)
225803	Dofm	10 June 1971	17 June 1971	William Gorman, Jack Lorrey, Alex Welter	Ernest Thomas Steele, & Andrew Gillies	\$1.00	postponing mortgage #212083 (1970)
226016	Agreement	16 June 1971	22 June 1971	Ernest T. Steele	Realta Investments Limited		
226499	A. of m	22 June 1971	29 June 1971	Ernest T. Steele	Canadian Imperial Bank of Commerce	Premises	of mortgage #212083 (70)

forward to folio 15

forward to folio 15

Lot 112				NIAGARA TOWNSHIP		NOW KNOWN AS THE TOWN OF NIAGARA ON THE LAKE		Folio SHEET NO. 15	
NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS		
		INSTRUMENT	REGISTRATION						
983	Assumption Plan	28 June 1971	9 July 1971	Crown	Department of Transportation and Communications		This plan replaces (in part) preliminary Assumption plan No. 934 DHO P-5092		
230162	Deposit		1 Sept. 1971	as desc in #13324 (49)					
238018	Grant	13 January 1972	21 January 1972	William J. Hunter et ux	The Corporation of the Town of Niagara-on-the-Lake	\$1.00	Pt lot 112, 70.12' in E by limit of Four Mile Creek Rd. Cont 7.485 acres. Reserving unto the grantor a rt. of way marked in yellow on attached plan. Re: easement for underdrain. See recital.		
238268	Certificate	18 January 1972	27 January 1972	Re Estate of Lydia Peters		-	as desc in #212384 (70)		
238269	Consent	21 January 1972	27 January 1972	Re Estate of Lydia Peters		-	as desc in #212384 (70)		
240780	Certificate	10 March 1972	15 March 1972	Re Estate of Edna J. Condlin	2/10/72 H.	-	as desc in #12677 (48)		
240907	Grant	9 December 1971	17 March 1972	William J. Hunter & Bruce Lambert, executor of Edna J. Condlin	Reta Honadle	\$1.00	Pt lot, 96.6' x 40.05' x 154.64' x 149.79' 99' in N by limit of Stone Rd Comm at intersection of said N by limit with W by limit Four Mile Creek Rd.		
					Forward to Folio 16				
					DOMINION CONSENT				

Forward to Folio 16

Lot 112				NIAGARA TOWNSHIP		NOW KNOWN AS THE TOWN OF NIAGARA ON THE LAKE		COLID SHEET NO. 16	
NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS		
		INSTRUMENT	REGISTRATION						
245411	Grant	29 May 1972	31 May 1972	George P. Wilson, et ux	Border Holdings Limited	1/00	Plat, 239.05' x 124.13' x 53.86' x 149.85' x 105.04' x 102.36' x 39.54' x 36.34' in S'y limit of Niag. Stone Rd. Comm S'y 16.20' from intersection of said S'y limit with E'y limit of rd. allow betw lots 119-112		
245412	Grant	29 May 1972	31 May 1972	Stanley A. Wright et ux	Border Holdings Limited	1/00	Plat, 140.8' x 157.1' x 176.5' x 50.0' x 40.0' x 71.6' in E'y bdy of Niagara Stone Rd. Save except Hwy Pl. 365		
245413	Mortgage	13 May 1972	31 May 1972	Border Holdings Limited	Stanley A. Wright	\$17,500.00	as in #245412 (72) of mortgage #204060 (70) as desc in #219 (1930)		
245681	Dofn	1 June 1972	2 June 1972	William J. Hunter	Stanley A. Wright	-	Plat. 0.27 acs x 25.32' x 147.63' x 25.62' x 196' in W'y limit King Hwy 5.5 Comm E'y 108.70' from N.W. corner Lot 112 thence S. 64.60' to P.O.B. see sketch. Subj to any st		
251596	Certificate	25 Aug 1972	30 Aug 1972	Re estate of James A. Young					
252964	Grant	18 Aug 1972	20 Sept 1972	William J. Hunter & Bruce Lambert Executors of Edna J. Condlon	Rita Monagle	1/00			
						To Folio 17			
						County of Line Map save in Hwy			

To Folio 17

County of Line may have in Hwy Pl. 365

LOT 112 NIAGARA TOWNSHIP				NOW KNOWN AS THE TOWN OF NIAGARA-ON-THE-LAKE		COL 10 T NO. 17	
NUMBER	INSTRUMENT	DATE INSTRUMENT REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS	
254336	Agreement	December 12 October 1971 1972	The Niagara Peninsula Conservation Authority	William J. & Grace L. Hunter, wife	\$2.00	Release of water pipes etc. over Pt of Rd Allas betw lots 111 & 112 355.28' 66' 332.59' 69.24' in S by limit of lot 112 Comm E 355.28' from SW corner of lot 112 See instrument	
254353	Consent	22 September 1972 12 October 1972	Re Estate of Peter Vanderform		-	as desc in #101144 (1964)	
254354	Certificate	4 October 1972 12 October 1972	Re Estate of Peter Vanderform		-	as desc in #101144 (1964)	
254355	Certificate	14 September 1972 12 October 1972	Re Estate of Ludovicus J. Muntz		-	as desc in #101144 (1964)	
254771	Mortgage	17 October 1972 18 October 1972	Gerald & Geraldine Marcynuk, wife, John company	The Royal Trust	\$15,000.00	Lot 112 125.32' x 147.63' x 25.62' x 196' in W by limit of Four Mile Creek Rd. Comm E 108.77' S 64.60' from NW 1/4 corner of lot 112 Subj to any Rts title, etc. in Hwy Plan 365	
254949	Grant	21 September 1972 20 October 1972	Reta Honadle	Gerald & Geraldine Marcynuk, wife, John	\$17,000.00	land as in #254771 (1972)	
258483	Grant	11 December 1972 15 December 1972	Chester J. Jakubowski et ux, Matthew W. Jakubowski et ux, Lillian Siepka & Helen Popaduch, ten-in-common	Donald J. & Jean Lady wife, John	\$1.00	Lot 112 & 113, 66.5' x 105.0' x 181.9' x 193.35' in S by limit of Four Mile Creek Rd Hwy Plan 303, plan attached	

Lot 112		NIAGARA TOWNSHIP		NOW KNOWN AS		Folio 18
				THE TOWN OF NIAGARA ON THE LAKE		SHEET NO.
NUMBER	INSTRUMENT	DATE	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION			
258484	Mortgage	11 December 1972	15 December 1972	Donald J. & Jean Lady wife, et Mortgage	Polish (St. Catharines) Credit Union Limited	20,000.00 land as in #258483 (1972)
258828	Mortgage	13 December 1972	20 December 1972	Ernest W. & Brigitte L. Ediger, wife, et Henry Peters	Niagara Credit Union Limited	9750.00 land as in #212385 (1970)
258829	DofM	15 December 1972	20 December 1972	Ernest W. & Brigitte L. Ediger		of mortgage #212384 (1970)
259148	DofM	30 Oct 1972	28 Dec. 1972	Abe & Gertrude Klassen	John R. & Frieda Wier	of mortg. #69278 (6)
260695	Mortgage	15 January 1973	24 January 1973	Russell S. Masters to uses	Canadian Imperial Bank of Commerce	DOMINION CONSENT Indebtedness land as in #14000.00 #212084 (1970)
262151	Mortgage	14 February 1973	20 February 1973	Dick Dueck, also known as Nicholas H. Dueck	Niagara Credit Union Limited	38,000.00 land as in #212084 (1970) 7.11 acres
✓						674.63' x 457.59' x 679.56' x 457.56' in E by limit of lot comm at SE angle of lot 112
✓						Recovering a Rt-of-Way over Wly 10' & Together with Rt-of-Way over Wly 10' see recitals
✓						14,000.00 #359822, 14, 1973
268370	Mortgage	11 May 1973	28 May 1973	Ronald & Christine Andres, wife, et ten	Niagara Credit Union Limited	14,000.00 #359822, 14, 1973 54.4' x 167.18' in Wly bdy of Creek Rd. Comm W 2650.68' & N 765.2' from SE angle of lot 112
✓						of 1.00
269708	Agreement	6 June 1973	13 June 1973	Provincial Gas Company, by their attorney, Homer L. Day power of attorney reg'd as #242434 (1972)	Niagara Credit Union Limited	postponing notice #189698 (1968)

LOT 112 NIAGARA TOWNSHIP NOW TOWN OF NIAGARA - ON-THE-LAKE							FORM NO. 19
NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
269918	Dofm	15 June 1973	15 June 1973	Niagara Credit Union Limited	Ronald & Christine Andres	-	of mortgage #15861 (1967)
270741	Mortgage	18 June 1973	26 June 1973	Kurt Wilna, bachelor	Niagara Credit Union Limited	\$7,500.00	1st & 2nd mortgages on lot, 702.03' x 32.49' x 102.39' x 32.48' Comm W 2873.51' S W 26.09' from NE angle of lot 112
272902	Dofm	— 1973	23 July 1973	Niagara Credit Union Limited	Ernest W. & Brigitte C. Ediger	-	of mortgage #258828 (1972)
273848	Mortgage	16 July 1973	2 August 1973	Elvin J. & Irene H. Penner, wife, et ten	Niagara Credit Union Limited	\$50,000.00	1st & 2nd mortgages on lot, 82.32' x 96.83' x 77.52' x 66.5' in Ely Idry of Creek Rd. Comm Wly 2604.6' N 403.68' from SE angle of lot 2ndly; Pt lot 110' x 136.6' x 99.11' x 3.65' x 96.83' in Ely Idry of Creek Rd. See description of lease #51683 (1962)
277061	Assignment	1 October 1972	20 September 1973	BP Canada Limited	BP Oil Limited	\$1.00	of lease #51683 (1962)
279434	Dofm	- October 1973	26 October 1973	Jacob & Mary Warkentin	Bertrand Davesne & Gaston Brune	-	of mortgage #15215 (1957)
SEE DEPOSIT NO 30R-668				A. REFERENCE PLAN			
284948	Grant	7 April 1971	23 January 1974	Niagara Peninsula Conservation Authority	Andres Bell Construction Limited	\$1.00	PART 1 - 0.712 acres PART 2 - 0.047 acres Pt lot, as shown as Part 1 on 30R668

Forward to Folio 20

LOT 112				NIAGARA TOWNSHIP NOW THE TOWN OF NIAGARA-ON-THE-LAKE		Folio NO. 20	
NUMBER	INSTRUMENT	DATE		GRANTOR	GRANTEE	CONSIDERATION	REMARKS
		INSTRUMENT	REGISTRATION				
284949	Grant	19 April 1971	23 January 1974	Andrea Bell Construction Limited	Niagara Peninsula Conservation Authority	\$1.00	Pt lot, as shown as Part 2 on 30R668
287686	Certificate	28 February 1974	7 March 1974	Re Estate of Peter P. Penner		-	as desc in #169981 (1968)
SEE DEPOSIT NO 30R 836				A REFERENCE PLAN			PART 1 - 1.120 acres
293304	Mortgage	17 May 1974	24 May 1974	Kurt Wiene, Bachelor	Niagara Credit Union Limited	\$8,000.00	PART 2 - 0.032 acres Pt lot, 2873.51' x 26.09' x 102.03' x 32.49' x 102.29' x 32.48' in hly limit of lot 112 Comm at NE angle of lot 112
294407	Dofm	5 June 1974	6 June 1974	Niagara Credit Union Limited	Kurt Wiene	-	of mortgage #127074 (1973)
295744	Dofm	24 June 1974	26 June 1974	Erleida Penner	Kurt Wiene	-	of mortgage #169981 (1968)
SEE DEPOSIT NO 30R 890				A REFERENCE PLAN			PART 2 - 0.093 acres
							PART 3 - 0.007 acres
							PART 4 - 0.008 acres
							PART 5 - 0.011 acres
							PART 6 - 0.016 acres
							PART 7 - 0.004 acres
							PART 8 - 0.100 acres
							PART 9 - 0.035 acres
							PART 10 - 0.005 acres
							PART 11 - 0.028 acres
							PART 12 - 0.038 acres
							PART 13 - 0.023 acres
							PART 14 - 0.016 acres
							PART 15 - 0.017 acres
							PART 16 - 0.016 acres
				forward to folio 21			
CON'T							

LOT NO.

112

TOWNSHIP OF NIAGARA

NO. OF INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTRY	GRANTOR
14640	Grant	30 Nov. 1950.	29 Oct. 1951.	George Enns, et ux
14884	Grant of Easement	3 Jan. 1952.	10 Nov. 1952.	George D. Wilson
14885	Grant of Easement	6 Jan. 1952.	10 Nov. 1952.	John A. Lutz, et ux
14958	Grant	16 Apr. 1952.	22 Apr. 1952.	Emma Suderman, widow
14959	Mortgage	17 Apr. 1952.	22 Apr. 1952.	Peter Lepp, et ux.
14960	D. of M.	20 Apr. 1952.	23 Apr. 1952.	The Premier Trust Company
15252	Lease	8 Oct. 1952	22 Oct. 1952	John H. Gertrude Willemas
15261	D. of M.	31 Oct. 1952	31 Oct. 1952	Edith M. Willemas
15381	Grant	27 Oct. 1952	13 Jan. 1953	Peter Lepp, et ux.
15833	Grant	3 July 1952.	21 Sept. 1953	William W. Nickel et ux
15853	Mortg.	20 Sept. 1953	1 Oct. 1953	George & Tina Gossen
16312	Grant	5 Apr. 1954	14 Apr. 1954	Henry & Mary Junk, jointly
16434	Grant	17 Mar. 1954	16 June 1954	Gerhard & Helene Klassen
16435	Mortg.	17 Mar. 1954	16 June 1954	Helmut & Anna Bartel
16587	Mortg.	12 Aug. 1954	24 Aug. 1954	John & Rose Agnew, jointly
16588	Mortg.	12 Aug. 1954	24 Aug. 1954	John & Rose Agnew, jointly
16589	Grant	10 Aug. 1954	24 Aug. 1954	John H. Gertrude Willemas
16603	Grant	18 Jan. 1953	27 Aug. 1954	George H. Wilson, widower.
16630	D. of M.	31 Oct. 1953	23 Sept. 1954	John C. Sheehan
16631	Mortg.	16 Sept. 1954	23 Sept. 1954	Sydney & Ruth Ojander, jointly
16632	Grant	15 Sept. 1954	23 Sept. 1954	George & Tina Gossen
SEE DEPOSIT No. 7201				
16779	Mortg.	13 Nov. 1954	18 Nov. 1954	Arthur D. Wilson
16870	D. of M.	13 Dec. 1954	16 Dec. 1954	George & Tina Gossen
10271 SR	Cert. for Reg'n	29 Dec. 1954	10 Jan. 1955	Ruth Estate of Hamilton Gibson
10292 SR	C. of Probate	17 Sept. 1953	17 Jan. 1955	Hamilton Gibson
10532 SR	Cert. for Reg'n	12 May 1955	31 May 1955	Re the Estate of Hamilton Gibson
17271	D. of M.	4 June 1955	8 June 1955	Re the Estate of Hamilton Gibson
17283	Conveyance	1 June 1955	13 June 1955	Executors of Hamilton Gibson
17304	Conveyance	1 June 1955	23 June 1955	Executors of Hamilton Gibson
17305	Conveyance	1 June 1955	23 June 1955	Executors of Hamilton Gibson
17346	Grant	28 June 1955	8 July 1955	Margaret Goodall, married woman
17373	Grant	8 June 1955	19 July 1955	Alice M. Knox, married woman
17416	Grant	30 June 1955	5 Aug. 1955	George C. Gibson, et ux
10701 SR	Certificate	17 Aug. 1955	6 Sept. 1955	Re the Estate of Peter Gibson
17627	D. of M.	28 Oct. 1955	1 Nov. 1955	Marjorie Manning
17696	Agmt.	22 Sept. 1955	30 Nov. 1955	George S. Wilson, widower
17714	Mortg.	1 Dec. 1955	6 Dec. 1955	Henry J. & Mary Andree, wife, jointly
17715	Grant	28 Nov. 1955	6 Dec. 1955	Alice M. Knox, married woman
542	D. of Mortg.	14 Jan. 1956	19 Jan. 1956	John H. & Gertrude Willemas, wife, jointly
1210	Grant	1 Oct. 1955	13 Oct. 1956	George Helen Wilson, a widower
2734	Grant	11 Feb. 1956	5 April 1956	Henry J. & Mary Andree, wife, joint tenants

MICROFILMED

TOWNSHIP OF NIAGARA

FROM FOLIO NO. 264 BOOK 4

GRANTEE	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
William St. Michel	\$1.00	Land in #13866
The Bell Telephone Co. of Canada	\$5.25	re telephone line, see plan attached
The Bell Telephone Co. of Canada	\$26.50	re telephone line, see plan attached
Peter Lepp	\$1.00	Pl. Lot (60' x 24.5' x 69.4' x 17.5') 0.29 acres
Hotel Cherie, operator 25/11/78	\$1.00	Land in #14958 NOT RECORDED IN FULL
Oliver G. & Emma Goodman, wife, jointly	\$1.00	Pl. Mortg #15213
Superior Petroleum Corp. Inc. re trustee	\$1.00	For term of 20 yrs - 110' x 136.6' x 99.11' x 96.8'
Richard & Helene Klagen, wife	\$1.00	of mtg #12824
Frank & Katherine Kiebert, wife, joint tenants	\$1.00	1.00 acres, 29 acres, land as in 14958
George & Ting Gossch	\$1.00	Land as in No. 14640 as joint tenants
John C. & Frederick	\$3.00	Land as in No. 16630
Tena M. Crocker	\$1.00	Land as in No. 3373
Helmuth & Anna Bartel	\$1.00	pt 112 & 113. See desc'n.
Gerhard & Helene Klagen, wife	\$1.00	50.5' x 170' x 49.2' x 167' on Creek Road
John W. & Gertrude Willems	\$1367.50	70' x 167' x 164' x 164' (Copied in full sheet of 21234)
J. F. Rose & Company Limited	\$1000.00	2 parcels.
John & Rose Agnew	\$1.00	Plan attached
Arthur H. Wilson	\$1.00	2 parcels - as joint tenants
George & Tina	\$1.00	1.06 acres limit appoint (To 4 sec)
George & Tina	\$345.12	of mortg no. 15853
Sydney & Ruth Openheim	\$1.00	pt 112 - as joint tenants
Margaret McArthur, widow	\$3000.00	1.06 acres - land in 16603
Cornie Penney	\$2.00	of mortg no. 16631
George Charles Gibson & Alice May Knox, Executors	\$1.00	as desc in no. 11639, etc
Walter Dulack	\$1.00	pt lot 112, see Probate
Margaret Goodall, married woman	\$1.00	as desc in no. 9966 & 11245
Alice M. Knox, married woman	\$1.00	of mortg no. 11639
George C. Gibson	\$1.00	50' x 167.0' x 45.4' x 170.2' in Wly bdy of Creek road
(wife)		10.49 acres, see desc & recitals
Dietrich & Lydia Peters	\$1.00	1.39 acres 120' x 523.1' x 111.2' x 567.1' in Wly bdy of
Ernest W. Carrie & wife	\$1.00	Four Mile Creek Road, see recitals
Katharine Pauls	\$1.00	50' x 167' x 45.4' x 170.2' as joint tenants
Cornelius J. & Annie Andrew	\$1.00	1/2 acre - as joint tenants
The Corp'n. of the Twp. of Niagara	\$15,000.00	land in no. #17305 (1.99 ac)
Alice M. Knox, married woman	\$8,000.00	pt lot, as desc in no. 11245
Henry J. & Mary Andrew, wife, jointly	\$1.00	of mortg no. 11229
Wilfred W. Pollock, et al, Trustees	\$2.00	pt lot, 12.98 acres, with st. of way
The Corporation of the Township of Niagara	\$15,000.00	Land in no. 17304, 1/2 acre
Edward H. & Liza Andrew, wife, joint tenants	\$1.00	of mortg no. 16587
		315' x 178.6' x 330.4' x 191.77, containing 12.98 acres
		150.0' x 180.0' x 143.35' x 60.1' in Wly limit of idellor bdy (11/11/11)

LOT NO.

112

TOWNSHIP OF NIAGARA

NO. OF INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTRY	GRANTOR
4106	P. A. of M.	16 Feb. 1956	11 May 1956	Alice M. Knox
7258	Mortg.	27 July 1956	31 July 1956	Edward H. & Lois Andrew, wife, jt. tenants.
7516	P. A. of M.	2 Aug. 1956	9 Aug. 1956	Alice M. Knox
7678	Mort.	27 July 1956	14 Aug. 1956	Harry J. & Mary Andrew, wife, jt. tenants.
12461	Quit Claim	10 Sept. 1956	31 Dec. 1956	Nicholas J. Suech, et ux
14596	Notice	25 Feb. 1957	15 Mar. 1957	Helen Augustine Coplin, Ltd.
15214	Mort.	5 Mar. 1957	4 Apr. 1957	Jacob & Mary Warrenton, wife, jt. tenants.
15215	Mortg.	21 Mar. 1957	4 Apr. 1957	Wm. & Mary Leasure, wife, jt. tenants.
15859	Mort.	29 April 1957	29 April 1957	Sydney & Ruth Oxenham, wife, jt. tenants.
16006	Mortg.	29 April 1957	3 May 1957	Peter P. & Frieda Penn, wife, jt. tenants.
16096	A. of M.	6 May 1957	6 May 1957	Sydney & Ruth Oxenham, wife, jt. tenants.
21234	Act. of H.O.F.	2 Oct. 1957	2 Oct. 1957	"S.C.O." & Wilfred W. Pollock, et al., Trustees, P.L.P.
22107	Agmt.	13 Aug. 1957	31 Oct. 1957	Harry J. & Mary Andrew, wife, jt. tenants.
22367	P. A. of M.	7 Nov. 1957	7 Nov. 1957	Alice M. Knox
23772	Mort.	13 Dec. 1957	18 Dec. 1957	Wilfred W. Pollock, et al., Trustees
28318	Mort.	7 May 1958	13 May 1958	George L. Wilson (a widower)
28319	Mortg.	10 May 1958	13 May 1958	Paul & Margaret Remick, jt. tenants.
29828	A. of M.	1 Jan. 1958	13 June 1958	Executors of Arthur H. Howitt.
32169	Certificate	19 Aug. 1958	28 Aug. 1958	Re Estate of George R. Gibson.
33309	Certificate	26 Sept. 1958	29 Sept. 1958	Re Estate of Katherine Nielsen

FORWARD TO LOOSE LEAF

MICROFILMED

TOWNSHIP OF NIAGARA

FROM FOLIO NO. 40 BOOK This

GRANTEE	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
Henry J. & Mary Andros	\$500.00	of mortg. no. 17714, with
Imperial Bank of Canada	\$9,537.00	150.6' x 50.0' x 143.35' x 60.8'
Henry J. & Mary Andros	\$100.00	of mortg. no. 17714 as to pt. the lot.
Edward H. & Lois Andros, wife, jt. ten.	\$100.00	Correcting no. 2734, see facts.
Nicholas H. S. Leck	\$100.00	land in no. 13872, see recitals (7.11ac)
Katharina Parke	\$449.00	of conditional sale contract no. 17416
Wm. & May Lefevre, wife, jt. ten.	\$100.00	(0.34ac) land in no. 12001 (slight variation)
Jacob & Mary Washinton, wife, jt. wife.	\$12,100.00	(0.34ac) land in no. 15214
Peter P. & Frieda Penner, wife, jt. ten.	\$100.00	land in no. 16632
Sydney & Ruth Oxenham, wife, jt. wife.	\$2,400.00	land in no. 15859
Executors of Arthur H. Howitt	\$170.00	of mortg. no. 16006
John & Rose Agnew, et al., of the	\$1,300.00	debaring & foreclosing defendants from land
William W. Nickel	\$1,000.00	Re sale of 5 ac. Pt. lot, etc., see desc. in
Henry J. & Mary Andros	\$100.00	of mortg. no. 17714 as to land in 22107 (5 ac.)
John H. & Elvin L. Penner, jt. ten.	\$100.00	land in no. 21234, sub. to 15252
Paul & Margarete Rempel, wife, jt. ten.	\$100.00	9.29ac. 1083.5' x 377.55' x 1088.83' x 367.53'
George A. Wilson	\$3,400.00	land in no. 20918
Sydney & Ruth Oxenham, (his wife)	\$270.00	of mortg. no. 16006 (67)
		desc. in No. 9340 + 5924.
		as desc. in No 15381.

FORWARD TO LOOSE LEAF

TOWNSHIP OF NIAGARA

From Folio No. 16 of Book 2

GRANTER	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
Hamilton Nelson	2.2 Acres	\$5.00	Part of the lot lying S. of Fairview Creek Rd. except plot in which is situated a part of the lot lying N. of Fairview Creek Rd. together with easement reserved in the by purchase paper. See first description.
Hamilton Nelson		\$5.00	Part of the lot fronting 79 ft. on E. by boundary of Fairview Creek Rd. See first description.
Ray Hallen Landman		1/2 of front	All interest in part of the lot & other land. See first description & declaration.
James C. Landman, widow & Helen M. Landman, executrix, as joint tenants		1/2 of front	Part of the lot, fronting 96.6 on N. by boundary of Stone Rd. 79 ft. on N. by boundary of Fairview Creek Rd. See first description.
James C. Landman, widow & Helen M. Landman, executrix, as joint tenants		1/2 of front	Part of the lot, fronting 96.6 on N. by boundary of Stone Rd. 79 ft. on N. by boundary of Fairview Creek Rd. See first description.
William W. Evans as single man		\$7.00	Land in No. 7005. See first description.
John Wilson		\$16.00	Part of the lot & other land. See first description & declaration.
Russell Clinton Brady & Norma E. Brady, his wife, & the survivors		\$50.00	For sale & purchase of land described as in No. 10. 50 ft. with reserved parking point herein. See first description.
Estelle Wilson, wife of the said George Wilson & the said George Wilson, as joint tenants	4.5 acres &c.	1/2 of front	Part of the lot & other land (4 parcels). See first description & attached statutory declaration.
James H. Long & Albert Sydney Trippnell, Executors & Trustees of Estate of Angelina Wilson deceased	4.5 acres &c.	\$200.00	Land described in Lot 21 of No. 7117. Preserving out of 1st parcel herein land in No. 7104. Not Recorded in full.
John May Lutz, widower		\$2.00	Part of the lot fronting 40 ft. on N. by boundary of Fairview Creek Rd. 50 ft. on N. by boundary of Stone Rd. 79 ft. on N. by boundary of Fairview Creek Rd. See first description.
Frederic D. Capeland			Part of the lot fronting 50 ft. on N. by boundary of Stone Rd. 79 ft. on N. by boundary of Fairview Creek Rd. See first description.
James William Cairns		\$7.00	All that part of the lot lying S. of Fairview Creek Rd. except part of the lot - 51 ft. on N. by boundary of Stone Rd. 79 ft. on N. by boundary of Fairview Creek Rd. See first description.
Hamilton Nelson		\$5.00	Land in No. 7005. See first description.
George Arthur Nelson	1.277 sq. ft.	1/2 of front	Undivided 1/2 interest in the lot - 51 ft. on N. by boundary of Stone Rd. 79 ft. on N. by boundary of Fairview Creek Rd. See first description.
Hamilton Nelson		\$7.00	Land in No. 7005. See first description.
The Hydro Electric Power Co. of Ont.		\$4.00	Part of the lot fronting 40 ft. on N. by boundary of Fairview Creek Rd. 50 ft. on N. by boundary of Stone Rd. 79 ft. on N. by boundary of Fairview Creek Rd. See first description.
The Hydro Electric Power Co. of Ont.		\$5.00	Part of the lot fronting 40 ft. on N. by boundary of Fairview Creek Rd. 50 ft. on N. by boundary of Stone Rd. 79 ft. on N. by boundary of Fairview Creek Rd. See first description.

LOT NO. 112

[illegible]

TOWNSHIP OF NIAGARA

Form Folio No. 22-2 T.C.S. Single

[illegible]

LOT NO. 112

[illegible]

TOWNSHIP OF NIAGARA

From Folio No. 263. THIS BOOK

[illegible]

NO. OF INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTRY	GRANTOR
333 B. S.	17 Oct. 1842	24 Jan. 1870	John C. Ball et ux.	
344 B. S.	14 Apr. 1870	21 Apr. 1870	James M. Bristol et ux.	
367 B. S.	6 Aug. 1870	20 Aug. 1870	John C. & Margt. Ball.	
368 B. S.	6 Aug. 1870	20 Aug. 1870	Peter C. Lewis et ux.	
390 B. S.	2 Jan. 1871	10 Jan. 1871	James M. Bristol et ux.	
481 B. S.	30 Jan. 1872	5 Feb. 1872	Margaret Ball.	
481 B. S.	30 " 1872	5 " 1872	Margaret Ball.	
484 B. S.	30 " 1872	5 Feb. 1872	John C. Ball et ux.	
642 B. S.	9 May 1873	10 May 1873	James M. Bristol et ux.	
664 B. S.	8 May 1873	9 July 1873	James M. Clement et ux.	
935 B. S.	3 Apr. 1873	12 Feb. 1876	John A. Wilson et ux.	
1351 B. S.	8 " 1879	10 Apr. 1879	John A. Wilson et ux.	
1477 B. S.	22 " 1880	22 " 1880	William C. Barnall	
1594 B. S.	2 Mar. 1881	2 " 1881	Fredrick M. Clement	
1595 B. S.	2 Apr. 1881	2 Apr. 1881	James M. Clement	
1715 B. S.	13 " 1882	13 " 1882	Margaret Ball.	
1714 B. S.	11 " 1867	13 " 1882	John Cushman et ux.	
1715 B. S.	13 " 1882	13 " 1882	John Young Cushman et ux.	
1727 B. S.	17 Oct. 1842	3 May 1882	John C. & Margaret Ball.	
2046 Probate	16 Apr. 1879	21 May 1882	William C. Barnall	
Creditor	6 Oct. 1879			
2069 B. S.	25 Oct. 1884	31 Oct. 1884	James Walker et ux., Joseph Walker	
2402 B. S.	3 July 1888	4 July 1888	Richard Miller	
2403 B. S.	3 July 1888	4 July 1888	Caroline Ann Fisher et ux.	
2415 B. S.	15 June 1889	15 Aug. 1889	John A. Wilson et ux.	
2420 B. S.	3 Feb. 1891	4 Mar. 1893	John A. Wilson et ux.	
2634 B. S.	18 June 1898	21 June 1898	James S. Tucker et ux.	
3745 B. S.	8 May 1899	11 May 1899	Catherine A. & Richard S. Fisher & John C. Fisher et ux.	
3769 B. S.	17 June 1899	17 June 1899	James M. Bristol et ux.	
3798 B. S.	21 Oct. 1899	31 Oct. 1899	John A. Wilson et ux.	
3839 B. S.	10 Jan. 1900	29 Mar. 1900	James H. Gayle et ux.	
3840 B. S.	10 " 1900	29 Mar. 1900	Robert & Hamilton Gibson.	
3841 B. S.	22 Mar. 1900	21 " 1900	William C. Barnall, trustee & Richard S. Fisher, trustee.	
3938 Probate	27 Dec. 1888	5 Mar. 1901	Robert Rivers.	
4065 B. S.	31 Jan. 1902	8 Feb. 1902	Eliza Wilson, Nephew, John D. Tucker, et ux.	
4211 B. S.	31 Jan. 1904	23 July 1904	Robert S. Barnall et ux.	
4377 B. S.	25 Dec. 1905	23 Dec. 1905	James J. Gayle, Adm'r. Geo. Gayle, Margaret Gayle & Frederick P. D. Gayle	
4484 B. S.	22 Jan. 1906	31 Jan. 1906	George B. Wilson et ux.	
4511 B. S.	22 Mar. 1906	1 May 1906	John A. Wilson et ux.	
4739 B. S.	26 Feb. 1908	7 Mar. 1908	George B. Wilson.	

TOWNSHIP OF NIAGARA

MICROFILMED

From Folio No. Book No.

GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
Baptist Church Communion	1 R. 1 3/4 Per. 5/1		Judger Certificate.
Union B. P. Society	1 R. 1 1/2 Per. 4/100		Handl. B. P. 1891. 1894.
Peter C. Jones	All.	\$1000.	with 119. except 2 Acres.
Margaret Ball		\$200.	" " " "
Union B. P. Society	1 R. 1 1/2 Per. 4/100		1891. 1894. 1895. 1896.
John A. Wilson	1/2 Acre	\$400.	
John A. Wilson	All except 2 Ac.	\$900.	
Margaret Ball		\$400.	1891. 1894. 1895. 1896.
James B. Clement	1 R. 12 1/2	\$800.	
George B. Wilson	1 R. 12 1/2	\$800.	
William C. Parnell	1/2 - 50 Acres	\$300.	✓
Richard Miller		\$200.	
James B. Clement			of No. 664.
Robert Newen	1 R. 12 1/2	\$1300.	
John Cushman			of No. 1742.
John Young Cushman	1 R. 1 1/2	\$300.	
James Phillips		\$400.	
John Cushman	3. 1. 1/2	\$76. 3. 0.	
Caroline Ann Fisher for	50 Acs. South 1/2		And at her death to my grand
for natural life.			John Fisher. his heirs & assigns.
Wm. C. Parnell	1 R. 12 1/2	\$700.	May 11/12 (see Miscellaneous)
James Doyle	50 Acres	\$6. 15.	1/2 of Lot.
James P. Fisher	1/2 Acre	\$100.	On east side of St. David's Road.
Wm. C. Parnell	3 1/2 Acs. 25 feet	\$50.	On corner of Swamp & St. David's Road.
Walter McMillan trustee	1 Acre	\$100.	See No. 1877.
James Doyle	50 Acres	\$465.	1/2 of Lot.
Security & Co.	1 R. 1 1/2	\$400.	See No. 10. 189. 7. July 1895. NOT REGISTERED IN FULL.
John Fisher		\$600.	All of 1/2 of lot. NOT REGISTERED IN FULL.
Hamilton & Betty Gibson	50 Acres	\$3500.	South 1/2 of lot. NOT REGISTERED IN FULL.
James Doyle	50	\$1000.	NOT REGISTERED IN FULL.
George Bauman, trustee	1	\$100.	See No. 1877. NOT REGISTERED IN FULL.
Charlotte Fisher, his daughter			Land in No. 1595.
Charlotte Fisher	1 R. 1 1/2 Per. 5/1	\$325.	Not given, may see pt. 112.
Wm. C. Parnell	1 R. 1 1/2	\$200.	See No. 1877. NOT REGISTERED IN FULL.
Trustees of the Regular Baptist Church		\$100.	Ch. of N. pt. of lot on Inverness Creek Road. NOT REGISTERED IN FULL.
James C. Parnell & Parnell		\$100.	Land in No. 1877.
Wm. C. Parnell			See No. 1877. 2 July 1895.
Betty & Hamilton Gibson	50 A.		of No. 1877.
Delia Wilson	1 R. 1 1/2		See No. 1877. 2 July 1895.

Forward to Folio No. Book No.

NO. OF INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTRY	GRANTOR
4951	Deed	21 May 1909	June 1909	Barnack Tucker, John P. Campbell, et al. of John Tucker
5098	B. & S.	2 Apr. 1910	18 Apr. 1910	Hamilton & Betty Gibson
5199	Warranty	15 Apr. 1910	18 Apr. 1910	Bernard Liberman et al.
5106	B. & S.	9 Apr. 1910	30 Apr. 1910	George B. Wilson et al.
5225	Warranty	2 June 1910	2 June 1910	Delia Wilson
5269	B. & S.	16 Jan. 1911	1 Feb. 1911	Bernard Liberman et al.
5270	B. & S.	1 Feb. 1911	1 Feb. 1911	Hamilton Gibson
5308	B. & S.	25 Mar. 1911	3 Apr. 1911	George B. Wilson et al.
5339	Deed	6 Apr. 1911	6 Apr. 1911	Charles Wilson, married
5310	B. & S.	10 Sept. 1910	7 Apr. 1911	George B. Wilson et al.
5361	Warranty	1 July 1911	28 July 1911	William Brown et al.
5485	B. & S.	27 Apr. 1912	7 May 1912	George B. Wilson et al.
5597	B. & S.	13 Jan. 1913	13 Jan. 1913	Georgia H. Fann, widow
5673	Deed	25 Aug. 1911	29 Dec. 1911	Franklin H. Lacey
5924	B. & S.	9 Feb. 1915	26 Feb. 1915	Charlotte, James O. Fisher et al.
5941	Deed	7 Apr. 1915	11 Apr. 1915	George B. Wilson, Trustee
6146	Deed	19 Apr. 1915	28 Apr. 1915	Hamilton Gibson
6147	Warranty	1 Apr. 1915	24 Apr. 1915	George B. Wilson et al.
6630	Grant	12 Aug. 1920	16 Aug. 1920	Mary J. Chase, widow
6634	Deed	22 Sept. 1920	23 Sept. 1920	George B. & John Liberman
6635	Grant	23 Sept. 1920	23 Sept. 1920	William J. Inman et al.
7276	L.C.	16 May 1924	16 Aug. 1924	Eliza Gibson, formerly Hamilton
7277	Grant	16 May 1924	16 Aug. 1924	Chas. Geo. Gibson et al. & Jenny Gibson his wife
7425	Grant	13 May 1925	18 May 1925	Josephine & Nell Albaugh
7834	Grant	30 Dec. 1924	12 Oct. 1927	Bernard Liberman
7964	Grant	6 July 1928	10 July 1928	Sanford Minaker

TOWNSHIP OF NIAGARA

From Folio No. 163 Book 4 this

GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
Cecil Wilson	1/2 Acre	\$100.00	of Mortg. No. 3798 NOT REGISTERED IN FULL
Bernard Liberman	50 Acres	6000.00	S. 1/2 of lot.
Hamilton Liberman	50 Acres	4000.00	N. 1/2 of lot.
George Pelow Liberman		1.00	Part of lot on N. side of stone road off 92 ft. x 108 ft.
Frank H. Liberman	1/2 Acre	500.00	Land in No. 5308 REGISTERED IN FULL
Hamilton Liberman	11 1/2 Acres	2000.00	Part of land in No. 5098. Reserving right to construct water pipe for lot. Also further reserving same etc.
Delia Liberman wife of Hamilton Liberman	11 1/2 Acres	1000.00	Land in No. 5269
William Mann		150.00	Part of lot commencing at N.E. cor. of map of lot & 50 ft. along Creek Road
George R. Elizabeth Liberman	1/2 Acre		of Mortg. No. 3778
Georgia M. Mann		100.00	Part of lot commencing at N. Ely cor. of Baptist Parsonage lot 155 ft. x 50 ft.
George John Liberman of firm of Liberman Bros.		500.00	Land in No. 5355 Not Recorded in full
Edw. H. Lutz		400.00	Sh of North 1/2 of lot, adjoining land in No. 5308. 106 ft. on all boundary of Lower Mile Creek Road
Alfred Copeland		200.00	Land in No. 5310
William Liberman			of Mortg. No. 3778
George A. Liberman	1/2 1/2 Acre	3300.00	Land in No. 4065 & 3634
James P. Liberman	1 Acre		of Mortg. No. 3778
Bernard Liberman	50 Acres		of Mortg. No. 3778
Thomas H. Liberman	1/2 1/2 Acre	2000.00	Land in No. 5924 Not Recorded in full
Chas. J. Liberman		1.00	Land at intersection of Lower Mile Creek Road & Niagara Stone Road on N. side of latter road
William Liberman	1/2 Acre	500.00	of Mortg. No. 3778
Sanford Munster		1000.00	Land in No. 5361
Josephine Alpaugh		1.00	At intersection of land in No. 6620 Tax Affidavit attached
Josephine Alpaugh & Hall		800.00	Land in No. 7276 Tax Affidavit attached
Alpaugh. Joint tenants			
John & Lillian Brown	Chapel lot	900.00	Land in No. 7277 Tax Affidavit attached
joint tenants			
Rose Liberman wife of said Bernard Liberman	43 Acres	1000.00	Part of the lot fronting 60 ft. on Creek Rd. x 100 ft. Together with right to lay a pipe over land in No. 5270 & S. 1/2 of lot along Creek Road. See last description
Helen Bianca Munster. wife.		500.00	Land in No. 6635. With Revised description

LOT No. 108. in the Concession,

TOWNSHIP OF NIAGARA.

No of INSTRUMENT	INSTRUMENT	DATE	DATE OF REGISTRY	GRANTOR
13108.	Barq & Sale	July 26	1840 Aug 22	1840 Adam & Eliza Stoven
615.	Barq & Sale	Aug 10	1842 Aug 21	1842 Joseph Stoven & Co
3284	Barq & Sale	April 22	1844 July 16	1847 John McClellan & Co
2559.	Barq & Sale	Nov 26	1850 Dec 14	1850 Jacob P. Clement & Co
5149.	Barq & Sale	Nov 3	1853 Nov 14	1853 Robert D. Casselman & Co
6175.	Barq & Sale	July 6	1855 March 7	1855 John P. Clement
6176	Quit claim	July 23	1855 March 7	1855 Jacob P. Clement & Co
11703.	Barq & Sale	April 13	1861 April 15	1861 James Woolan & Co
14315	Mortgage	July 8	1864 July 23	1864 Frederick M. Clement & Co

S. A. No 109

82.	Patent	June 10	1801	The Crown
5187	Quit claim	Dec 25	1846 April 26	1847 William Casselman
5570	Barq & Sale	Nov 19	1853 Nov 19	1853 Robert D. Casselman & Co
5570	Barq & Sale	March 22	1854 May 5	1854 William H. Casselman
15130	Quit claim	Aug 25	1862 Aug 31	1865 Frederick W. Smith
15131	Mortgage	Aug 30	1865 Aug 31	1865 George C. Casselman & Co

S. A. No 110.

6294.	Patent	July 19	1807	The Crown
8551.	Barq & Sale	April 5	1823 May 6	1823 James Thomas & Co
4272.	Barq & Sale	July 16	1832 March 16	1832 Aaron Allen
5518.	Barq & Sale	Nov 2	1852 Nov 2	1852 John P. Clement
5518.	Mortgage	Nov 24	1865 Nov 27	1865 Frederick M. Clement & Co

S. A. No 111.

458.	Patent	May 6	1796	The Crown
1069	Barq & Sale	Oct 8.	1802 Dec 29	1802 Barnabas Cairns
258.	Barq & Sale	May 19	1806 June 2	1806 William & James Cairns
258.	Barq & Sale	July 13	1848 July 13	1848 John Campbell & Co

S. A. No 112

1942	Patent	July 1, 1794.	Oct 24, 1804	The Crown
222.	Mortgage	Oct 17.	1842 Nov 5	1844 John Cushman & Co
222.	Barq & Sale	July 8.	1848 July 10	1848 John C. & Margaret Ball
222.	Mortgage	July 10	1848 July 10	1848 John C. & Margaret Ball
5339.	Barq & Sale	July 11	1840 July 6	1854 John C. & Margaret Ball

GRANTOR	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
John McClellan	N.E. 1/4 - 25. a	\$250. 0. 0	
John P. Clement	W 1/2 50. "	\$150. 0. 0	
Jacob P. Clement	Part 8. "	\$70. 0. 0	
Robert D. Casselman	" " "	\$80. 0. 0	
James Woolan	" " "	\$100. 0. 0	
Frederick M. Clement	W. 1/2 50. "	\$10. 0. 0	
John P. Clement	" " "	\$50. 0. 0	
Frederick M. Clement	Part 8. "	\$100. 0. 0	
Richard Woodruff	58. "	\$1200. 0	

John Casselman	all 100. aces		See Patent Book
Robert D. Casselman	S. A. No 109		See Patent Book
William H. Casselman	" " "	\$1500. 0. 0	with 1/2 S. A. of July 6.
George C. Casselman	1/2 S. A. 100. a.	\$1000. 0. 0	" " " " "
George Moffatt	" " "		See Patent Book
Richard Woodruff	S. A. No 109.	\$2000.	with 1/2 S. A. of July 6 21 August 1873 No 650

James Thomas	all 100. aces		See Patent Book
Aaron Allen	" " "		See Patent Book
John P. Clement	" " "	\$587. 10. 0	
Frederick M. Clement	" " "	\$500. 0. 0	
James C. Street	" " "	\$1500. 0	See 21 Aug 1873 No 650

Barnabas Cairns	all 100. aces		See Patent Book
William & James Cairns	" " "		
George Cockle	" " "	\$250. 0. 0	
Joseph Clement	" " "	\$750. 0. 0	

Richard May	all 100. aces		See Patent Book
John C. & Margaret Ball	3/4 S. A. 100. aces	\$76. 0. 0	See Patent Book
John C. & Margaret Ball	1 " 1/2 S. A.	\$32. 15. 3.	" " "
Niagara Fish & Game Society	" " "	\$100. 0. 0	See 31 Aug 1870 No 356
John C. & Margaret Ball	3/4 S. A.	\$25. 0. 0	" " "

LOT No. 112. in the Concession,

TOWNSHIP OF NIAGARA.

181

No. of INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTER	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION AMOUNT OF MORTGAGE	REMARKS	
5340	Barq & Sale	April 17	1844	Feb 6	1854	Elizah Armstrong the	3 1/2 P.	\$235.00	Same as
5341	Quit claim	Feb 14	1854	Feb 6	1854	Walter Willis	" "	51-	"
5342	Barq & Sale	Feb 14	1854	Feb 6	1854	Fredrick Stearns	" "	\$400.00	"
5343	Barq & Sale	Feb 6	1854	Feb 6	1854	Peter Cudney	" "	\$400.00	"
5340	Barq & Sale	April 15	1854	April 15	1854	Peter Cudney & Mary Cudney	" "	\$250.00	"
6988	Barq & Sale	Jan 25	1856	Jan 25	1856	Daniel Cudney the	" "	\$300.00	"
7123	Barq & Sale	March 17	1856	March 19	1856	Christophers Chas the	1 A. 12 P.	\$175.00	"
7197	Barq & Sale	April	1856	April 26	1856	William Moffatt the	3 1/2 P.	\$350.00	"
7198	Mortgage	April 24	1856	April 24	1856	William Moffatt	" "	\$300.00	"
10327	Quitclaim	Oct 8	1859	Oct 14	1859	William Moffatt	" "	\$50.00	"
10562	Quitclaim	Jan 11	1860	Jan 16	1860	David Ord	" "	\$52.00	"
107130	Mortgage	March 22	1860	March 24	1860	Sidney Russell the	Pat	\$200.00	cont. of H. & M. G. G. 1856.
12439	Quitclaim	March 18	1862	March 18	1862	John Gallagher	" "	\$200.00	Mortg. 10713
13132	Barq & Sale	Dec 31	1862	Jan 3	1863	Sidney & Eliza Russell	1 A. 12 P.	\$200.00	Same as
13133	Mortgage	Jan 3	1863	Jan 3	1863	James Russell the	" "	\$200.00	Mortg. 13132
14350	Barq & Sale	Nov 4	1863	April 1	1864	John C. & Mary Ball the	Sh 112	\$2000.00	cont. of Ball the
14351	Barq & Sale	Nov 5	1863	April 1	1864	Wm. D. Devos the	" "	\$2000.00	"
14362	Barq & Sale	Aug 25	1863	April 14	1864	John Cushman the	1/2 A.	\$200.00	Joint Purchase.
S. & M. 113.									
	Patent	Oct 22	1804		The Crown				See Patent Book
877	Barq & Sale	July 7	1827	March 19	1830	George Lawrence	2 A. 12 P.	\$11.50	
920	Barq & Sale	May 10	1837	May 23	1840	George Lawrence the	" "	\$500.00	
9201	Barq & Sale	Dec 19	1839	May 23	1840	Jacob B. Davis the	" "	\$150.00	
920	Barq & Sale	April 2	1842	April 23	1842	George Lawrence	" "	\$25.00	
942	Barq & Sale	May 19	1842	Dec 27	1842	George Lawrence the	1/2 A.	\$75.00	
1112	Barq & Sale	April 2	1842	Dec 13	1842	George Lawrence	2 A. 12 P.	\$100.00	
1220	Barq & Sale	March 13	1843	March 16	1843	Elizah Armstrong the	" "	\$300.00	
1449	Barq & Sale	Aug 23	1843	Aug 31	1843	Jacob P. Cushman the	1/2 A. 1/10 P.	\$150.00	Aug 40 P.
1461	Barq & Sale	Aug 31	1843	Sept 21	1843	Joseph Cornick the	20 P.	\$15.00	
1466	Barq & Sale	Sept 1	1843	Sept 25	1843	Joseph Cornick the	1 A. 12 P.	\$137.10	Aug 20 P. and 1/2 P. 1466
1466	Mortgage	Jan 1	1844	March 24	1845	Isaac Cushman the	5 A. 12 P.	\$100.00	cont. of 1466, 1467, 1468, 1469
1499	Barq & Sale	March 31	1845	April 8	1845	George Lawrence	Pat	\$750.00	
1500	Mortgage	March 31	1845	April 8	1845	Benjamin Lawrence	" "	\$750.00	"
1581	Gift	April 1	1839	April 8	1845	George Lawrence	" "	\$175.57	"
1581	Barq & Sale	Nov 5	1845	Nov 8	1845	George Lawrence	" "	\$1000.00	"
1586	Barq & Sale	Nov 20	1847	Aug 23	1848	Benjamin Lawrence the	3 A. 12 P.	\$15.00	"
1587	Barq & Sale	Sept 23	1848	May 5	1849	Walter Willis	1/2 A. 12 P.	\$100.00	cont. of 1586
1587	Barq & Sale	May 10	1850	May 10	1850	Walter Willis	1/2 A. 12 P.	\$100.00	cont. of 1587
1587	Barq & Sale	July 6	1851	July 6	1851	William Hingman	Pat	\$75.10	
1587	Barq & Sale	Jan 21	1851	July 3	1851	Wm. D. Devos & Wm. H. Spat	" "	\$87.10	
1587	Barq & Sale	Jan 25	1853	Jan 31	1853	Benjamin Lawrence the	1 A. 12 P.	\$150.00	cont. of 1587
1587	Mortgage	March 2	1853	March 4	1853	Lawrence W. Hingman the	1 A. 12 P.	\$150.00	cont. of 1587

EXP Services Inc.

Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024

Appendix F – ERIS Report



DATABASE REPORT

Project Property:	<i>1544 and 1546 Four Mile Creek Road 1544 and 1546 Four Mile Creek Road Niagara-on-the-Lake ON L0S 1J0</i>
Project No:	<i>GTR-24000672-C0</i>
Report Type:	<i>Standard Report</i>
Order No:	<i>24091300584</i>
Requested by:	<i>exp Services Inc.</i>
Date Completed:	<i>September 18, 2024</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	7
Executive Summary: Site Report Summary - Surrounding Properties.....	8
Executive Summary: Summary By Data Source.....	13
Map.....	21
Aerial.....	22
Topographic Map.....	23
Detail Report.....	24
Unplottable Summary.....	57
Unplottable Report.....	59
Appendix: Database Descriptions.....	66
Definitions.....	76

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

Your Liability for misuse: Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Limited Partnership ("ERIS") using various sources of information, including information provided by Federal and Provincial government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Trademark and Copyright: You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report (s) are protected by copyright owned by ERIS Information Limited Partnership. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

Executive Summary

Property Information:

Project Property: 1544 and 1546 Four Mile Creek Road
1544 and 1546 Four Mile Creek Road Niagara-on-the-Lake ON L0S 1J0

Project No: GTR-24000672-C0

Coordinates:

Latitude: 43.218685
Longitude: -79.1221423
UTM Northing: 4,786,811.72
UTM Easting: 652,518.89
UTM Zone: 17T

Elevation: 295 FT
89.83 M

Order Information:

Order No: 24091300584
Date Requested: September 13, 2024
Requested by: exp Services Inc.
Report Type: Standard Report

Historical/Products:

City Directory Search CD - QUOTE Custom City Directory Search
ERIS Xplorer [ERIS Xplorer](#)

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	1	0	1
CA	<i>Certificates of Approval</i>	Y	0	1	1
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
DTNK	<i>Delisted Fuel Tanks</i>	Y	0	1	1
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	2	2
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	2	2	4
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	6	6
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	8	8
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	5	5
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	23	23
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	1	1
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPR2	National Pollutant Release Inventory 1993-2020	Y	0	0	0
NPRI	National Pollutant Release Inventory - Historic	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	2	2
PFAS	Ontario PFAS Spills	N	-	-	-
PFCH	NPRI Reporters - PFAS Substances	Y	0	0	0
PFHA	Potential PFAS Handlers from NPRI	Y	0	0	0
PINC	Pipeline Incidents	Y	0	0	0
PPHA	Potential PFAS Handlers from EASR	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	1	1
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	3	3
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	4	4
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	1	1

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
<hr/>					
		Total:	3	60	63

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>
<u>1</u>	EHS		1544 and 1546 Four Mile Creek Rd Niagara-on-the-Lake ON L0S 1J0	SSE/47.4	0.53	<u>24</u>
<u>2</u>	EHS		1544-1546 Four Mile Creek Rd Niagara-on-the-Lake ON L0S 1J0	SSE/54.1	0.79	<u>24</u>
<u>3</u>	BORE		ON	NNW/75.0	0.00	<u>24</u>

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
4	ECA	The Corporation of the Town of Niagara-on-the-Lake	Line 2 Road at Four Mile Creek, Virgil Niagara-on-the-Lake ON L0S 1T0	SE/129.4	2.04	25
5	PES	NIAGARA FRUIT & VEGETABLE GRO. LTD. (C-02/2001)	1579 FOUR MILE CREEK RD VIRGIL ON L0S1T0	NE/145.9	1.35	26
5	PES	NIAGARA FRUIT & VEGETABLE GRO. LTD. (C-02/2001)	1579 FOUR MILE CREEK RD VIRGIL ON L0S1T0	NE/145.9	1.35	26
6	FST	THE CORPORATION OF THE TOWN OF NIAGARA ON THE LAKE	1593 FOUR MILE CREEK RD VIRGIL ON	N/167.7	1.00	26
6	FST	THE CORPORATION OF THE TOWN OF NIAGARA ON THE LAKE	1593 FOUR MILE CREEK RD VIRGIL ON	N/167.7	1.00	27
6	FST	THE CORPORATION OF THE TOWN OF NIAGARA ON THE LAKE	1593 FOUR MILE CREEK RD VIRGIL ON	N/167.7	1.00	27
7	PRT	TOWN OF NIAGARA ON THE LAKE	1593 FOUR MILE CREEK RD VIRGIL ON	N/186.5	1.00	27
7	GEN	NIAGARA-ON-THE-LAKE, TOWN OF	P.O.BOX 100 1593 FOUR MILE CREEK ROAD NIAGARA-ON-THE-LAKE ON L0S 1T0	N/186.5	1.00	27
7	GEN	NIAGARA-ON-THE-LAKE, TOWN OF	VIRGIL CENTENNIAL ARENA 1565-1593 FOUR MILE CREEK ROAD NIAGARA-ON-THE-LAKE ON L0S 1T0	N/186.5	1.00	28
7	GEN	NIAGARA-ON-THE-LAKE, TOWN OF 28-433	VIRGIL CENTENNIAL ARENA 1565-1593 FOUR MILE CREEK ROAD NIAGARA-ON-THE-LAKE ON L0S 1T0	N/186.5	1.00	28
7	FSTH	TOWN OF NIAGARA ON THE LAKE	1593 FOUR MILE CREEK RD VIRGIL ON	N/186.5	1.00	29

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>7</u>	GEN	Niagara,Regional Municipality of	1593 Four Mile Creek Road Virgil ON	N/186.5	1.00	<u>30</u>
<u>7</u>	FSTH	TOWN OF NIAGARA ON THE LAKE	1593 FOUR MILE CREEK RD VIRGIL ON	N/186.5	1.00	<u>30</u>
<u>7</u>	GEN	Niagara,Regional Municipality of	1593 Four Mile Creek Road Virgil ON L0S 1T0	N/186.5	1.00	<u>31</u>
<u>7</u>	GEN	Niagara,Regional Municipality of	1593 Four Mile Creek Road Virgil ON	N/186.5	1.00	<u>32</u>
<u>7</u>	GEN	Niagara,Regional Municipality of	1593 Four Mile Creek Road Virgil ON	N/186.5	1.00	<u>32</u>
<u>7</u>	GEN	Niagara,Regional Municipality of	1593 Four Mile Creek Road Virgil ON	N/186.5	1.00	<u>33</u>
<u>7</u>	GEN	Niagara,Regional Municipality of	1593 Four Mile Creek Road Virgil ON L0S 1T0	N/186.5	1.00	<u>34</u>
<u>8</u>	SPL	Manitoulin Transport Inc.	1596 Four Mile Creek Road, Virgil Niagara-on-the-Lake ON	NNW/202.0	0.00	<u>35</u>
<u>8</u>	EHS		1596 Four Mile Creek Road Niagara-on-the-Lake ON L0S 1J0	NNW/202.0	0.00	<u>35</u>
<u>8</u>	EHS		1596 Four Mile Creek Niagara-on-the-Lake ON L0S 1J0	NNW/202.0	0.00	<u>36</u>
<u>9</u>	GEN	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	NE/212.3	2.00	<u>36</u>
<u>9</u>	HINC		3 LORRAINE STREET VIRGIL ON	NE/212.3	2.00	<u>37</u>
<u>9</u>	GEN	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON	NE/212.3	2.00	<u>37</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>9</u>	GEN	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON	NE/212.3	2.00	<u>38</u>
<u>9</u>	GEN	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON	NE/212.3	2.00	<u>38</u>
<u>9</u>	GEN	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON LOS 1T0	NE/212.3	2.00	<u>39</u>
<u>9</u>	SPL	The Corporation of the Town of Niagara-on-the-Lake	3 Lorraine St Niagara-on-the-Lake; Niagara-on-the-Lake ON	NE/212.3	2.00	<u>39</u>
<u>9</u>	GEN	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON	NE/212.3	2.00	<u>40</u>
<u>9</u>	GEN	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON LOS 1T0	NE/212.3	2.00	<u>41</u>
<u>9</u>	GEN	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON LOS 1T0	NE/212.3	2.00	<u>41</u>
<u>9</u>	GEN	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON LOS 1T0	NE/212.3	2.00	<u>42</u>
<u>9</u>	GEN	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON LOS 1T0	NE/212.3	2.00	<u>42</u>
<u>9</u>	GEN	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON LOS 1T0	NE/212.3	2.00	<u>43</u>
<u>9</u>	GEN	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON LOS 1T0	NE/212.3	2.00	<u>44</u>
<u>9</u>	GEN	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON LOS 1T0	NE/212.3	2.00	<u>44</u>
<u>10</u>	CA	The Corporation of the Town of Niagara-on-the-Lake	Lorraine Street and Four Mile Creek Road Niagara-on-the-Lake ON	NNW/218.1	0.98	<u>45</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
10	ECA	The Corporation of the Town of Niagara-on-the-Lake	Lorraine St and Four Mile Creek Road Niagara-on-the-Lake ON L0S 1T0	NNW/218.1	0.98	45
11	WWIS		lot 119 ON Well ID: 3801077	W/227.3	0.84	46
12	RST	GALE'S GAS BARS LTD	1487 NIAGARA STONE NIAGARA ON THE LAKE ON L0S1J0	NNW/239.0	0.45	48
12	SPL	RESIDENTIAL LANDOWNER	VIRGIL 4 MILE CREEK ROAD NIAGARA-ON-THE-LAKE ON	NNW/239.0	0.45	49
12	RST	GALE'S GAS BARS LTD	1487 NIAGARA STONE ST CATHARINES ON L0S 1J0	NNW/239.0	0.45	49
12	FSTH	GALES GAS BARS LTD	1487 NIAGARA STONE RD & CREEK RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	50
12	SPL	Gales Gas Bar<UNOFFICIAL>	EXCAVATION CORNER OF LORRAINE AND 4 MILE CREEK ROAD. <UNOFFICIAL> Niagara-on-the-Lake ON	NNW/239.0	0.45	50
12	FSTH	GALES GAS BARS LTD*	1487 NIAGARA STONE RD & CREEK RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	51
12	FSTH	GALES GAS BARS LTD*	1487 NIAGARA STONE RD & CREEK RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	52
12	FST	GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	52
12	FST	GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	52
12	DTNK	GALES GAS BARS LTD*	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON L0S 1J0	NNW/239.0	0.45	53
12	RST	GALE'S GAS BARS LTD	1487 NIAGARA STONE NIAGARA ON THE LAKE ON L0S1J0	NNW/239.0	0.45	53

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>12</u>	GEN	Gales Gas Bars Ltd.	1487 Niagara Stone Road Virgil ON L0S 1J0	NNW/239.0	0.45	<u>53</u>
<u>12</u>	FST	GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	<u>54</u>
<u>12</u>	FST	GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	<u>54</u>
<u>12</u>	EXP	GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	<u>54</u>
<u>12</u>	EXP	GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	<u>54</u>
<u>12</u>	EXP	GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	<u>55</u>
<u>12</u>	EXP	GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	<u>55</u>
<u>12</u>	EXP	GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	<u>55</u>
<u>12</u>	EXP	GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	<u>55</u>
<u>12</u>	FST	GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW/239.0	0.45	<u>56</u>

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2018 has found that there are 1 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	NNW	74.96	<u>3</u>

CA - Certificates of Approval

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Corporation of the Town of Niagara-on-the-Lake	Lorraine Street and Four Mile Creek Road Niagara-on-the-Lake ON	NNW	218.05	<u>10</u>

DTNK - Delisted Fuel Tanks

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GALES GAS BARS LTD*	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON L0S 1J0	NNW	238.96	<u>12</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Jul 31, 2024 has found that there are 2 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Corporation of the Town of Niagara-on-the-Lake	Line 2 Road at Four Mile Creek, Virgil Niagara-on-the-Lake ON L0S 1T0	SE	129.44	<u>4</u>
The Corporation of the Town of Niagara-on-the-Lake	Lorraine St and Four Mile Creek Road Niagara-on-the-Lake ON L0S 1T0	NNW	218.05	<u>10</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
-------------------------------	----------------	------------------	---------------------	----------------

EHS - ERIS Historical Searches

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1544 and 1546 Four Mile Creek Rd Niagara-on-the-Lake ON L0S 1J0	SSE	47.40	<u>1</u>
	1544-1546 Four Mile Creek Rd Niagara-on-the-Lake ON L0S 1J0	SSE	54.14	<u>2</u>
	1596 Four Mile Creek Road Niagara-on-the-Lake ON L0S 1J0	NNW	202.01	<u>8</u>
	1596 Four Mile Creek Niagara-on-the-Lake ON L0S 1J0	NNW	202.01	<u>8</u>

EXP - List of Expired Fuels Safety Facilities

A search of the EXP database, dated Oct 2023 has found that there are 6 EXP site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW	238.96	<u>12</u>
GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW	238.96	<u>12</u>
GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW	238.96	<u>12</u>
GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW	238.96	<u>12</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW	238.96	12
GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW	238.96	12

FST - Fuel Storage Tank

A search of the FST database, dated Oct 2023 has found that there are 8 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
THE CORPORATION OF THE TOWN OF NIAGARA ON THE LAKE	1593 FOUR MILE CREEK RD VIRGIL ON	N	167.75	6
THE CORPORATION OF THE TOWN OF NIAGARA ON THE LAKE	1593 FOUR MILE CREEK RD VIRGIL ON	N	167.75	6
THE CORPORATION OF THE TOWN OF NIAGARA ON THE LAKE	1593 FOUR MILE CREEK RD VIRGIL ON	N	167.75	6
GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW	238.96	12
GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW	238.96	12
GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW	238.96	12
GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW	238.96	12
GALE'S GAS BARS LIMITED	1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	NNW	238.96	12

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
-------------------------------	----------------	------------------	---------------------	----------------

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 5 FSTH site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
TOWN OF NIAGARA ON THE LAKE	1593 FOUR MILE CREEK RD VIRGIL ON	N	186.46	<u>7</u>
TOWN OF NIAGARA ON THE LAKE	1593 FOUR MILE CREEK RD VIRGIL ON	N	186.46	<u>7</u>
GALES GAS BARS LTD*	1487 NIAGARA STONE RD & CREEK RD NIAGARA ON THE LAKE ON	NNW	238.96	<u>12</u>
GALES GAS BARS LTD*	1487 NIAGARA STONE RD & CREEK RD NIAGARA ON THE LAKE ON	NNW	238.96	<u>12</u>
GALES GAS BARS LTD	1487 NIAGARA STONE RD & CREEK RD NIAGARA ON THE LAKE ON	NNW	238.96	<u>12</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Oct 31, 2022 has found that there are 23 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Niagara,Regional Municipality of	1593 Four Mile Creek Road Virgil ON L0S 1T0	N	186.46	<u>7</u>
Niagara,Regional Municipality of	1593 Four Mile Creek Road Virgil ON	N	186.46	<u>7</u>
Niagara,Regional Municipality of	1593 Four Mile Creek Road Virgil ON	N	186.46	<u>7</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Niagara,Regional Municipality of	1593 Four Mile Creek Road Virgil ON L0S 1T0	N	186.46	<u>7</u>
Niagara,Regional Municipality of	1593 Four Mile Creek Road Virgil ON	N	186.46	<u>7</u>
NIAGARA-ON-THE-LAKE, TOWN OF 28-433	VIRGIL CENTENNIAL ARENA 1565- 1593 FOUR MILE CREEK ROAD NIAGARA-ON-THE-LAKE ON L0S 1T0	N	186.46	<u>7</u>
NIAGARA-ON-THE-LAKE, TOWN OF	VIRGIL CENTENNIAL ARENA 1565- 1593 FOUR MILE CREEK ROAD NIAGARA-ON-THE-LAKE ON L0S 1T0	N	186.46	<u>7</u>
NIAGARA-ON-THE-LAKE, TOWN OF	P.O.BOX 100 1593 FOUR MILE CREEK ROAD NIAGARA-ON-THE-LAKE ON L0S 1T0	N	186.46	<u>7</u>
Niagara,Regional Municipality of	1593 Four Mile Creek Road Virgil ON	N	186.46	<u>7</u>
CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	NE	212.32	<u>9</u>
CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	NE	212.32	<u>9</u>
CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	NE	212.32	<u>9</u>
CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	NE	212.32	<u>9</u>
CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	NE	212.32	<u>9</u>
CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	NE	212.32	<u>9</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON	NE	212.32	<u>9</u>
CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON LOS 1T0	NE	212.32	<u>9</u>
CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON	NE	212.32	<u>9</u>
CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON	NE	212.32	<u>9</u>
CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON	NE	212.32	<u>9</u>
CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON LOS 1T0	NE	212.32	<u>9</u>
CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	3 LORRAINE ST NIAGARA-ON-THE-LAKE ON LOS 1T0	NE	212.32	<u>9</u>
Gales Gas Bars Ltd.	1487 Niagara Stone Road Virgil ON L0S 1J0	NNW	238.96	<u>12</u>

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 1 HINC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	3 LORRAINE STREET VIRGIL ON	NE	212.32	<u>9</u>

PES - Pesticide Register

A search of the PES database, dated Oct 2011-Jul 31, 2024 has found that there are 2 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
NIAGARA FRUIT & VEGETABLE GRO. LTD. (C-02/2001)	1579 FOUR MILE CREEK RD VIRGIL ON L0S1T0	NE	145.95	5
NIAGARA FRUIT & VEGETABLE GRO. LTD. (C-02/2001)	1579 FOUR MILE CREEK RD VIRGIL ON L0S1T0	NE	145.95	5

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 1 PRT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
TOWN OF NIAGARA ON THE LAKE	1593 FOUR MILE CREEK RD VIRGIL ON	N	186.46	7

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Apr 30, 2024 has found that there are 3 RST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GALE'S GAS BARS LTD	1487 NIAGARA STONE NIAGARA ON THE LAKE ON L0S1J0	NNW	238.96	12
GALE'S GAS BARS LTD	1487 NIAGARA STONE NIAGARA ON THE LAKE ON L0S1J0	NNW	238.96	12
GALE'S GAS BARS LTD	1487 NIAGARA STONE ST CATHARINES ON L0S 1J0	NNW	238.96	12

SPL - Ontario Spills

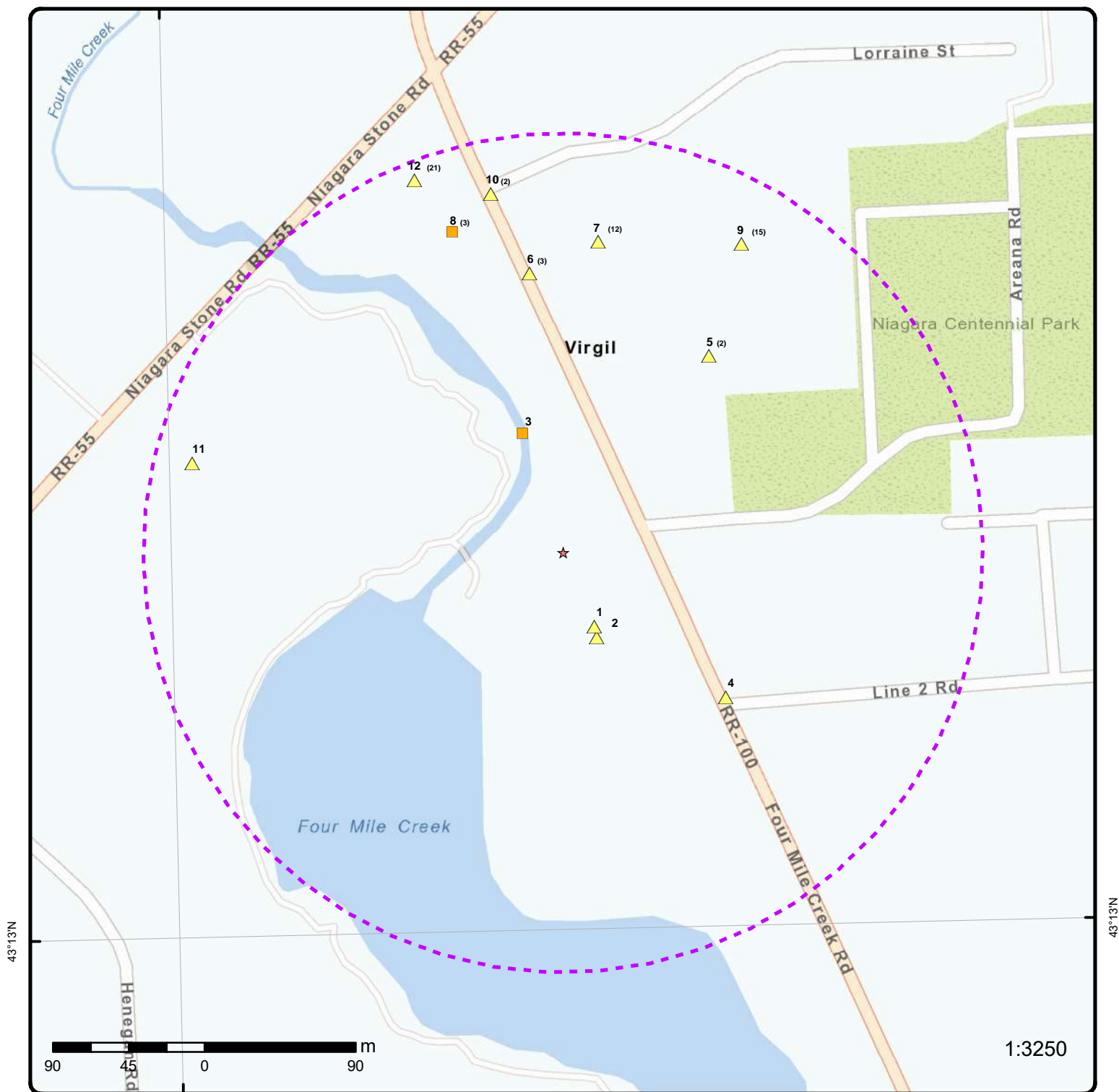
A search of the SPL database, dated 1988-Mar 2024; May 2024 has found that there are 4 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Manitoulin Transport Inc.	1596 Four Mile Creek Road, Virgil Niagara-on-the-Lake ON	NNW	202.01	<u>8</u>
The Corporation of the Town of Niagara-on-the-Lake	3 Lorraine St Niagara-on-the-Lake; Niagara-on-the- Lake ON	NE	212.32	<u>9</u>
Gales Gas Bar<UNOFFICIAL>	EXCAVATION CORNER OF LORRAINE AND 4 MILE CREEK ROAD. <UNOFFICIAL> Niagara-on-the-Lake ON	NNW	238.96	<u>12</u>
RESIDENTIAL LANDOWNER	VIRGIL 4 MILE CREEK ROAD NIAGARA-ON-THE-LAKE ON	NNW	238.96	<u>12</u>

WWIS - Water Well Information System

A search of the WWIS database, dated Dec 31 2023 has found that there are 1 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 119 ON <i>Well ID:</i> 3801077	W	227.32	<u>11</u>



Map: 0.25 Kilometer Radius

Order Number: 24091300584

Address: 1544 and 1546 Four Mile Creek Road, Niagara-on-the-Lake, ON

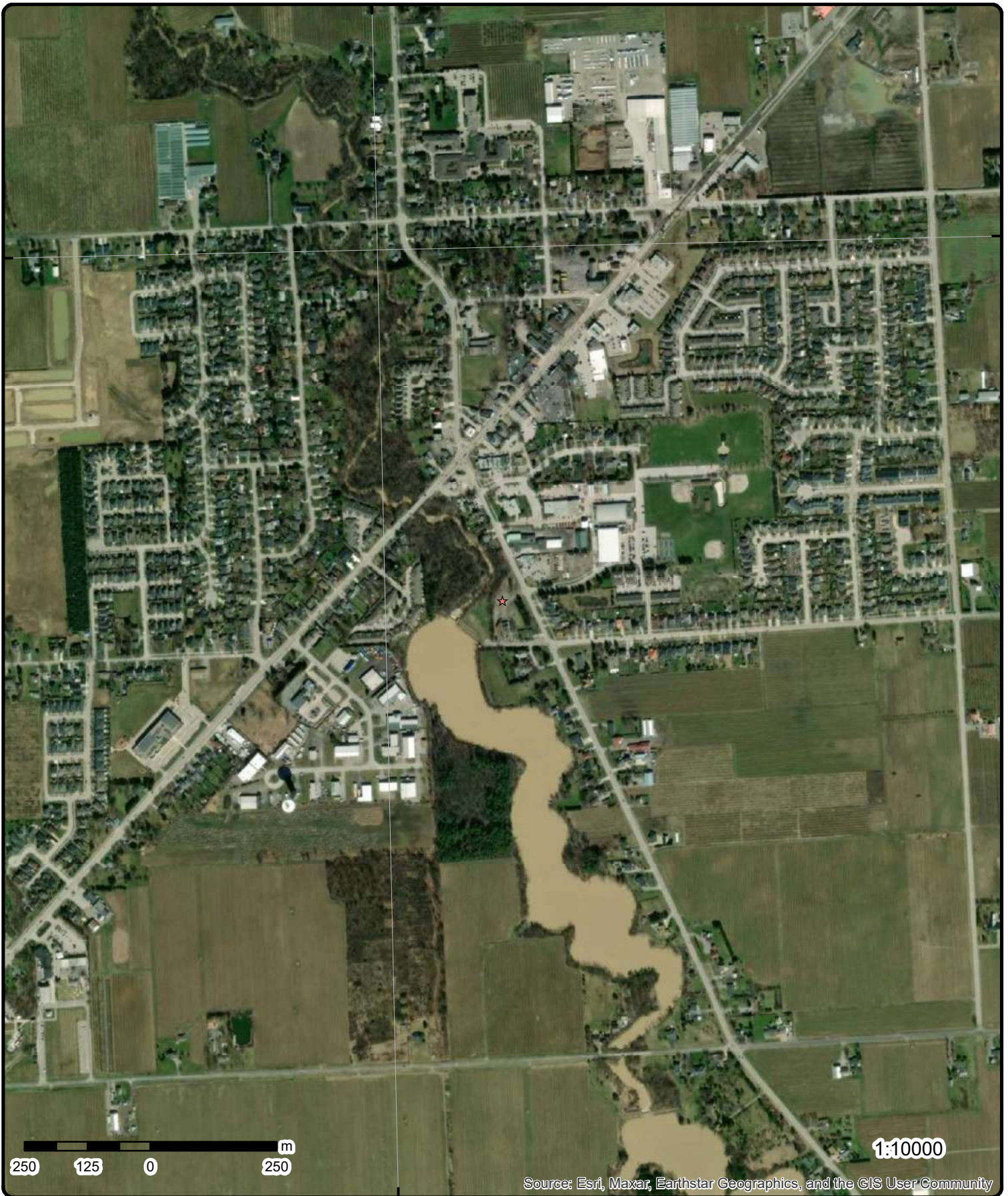


★ Project Property	Freeways; Highways	Beach	Shopping & Sports Area
--- Buffer Outline	Traffic Circle; Ramp	Airport	University/College
▲ Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
■ Eris Sites with Same Elevation	Local Road	Military Base	Park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

79°7'30"W

43°13'30"N

43°13'30"N



250 125 0 250 m

1:10000

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Aerial Year: 2023

Order Number: 24091300584

Address: 1544 and 1546 Four Mile Creek Road, Niagara-on-the-Lake, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership

79°9'W

79°7'30"W

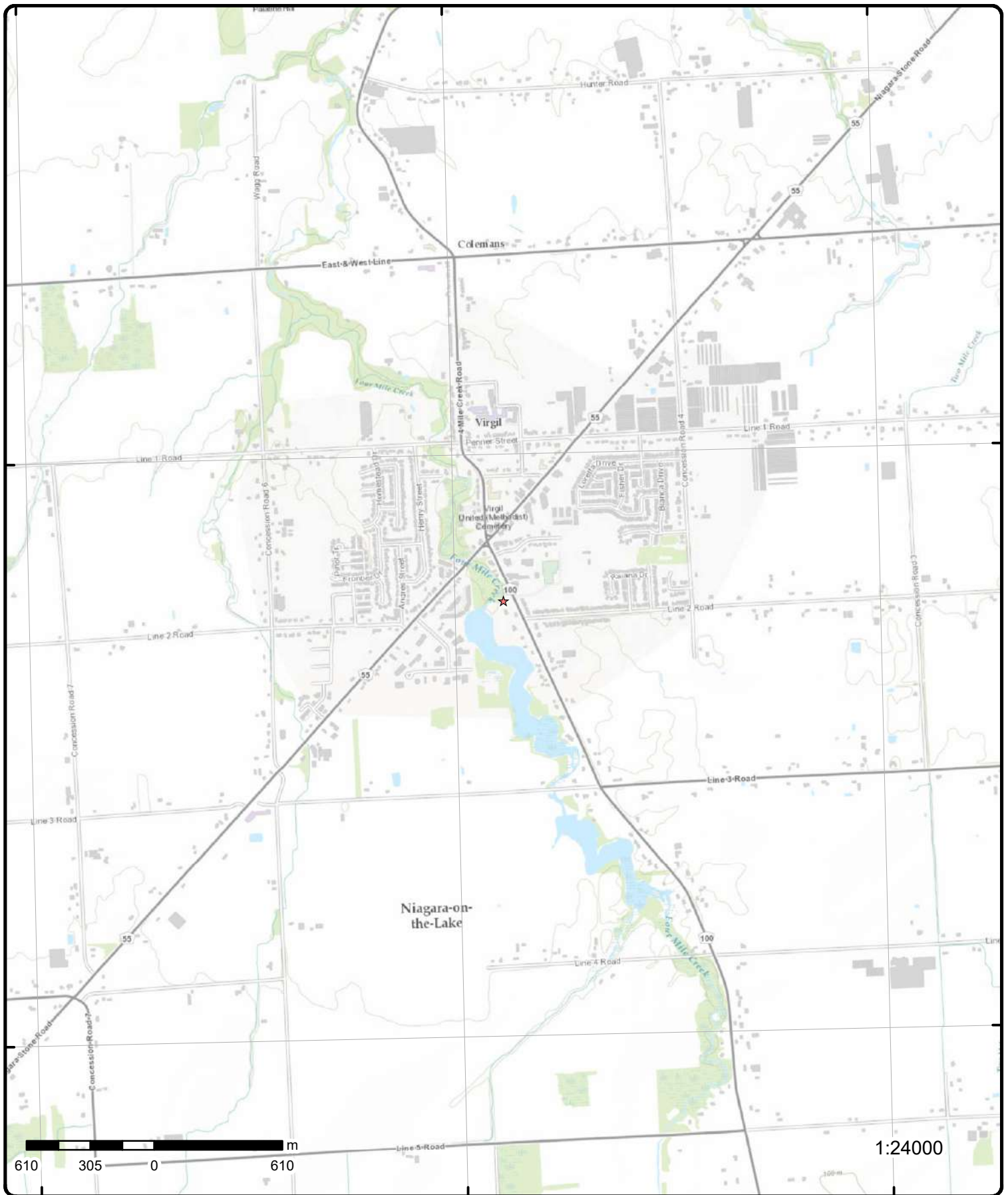
79°6'W

43°13'30"N

43°13'30"N

43°12'N

43°12'N



Topographic Map

Order Number: 24091300584

Address: 1544 and 1546 Four Mile Creek Road, ON

Source: ESRI World Topographic Map



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	SSE/47.4	90.4 / 0.53	1544 and 1546 Four Mile Creek Rd Niagara-on-the-Lake ON L0S 1J0	EHS
Order No: 23082200409				Nearest Intersection:	
Status: C				Municipality: niagara on the lake	
Report Type: Standard Report				Client Prov/State: ON	
Report Date: 25-AUG-23				Search Radius (km): .25	
Date Received: 22-AUG-23				X: -79.1219274	
Previous Site Name:				Y: 43.2182883	
Lot/Building Size: 9180 square meters					
Additional Info Ordered:					
2	1 of 1	SSE/54.1	90.6 / 0.79	1544-1546 Four Mile Creek Rd Niagara-on-the-Lake ON L0S 1J0	EHS
Order No: 21031100133				Nearest Intersection:	
Status: C				Municipality: Kitchener	
Report Type: Standard Report				Client Prov/State: ON	
Report Date: 16-MAR-21				Search Radius (km): .25	
Date Received: 11-MAR-21				X: -79.1219093	
Previous Site Name:				Y: 43.2182284	
Lot/Building Size:					
Additional Info Ordered:		Fire Insur. Maps and/or Site Plans; Aerial Photos			
3	1 of 1	NNW/75.0	89.8 / 0.00	ON	BORE
Borehole ID: 606296				Inclin FLG: No	
OGF ID: 215508104				SP Status: Initial Entry	
Status:				Surv Elev: No	
Type: Borehole				Piezometer: No	
Use: Geotechnical/Geological Investigation				Primary Name:	
Completion Date: JUN-1971				Municipality:	
Static Water Level:				Lot:	
Primary Water Use: Not Used				Township:	
Sec. Water Use:				Latitude DD: 43.219329	
Total Depth m: 7.2				Longitude DD: -79.122418	
Depth Ref: Ground Surface				UTM Zone: 17	
Depth Elev:				Easting: 652495	
Drill Method: Power auger				Northing: 4786883	
Orig Ground Elev m: 91.4				Location Accuracy:	
Elev Reliabil Note:				Accuracy: Not Applicable	
DEM Ground Elev m: 89.3					
Concession:					
Location D:					
Survey D:					
Comments:					
<u>Borehole Geology Stratum</u>					
Geology Stratum ID: 218373266				Mat Consistency: Hard	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Top Depth: Bottom Depth: Material Color: Material 1: Material 2: Material 3: Material 4: Gsc Material Description: Stratum Description:	.8 7.2 Grey Till Clay Silt Gravel			Material Moisture: Material Texture: Non Geo Mat Type: Geologic Formation: Geologic Group: Geologic Period: Depositional Gen:	 glacial
TILL,CLAY,SILT, GRAVEL. GREY,GLACIAL,HARD,AGE GLACIAL.00025035GREY,GLACI **Note: Many records provided by the department have a truncated [Stratum Description] field.					
Geology Stratum ID: Top Depth: Bottom Depth: Material Color: Material 1: Material 2: Material 3: Material 4: Gsc Material Description: Stratum Description:	218373265 0 .8 Grey Fill Clay Gravel			Mat Consistency: Material Moisture: Material Texture: Non Geo Mat Type: Geologic Formation: Geologic Group: Geologic Period: Depositional Gen:	 fill
FILL,CLAY,GRAVEL. GREY.					
Source					
Source Type: Source Orig: Source Date: Confidence: Observatio: Source Name: Source Details: Confiden 1:	Data Survey Geological Survey of Canada 1956-1972 H			Source Appl: Source Iden: Scale or Res: Horizontal: Verticalda:	Spatial/Tabular 1 Varies NAD27 Mean Average Sea Level
Urban Geology Automated Information System (UGAIS) File: NIAGARA.txt RecordID: 049660 NTS_Sheet: 30M03H Logged by professional. Exact and complete description of material and properties.					
Source List					
Source Identifier: Source Type: Source Date: Scale or Resolution: Source Name: Source Originators:	1 Data Survey 1956-1972 Varies Urban Geology Automated Information System (UGAIS) Geological Survey of Canada			Horizontal Datum: Vertical Datum: Projection Name:	NAD27 Mean Average Sea Level Universal Transverse Mercator
4	1 of 1	SE/129.4	91.9 / 2.04	The Corporation of the Town of Niagara-on-the-Lake Line 2 Road at Four Mile Creek, Virgil Niagara-on-the-Lake ON LOS 1T0	ECA
Approval No: Approval Date: Status: Record Type: Link Source: SWP Area Name: Approval Type: Project Type: Business Name: Address: Full Address: Full PDF Link: PDF Site Location:	0254-4GYPCQ 2000-03-07 Revoked and/or Replaced ECA IDS ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS MUNICIPAL AND PRIVATE SEWAGE WORKS The Corporation of the Town of Niagara-on-the-Lake Line 2 Road at Four Mile Creek, Virgil https://www.accessenvironment.ene.gov.on.ca/instruments/7027-4FUMW7-14.pdf			MOE District: City: Longitude: Latitude: Geometry X: Geometry Y:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>5</u>	1 of 2	NE/145.9	91.2 / 1.35	NIAGARA FRUIT & VEGETABLE GRO. LTD. (C-02/2001) 1579 FOUR MILE CREEK RD VIRGIL ON L0S1T0	PES
Detail Licence No: Licence No: 00216 Status: Approval Date: Report Source: Legacy Licenses (Excluding TS) Licence Type: General Vendor Licence Type Code: 22 Licence Class: 01 Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF URL:		Operator Box: 99 Operator Class: Operator No: Operator Type: Oper Area Code: 905 Oper Phone No: 4683261 Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:			
<u>5</u>	2 of 2	NE/145.9	91.2 / 1.35	NIAGARA FRUIT & VEGETABLE GRO. LTD. (C-02/2001) 1579 FOUR MILE CREEK RD VIRGIL ON L0S1T0	PES
Detail Licence No: Licence No: 00216 Status: Approval Date: Report Source: Legacy Licenses (Excluding TS) Licence Type: Wholesale Vendor Class 01 Licence Type Code: 20 Licence Class: 01 Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF URL:		Operator Box: 99 Operator Class: Operator No: Operator Type: Oper Area Code: 905 Oper Phone No: 4683261 Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:			
<u>6</u>	1 of 3	N/167.7	90.8 / 1.00	THE CORPORATION OF THE TOWN OF NIAGARA ON THE LAKE 1593 FOUR MILE CREEK RD VIRGIL ON	FST
Inventory No: 11033364 Inventory Status: Active Installation Year: Capacity: Capacity Unit: Tank Type: Manufacturer: Model: Description: UNDERGROUND TANK		Tank Material: Steel Corrosion Protect: Impressed Current Overfill Protection: Inventory Context: FS Liquid Fuel Tank Inventory Item: FS LIQUID FUEL TANK			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
6	2 of 3	N/167.7	90.8 / 1.00	THE CORPORATION OF THE TOWN OF NIAGARA ON THE LAKE 1593 FOUR MILE CREEK RD VIRGIL ON	FST
Inventory No: 11033379 Inventory Status: Active Installation Year: Capacity: Capacity Unit: Tank Type: Manufacturer: Model: Description: UNDERGROUND TANK		Tank Material: Steel Corrosion Protect: Impressed Current Overfill Protection: Inventory Context: FS Liquid Fuel Tank Inventory Item: FS LIQUID FUEL TANK			
6	3 of 3	N/167.7	90.8 / 1.00	THE CORPORATION OF THE TOWN OF NIAGARA ON THE LAKE 1593 FOUR MILE CREEK RD VIRGIL ON	FST
Inventory No: 11033396 Inventory Status: Active Installation Year: Capacity: Capacity Unit: Tank Type: Manufacturer: Model: Description: UNDERGROUND TANK		Tank Material: Steel Corrosion Protect: Impressed Current Overfill Protection: Inventory Context: FS Liquid Fuel Tank Inventory Item: FS LIQUID FUEL TANK			
7	1 of 12	N/186.5	90.8 / 1.00	TOWN OF NIAGARA ON THE LAKE 1593 FOUR MILE CREEK RD VIRGIL ON	PRT
Location ID: 16290 Type: private Expiry Date: Capacity (L): 20457.00 Licence #: 0001033503					
7	2 of 12	N/186.5	90.8 / 1.00	NIAGARA-ON-THE-LAKE, TOWN OF P.O.BOX 100 1593 FOUR MILE CREEK ROAD NIAGARA-ON-THE-LAKE ON LOS 1T0	GEN
Generator No: ON0323101 SIC Code: 8371 SIC Description: TRANSPORTATION ADMIN. Approval Years: 86,87,88,89,90 PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Detail(s)</u>					
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
7	3 of 12	N/186.5	90.8 / 1.00	NIAGARA-ON-THE-LAKE, TOWN OF VIRGIL CENTENNIAL ARENA 1565-1593 FOUR MILE CREEK ROAD NIAGARA-ON-THE-LAKE ON L0S 1T0	GEN
Generator No:		ON0323101			
SIC Code:		8371			
SIC Description:		TRANSPORTATION ADMIN			
Approval Years:		92,93,97,98,99,00,01			
PO Box No:					
Country:					
Status:					
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					
<u>Detail(s)</u>					
Waste Class:		145			
Waste Class Name:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		148			
Waste Class Name:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			
Waste Class:		221			
Waste Class Name:		LIGHT FUELS			
Waste Class:		242			
Waste Class Name:		HALOGENATED PESTICIDES			
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
Waste Class:		263			
Waste Class Name:		ORGANIC LABORATORY CHEMICALS			
Waste Class:		269			
Waste Class Name:		NON-HALOGENATED PESTICIDES			
Waste Class:		331			
Waste Class Name:		WASTE COMPRESSED GASES			
7	4 of 12	N/186.5	90.8 / 1.00	NIAGARA-ON-THE-LAKE, TOWN OF 28-433 VIRGIL CENTENNIAL ARENA 1565-1593 FOUR MILE CREEK ROAD NIAGARA-ON-THE-LAKE ON L0S 1T0	GEN
Generator No:		ON0323101			
SIC Code:		8371			
SIC Description:		TRANSPORTATION ADMIN			
Approval Years:		94,95,96			
PO Box No:					
Country:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility:					
<u>Detail(s)</u>					
Waste Class:		221			
Waste Class Name:		LIGHT FUELS			
Waste Class:		145			
Waste Class Name:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		148			
Waste Class Name:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			
Waste Class:		242			
Waste Class Name:		HALOGENATED PESTICIDES			
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
Waste Class:		263			
Waste Class Name:		ORGANIC LABORATORY CHEMICALS			
Waste Class:		269			
Waste Class Name:		NON-HALOGENATED PESTICIDES			
Waste Class:		331			
Waste Class Name:		WASTE COMPRESSED GASES			
<u>7</u>	5 of 12	N/186.5	90.8 / 1.00	TOWN OF NIAGARA ON THE LAKE 1593 FOUR MILE CREEK RD VIRGIL ON	FSTH
License Issue Date:		1/11/1991			
Tank Status:		Licensed			
Tank Status As Of:		August 2007			
Operation Type:		Private Fuel Outlet			
Facility Type:		Gasoline Station - Self Serve			
<u>--Details--</u>					
Status:		Active			
Year of Installation:		1977			
Corrosion Protection:					
Capacity:		9092			
Tank Fuel Type:		Liquid Fuel Single Wall UST - Diesel			
Status:		Active			
Year of Installation:		1977			
Corrosion Protection:					
Capacity:		9092			
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
Status:		Active			
Year of Installation:		1977			
Corrosion Protection:					
Capacity:		2273			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
7	6 of 12	N/186.5	90.8 / 1.00	Niagara,Regional Municipality of 1593 Four Mile Creek Road Virgil ON	GEN
Generator No:		ON7645774			
SIC Code:		562110			
SIC Description:		WASTE COLLECTION			
Approval Years:		2013			
PO Box No:					
Country:					
Status:					
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					
<u>Detail(s)</u>					
Waste Class:		145			
Waste Class Name:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
Waste Class:		331			
Waste Class Name:		WASTE COMPRESSED GASES			
Waste Class:		312			
Waste Class Name:		PATHOLOGICAL WASTES			
Waste Class:		212			
Waste Class Name:		ALIPHATIC SOLVENTS			
Waste Class:		261			
Waste Class Name:		PHARMACEUTICALS			
Waste Class:		242			
Waste Class Name:		HALOGENATED PESTICIDES			
Waste Class:		147			
Waste Class Name:		CHEMICAL FERTILIZER WASTES			
Waste Class:		148			
Waste Class Name:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		263			
Waste Class Name:		ORGANIC LABORATORY CHEMICALS			
7	7 of 12	N/186.5	90.8 / 1.00	TOWN OF NIAGARA ON THE LAKE 1593 FOUR MILE CREEK RD VIRGIL ON	FSTH
License Issue Date:		1/11/1991			
Tank Status:		Licensed			
Tank Status As Of:		December 2008			
Operation Type:		Private Fuel Outlet			
Facility Type:		Gasoline Station - Self Serve			

--Details--

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
Status:		Active			
Year of Installation:		1977			
Corrosion Protection:					
Capacity:		9092			
Tank Fuel Type:		Liquid Fuel Single Wall UST - Diesel			
Status:		Active			
Year of Installation:		1977			
Corrosion Protection:					
Capacity:		9092			
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
Status:		Active			
Year of Installation:		1977			
Corrosion Protection:					
Capacity:		2273			
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
<hr/>					
7	8 of 12	N/186.5	90.8 / 1.00	Niagara, Regional Municipality of 1593 Four Mile Creek Road Virgil ON L0S 1T0	GEN
Generator No:		ON7645774			
SIC Code:		562110			
SIC Description:		Waste Collection			
Approval Years:		07,08			
PO Box No:					
Country:					
Status:					
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					
 <u>Detail(s)</u>					
Waste Class:		145			
Waste Class Name:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		148			
Waste Class Name:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		242			
Waste Class Name:		HALOGENATED PESTICIDES			
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
Waste Class:		261			
Waste Class Name:		PHARMACEUTICALS			
Waste Class:		263			
Waste Class Name:		ORGANIC LABORATORY CHEMICALS			
Waste Class:		312			
Waste Class Name:		PATHOLOGICAL WASTES			
Waste Class:		331			
Waste Class Name:		WASTE COMPRESSED GASES			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
7	9 of 12	N/186.5	90.8 / 1.00	Niagara,Regional Municipality of 1593 Four Mile Creek Road Virgil ON	GEN
Generator No:		ON7645774			
SIC Code:		562110			
SIC Description:		Waste Collection			
Approval Years:		2009			
PO Box No:					
Country:					
Status:					
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					
<u>Detail(s)</u>					
Waste Class:		145			
Waste Class Name:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		148			
Waste Class Name:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		242			
Waste Class Name:		HALOGENATED PESTICIDES			
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
Waste Class:		261			
Waste Class Name:		PHARMACEUTICALS			
Waste Class:		263			
Waste Class Name:		ORGANIC LABORATORY CHEMICALS			
Waste Class:		312			
Waste Class Name:		PATHOLOGICAL WASTES			
Waste Class:		331			
Waste Class Name:		WASTE COMPRESSED GASES			
7	10 of 12	N/186.5	90.8 / 1.00	Niagara,Regional Municipality of 1593 Four Mile Creek Road Virgil ON	GEN
Generator No:		ON7645774			
SIC Code:		562110			
SIC Description:		Waste Collection			
Approval Years:		2010			
PO Box No:					
Country:					
Status:					
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					
<u>Detail(s)</u>					
Waste Class:		148			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Name:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		145			
Waste Class Name:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
Waste Class:		312			
Waste Class Name:		PATHOLOGICAL WASTES			
Waste Class:		261			
Waste Class Name:		PHARMACEUTICALS			
Waste Class:		331			
Waste Class Name:		WASTE COMPRESSED GASES			
Waste Class:		263			
Waste Class Name:		ORGANIC LABORATORY CHEMICALS			
Waste Class:		242			
Waste Class Name:		HALOGENATED PESTICIDES			
Waste Class:		147			
Waste Class Name:		CHEMICAL FERTILIZER WASTES			
Waste Class:		212			
Waste Class Name:		ALIPHATIC SOLVENTS			

7

11 of 12

N/186.5

90.8 / 1.00

Niagara, Regional Municipality of
1593 Four Mile Creek Road
Virgil ON

GEN

Generator No: ON7645774
SIC Code: 562110
SIC Description: Waste Collection
Approval Years: 2011
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 147
Waste Class Name: CHEMICAL FERTILIZER WASTES

Waste Class: 242
Waste Class Name: HALOGENATED PESTICIDES

Waste Class: 212
Waste Class Name: ALIPHATIC SOLVENTS

Waste Class: 261
Waste Class Name: PHARMACEUTICALS

Waste Class: 263
Waste Class Name: ORGANIC LABORATORY CHEMICALS

Waste Class: 312

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Name:		PATHOLOGICAL WASTES			
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
Waste Class:		148			
Waste Class Name:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		331			
Waste Class Name:		WASTE COMPRESSED GASES			
Waste Class:		145			
Waste Class Name:		PAINT/PIGMENT/COATING RESIDUES			
7	12 of 12	N/186.5	90.8 / 1.00	Niagara,Regional Municipality of 1593 Four Mile Creek Road Virgil ON L0S 1T0	GEN
Generator No:		ON7645774			
SIC Code:		562110			
SIC Description:		Waste Collection			
Approval Years:		2012			
PO Box No:					
Country:					
Status:					
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					
Detail(s)					
Waste Class:		148			
Waste Class Name:		INORGANIC LABORATORY CHEMICALS			
Waste Class:		147			
Waste Class Name:		CHEMICAL FERTILIZER WASTES			
Waste Class:		212			
Waste Class Name:		ALIPHATIC SOLVENTS			
Waste Class:		263			
Waste Class Name:		ORGANIC LABORATORY CHEMICALS			
Waste Class:		312			
Waste Class Name:		PATHOLOGICAL WASTES			
Waste Class:		331			
Waste Class Name:		WASTE COMPRESSED GASES			
Waste Class:		242			
Waste Class Name:		HALOGENATED PESTICIDES			
Waste Class:		145			
Waste Class Name:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		261			
Waste Class Name:		PHARMACEUTICALS			
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>8</u>	1 of 3	NNW/202.0	89.8 / 0.00	Manitoulin Transport Inc. 1596 Four Mile Creek Road, Virgil Niagara-on-the-Lake ON	SPL
<div> <div> Ref No: 7383-AF6KTX Year: Incident Dt: 2016/10/28 Dt MOE Arvl on Scn: 2016/10/28 MOE Reported Dt: 2016/10/28 Dt Document Closed: 2016/11/28 Site No: NA MOE Response: Yes Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: Benjamin Moore Paint Store<UNOFFICIAL> Site Address: 1596 Four Mile Creek Road, Virgil Site Region: Site Municipality: Niagara-on-the-Lake Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: NAD83 Northing: 4787002 Easting: 652462 Incident Cause: Incident Preceding Spill: Leak/Break Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: 10 L Contaminant Qty 1: 10 Contaminant Unit: L Client Type: Source Type: Contaminant Code: 27 Contaminant Name: PAINT (WATER-BASED) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Land Incident Reason: Equipment Failure Incident Summary: Manitoulin Transport: 1.5 gal (5-10L) latex paint to asphalt, cntnd Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: Unknown / N/A SAC Action Class: Land Spills Call Report Locatn Geodata: Time Reported: System Facility Address: Client Name: Manitoulin Transport Inc. </div> <div> Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: Agency Involved: </div> </div>					
<u>8</u>	2 of 3	NNW/202.0	89.8 / 0.00	1596 Four Mile Creek Road Niagara-on-the-Lake ON L0S 1J0	EHS
<div> <div> Order No: 20200227091 Status: C Report Type: Standard Report Report Date: 03-MAR-20 Date Received: 27-FEB-20 Previous Site Name: Lot/Building Size: </div> <div> Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.1229017 Y: 43.2204166 </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Additional Info Ordered:					
8	3 of 3	NNW/202.0	89.8 / 0.00	1596 Four Mile Creek Niagara-on-the-Lake ON L0S 1J0	EHS
Order No: 21011100004		Nearest Intersection:			
Status: C		Municipality:			
Report Type: Standard Report		Client Prov/State: ON			
Report Date: 14-JAN-21		Search Radius (km): .25			
Date Received: 11-JAN-21		X: -79.1229017			
Previous Site Name:		Y: 43.2204166			
Lot/Building Size:					
Additional Info Ordered:					
9	1 of 15	NE/212.3	91.8 / 2.00	CORPORATION OF THE TOWN OF NIAGARA- ON-THE-LAKE 3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	GEN
Generator No: ON0323101					
SIC Code: 811199 811310					
SIC Description: All Other Automotive Repair and Maintenance, Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance					
Approval Years: 07,08					
PO Box No:					
Country:					
Status:					
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					
Detail(s)					
Waste Class: 145					
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES					
Waste Class: 148					
Waste Class Name: INORGANIC LABORATORY CHEMICALS					
Waste Class: 212					
Waste Class Name: ALIPHATIC SOLVENTS					
Waste Class: 213					
Waste Class Name: PETROLEUM DISTILLATES					
Waste Class: 221					
Waste Class Name: LIGHT FUELS					
Waste Class: 242					
Waste Class Name: HALOGENATED PESTICIDES					
Waste Class: 252					
Waste Class Name: WASTE OILS & LUBRICANTS					
Waste Class: 263					
Waste Class Name: ORGANIC LABORATORY CHEMICALS					
Waste Class: 269					
Waste Class Name: NON-HALOGENATED PESTICIDES					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class: Waste Class Name:		331 WASTE COMPRESSED GASES			
9	2 of 15	NE/212.3	91.8 / 2.00	3 LORRAINE STREET VIRGIL ON	HINC
External File Num:		FS INC 0805-01949			
Fuel Occurrence Type:		Leak			
Date of Occurrence:		4/2/2008			
Fuel Type Involved:		Gasoline			
Status Desc:		Completed - Causal Analysis(End)			
Job Type Desc:		Incident/Near-Miss Occurrence (FS)			
Oper. Type Involved:		Private Fuel Outlet (including agricultural farms)			
Service Interruptions:		Yes			
Property Damage:		Yes			
Fuel Life Cycle Stage:		Storage and Dispensing			
Root Cause:		Root Cause: Equipment/Material/Component:Yes Procedures:No Maintenance:No Design:No Training:No Management:No Human Factors:No			
Reported Details:					
Fuel Category:		Liquid Fuel			
Occurrence Type:		Incident			
Affiliation:		Safety Authorities (MOL, ESA, Insurers, etc.)			
County Name:		Niagara			
Approx. Quant. Rel:		1			
Nearby body of water:		No			
Enter Drainage Syst.:		Yes			
Approx. Quant. Unit:		Liters			
Environmental Impact:		MOEE - Niagara Region has attended site, product in storm sewers, placing pads to absorb - unknown amount of product			
9	3 of 15	NE/212.3	91.8 / 2.00	CORPORATION OF THE TOWN OF NIAGARA- ON-THE-LAKE 3 LORRAINE ST NIAGARA-ON-THE-LAKE ON	GEN
Generator No:		ON0323101			
SIC Code:		811199, 811310			
SIC Description:		All Other Automotive Repair and Maintenance, Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance			
Approval Years:		2009			
PO Box No:					
Country:					
Status:					
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					
<u>Detail(s)</u>					
Waste Class:		212			
Waste Class Name:		ALIPHATIC SOLVENTS			
Waste Class:		221			
Waste Class Name:		LIGHT FUELS			
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
9	4 of 15	NE/212.3	91.8 / 2.00	CORPORATION OF THE TOWN OF NIAGARA- ON-THE-LAKE 3 LORRAINE ST NIAGARA-ON-THE-LAKE ON	GEN
Generator No: ON0323101 SIC Code: 811199, 811310 SIC Description: All Other Automotive Repair and Maintenance, Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance Approval Years: 2010 PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility:					
<u>Detail(s)</u>					
Waste Class: 221 Waste Class Name: LIGHT FUELS					
Waste Class: 252 Waste Class Name: WASTE OILS & LUBRICANTS					
Waste Class: 212 Waste Class Name: ALIPHATIC SOLVENTS					
Waste Class: 213 Waste Class Name: PETROLEUM DISTILLATES					
9	5 of 15	NE/212.3	91.8 / 2.00	CORPORATION OF THE TOWN OF NIAGARA- ON-THE-LAKE 3 LORRAINE ST NIAGARA-ON-THE-LAKE ON	GEN
Generator No: ON0323101 SIC Code: 811199, 811310 SIC Description: All Other Automotive Repair and Maintenance, Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance Approval Years: 2011 PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility:					
<u>Detail(s)</u>					
Waste Class: 212 Waste Class Name: ALIPHATIC SOLVENTS					
Waste Class: 213 Waste Class Name: PETROLEUM DISTILLATES					
Waste Class: 221 Waste Class Name: LIGHT FUELS					
Waste Class: 252					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Name:		WASTE OILS & LUBRICANTS			
9	6 of 15	NE/212.3	91.8 / 2.00	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE 3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	GEN
Generator No:		ON0323101			
SIC Code:		811199, 811310			
SIC Description:		All Other Automotive Repair and Maintenance, Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance			
Approval Years:		2012			
PO Box No:					
Country:					
Status:					
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					
Detail(s)					
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			
Waste Class:		212			
Waste Class Name:		ALIPHATIC SOLVENTS			
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
Waste Class:		221			
Waste Class Name:		LIGHT FUELS			
9	7 of 15	NE/212.3	91.8 / 2.00	The Corporation of the Town of Niagara-on-the-Lake 3 Lorraine St Niagara-on-the-Lake; Niagara-on-the-Lake ON	SPL
Ref No:		3781-9DGTBC		Municipality No:	
Year:				Nature of Damage:	
Incident Dt:		2013/11/15		Discharger Report:	
Dt MOE Arvl on Scn:				Material Group:	
MOE Reported Dt:		2013/11/15		Impact to Health:	
Dt Document Closed:				Agency Involved:	
Site No:					
MOE Response:		No Field Response			
Site County/District:					
Site Geo Ref Meth:					
Site District Office:					
Nearest Watercourse:					
Site Name:		Queenston Rd., North of York Rd<UNOFFICIAL>; Niagara-on-the-Lake Sewer Systems			
Site Address:		3 Lorraine St			
Site Region:					
Site Municipality:		Niagara-on-the-Lake; Niagara-on-the-Lake			
Site Lot:					
Site Conc:					
Site Geo Ref Accu:					
Site Map Datum:					
Northing:		NA			
Easting:		NA			
Incident Cause:		Leak/Break			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Incident Preceding Spill: Environment Impact: Possible Health Env Consequence: Nature of Impact: Soil Contamination Contaminant Qty: 0 other - see incident description Contaminant Qty 1: 0 Contaminant Unit: other - see incident description Client Type: Source Type: Contaminant Code: 44 Contaminant Name: SEWAGE,RAW UNCHLORINATED Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Incident Reason: Operator/Human Error Incident Summary: Centennial Construction - sewage to ditch Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: Sewage Treatment SAC Action Class: Sewage Bypasses / Overflows Call Report Locatn Geodata: Time Reported: System Facility Address: Client Name: The Corporation of the Town of Niagara-on-the-Lake					
9	8 of 15	NE/212.3	91.8 / 2.00	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE 3 LORRAINE ST NIAGARA-ON-THE-LAKE ON	GEN
Generator No: ON0323101 SIC Code: 811199, 811310 SIC Description: ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE, COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT (EXCEPT AUTOMOTIVE AND ELECTRONIC) REPAIR AND MAINTENANCE Approval Years: 2013 PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility:					
<u>Detail(s)</u>					
Waste Class: 221 Waste Class Name: LIGHT FUELS					
Waste Class: 212 Waste Class Name: ALIPHATIC SOLVENTS					
Waste Class: 222 Waste Class Name: HEAVY FUELS					
Waste Class: 252 Waste Class Name: WASTE OILS & LUBRICANTS					
Waste Class: 213 Waste Class Name: PETROLEUM DISTILLATES					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
9	9 of 15	NE/212.3	91.8 / 2.00	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE 3 LORRAINE ST NIAGARA-ON-THE-LAKE ON LOS 1T0	GEN
Generator No:		ON0323101			
SIC Code:		811199, 811310			
SIC Description:		ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE, COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT (EXCEPT AUTOMOTIVE AND ELECTRONIC) REPAIR AND MAINTENANCE			
Approval Years:		2016			
PO Box No:					
Country:		Canada			
Status:					
Co Admin:		Gary Sidlar			
Choice of Contact:		CO_OFFICIAL			
Phone No Admin:		905-468-3278 Ext.273			
Contaminated Facility:		No			
MHSW Facility:		No			
<u>Detail(s)</u>					
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			
Waste Class:		222			
Waste Class Name:		HEAVY FUELS			
Waste Class:		221			
Waste Class Name:		LIGHT FUELS			
Waste Class:		146			
Waste Class Name:		OTHER SPECIFIED INORGANICS			
Waste Class:		212			
Waste Class Name:		ALIPHATIC SOLVENTS			
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			

9	10 of 15	NE/212.3	91.8 / 2.00	CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE 3 LORRAINE ST NIAGARA-ON-THE-LAKE ON LOS 1T0	GEN
Generator No:		ON0323101			
SIC Code:		811199, 811310			
SIC Description:		ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE, COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT (EXCEPT AUTOMOTIVE AND ELECTRONIC) REPAIR AND MAINTENANCE			
Approval Years:		2015			
PO Box No:					
Country:		Canada			
Status:					
Co Admin:		Gary Sidlar			
Choice of Contact:		CO_ADMIN			
Phone No Admin:		905-468-3278 Ext.273			
Contaminated Facility:		No			
MHSW Facility:		No			
<u>Detail(s)</u>					
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<hr/>					
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			
Waste Class:		212			
Waste Class Name:		ALIPHATIC SOLVENTS			
Waste Class:		221			
Waste Class Name:		LIGHT FUELS			
Waste Class:		222			
Waste Class Name:		HEAVY FUELS			
<hr/>					
<u>9</u>	11 of 15	NE/212.3	91.8 / 2.00	CORPORATION OF THE TOWN OF NIAGARA- ON-THE-LAKE 3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	GEN
Generator No:		ON0323101			
SIC Code:		811199, 811310			
SIC Description:		ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE, COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT (EXCEPT AUTOMOTIVE AND ELECTRONIC) REPAIR AND MAINTENANCE			
Approval Years:		2014			
PO Box No:					
Country:		Canada			
Status:					
Co Admin:		Gary Sidlar			
Choice of Contact:		CO_ADMIN			
Phone No Admin:		905-468-3278 Ext.273			
Contaminated Facility:		No			
MHSW Facility:		No			
 <u>Detail(s)</u>					
Waste Class:		252			
Waste Class Name:		WASTE OILS & LUBRICANTS			
Waste Class:		222			
Waste Class Name:		HEAVY FUELS			
Waste Class:		221			
Waste Class Name:		LIGHT FUELS			
Waste Class:		212			
Waste Class Name:		ALIPHATIC SOLVENTS			
Waste Class:		213			
Waste Class Name:		PETROLEUM DISTILLATES			
<hr/>					
<u>9</u>	12 of 15	NE/212.3	91.8 / 2.00	CORPORATION OF THE TOWN OF NIAGARA- ON-THE-LAKE 3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	GEN
Generator No:		ON0323101			
SIC Code:					
SIC Description:					
Approval Years:		As of Dec 2018			
PO Box No:					
Country:		Canada			
Status:		Registered			
Co Admin:					
Choice of Contact:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Phone No Admin: Contaminated Facility: MHSW Facility:					
<u>Detail(s)</u>					
Waste Class:		146 L			
Waste Class Name:		Other specified inorganic sludges, slurries or solids			
Waste Class:		212 L			
Waste Class Name:		Aliphatic solvents and residues			
Waste Class:		213 I			
Waste Class Name:		Petroleum distillates			
Waste Class:		213 L			
Waste Class Name:		Petroleum distillates			
Waste Class:		221 I			
Waste Class Name:		Light fuels			
Waste Class:		222 L			
Waste Class Name:		Heavy fuels			
Waste Class:		252 L			
Waste Class Name:		Waste crankcase oils and lubricants			

<u>9</u>	13 of 15	NE/212.3	91.8 / 2.00	CORPORATION OF THE TOWN OF NIAGARA- ON-THE-LAKE 3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	GEN
Generator No:		ON0323101			
SIC Code:					
SIC Description:					
Approval Years:		As of Jul 2020			
PO Box No:					
Country:		Canada			
Status:		Registered			
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					

<u>Detail(s)</u>					
Waste Class:		213 I			
Waste Class Name:		Petroleum distillates			
Waste Class:		221 I			
Waste Class Name:		Light fuels			
Waste Class:		222 L			
Waste Class Name:		Heavy fuels			
Waste Class:		252 L			
Waste Class Name:		Waste crankcase oils and lubricants			
Waste Class:		212 L			
Waste Class Name:		Aliphatic solvents and residues			
Waste Class:		213 L			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Name:		Petroleum distillates			
Waste Class:		146 L			
Waste Class Name:		Other specified inorganic sludges, slurries or solids			
9	14 of 15	NE/212.3	91.8 / 2.00	CORPORATION OF THE TOWN OF NIAGARA- ON-THE-LAKE 3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	GEN
Generator No:		ON0323101			
SIC Code:					
SIC Description:					
Approval Years:		As of Nov 2021			
PO Box No:					
Country:		Canada			
Status:		Registered			
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					
<u>Detail(s)</u>					
Waste Class:		212 L			
Waste Class Name:		Aliphatic solvents and residues			
Waste Class:		221 I			
Waste Class Name:		Light fuels			
Waste Class:		146 L			
Waste Class Name:		Other specified inorganic sludges, slurries or solids			
Waste Class:		222 L			
Waste Class Name:		Heavy fuels			
Waste Class:		252 L			
Waste Class Name:		Waste crankcase oils and lubricants			
Waste Class:		213 L			
Waste Class Name:		Petroleum distillates			
Waste Class:		213 I			
Waste Class Name:		Petroleum distillates			
9	15 of 15	NE/212.3	91.8 / 2.00	CORPORATION OF THE TOWN OF NIAGARA- ON-THE-LAKE 3 LORRAINE ST NIAGARA-ON-THE-LAKE ON L0S 1T0	GEN
Generator No:		ON0323101			
SIC Code:					
SIC Description:					
Approval Years:		As of Oct 2022			
PO Box No:					
Country:		Canada			
Status:		Registered			
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					
MHSW Facility:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Detail(s)</u>					
Waste Class:		212 L			
Waste Class Name:		ALIPHATIC SOLVENTS			
Waste Class:		252 L			
Waste Class Name:		WASTE OILS & LUBRICANTS			
Waste Class:		213 I			
Waste Class Name:		PETROLEUM DISTILLATES			
Waste Class:		221 I			
Waste Class Name:		LIGHT FUELS			
Waste Class:		213 L			
Waste Class Name:		PETROLEUM DISTILLATES			
Waste Class:		146 L			
Waste Class Name:		OTHER SPECIFIED INORGANICS			
Waste Class:		222 L			
Waste Class Name:		HEAVY FUELS			
<u>10</u>	1 of 2	NNW/218.1	90.8 / 0.98	The Corporation of the Town of Niagara-on-the-Lake Lorraine Street and Four Mile Creek Road Niagara-on-the-Lake ON	CA
Certificate #:		2813-5MSL74			
Application Year:		2003			
Issue Date:		5/22/2003			
Approval Type:		Municipal and Private Sewage Works			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					
<u>10</u>	2 of 2	NNW/218.1	90.8 / 0.98	The Corporation of the Town of Niagara-on-the-Lake Lorraine St and Four Mile Creek Road Niagara-on-the-Lake ON L0S 1T0	ECA
Approval No:		2813-5MSL74		MOE District:	
Approval Date:		2003-05-22		City:	
Status:		Approved		Longitude:	
Record Type:		ECA		Latitude:	
Link Source:		IDS		Geometry X:	
SWP Area Name:				Geometry Y:	
Approval Type:		ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS			
Project Type:		MUNICIPAL AND PRIVATE SEWAGE WORKS			
Business Name:		The Corporation of the Town of Niagara-on-the-Lake			
Address:		Lorraine St and Four Mile Creek Road			
Full Address:					
Full PDF Link:		https://www.accessenvironment.ene.gov.on.ca/instruments/6806-5MRLSM-14.pdf			
PDF Site Location:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
11	1 of 1	W/227.3	90.7 / 0.84	lot 119 ON	WWIS
<div><div><div>Well ID:3801077</div><div>Construction Date:</div><div>Use 1st:Domestic</div><div>Use 2nd:0</div><div>Final Well Status:Water Supply</div><div>Water Type:</div><div>Casing Material:</div><div>Audit No:</div><div>Tag:</div><div>Constructn Method:</div><div>Elevation (m):</div><div>Elevatn Reliabilty:</div><div>Depth to Bedrock:</div><div>Well Depth:</div><div>Overburden/Bedrock:</div><div>Pump Rate:</div><div>Static Water Level:</div><div>Clear/Cloudy:</div><div>Municipality:</div><div>Site Info:</div></div><div><div>Flowing (Y/N):</div><div>Flow Rate:</div><div>Data Entry Status:</div><div>Data Src:1</div><div>Date Received:06/19/1952</div><div>Selected Flag:TRUE</div><div>Abandonment Rec:</div><div>Contractor:3409</div><div>Form Version:1</div><div>Owner:</div><div>County:NIAGARA (LINCOLN)</div><div>Lot:119</div><div>Concession:</div><div>Concession Name:</div><div>Easting NAD83:</div><div>Northing NAD83:</div><div>Zone:</div><div>UTM Reliability:</div></div></div>					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/380\3801077.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:		06/18/1951			
Year Completed:		1951			
Depth (m):		16.764			
Latitude:		43.2192091362793			
Longitude:		-79.1248470844164			
X:		-79.12484693444074			
Y:		43.219209132293315			
Path:		380\3801077.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:		10238861		Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:17	
Code OB:				East83:652297.90	
Code OB Desc:				North83:4786865.00	
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:9	
Date Completed:		06/18/1951		UTMRC Desc:unknown UTM	
Remarks:				Location Method:p9	
Location Method Desc:		Original Pre1985 UTM Rel Code 9: unknown UTM			
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		931739965			
Layer:		4			
Color:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
General Color:					
Material 1:		11			
Material 1 Desc:		GRAVEL			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		54.0			
Formation End Depth:		55.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		931739964			
Layer:		3			
Color:					
General Color:					
Material 1:		08			
Material 1 Desc:		FINE SAND			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		47.0			
Formation End Depth:		54.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		931739962			
Layer:		1			
Color:					
General Color:					
Material 1:		02			
Material 1 Desc:		TOPSOIL			
Material 2:		09			
Material 2 Desc:		MEDIUM SAND			
Material 3:					
Material 3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		8.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		931739963			
Layer:		2			
Color:		3			
General Color:		BLUE			
Material 1:		05			
Material 1 Desc:		CLAY			
Material 2:					
Material 2 Desc:					
Material 3:					
Material 3 Desc:					
Formation Top Depth:		8.0			
Formation End Depth:		47.0			
Formation End Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Method of Construction & Well Use</u>					
Method Construction ID:		963801077			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10787431			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930404528			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		55.0			
Casing Diameter:		6.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pumping Test Method Desc:		PUMP			
Pump Test ID:		993801077			
Pump Set At:					
Static Level:		23.0			
Final Level After Pumping:		40.0			
Recommended Pump Depth:					
Pumping Rate:		3.0			
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		2			
Pumping Duration MIN:		0			
Flowing:		No			
<u>Water Details</u>					
Water ID:		933706821			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		55.0			
Water Found Depth UOM:		ft			
12	1 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LTD 1487 NIAGARA STONE NIAGARA ON THE LAKE ON L0S1J0	RST
Headcode:		01186800			
Headcode Desc:		SERVICE STATIONS-GASOLINE, OIL & NATURAL GAS			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Phone: List Name: Description:					
12	2 of 21	NNW/239.0	90.3 / 0.45	RESIDENTIAL LANDOWNER VIRGIL 4 MILE CREEK ROAD NIAGARA-ON-THE-LAKE ON	SPL
Ref No: 189902 Year: Incident Dt: 11/5/2000 Dt MOE Arvl on Scn: MOE Reported Dt: 11/5/2000 Dt Document Closed: Site No: MOE Response: Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: Site Address: Site Region: Site Municipality: NIAGARA-ON-THE-LAKE Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Incident Cause: OTHER CAUSE (N.O.S.) Incident Preceding Spill: Environment Impact: POSSIBLE Health Env Consequence: Nature of Impact: Soil contamination Contaminant Qty: Contaminant Qty 1: Contaminant Unit: Client Type: Source Type: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: LAND Incident Reason: OTHER Incident Summary: RESIDENTIAL LANDOVER: SPILL-MERCURY IN GARAGE SOME TO SEWER, FIRE,WORKS Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Call Report Locatn Geodata: Time Reported: System Facility Address: Client Name:					
12	3 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LTD 1487 NIAGARA STONE ST CATHARINES ON LOS 1J0	RST

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Headcode: Headcode Desc: Phone: List Name: Description:		1186800		Service Stations-Gasoline, Oil & Natural Gas 9054684432	
12	4 of 21	NNW/239.0	90.3 / 0.45	GALES GAS BARS LTD 1487 NIAGARA STONE RD & CREEK RD NIAGARA ON THE LAKE ON	FSTH
License Issue Date: Tank Status: Tank Status As Of: Operation Type: Facility Type:		9/3/2002		Pending Renewal August 2007 Retail Fuel Outlet Gasoline Station - Full Serve	
--Details--					
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Active		1988 50000 Liquid Fuel Single Wall UST - Gasoline	
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Active		1988 22700 Liquid Fuel Single Wall UST - Gasoline	
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Active		1988 22700 Liquid Fuel Single Wall UST - Gasoline	
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Active		1988 15000 Liquid Fuel Single Wall UST - Diesel	
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Active		2002 50000 Liquid Fuel Double Wall UST - Gasoline	
12	5 of 21	NNW/239.0	90.3 / 0.45	Gales Gas Bar<UNOFFICIAL> EXCAVATION CORNER OF LORAIN AND 4 MILE CREEK ROAD.<UNOFFICIAL> Niagara-on-the-Lake ON	SPL
Ref No: Year: Incident Dt: Dt MOE Arvl on Scn: MOE Reported Dt: Dt Document Closed: Site No: MOE Response: Site County/District:		2020-5PAKYS		7/9/2003 7/9/2003	Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: Agency Involved:
					Oil

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Site Geo Ref Meth: Site District Office: Niagara Nearest Watercourse: Site Name: EXCAVATION CORNER OF LORAINÉ AND 4 MILE CREEK ROAD.<UNOFFICIAL> Site Address: Site Region: West Central Site Municipality: Niagara-on-the-Lake Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: 4787054 Easting: 652468 Incident Cause: Incident Preceding Spill: Environment Impact: Not Anticipated Health Env Consequence: Nature of Impact: Contaminant Qty: Contaminant Qty 1: Contaminant Unit: Client Type: Source Type: Contaminant Code: 12 Contaminant Name: GASOLINE Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Land Incident Reason: Incident Summary: Source Ukn-Gasoline/Water to Excavation from Pipe. Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: Service Station SAC Action Class: Call Report Locatn Geodata: Time Reported: System Facility Address: Client Name: Gales Gas Bar<UNOFFICIAL>					
12	6 of 21	NNW/239.0	90.3 / 0.45	GALES GAS BARS LTD* 1487 NIAGARA STONE RD & CREEK RD NIAGARA ON THE LAKE ON	FSTH
License Issue Date: 9/3/2002 Tank Status: Pending Renewal Tank Status As Of: December 2008 Operation Type: Retail Fuel Outlet Facility Type: Gasoline Station - Full Serve					
--Details--					
Status: Active Year of Installation: 1988 Corrosion Protection: Capacity: 50000 Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline					
Status: Active Year of Installation: 1988 Corrosion Protection: Capacity: 22700 Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: Active Year of Installation: 1988 Corrosion Protection: Capacity: 22700 Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline Status: Active Year of Installation: 1988 Corrosion Protection: Capacity: 15000 Tank Fuel Type: Liquid Fuel Single Wall UST - Diesel					
12	7 of 21	NNW/239.0	90.3 / 0.45	GALES GAS BARS LTD* 1487 NIAGARA STONE RD & CREEK RD NIAGARA ON THE LAKE ON	FSTH
License Issue Date: 10/23/2002 11:49:00 AM Tank Status: Licensed Tank Status As Of: December 2008 Operation Type: Retail Fuel Outlet Facility Type: Gasoline Station - Split Serve --Details-- Status: Active Year of Installation: 2002 Corrosion Protection: Capacity: 50000 Tank Fuel Type: Liquid Fuel Double Wall UST - Gasoline					
12	8 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LIMITED 1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	FST
Inventory No: 11671036 Inventory Status: active Installation Year: 2002 Capacity: 50000 Capacity Unit: L Tank Type: Double Wall UST Manufacturer: Model: Description: 2009VBS Tank Material: Fiberglass (FRP) Corrosion Protect: Fiberglass Overfill Protection: Inventory Context: FS Liquid Fuel Inventory Item: FS Liquid Fuel Tank					
12	9 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LIMITED 1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	FST
Inventory No: 64470295 Inventory Status: active Installation Year: 2002 Capacity: 10000 Capacity Unit: L Tank Type: Double Wall UST Manufacturer: Model: Description: coloured deisel Tank Material: Fiberglass (FRP) Corrosion Protect: Sacrificial Anode Overfill Protection: Gravity Inventory Context: FS Liquid Fuel Inventory Item: FS Liquid Fuel Tank					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
12	10 of 21	NNW/239.0	90.3 / 0.45	GALES GAS BARS LTD* 1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON L0S 1J0	DTNK

Delisted Expired Fuel Safety
Facilities

Instance No:	9697092	Expired Date:	10/12/2012 11:19
Status:	EXPIRED	Max Hazard Rank:	
Instance ID:		Facility Location:	
Instance Type:	FS Facility	Facility Type:	
Instance Creation Dt:		Fuel Type 2:	
Instance Install Dt:		Fuel Type 3:	
Item Description:		Panam Related:	
Manufacturer:		Panam Venue Nm:	
Model:		External Identifier:	
Serial No:		Item:	
ULC Standard:		Piping Steel:	
Quantity:		Piping Galvanized:	
Unit of Measure:		Tank Single Wall St:	
Overfill Prot Type:		Piping Underground:	
Creation Date:		Tank Underground:	
Next Periodic Str DT:		Source:	
TSSA Base Sched Cycle 2:			
TSSAMax Hazard Rank 1:			
TSSA Risk Based Periodic Yn:			
TSSA Volume of Directives:			
TSSA Periodic Exempt:			
TSSA Statutory Interval:			
TSSA Recd Insp Interva:			
TSSA Recd Tolerance:			
TSSA Program Area:			
TSSA Program Area 2:			
Description:			
Original Source:	EXP		
Record Date:	Up to May 2013		

12	11 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LTD 1487 NIAGARA STONE NIAGARA ON THE LAKE ON L0S1J0	RST
Headcode:	01186800				
Headcode Desc:	SERVICE STATIONS GASOLINE OIL & NATURAL				
Phone:	9054684432				
List Name:					
Description:					

12	12 of 21	NNW/239.0	90.3 / 0.45	Gales Gas Bars Ltd. 1487 Niagara Stone Road Virgil ON L0S 1J0	GEN
Generator No:	ON3788971				
SIC Code:					
SIC Description:					
Approval Years:	As of Oct 2019				
PO Box No:					
Country:	Canada				
Status:	Registered				
Co Admin:					
Choice of Contact:					
Phone No Admin:					
Contaminated Facility:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
MHSW Facility:					
<u>Detail(s)</u>					
Waste Class:		221 I			
Waste Class Name:		Light fuels			
<u>12</u>	13 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LIMITED 1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	FST
Inventory No:	64891777			Tank Material:	Flex
Inventory Status:	active			Corrosion Protect:	Fiberglass
Installation Year:	2019			Overfill Protection:	Gravity
Capacity:	50000			Inventory Context:	FS Liquid Fuel
Capacity Unit:	L			Inventory Item:	FS Liquid Fuel Tank
Tank Type:	Double Wall UST				
Manufacturer:					
Model:					
Description:					
<u>12</u>	14 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LIMITED 1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	FST
Inventory No:	64891778			Tank Material:	Flex
Inventory Status:	active			Corrosion Protect:	Fiberglass
Installation Year:	2019			Overfill Protection:	Gravity
Capacity:	51000			Inventory Context:	FS Liquid Fuel
Capacity Unit:	L			Inventory Item:	FS Liquid Fuel Tank
Tank Type:	Double Wall UST				
Manufacturer:					
Model:					
Description:	compartment 26kL diesel; 25kL super				
<u>12</u>	15 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LIMITED 1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	EXP
Inventory No:	11363365			Tank Material:	Steel
Inventory Status:	EXPIRED			Corrosion Protect:	Sacrificial anode
Installation Year:	1988			Overfill Protection:	
Capacity:	22700			Inventory Context:	FS Liquid Fuel Tank
Capacity Unit:				Inventory Item:	FS LIQUID FUEL TANK
Tank Type:					
Manufacturer:					
Model:					
Description:	UNDER GROUND STORAGE TANKS				
Previous Fuel Type:	Gasoline				
<u>12</u>	16 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LIMITED 1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	EXP
Inventory No:	11363386			Tank Material:	Steel
Inventory Status:	EXPIRED			Corrosion Protect:	Sacrificial anode
Installation Year:	1988			Overfill Protection:	
Capacity:	22700			Inventory Context:	FS Liquid Fuel Tank
Capacity Unit:				Inventory Item:	FS LIQUID FUEL TANK

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Tank Type: Manufacturer: Model: Description: UNDER GROUND STORAGE TANKS Previous Fuel Type: Gasoline					
12	17 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LIMITED 1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	EXP
Inventory No: 11363406 Inventory Status: EXPIRED Installation Year: 1988 Capacity: 15000 Capacity Unit: Tank Type: Manufacturer: Model: Description: UNDER GROUND STORAGE TANKS Previous Fuel Type: Diesel					
Tank Material: Steel Corrosion Protect: Sacrificial anode Overfill Protection: Inventory Context: FS Liquid Fuel Tank Inventory Item: FS LIQUID FUEL TANK					
12	18 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LIMITED 1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	EXP
Inventory No: 64470297 Inventory Status: EXPIRED Installation Year: 1982 Capacity: 50000 Capacity Unit: Tank Type: Manufacturer: Model: Description: 2009VBS Previous Fuel Type: Gasoline					
Tank Material: Steel Corrosion Protect: Sacrificial anode Overfill Protection: Inventory Context: FS Liquid Fuel Tank Inventory Item: FS LIQUID FUEL TANK					
12	19 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LIMITED 1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	EXP
Inventory No: 64470296 Inventory Status: EXPIRED Installation Year: 1982 Capacity: 22700 Capacity Unit: Tank Type: Manufacturer: Model: Description: 2009VBS Previous Fuel Type: Diesel					
Tank Material: Steel Corrosion Protect: Sacrificial anode Overfill Protection: Inventory Context: FS Liquid Fuel Tank Inventory Item: FS LIQUID FUEL TANK					
12	20 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LIMITED 1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	EXP
Inventory No: 10876098 Inventory Status: EXPIRED Installation Year: 1988 Capacity: 50000					
Tank Material: Steel Corrosion Protect: Sacrificial anode Overfill Protection: Inventory Context: FS Liquid Fuel Tank					

<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>
<hr/>					
<i>Capacity Unit:</i>				<i>Inventory Item:</i>	FS LIQUID FUEL TANK
<i>Tank Type:</i>					
<i>Manufacturer:</i>					
<i>Model:</i>					
<i>Description:</i>		UNDER GROUND STORAGE TANKS			
<i>Previous Fuel Type:</i>		Gasoline			
<hr/>					
<u>12</u>	21 of 21	NNW/239.0	90.3 / 0.45	GALE'S GAS BARS LIMITED 1487 NIAGARA STONE RD NIAGARA ON THE LAKE ON	FST
<i>Inventory No:</i>	64762805			<i>Tank Material:</i>	
<i>Inventory Status:</i>	Active			<i>Corrosion Protect:</i>	
<i>Installation Year:</i>				<i>Overfill Protection:</i>	
<i>Capacity:</i>	161000			<i>Inventory Context:</i>	Liquid Fuels
<i>Capacity Unit:</i>	L			<i>Inventory Item:</i>	FS Gasoline Station - Self Serve
<i>Tank Type:</i>					
<i>Manufacturer:</i>					
<i>Model:</i>					
<i>Description:</i>					

Unplottable Summary

Total: **21** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA		Line 2 Rd, b/w Four Mile Creek Rd. & Conc 4 Rd.	Niagara-On-The-Lake ON	
CA	1314401 ONTARIO INC.	PT.LOT 112, VIRGIL SQUARE SUB.	NIAGARA-ON-THE-LAKE TOWN ON	
CA	1302660 ONTARIO INC.	PT.LOT 111, VIRGIL,WEICHA SUB.	NIAGARA-ON-THE-LAKE TOWN ON	
CA	NESTOR AND ELLA CHEMERIKA	FOUR MILE CREEK RD/R.RD.85	NIAGARA-ON-THE-LAKE ON	
CA	NIAGARA-ON-THE-LAKE TOWN	FOUR MILE CREEK RD.	NIAGARA-ON-THE-LAKE TOWN ON	
CA	R.M. OF NIAGARA	RR #100/FOUR MILE CREEK ROAD	NIAGARA-ON-THE-LAKE TOWN ON	
CA		Line 2 Road at Four Mile Creek, Virgil	Niagara-On-The-Lake ON	
CA	Rocco Maiolo	Part of Lot 112	Niagara-on-the-Lake ON	
CA	Horizon Developments (Niagara) Inc.	Part of Township Lot 112	Niagara-On-The-Lake ON	
CA	The Corporation of the Town of Niagara-on-the-Lake	Line 2 Rd, b/w Four Mile Creek Rd. & Conc 4 Rd.	Niagara-On-The-Lake ON	
CA	R. G. Hummel Group Inc.	Line 2 Road, Virgil	Niagara-on-the-Lake ON	
CA	R.G. Hummel Group Inc.	Line 2 Road, Virgil	Niagara-on-the-Lake ON	
CA	NIAGARA-ON-THE-LAKE TOWN	FOUR MILE CREEK RD.	NIAGARA-ON-THE-LAKE TOWN ON	
CA	PLEASANT MANOR CARE SERVICES	FOUR MILE CREEK RD./S.W.M.FAC.	NIAGARA-ON-THE-LAKE TOWN ON	
ECA	R. G. Hummel Group Inc.	Line 2 Rd Virgil	Niagara-on-the-Lake ON	L0S 1J0
ECA	The Corporation of the Town of Niagara-on-the-Lake	Line 2 Rd, b/w Four Mile Creek Rd. & Conc 4 Rd	Niagara-on-the-Lake ON	L0S 1T0
ECA	R. G. Hummel Group Inc.	Line 2 Rd Virgil	Niagara-on-the-Lake ON	L0S 1J0
ECA	Bradfield Estates Inc.	Line 2 Rd	Niagara-on-the-Lake ON	L0S 1J0

ECA	R.G. Hummel Group Inc.	Line 2 Rd Virgil	Niagara-on-the-Lake ON	L0S 1J0
ECA	The Corporation of the Town of Niagara-on-the-Lake	Line 2 Rd b/w Four Mile Creek Rd. & Conc 4 Rd	Niagara-on-the-Lake ON	L0S 1T0
SPL	WILLIAM KNOX FUELS	TOWN WORKS YARD FOUR MILE CREEK RD NIAGARA-ON-THE-LAKE	NIAGARA-ON-THE-LAKE TOWN ON	

Unplottable Report

Site: *Line 2 Rd, b/w Four Mile Creek Rd. & Conc 4 Rd. Niagara-On-The-Lake ON*

Database:
CA

Certificate #: 2051-4J5MWU
Application Year: 00
Issue Date: 4/6/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Town of Niagara-on-the-Lake
Client Address: P.O. Box 100
Client City: Virgil
Client Postal Code: L0S 1T0
Project Description: Construction of storm and sanitary sewers.
Contaminants:
Emission Control:

Site: *1314401 ONTARIO INC.
PT.LOT 112, VIRGIL SQUARE SUB. NIAGARA-ON-THE-LAKE TOWN ON*

Database:
CA

Certificate #: 3-0747-99-
Application Year: 99
Issue Date: 9/20/1999
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *1302660 ONTARIO INC.
PT.LOT 111, VIRGIL,WEICHA SUB. NIAGARA-ON-THE-LAKE TOWN ON*

Database:
CA

Certificate #: 3-0020-99-
Application Year: 99
Issue Date: 3/24/1999
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *NESTOR AND ELLA CHEMERIKA
FOUR MILE CREEK RD/R.RD.85 NIAGARA-ON-THE-LAKE ON*

Database:
CA

Certificate #: 3-0403-98-
Application Year: 98

Issue Date: 4/27/1998
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: NIAGARA-ON-THE-LAKE TOWN
FOUR MILE CREEK RD. NIAGARA-ON-THE-LAKE TOWN ON

Database:
CA

Certificate #: 7-1763-87-
Application Year: 87
Issue Date: 11/26/1987
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF NIAGARA
RR #100/FOUR MILE CREEK ROAD NIAGARA-ON-THE-LAKE TOWN ON

Database:
CA

Certificate #: 7-0351-94-
Application Year: 94
Issue Date: 5/16/1994
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Line 2 Road at Four Mile Creek, Virgil Niagara-On-The-Lake ON

Database:
CA

Certificate #: 0254-4GYPCQ
Application Year: 00
Issue Date: 3/7/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Town of Niagara-on-the-Lake
Client Address: P.O. Box 100
Client City: Virgil
Client Postal Code: L0S 1T0
Project Description: Construction of stormwater management works consisting of two (2) stormwater management ponds with permanent pool, extended detention, sediment forebay, and inlet/outlet components.
Contaminants:
Emission Control:

Site: Rocco Maiolo
Part of Lot 112 Niagara-on-the-Lake ON

Database:
CA

Certificate #: 3843-5RQRXQ
Application Year: 2003
Issue Date: 9/26/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Horizon Developments (Niagara) Inc.
Part of Township Lot 112 Niagara-On-The-Lake ON

Database:
CA

Certificate #: 8153-6AGMRD
Application Year: 2005
Issue Date: 3/29/2005
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: The Corporation of the Town of Niagara-on-the-Lake
Line 2 Rd, b/w Four Mile Creek Rd. & Conc 4 Rd. Niagara-On-The-Lake ON

Database:
CA

Certificate #: 8233-5J4KQW
Application Year: 2003
Issue Date: 1/31/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R. G. Hummel Group Inc.
Line 2 Road, Virgil Niagara-on-the-Lake ON

Database:
CA

Certificate #: 8245-5JRH7
Application Year: 2003
Issue Date: 2/18/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:

Project Description:
Contaminants:
Emission Control:

Site: **R.G. Hummel Group Inc.**
Line 2 Road, Virgil Niagara-on-the-Lake ON

Database:
CA

Certificate #: 9494-5R4HMM
Application Year: 2003
Issue Date: 9/10/2003
Approval Type: Air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **NIAGARA-ON-THE-LAKE TOWN**
FOUR MILE CREEK RD. NIAGARA-ON-THE-LAKE TOWN ON

Database:
CA

Certificate #: 7-1559-88-
Application Year: 88
Issue Date: 9/29/1988
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **PLEASANT MANOR CARE SERVICES**
FOUR MILE CREEK RD./S.W.M.FAC. NIAGARA-ON-THE-LAKE TOWN ON

Database:
CA

Certificate #: 3-1522-92-
Application Year: 92
Issue Date: 12/1/1992
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **R. G. Hummel Group Inc.**
Line 2 Rd Virgil Niagara-on-the-Lake ON L0S 1J0

Database:
ECA

Approval No: 5570-5JHHXG
Approval Date: 2003-02-07
Status: Approved
Record Type: ECA
Link Source: IDS

MOE District:
City:
Longitude:
Latitude:
Geometry X:

SWP Area Name:
Approval Type:
Project Type:
Business Name:
Address:
Full Address:
Full PDF Link:
PDF Site Location:

ECA-Municipal and Private Water Works
Municipal and Private Water Works
R. G. Hummel Group Inc.
Line 2 Rd Virgil

Geometry Y:

Site: *The Corporation of the Town of Niagara-on-the-Lake*
Line 2 Rd, b/w Four Mile Creek Rd. & Conc 4 Rd Niagara-on-the-Lake ON L0S 1T0

Database:
[ECA](#)

Approval No: 8233-5J4KQW
Approval Date: 2003-01-31
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Corporation of the Town of Niagara-on-the-Lake
Address: Line 2 Rd, b/w Four Mile Creek Rd. & Conc 4 Rd
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/0585-5HMSMQ-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *R. G. Hummel Group Inc.*
Line 2 Rd Virgil Niagara-on-the-Lake ON L0S 1J0

Database:
[ECA](#)

Approval No: 8245-5JRH7
Approval Date: 2003-02-18
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: R. G. Hummel Group Inc.
Address: Line 2 Rd Virgil
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/6836-5JAL43-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *Bradfield Estates Inc.*
Line 2 Rd Niagara-on-the-Lake ON L0S 1J0

Database:
[ECA](#)

Approval No: 2351-8WDKUJ
Approval Date: 2012-07-24
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Bradfield Estates Inc.
Address: Line 2 Rd
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/8036-8WCN4B-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *R.G. Hummel Group Inc.*
Line 2 Rd Virgil Niagara-on-the-Lake ON L0S 1J0

Database:
[ECA](#)

Approval No:	9494-5R4HMM	MOE District:
Approval Date:	2003-09-10	City:
Status:	Approved	Longitude:
Record Type:	ECA	Latitude:
Link Source:	IDS	Geometry X:
SWP Area Name:		Geometry Y:
Approval Type:	ECA-AIR	
Project Type:	AIR	
Business Name:	R.G. Hummel Group Inc.	
Address:	Line 2 Rd Virgil	
Full Address:		
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/7522-5LWH5N-14.pdf	
PDF Site Location:		

Site: *The Corporation of the Town of Niagara-on-the-Lake*
Line 2 Rd b/w Four Mile Creek Rd. & Conc 4 Rd Niagara-on-the-Lake ON L0S 1T0

Database:
[ECA](#)

Approval No:	2051-4J5MWU	MOE District:
Approval Date:	2000-04-06	City:
Status:	Approved	Longitude:
Record Type:	ECA	Latitude:
Link Source:	IDS	Geometry X:
SWP Area Name:		Geometry Y:
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS	
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS	
Business Name:	The Corporation of the Town of Niagara-on-the-Lake	
Address:	Line 2 Rd b/w Four Mile Creek Rd. & Conc 4 Rd	
Full Address:		
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/6456-4HUT2R-14.pdf	
PDF Site Location:		

Site: *WILLIAM KNOX FUELS*
TOWN WORKS YARD FOUR MILE CREEK RD NIAGARA-ON-THE-LAKE NIAGARA-ON-THE-LAKE TOWN ON

Database:
[SPL](#)

Ref No:	19496	Municipality No:	18404
Year:		Nature of Damage:	
Incident Dt:	1/29/1988	Discharger Report:	
Dt MOE Arvl on Scn:		Material Group:	
MOE Reported Dt:	1/29/1988	Impact to Health:	
Dt Document Closed:		Agency Involved:	NOL WORKS DEPT/FIRE DEPT
Site No:			
MOE Response:			
Site County/District:			
Site Geo Ref Meth:			
Site District Office:			
Nearest Watercourse:			
Site Name:			
Site Address:			
Site Region:			
Site Municipality:	NIAGARA-ON-THE-LAKE TOWN		
Site Lot:			
Site Conc:			
Site Geo Ref Accu:			
Site Map Datum:			
Northing:			
Easting:			
Incident Cause:	UNDERGROUND TANK LEAK		
Incident Preceding Spill:			
Environment Impact:	NOT ANTICIPATED		
Health Env Consequence:			
Nature of Impact:			
Contaminant Qty:			
Contaminant Qty 1:			
Contaminant Unit:			
Client Type:			
Source Type:			
Contaminant Code:			

Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: LAND / WATER
Incident Reason: NEGLIGENCE (APPARENT)
Incident Summary: BACKENTRY - WORKS DEPT 50 LTRS DIESEL FUEL OVERFLOW FROM TANK
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class:
Call Report Locatn Geodata:
Time Reported:
System Facility Address:
Client Name:

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

AGR

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

AGR

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

Government Publication Date: Up to Nov 2023

Abandoned Mine Information System:

Provincial

AMIS

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

Government Publication Date: 1800-Apr 2024

Anderson's Waste Disposal Sites:

Private

ANDR

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial

AST

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private

AUWR

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

Government Publication Date: 1999-Apr 30, 2024

Borehole:

Provincial

BORE

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:Provincial [CA](#)

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:Federal [CDRY](#)

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

Government Publication Date: Jan 2004-Dec 2022

Commercial Fuel Oil Tanks:Provincial [CFOT](#)

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Oct 2023

Chemical Manufacturers and Distributors:Private [CHEM](#)

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:Private [CHM](#)

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

Government Publication Date: 1999-Apr 30, 2024

Compressed Natural Gas Stations:Private [CNG](#)

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

Government Publication Date: Dec 2012 -May 2024

Inventory of Coal Gasification Plants and Coal Tar Sites:Provincial [COAL](#)

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:Provincial [CONV](#)

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

Government Publication Date: 1989-Jun 2024

Certificates of Property Use:Provincial [CPU](#)

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

Government Publication Date: 1994 - July 31, 2024

Drill Hole Database:

Provincial

[DRL](#)

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

Government Publication Date: 1886 - Aug 2023

Delisted Fuel Tanks:

Provincial

[DTNK](#)

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

Government Publication Date: Oct 2023

Environmental Activity and Sector Registry:

Provincial

[EASR](#)

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

Government Publication Date: Oct 2011-Jul 31, 2024

Environmental Registry:

Provincial

[EBR](#)

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

Government Publication Date: 1994 - July 31, 2024

Environmental Compliance Approval:

Provincial

[ECA](#)

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

Government Publication Date: Oct 2011-Jul 31, 2024

Environmental Effects Monitoring:

Federal

[EEM](#)

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

[EHS](#)

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

Government Publication Date: 1999-Mar 31, 2024

Environmental Issues Inventory System:

Federal

[EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

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

Government Publication Date: Apr 30, 2022**Environmental Penalty Annual Report:**

Provincial

EPAR

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2023**List of Expired Fuels Safety Facilities:**

Provincial

EXP

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

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

Government Publication Date: Oct 2023**Federal Convictions:**

Federal

FCON

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

Government Publication Date: 1988-Jun 2007***Contaminated Sites on Federal Land:**

Federal

FCS

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

Government Publication Date: Jun 2000-Jun 2024**Fisheries & Oceans Fuel Tanks:**

Federal

FOFT

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

Government Publication Date: 1964-Sep 2019**Federal Identification Registry for Storage Tank Systems (FIRSTS):**

Federal

FRST

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

Government Publication Date: Oct 31, 2021**Fuel Storage Tank:**

Provincial

FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

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

Government Publication Date: Oct 2023

Fuel Storage Tank - Historic:

Provincial

FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-Oct 31, 2022

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: 2013-Dec 2022

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

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

Government Publication Date: 31 Oct, 2023

Landfill Inventory Management Ontario:

Provincial

LIMO

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

Government Publication Date: Mar 31, 2022

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Feb 2024

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

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

Government Publication Date: Dec 31, 2022

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Nov 2023

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

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

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003***National PCB Inventory:**

Federal

NPCB

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

Government Publication Date: 1988-2008***National Pollutant Release Inventory 1993-2020:**

Federal

NPR2

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

Government Publication Date: Sep 2020**National Pollutant Release Inventory - Historic:**

Federal

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances. This data holds historic records; current records are found in NPR2.

Government Publication Date: 1993-May 2017**Oil and Gas Wells:**

Private

OGWE

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

Government Publication Date: 1988-May 31, 2024**Ontario Oil and Gas Wells:**

Provincial

OOGW

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

Government Publication Date: 1800-Aug 2023**Inventory of PCB Storage Sites:**

Provincial

OPCB

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

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

Provincial

ORD

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

Government Publication Date: 1994 - July 31, 2024

Canadian Pulp and Paper:

Private

PAP

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

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

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

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

Government Publication Date: Oct 2011-Jul 31, 2024

Ontario PFAS Spills:

Provincial

PFAS

This specific list of spills includes those incidents where one or more of the listed contaminants are identified in the PFAS Structure List and/or PFAS Chemicals Without Explicit Structure List made available by the United States Environmental Protection Agency (US EPA), is originally sourced from the Ministry of the Environment, Conservation and Parks spills related data. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Mar 2024; May 2024

NPRI Reporters - PFAS Substances:

Federal

PFCH

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

Government Publication Date: Sep 2020

Potential PFAS Handlers from NPRI:

Federal

PFHA

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

Government Publication Date: Sep 2020

Pipeline Incidents:

Provincial

PINC

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

Government Publication Date: Feb 28, 2021

Potential PFAS Handlers from EASR:

Provincial

PPHA

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

Government Publication Date: Jun 30, 2024

Private and Retail Fuel Storage Tanks:

Provincial

PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

PTTW

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

Government Publication Date: 1994 - July 31, 2024

Ontario Regulation 347 Waste Receivers Summary:

Provincial

REC

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

Government Publication Date: 1986-1990, 1992-2021

Record of Site Condition:

Provincial

RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up. RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09). The Government of Ontario states that it is not responsible for the accuracy of the information in this Registry.

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

Retail Fuel Storage Tanks:

Private

RST

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

Government Publication Date: 1999-Apr 30, 2024

Scott's Manufacturing Directory:

Private

SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial

SPL

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

Government Publication Date: 1988-Mar 2024; May 2024

Wastewater Discharger Registration Database:

Provincial

SRDS

Facilities that report either municipal treated wastewater effluent or industrial wastewater discharges under the Effluent Monitoring and Effluent Limits (EMEL) and Municipal/Industrial Strategy for Abatement Regulations. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment keeps record of direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation, Mining, Petroleum Refining, Organic Chemicals, Inorganic Chemicals, Pulp & Paper, Metal Casting, Iron & Steel, and Quarries.

Government Publication Date: 1990-Dec 31, 2021

Anderson's Storage Tanks:

Private

TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

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

Government Publication Date: 1970 - Apr 2023

Variances for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

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

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011-Jul 31, 2024

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

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

Government Publication Date: Dec 31 2023

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

EXP Services Inc.

Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024

Appendix G – City Directories



CITY DIRECTORY

Project Property: *1544 and 1546 Four Mile Creek Road
1544 and 1546 Four Mile Creek Road
Niagara-on-the-Lake, ON L0S 1J0*

Project No: *GTR-24000672-C0*

Requested By: *exp Services Inc.*

Order No: *24091300584*

Date Completed: *September 19, 2024*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

September 19, 2024
RE: CITY DIRECTORY RESEARCH
1544 and 1546 Four Mile Creek Road
Niagara-on-the-Lake, ON L0S 1J0

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

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

Search Criteria:

All of Arena Road
1490-1630 of Four Mile Creek Road
1-15 Odd of Henegan Road
655-690 of Line 2 Road
1-15 of Lorraine Street
1420-1505 of Niagara Stone Road

Search Notes:

Niagara-on-the-Lake, Ontario, is last listed in 2006-07.

Search Results Summary

Data from 2012 to 2017 does not include residential information

Date	Source	Comment
2023	DIGITAL BUSINESS DIRECTORY	
2021	DIGITAL BUSINESS DIRECTORY	
2017	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2009-10	VERNONS	
2006-07	VERNONS	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

NO LISTING FOUND

1490	KASEY CRESSWELL...RESIDENTIAL
1491	K KLASSEN...RESIDENTIAL
1494	G MOLNAR...RESIDENTIAL
1497	LUIGI SERLUCA...RESIDENTIAL
1498	C INNES...RESIDENTIAL
1507	B AKSU...RESIDENTIAL
1512	C HATT...RESIDENTIAL
1526	M WIECHA...RESIDENTIAL
1527	T KUGLER...RESIDENTIAL
1533	BOGDAN SZYNKIEWICZ...RESIDENTIAL
1536	LLOYD REDEKOPP ...RESIDENTIAL
1544	SOUTH SHORE YACHTS...BOAT EQUIPMENT & SUPPLIES
1545	M BERGEN...RESIDENTIAL
1553	R HAY ...RESIDENTIAL
1557	LEONARDO BENEVENTO...RESIDENTIAL
1561	KEITH DOUGLAS...RESIDENTIAL
1565	NIAGARA-ON-THE-LAKE...PARKS
1579	ANTIQUES ON CREEK...ANTIQUES-DEALERS
1579	NIAGARA FRUIT VEGETABLE GRWR...FRUITS & VEGETABLES-GROWERS & SHIPPERS
1586	R ANDRES...RESIDENTIAL
1593	CANADA SESQUICENTENNIAL...NONCLASSIFIED ESTABLISHMENTS
1593	NIAGARA ON THE LAKE HERITAGE...GOVERNMENT OFFICES-CITY, VILLAGE & TWP
1593	NIAGARA ON THE LAKE MUNI OFC...SKATING INSTRUCTION
1593	TOWN OF NIAGARA ON THE LAKE...CITY GOVERNMENT-GENERAL OFFICES
1596	CREEK ROAD PAINTS...PAINT-RETAIL
1607	J GUTKNECHT...RESIDENTIAL
1630	DENTAL CARE NIAGARA...DENTISTS

5	VIRGIL TRUCK CAR WASH...TRUCK-WASHING & CLEANING
11	CLOSETS BY DESIGN-NIAGARA...CLOSETS-DESIGNING & ORGANIZING
13	PENINSULA FLOORING LTD...CARPET & RUG DEALERS-NEW
15	MILLBROOK CABINETRY INC...BATHROOM REMODELING

658	J MULLIGAN...RESIDENTIAL
664	E BRIGHT...RESIDENTIAL
669	D DULAS...RESIDENTIAL
674	G HOBMAN...RESIDENTIAL
675	P TALAIPOROS...RESIDENTIAL
676	K ALLISON...RESIDENTIAL
678	A TIMBOL...RESIDENTIAL
678	C LAWSON...RESIDENTIAL
678	C TROKE...RESIDENTIAL
678	D BETTON...RESIDENTIAL
678	E PRIES...RESIDENTIAL
678	I MCEWAN...RESIDENTIAL
678	J CRUX...RESIDENTIAL
678	J QUIBELL...RESIDENTIAL
678	L MCKNIGHT...RESIDENTIAL
678	M BROWNE...RESIDENTIAL
678	M KALMAN...RESIDENTIAL
678	M KOFFMAN...RESIDENTIAL
678	M VANDELAAR...RESIDENTIAL
678	P BOOT...RESIDENTIAL
678	R GALLANT...RESIDENTIAL
678	R NUNN...RESIDENTIAL
678	S GRAF...RESIDENTIAL
678	S VOIGT...RESIDENTIAL
679	J TOMCZUK...RESIDENTIAL
682	J SKARJA...RESIDENTIAL
684	D MARTINEAU...RESIDENTIAL
686	J MUNERA...RESIDENTIAL

2

CANADA POST...POST OFFICES

2

CANADA POST...MAILING & SHIPPING SERVICES

5

J POULSON...RESIDENTIAL

13

J WIENS...RESIDENTIAL

15

C DUBOIS...RESIDENTIAL

1420

P WALL...RESIDENTIAL

1424

K RODEN...RESIDENTIAL

1425

J TURNER...RESIDENTIAL

1427

M TOMIC...RESIDENTIAL

1433

M WORMALD...RESIDENTIAL

1436

A HICKS...RESIDENTIAL

1439

A BEZUYEN...RESIDENTIAL

1439

A PLUT...RESIDENTIAL

1439

A SOLIGO...RESIDENTIAL

1439

A WILLIAMS...RESIDENTIAL

1439

B LYTLE...RESIDENTIAL

1439

DEAN STEELE...RESIDENTIAL

1439

E BARTOLUCCI...RESIDENTIAL

1439

E PETERSON...RESIDENTIAL

1439

E TIERNEY...RESIDENTIAL

1439

G COLLINS...RESIDENTIAL

1439

G HUTCHINSON...RESIDENTIAL

1439

H BOOK...RESIDENTIAL

1439

J GORE...RESIDENTIAL

1439

K ENNS...RESIDENTIAL

1439

L CLIFFORD...RESIDENTIAL

1439

L SMITH...RESIDENTIAL

1439

L STERN...RESIDENTIAL

1439

M MAHABIR...RESIDENTIAL

1439

M MATTHEWS...RESIDENTIAL

1439

P COOPER...RESIDENTIAL

1439

P JOSELIN...RESIDENTIAL

1439

R BOONE...RESIDENTIAL

1439

S ZEHEHTBAUER...RESIDENTIAL

1448

A LALL...RESIDENTIAL

1448

C ALTESE-SITKO...RESIDENTIAL

1448

C BLACK...RESIDENTIAL

1448

C THOMAS...RESIDENTIAL

1448

D GOFFIN...RESIDENTIAL

1448

E WARREN...RESIDENTIAL

1448

GEO DALBY...RESIDENTIAL

1448

J MCHATTIE...RESIDENTIAL

1448

L BORISENKO...RESIDENTIAL

1448

M CHEREVATY...RESIDENTIAL

1448

M JEROME...RESIDENTIAL

1448

R CROSS...RESIDENTIAL

1448

W HAMILTON...RESIDENTIAL

1451

J DENNEY...RESIDENTIAL

1458

V CHANT...RESIDENTIAL

1487

GALE'S GAS BAR...SERVICE STATIONS-GASOLINE & OIL

1490

BARTLETT HOUSE OF ANTIQUES...ANTIQUES-DEALERS

1494

SONO'S CAFE...DOUGHNUTS

1501

AVONDALE FOOD STORES...CONVENIENCE STORES

1501

DOMINO'S...PIZZA

1501

NIAGARA ADVANCE...NEWSPAPERS (PUBLISHERS)

1501

NIAGARA COMPUTER SYSTEM...COMPUTER & EQUIPMENT DEALERS

1501

SILK'S COUNTRY KITCHEN...RESTAURANTS

NO LISTING FOUND

- 1544 SOUTH SHORE YACHTS...MARINE ELECTRONIC EQUIP & SUPLS (WHLS)
- 1565 NIAGARA-ON-THE-LAKE...STADIUMS ARENAS & ATHLETIC FIELDS
- 1579 NIAGARA FRUIT VEGETABLE GRWR...FRUITS & VEGETABLES-GROWERS & SHIPPERS
- 1593 CANADA SESQUICENTENNIAL...NONCLASSIFIED ESTABLISHMENTS
- 1593 NIAGARA ON THE LAKE HERITAGE...GOVERNMENT OFFICES-CITY, VILLAGE & TWP
- 1593 NIAGARA ON THE LAKE MNCPL OFC...SKATING INSTRUCTION
- 1593 TOWN OF NIAGARA ON THE LAKE...GOVERNMENT OFFICES-CITY, VILLAGE & TWP
- 1596 CREEK ROAD PAINTS...WALLPAPERS & WALLCOVERINGS-RETAIL
- 1630 DENTAL CARE NIAGARA...DENTISTS

- 5VIRGIL TRUCK CAR WASH...TRUCK-WASHING & CLEANING
- 11CLOSETS BY DESIGN-NIAGARA...CLOSETS-DESIGNING & REMODELING
- 13PENINSULA FLOORING LTD...TILE-CERAMIC-CONTRACTORS & DEALERS
- 15MILLBROOK CABINETRY INC...KITCHEN CABINETS & EQUIPMENT-HOUSEHOLD

NO LISTING FOUND

NO LISTING FOUND

- 1487
- GALE'S GAS BAR LTD...ALTERNATIVE FUELS
- 1490
- BARTLETT HOUSE OF ANTIQUES...IMPORTERS (WHLS)
- 1494
- SONO'S CAFE...DOUGHNUTS
- 1501
- AVONDALE FOOD STORES...CONVENIENCE STORES
- 1501
- AVONDALE FOOD STORES...GROCERS-RETAIL
- 1501
- DOMINO'S...HOTELS & MOTELS
- 1501
- DOMINO'S...FOODS-CARRY OUT
- 1501
- NIAGARA ADVANCE...NEWSPAPERS (PUBLISHERS)
- 1501
- NIAGARA COMPUTER SYSTEM...COMPUTER SOFTWARE
- 1501
- SILK'S COUNTRY KITCHEN...FOODS-CARRY OUT

NO LISTING FOUND

- 1544

SOUTH SHORE YACHTS...NAVIGATIONAL SVCS TO SHIPPING
- 1565

MERIDIAN CREDIT UNION ARENA...PROMOTERS WITH FACILITIES
- 1565

NIAGARA CENTENNIAL PARK...NATURE PARKS & OTHER SIMILAR INSTITUTIONS
- 1565

NIAGARA-ON-THE-LAKE ARENA...PROMOTERS WITH FACILITIES
- 1565

NIAGARA-ON-THE-LAKE HOCKEY...BUSINESS ASSOCIATIONS
- 1579

NIAGARA FRUIT VEGETABLE GRWR...FARM SUPPLIES MERCHANT WHOLS
- 1593

NIAGARA ON THE LAKE MNCPL OFC...LEGISLATIVE BODIES
- 1596

CREEK ROAD PAINTS...PAINT & WALLPAPER STORES
- 1596

RHOBBS ELECTRIC...ELECTRICAL CONTRS
- 1630

DENTAL CARE NIAGARA...FREESTANDING EMERGENCY MEDICAL CENTERS
- 1630

NEXTERRA SUBSTRUCTURES INC...UNCLASSIFIED

- 1 BRIDGMAN & DURKSEN...OFFICES OF CERTIFIED PUBLIC ACCOUNTANTS
- 11 CLOSETS BY DESIGN...HOME FURNISHING MERCHANT WHOLS
- 13 DANA CANADA CORP ...ENGINEERING SVCS
- 13 DANA CANADA INC....ENGINEERING SVCS
- 13 PENINSULA FLOORING-UPHLSTRNG...FLOOR COVERING STORES
- 15 MILLBROOK CABINETRY INC...WOOD KITCHEN CABINET & COUNTERTOP MFG

NO LISTING FOUND

2

CANADA POST...POSTAL SVC

1439

BAYSHORE MASONRY...MASONRY CONTRS

1487

GALE'S GAS BAR LTD...ALTERNATIVE FUELS

1490

BARTLETT HOUSE OF ANTIQUES...USED MERCHANDISE STORES

1494

DONUT DINER...SNACK & NONALCOHOLIC BEVERAGE BARS

1501

BLISS AVEDA CONCEPT SALON...BEAUTY SALONS

1501

NIAGARA ADVANCE...ADVERTISING AGENCIES

1501

NIAGARA COMPUTER SYSTEMS...COMPUTER & SOFTWARE STORES

1501

NIAGARA TRAUMA RELIEF INC...OTHER INDIVIDUAL & FAMILY SVCS

1501

SILK'S COUNTRY KITCHEN...FULLSERVICE RESTAURANTS

1501

WHAT'S IN MY CLOSET...UNCLASSIFIED

1502

LAWRENCEVILLE RESTAURANT...FULLSERVICE RESTAURANTS

NO LISTING FOUND

- 1544SOUTH SHORE YACHTS...NAVIGATIONAL SVCS TO SHIPPING
- 1565NIAGARA-ON-THE-LAKE ARENA...PROMOTERS WITH FACILITIES
- 1565NIAGARA-ON-THE-LAKE HOCKEY...BUSINESS ASSOCIATIONS
- 1579NIAGARA FRUIT & VEGETABLE GRWR...FARM SUPPLIES MERCHANT WHOLS
- 1596CREEK ROAD PAINTS...PAINT & WALLPAPER STORES

- 1 BRIDGMAN & DURKSEN...OFFICES OF CERTIFIED PUBLIC ACCOUNTANTS
- 1 LIVING LEGACY'S INC...INVESTMENT ADVICE
- 5 VIRGIL TRUCK & CAR WASH...CAR WASHES
- 11 EDWARD JONES OF CANADA...MISC INTERMEDIATION
- 11 MEDISCEN CANADA...STRESS RELIEF EQUIP & SERVICE-IND (MFRS)
- 11 NEWARK PLUMBING & HEATING...PLUMBING & HVAC CONTRS
- 13 DANA CANADA INC...ENGINEERING SVCS
- 13 PENINSULA FLOORING-UPHLSTRNG...FLOOR COVERING STORES
- 15 MILLBROOK CABINETRY INC...WOOD KITCHEN CABINET & COUNTERTOP MFG

NO LISTING FOUND

2

CANADA POST...POSTAL SVC

1439

BAYSHORE MASONRY...MASONRY CONTRS

1443

TAYLOR & CO...OTHER NONDURABLE GOODS MERCHANT WHOLS

1487

DREAM CARS...USED CAR DEALERS

1487

GALE'S GAS BAR LTD...OTHER GASOLINE STATIONS

1490

BARTLETT HOUSE-ANTIQUES...USED MERCHANDISE STORES

1494

DONUT DINER...SNACK & NONALCOHOLIC BEVERAGE BARS

1501

FRONT ROW SPORTS...SPORTING GOODS STORES

1501

NIAGARA COMPUTER SYSTEMS...COMPUTER & SOFTWARE STORES

1501

NIAGARA TRAUMA RELIEF INC...OTHER INDIVIDUAL & FAMILY SVCS

1501

SILK'S COUNTRY KITCHEN...FULL-SERVICE RESTAURANTS

1502

LAWRENCEVILLE RESTAURANT...FULL-SERVICE RESTAURANTS

STREET NOT LISTED

1565	NIAGARA-ON-THE-LAKE MINOR HOCKEY
1579	NIAGARA FRUIT & VEGETABLE GROWERS LTD
1593	NIAGARA-ON-THE-LAKE FIGURE SKATING CLUB
1596	CREEK ROAD PAINTS
1596	HOPE & HARDER INSURANCE BROKERS
1596	RHOBBS ELECTRIC
1490-	
1630	ALL RESIDENTIAL

1 BRIDGMAN & DURKSEN
1 LIFETIME LEGACIES INCORPORATED
5 VIRGIL TRUCK & CAR WASH
7 WHIRLPOOL JET BOAT TOURS
11 CLOSET CONCEPTS
11 EDWARD JONES
11 FRIESEN WINDOWS & SIDING
11 HAUBROK UPHOLSTERING
13 PENINSULA FLOORING & UPHOLSTERING LTD
15 MILLBROOK CABINETRY INC

678 LAMBERT'S WALK DEVELOPMENT CORP
655-690 ALL RESIDENTIAL

1 WHAT'S IN MY CLOSET
2 CANADA POST
1-15 ALL RESIDENTIAL

1439 BAYSHORE MASONRY
1487 GALE'S GAS BARS LTD
1490 BARTLETT HOUSE OF ANTIQUES
1494 DONUT DINERS
1501 BLISS AVEDA CONCEPT
1501 BLISS AVEDA CONCEPT SALON
1501 NIAGARA COMPUTER SYSTEMS
1501 NIAGARA ON THE LAKE ADVANCE
1502 LAWRENCEVILLE RESTAURANT
1420-
1505 ALL RESIDENTIAL

STREET NOT LISTED

1565	NIAGARA-ON-THE-LAKE MINOR HOCKEY
1579	NIAGARA FRUIT & VEGETABLE GROWERS LTD
1586	ANDRES BROS TRUCKING LTD
1593	NIAGARA-ON-THE-LAKE FIGURE SKATING CLUB
1596	CREEK ROAD PAINTS
1596	HOPE & HARDER INSURANCE BROKERS
1490-	
1630	ALL RESIDENTIAL

- 1 BRIDGMAN & DURKSEN
- 1 LIVING LEGACY'S INC
- 5 VIRGIL TRUCK & CAR WASH
- 7 WHIRLPOOL JET BOAT TOURS
- 11 CLOSET CONCEPTS
- 11 EDWARD JONES
- 11 FRIESEN WINDOWS & SIDING
- 11 HAUBROK UPHOLSTERING
- 11 NEWARK PLUMBING & HEATING
- 15 MILLBROOK CABINETRY INC

655-690 ALL RESIDENTIAL

1 CANADA POST
1-15 ALL RESIDENTIAL

1439 BAYSHORE MASONRY
1487 GALE'S GAS BARS LTD
1490 BARTLETT HOUSE OF ANTIQUES
1494 DONUT DINERS
1501 BLISS AVEDA CONCEPT SALON
1501 NIAGARA ADVANCE LTD
1501 NIAGARA COMPUTER SYSTEMS
1502 LAWRENCEVILLE RESTAURANT
1420- ALL RESIDENTIAL
1505

EXP Services Inc.

Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024

Appendix H – Regulatory Requests

Ministry of the Environment,
Conservation and Parks

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

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

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



October 3, 2024

Ms. Kate Miles
EXP Services Inc.
220 Commerce Valley Drive West, Suite 110
Markham, Ontario L3T 0A8
kate.miles@exp.com

Dear Kate Miles:

RE: **MECP FOI A-2024-06506 / Your Reference GTR-24000672-C0 –
Acknowledgement Letter**

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

1544 and 1546 Four Mile Creek Road, Niagara-on-the-Lake

Timeframe: January 1st, 1900 to October 2nd, 2024

If there is any discrepancy, please contact us immediately.

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

If you have any questions, please contact Maham Imtiaz at
maham.imtiaz@ontario.ca.

Yours truly,
MECP Access and Privacy Office

RE: Preliminary Search Request

Public Information Services <publicinformationservices@tssa.org>

Wed 9/18/2024 10:21 AM

To: Kate Miles <Kate.Miles@exp.com>



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello ,

NO RECORDS FOUND IN CURRENT DATABASE:

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

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

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

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

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

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

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

Kind regards,
Sherees



Public Information Agent

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org

www.tssa.org



From: Kate Miles <Kate.Miles@exp.com>

Sent: Wednesday, September 18, 2024 8:00 AM

To: Public Information Services <publicinformationservices@tssa.org>

Subject: Preliminary Search Request

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Good Morning,

I would like to request a preliminary search to determine if there are any records of petroleum operations, including records of underground storage tanks and products stored that you might have on file for the following municipal addresses:

1526 Four Mile Creek Road, Niagara-on-the-Lake
1533 Four Mile Creek Road, Niagara-on-the-Lake
1536 Four Mile Creek Road, Niagara-on-the-Lake
1541 Four Mile Creek Road, Niagara-on-the-Lake
1544 Four Mile Creek Road, Niagara-on-the-Lake
1545 Four Mile Creek Road, Niagara-on-the-Lake
1546 Four Mile Creek Road, Niagara-on-the-Lake
1553 Four Mile Creek Road, Niagara-on-the-Lake
1561 Four Mile Creek Road, Niagara-on-the-Lake
1573 Four Mile Creek Road, Niagara-on-the-Lake

Thank you!



Kate Miles, P.Eng.

EXP | Senior Environmental Scientist

t : +1.905.695.3217, 63642 | e : kate.miles@exp.com

220 Commerce Valley Drive West

Suite 110

Markham, ON L3T 0A8

CANADA

exp.com | [legal disclaimer](#)

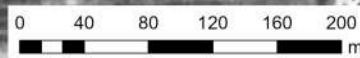
keep it green, read from the screen

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

EXP Services Inc.

Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024

Appendix I – Aerial Photographs



EXP Services Inc.

t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND:

 SITE BOUNDARY

TITLE AND LOCATION:

AIRPHOTO 1934

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1544 AND 1546 FOUR MILE CREEK ROAD
NIAGARA-ON-THE-LAKE, ONTARIO

PROJECT NO:	GTR-24000672-C0	DWN:	K.G.
SCALE:	AS NOTED	CHRD:	AC
DATE:	SEPTEMBER 2024	FIG. NO:	11

Ministry of Natural Resources



EXP Services Inc.
t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •

• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND:

 SITE BOUNDARY

TITLE AND LOCATION:

AIRPHOTO 1954

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1544 AND 1546 FOUR MILE CREEK ROAD
NIAGARA-ON-THE-LAKE, ONTARIO

PROJECT NO:	GTR-24000672-C0	DWN:	K.G.
SCALE:	AS NOTED	CHRD:	AC
DATE:	SEPTEMBER 2024	FIG. NO:	I2



EXP Services Inc.
t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •

• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND:



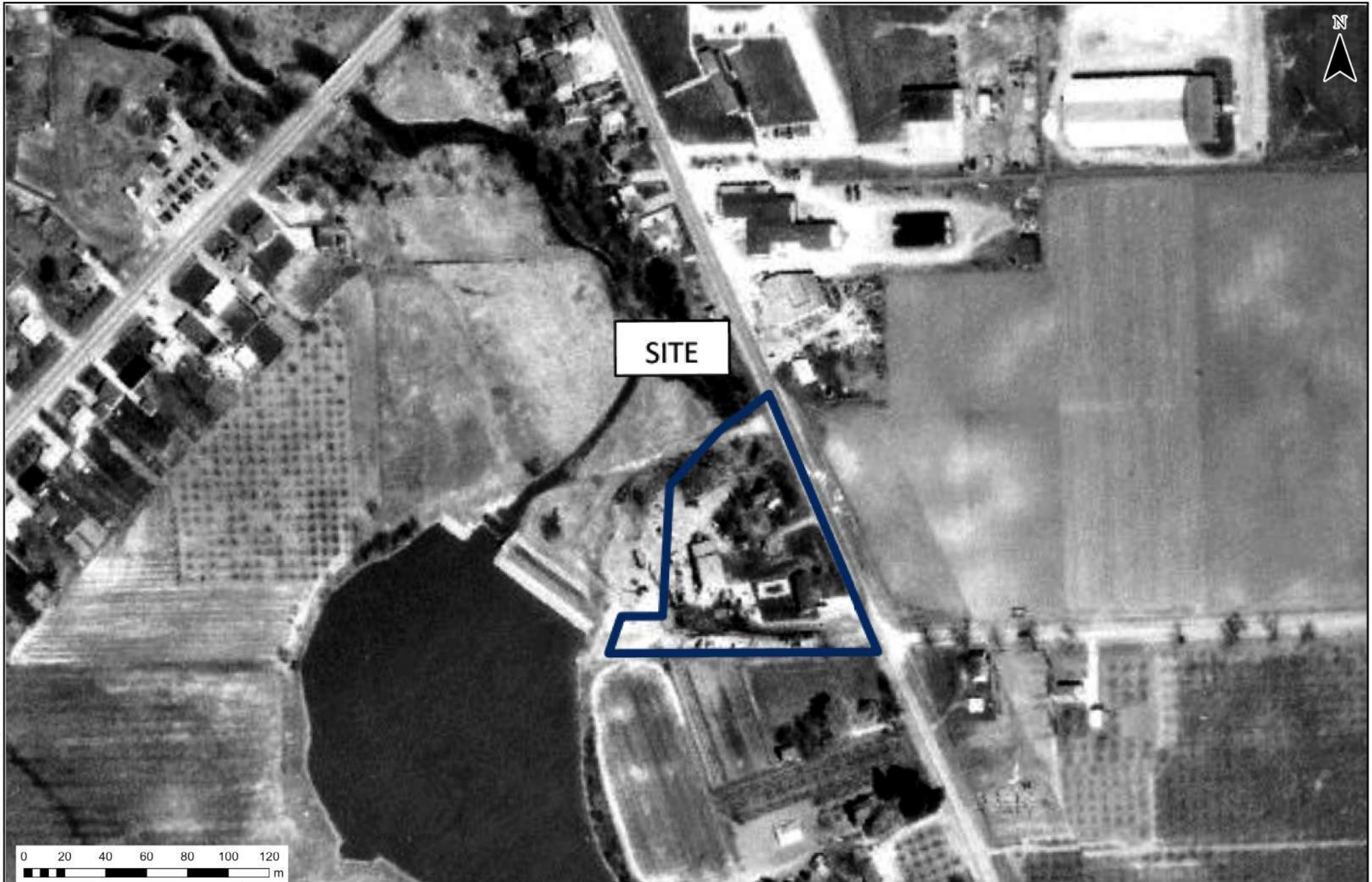
SITE BOUNDARY

TITLE AND LOCATION:

AIRPHOTO 1965
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1544 AND 1546 FOUR MILE CREEK ROAD
NIAGARA-ON-THE-LAKE, ONTARIO

PROJECT NO:	GTR-24000672-C0	DWN:	K.G.
SCALE:	AS NOTED	CHRD:	AC
DATE:	SEPTEMBER 2024	FIG. NO.:	I3

C:\Users\lganley\Documents\ArcGIS\Projects\MapProject\GTR-24000672\GTR-24000672-03.aprx



EXP Services Inc.
t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND:

 **SITE BOUNDARY**

TITLE AND LOCATION:

AIRPHOTO 1971

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1544 AND 1546 FOUR MILE CREEK ROAD
NIAGARA-ON-THE-LAKE, ONTARIO

PROJECT NO:	GTR-24000672-C0	DWN:	K.G.
SCALE:	AS NOTED	CHRD:	AC
DATE:	SEPTEMBER 2024	FIG. NO.:	I4



EXP Services Inc.
t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



- BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
- INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND:

 SITE BOUNDARY

TITLE AND LOCATION:

AIRPHOTO 2000

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1544 AND 1546 FOUR MILE CREEK ROAD
NIAGARA-ON-THE-LAKE, ONTARIO

PROJECT NO:	GTR-24000672-C0	DWN:	K.G.
SCALE:	AS NOTED	CHRD:	AC
DATE:	SEPTEMBER 2024	FIG. NO.:	I5

C:\Users\lganley\Documents\ArcGIS\Projects\MapProject\GTR-24000672-C0\GTR-24000672-C0.aprx




EXP Services Inc.
t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND:

 **SITE BOUNDARY**

TITLE AND LOCATION:

AIRPHOTO 2010

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1544 AND 1546 FOUR MILE CREEK ROAD
NIAGARA-ON-THE-LAKE, ONTARIO

PROJECT NO:	GTR-24000672-C0	DWN:	K.G.
SCALE:	AS NOTED	CHRD:	AG
DATE:	SEPTEMBER 2024	FIG. NO.:	I6



EXP Services Inc.
t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND:

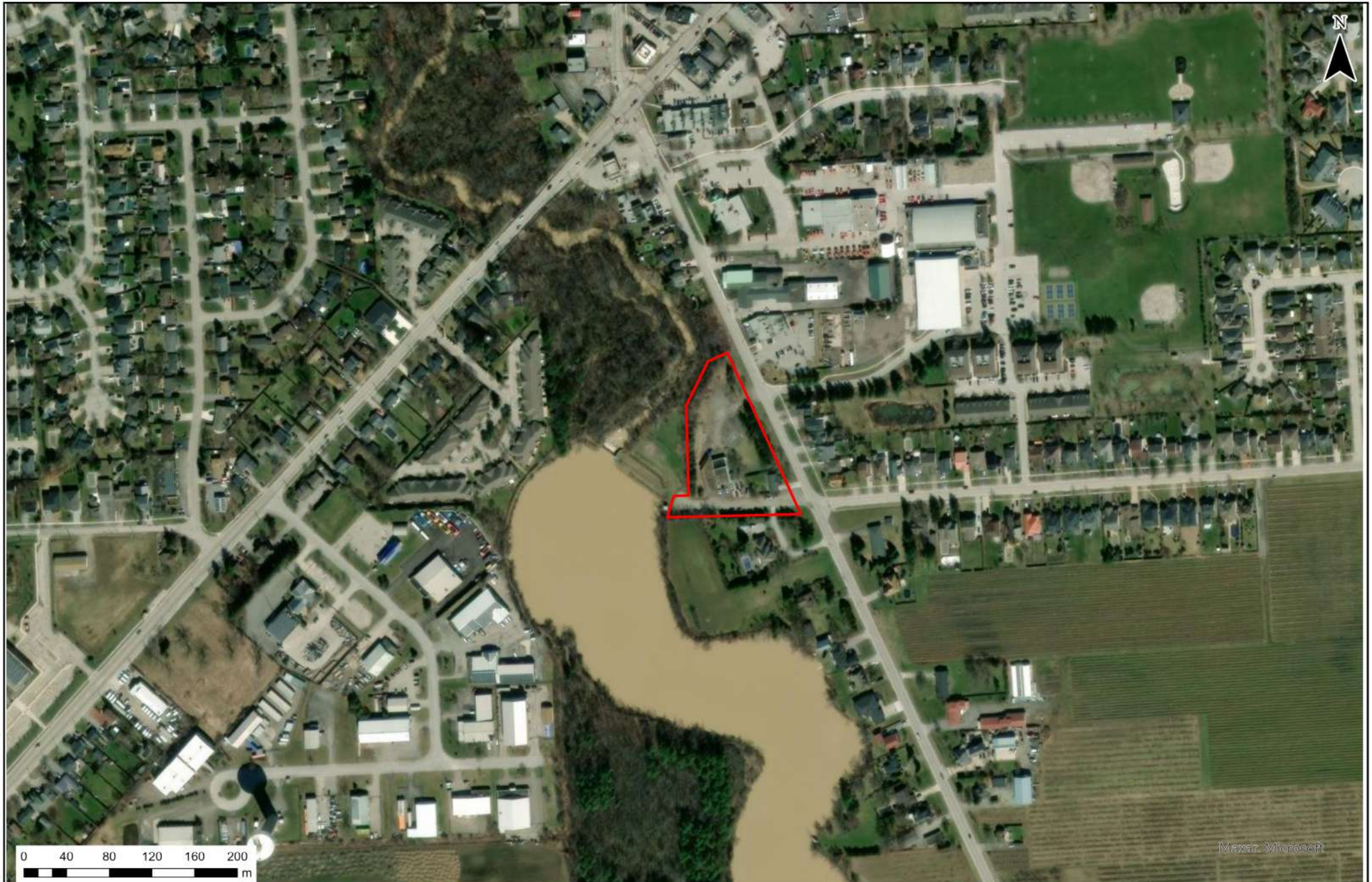
 **SITE BOUNDARY**

TITLE AND LOCATION:

AIRPHOTO 2021

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1544 AND 1546 FOUR MILE CREEK ROAD
NIAGARA-ON-THE-LAKE, ONTARIO

PROJECT NO:	GTR-24000672-C0	DWN:	K.G.
SCALE:	AS NOTED	CHRD:	AC
DATE:	SEPTEMBER 2024	FIG. NO.:	17



EXP Services Inc.
t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •

• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND:

SITE BOUNDARY

TITLE AND LOCATION:

AIRPHOTO 2023

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
1544 AND 1546 FOUR MILE CREEK ROAD
NIAGARA-ON-THE-LAKE, ONTARIO

PROJECT NO:	GTR-24000672-C0	DWN:	K.G.
SCALE:	AS NOTED	CHRD:	AC
DATE:	SEPTEMBER 2024	FIG. NO.:	18

EXP Services Inc.

Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024

Appendix J – Site Photographs



Photo 1: View of Site entrance and public access road to Lower Virgil Reservoir, facing west. Location of former UST.



Photo 2: General view of vacant garage building, facing north.



Photo 3: General view of vacant garage building, facing south.



Photo 4: General view of the southern portion of the Site building, facing south.



Photo 5: General view of the northern portion of the Site, facing north.



Photo 6: General view of the garage building interior (vacated), facing north.



EXP Services Inc.
220 Commerce Valley
Drive West
Markham, Ontario
L3T 0A8
T: 905-695-3217
F: 905-695-0169

SITE PHOTOGRAPHS

PROJ. NO: GTR-24000672-CO

PHASE ONE ESA
1544-1546 Four Mile Creek Road,
Niagara-on-the-Lake, ON

SCALE: NTS

DRAWN: JP

CHECKED: AC

FIGURE
J1

OCT 2024



Photo 7: View of gravel access road (left) and occupied residential building on Site (1544 Four Mile Creek Road), facing west.



Photo 8: View of patched oil tank fill and vent pipes (left) and current natural gas meter (right) of 1544 Four Mile Creek Road, north side of building, facing south.



Photo 9: View of neighbouring property to the northwest, facing north.



EXP Services Inc.
220 Commerce Valley
Drive West
Markham, Ontario
L3T 0A8
T: 905-695-3217
F: 905-695-0169

SITE PHOTOGRAPHS

PROJ. NO: GTR-21004653-DO

PHASE ONE ESA
8602 MAYFIELD ROAD, CALEDON
ON

SCALE: NTS

DRAWN: KM

CHECKED: AC

FIGURE
J2

AUG 2024

EXP Services Inc.

Phase One Environmental Site Assessment
1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0
October 7, 2024

Appendix K – Phase One Conceptual Site Model



Phase One ESA Conceptual Site Model

1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario

This section presents the Phase One Conceptual Site Model (P1CSM), as it relates to the Site designated as 1544 & 1546 Four Mile Creek Road, in Niagara-on-the-Lake, Ontario, providing a narrative and graphical description integrating information related to the areas of potential environmental concern/potential contaminating activities and the presence and distribution of potential contaminants of concern. The P1CSM was completed in accordance with Ontario Regulation 153/04, as amended (O.Reg.153/04), as defined by the Ontario Ministry Environment, Conservation and Parks (MECP). There is no uncertainty or absence of information noted in the Phase One Environmental Site Assessment.

1.1 Introduction

The Site is located on the west side of Four Mile Creek Road and approximately 210 metres southwest of Niagara Stone Road in Niagara-on-the-Lake, as shown on Figure 1.

Table 1: Site Identification Information

Municipal Address	1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
Current Land Use	Residential/Commercial
Proposed Land Use	Residential/Commercial
Legal Description	PT TWP LT 112 NIAGARA; PT RDAL BTN TWP LT 111 & 112 NIAGARA PT 1 30R668 & AS IN RO119545 EXCEPT PT 4 SPPL85; PT 2 30R668, RO164363, BLOCK 46831 S/T INTEREST OF THE MUNICIPALITY; NIAGARA-ON-THE-LAKE PT TWP LT 112 NIAGARA AS IN RO7678 EXCEPT HWY637; NIAGARA-ON-THE-LAKE
Property Identification Number (PIN)	46383-0086 (LT) 46383-0087 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 652530 m E 4786792 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	Google Earth
Site Area	1.07 hectares (2.66 acres)
Property Owners, Owner Contact and Address	Esfandiar Aghaei and On The Lake Developments Inc. Stephen Aghaei 3985 Highway 7 East, Suite 202 Markham, ON, L3R 2A2

1.2 Background

Based on a review of historical aerial photographs, chain of title information, historical maps, and other records, the Site was first developed with a residential house in the northern portion and orchard or vineyard in the southern portion prior to 1876. A second residential dwelling was constructed circa 1956 in the southeastern portion of the Site (current residential structure at 1544 Four Mile Creek Road) and a garage structure (current structure at 1546 Four Mile Creek Road) was constructed in the central portion circa 1964. The garage structure was used for equipment and marine vehicle repairs until 2023. The original residential house at the northern portion was demolished prior to 2000. The Site currently consists of one (1) residential structure in the southeastern portion and one (1) vacant garage structure (formerly used for marine vehicle repairs) in the central portion.

1.3 Geological and Hydrogeological Conditions

The following physiographic, geological and soil maps were reviewed:

- Topographic Map available at the Natural Resources Canada (NRC) website <http://atlas.gc.ca/toporama/en/index.html>
- Make A Map: Natural Heritage Areas at Ontario Ministry of Natural Resources and Forestry website https://www.lnoapplications.lrc.gov.on.ca/Natural_Heritage/index.html?viewer=Natural_Heritage&locale=en-CA
- "Quaternary Geology, Seamless coverage of the Province of Ontario"; Data Set 14 - Revised, Scale 1: 1,000,000 Issued 2000.
- "Bedrock Geology of Ontario, Southern Sheet," Ontario Geological Survey, MDR126-REV1. Scale 1:250,000. Issued 2011.
- 1876 Illustrated Historical Atlas of the Counties of Lincoln and Welland, Ont., Digital Library of McGill University.

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

- Based on the information available at this time, the direction of groundwater flow in the area of the Site is to the northwest. The Lower Virgil Reservoir is located approximately 5 metres west of the Site. The Lower Virgil Reservoir is part of Four Mile Creek which is located approximately 10 metres northwest of the Site, and flows north towards Lake Ontario.
- Based on the review of available resources from the Ministry of Natural Resources and Forestry website on September 17, 2024, a wetland is located northwest adjacent to the Site, extending slightly onto the Site. The wetland is associated with the Four Mile Creek. Based on the Town of Niagara-on-the-Lake Official Plan, this is understood to be a provincially significant wetland.
- The Site and surrounding areas are dominated by Iroquois Plain deposits that consist predominantly of clay to silt-textured till (derived from glaciolacustrine deposits or shale) with Modern alluvial deposits consisting of clay, silt, sand, and gravel in the western-most portion of the Site.
- The bedrock in the general area of the Site is part of a group belonging to the Queenston Formation, primarily consisting of shale, limestone, dolostone and siltstone.
- Based on the Ontario Geological Survey (OSG) Bedrock Geology Database, depth to bedrock at the Site is approximately 19 mbgs.
- According to the historical map, the Site was located within the property owned by John A. Wilson and was used for agricultural purposes including an orchard/vineyard at the southern portion.

According to Schedule C of the *Town of Niagara-on-the-Lake Official Plan (2017)*, the Site is listed as a Service Commercial Area and is adjacent to a Conservation Area. The Site is included in a 'Wetlands Area (including adjacent lands)'. According to Part 3 – Land Use Policies, the Four Mile Creek estuary is understood to be a provincially significant wetland.

1.4 Previous Investigations

The following reports were available for review at the time of the Phase One ESA:

Date	Report Title	Prepared For	Prepared By	Findings of Areas of Potential Environmental Concern
November 17, 2023	Phase I-II Environmental Site Assessment, 1544 and 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario	Andres Bell Construction Ltd.	Paterson Group	<p>Phase I and II Environmental Site Assessments were conducted for the Site. The Site consisted of a residential house and a building formerly used as a commercial garage. The residential house was reportedly constructed in 1956 with the garage constructed in 1964. The garage operated for repair of construction and marine vehicles until approximately 2019/2020.</p> <p>Based on our review of the report, the following potential environmental concerns were identified during the Phase I ESA and subsequently assessed during the Phase II ESA:</p> <ul style="list-style-type: none"> • The current and historic use of the Site as a service garage for construction and marine vehicles • The presence of former underground storage tanks (USTs) on the exterior of the garage. • Historic evidence of importation of fill of poor quality. <p>As part of the Phase II ESA, the following work was completed:</p> <ul style="list-style-type: none"> • Five (5) boreholes (BH1-23 to BH5-23) were advanced at the Site in September 2023. • Five (5) soil samples were submitted for laboratory analysis of metals, pH, PAHs, BTEX and/or PHCs. • One sample (BH1-SS3) had exceedance the applicable Table 8 site condition standards (SCS) for PHC fractions F2 to F4 (including F4 gravimetric) at a depth of 1.8 to 2.1 mbgs. The exceedance was attributed to the UST formerly located in the vicinity. • It should be noted that black silty sand and silty clay were identified at boreholes BH3-23 and BH4-23 at depths ranging from 0.7 to 1.45 mbgs. • Three (3) of the boreholes were completed as monitoring wells, and groundwater

Date	Report Title	Prepared For	Prepared By	Findings of Areas of Potential Environmental Concern
				<p>samples were collected from two (2) of the wells (BH1-23 and BH5-23).</p> <ul style="list-style-type: none"> The third monitoring well (BH2-23) was not sampled due to a low water level and slow recharge rate. The groundwater samples were submitted for laboratory analysis of PHCs, VOCs, and PAHs. All parameters analyzed were within the Table 8 SCS. <p>The impacted soil/fill material was not considered to pose a risk to the current on-Site activities and therefore immediate remediation was not recommended.</p>
September 30, 2021	Phase I Environmental Site Assessment, 1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario	Ball Land Developments	Englobe Corp.	<p>A Phase I ESA was completed for the Site for due diligence purposes. The Site was developed with a one-storey residential building and a slab-on-grade building formerly used as a marine (boat) repair shop constructed in the 1950s to 1960s. The house was reportedly constructed in 1956 and the repair shop was reportedly constructed in 1964.</p> <p>The following concerns were identified for the Site:</p> <ul style="list-style-type: none"> Two USTs were previously located at the Site, southeast of the shop and west of the residential building. Fill material was observed at the Site, reportedly imported slag from the historic General Motors Plant near the Site. <p>An environmental subsurface investigation was recommended to assess the quality of the soil and groundwater at the Site.</p>

1.5 Underground Utilities

The Site utilities and services were identified at the Site based on information provided in environmental records, and relevant utility infrastructure observed during the Site reconnaissance. The Site utilities are summarized in the table below. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

Utility	Source	Location	Site Entry
Natural Gas	Enbridge Gas	Underground	North side of residential building at 1544 Four Mile Creek Road and west side of the garage building at 1546 Four Mile Creek Road.
Sanitary Sewer	Town of Niagara-on-the-Lake	Underground	Unknown
Storm Sewer	Town of Niagara-on-the-Lake	Underground	Unknown
Water	Town of Niagara-on-the-Lake	Underground	Unknown
Electricity	Niagara-on-the-Lake Hydro Inc.	Underground / Overhead	Overhead power lines were observed along Four Mile Creek Road.
Telecommunications	Bell, Rogers	Underground	Unknown

1.6 Potentially Contaminating Activities and Areas of Potential Environmental Concern:

Refer to Table 2 and Figure 2 for the list of potentially contaminating activities (PCAs) that have occurred within the Phase One Study Area, which includes the Site and properties within 250 m radius of the Site boundaries.

Table 2: Potentially Contaminating Activities

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
Site (On-Site PCAs)					
1	1544 Four Mile Creek Road	on-Site	#27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Based on the previous report and city directories, a marine repair shop operated in the on-Site garage from approximately 1964 until 2023.	Yes
2	1544 Four Mile Creek Road	on-Site	#30 - Importation of Fill Material of Unknown Quality	Based on the previous report, slag from the former General Motors Plant was historically imported to the northern portion of the Site.	Yes

1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
3	1544 & 1546 Four Mile Creek Road	on-Site	#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the previous report, two (2) USTs were reportedly historically located southeast of the garage structure and west of the residential building.	Yes
4	1544 & 1546 Four Mile Creek Road	on-Site	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Based on 1876 historic map, an orchard/vineyard was located at the southern portion of the Site.	Yes
5	1546 Four Mile Creek Road	on-Site	#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the previous report and current site inspection, vent/fill pipes were observed at the northern portion of the residential house, indicating a potential fuel oil AST/UST.	Yes
Surrounding Properties (Off-Site PCAs)					
6	n/a	30 metres east	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Based on the aerial photographs, an orchard/vineyard was located east of the Site.	No, based on the cross-gradient location relative to the Site and the fact that the contaminants of concern, OC pesticides, would likely be localized in soil.
7	1579 Four Mile Creek Road	40 metres northeast	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Based on the ERIS report and city directories, Niagara Fruit & Vegetable Growers Ltd. was listed as a wholesale pesticide vendor, and was located at the property between 2006 and 2023.	No, based on the cross-gradient location relative to the Site.
8a	1593 Four Mile Creek Road	70 metres northeast	#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, The Town of Niagara-on-the-Lake Works yard is registered as a private fuel outlet with two (2) gasoline USTs and one (1) diesel UST.	No, based on the cross-gradient location relative to the Site.

1544 & 1546 Four Mile Creek Road, Niagara-on-the-Lake, Ontario
GTR-24000672-C0

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
8b	3 Lorraine Street	70 metres northeast	#other - spill	Based on the ERIS report, two spills occurred at the Town Works Yard; an unknown volume of gasoline in 2008 and 50 litres of diesel in 1988.	No, based on the cross-gradient location relative to the Site.
8c	1593 Four Mile Creek Road/3 Lorraine Street	70 metres northeast	#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.	Based on the ERIS report, this property was listed as a waste generator for the Town Works Yard (believed to be related to equipment repair activities) since 1986.	No, based on the cross-gradient location relative to the Site.
9	1593 Four Mile Creek Road	70 metres northeast	#58 – Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.	Based on the ERIS report, this property was listed as a waste generator for a waste collection operation since 2007.	No, based on the cross-gradient location relative to the Site.
10a	1487 Niagara Stone Road	145 metres north	#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report and city directories, a gasoline station has been located at this property since 1988.	No, based on the distance from and cross-gradient location relative to the Site.
10b	Corner of Lorraine Road and Four Mile Creek Road	145 metres north	#other - spill	Based on the ERIS report, a gasoline spill of unknown volume occurred at the property.	No, based on the distance from and cross-gradient location relative to the Site.
10c	Lorraine Road and Four Mile Creek Road	145 metres north	#other - spill	Based on the ERIS report, a mercury spill occurred at this property.	No, based on the distance from and cross-gradient location relative to the Site.
11	7 Henegan Road, Niagara-On-The-Lake	155 meters west	#27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Based on the city directories, Whirlpool Jet Boat Tours has been located at the property since 2006. There is potential for boat maintenance and repair activities in the building.	No, based on the distance from and cross-gradient location relative to the Site.
12	11 Henegan Road, Niagara-	160 metres west	#59 - Wood Treating and Preservative Facility and Bulk Storage of Treated	Based on the city directories, multiple woodworking companies have been	No, based on the distance from and downgradient

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
	On-The-Lake		and Preserved Wood Products	located at the property since 2006.	location relative to the Site.
13	13 Henegan Road, Niagara-On-The-Lake	165 metres southwest	#59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the city directories, multiple woodworking companies have been located at the property since 2009.	No, based on the distance from and cross-gradient location relative to the Site.
14	15 Henegan Road, Niagara-On-The-Lake	220 metres southwest	#59 - Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the city directories, Millbrook Cabinetry Inc. has been located at the property since 2006.	No, based on the distance from and cross-gradient location relative to the Site.

(1) Distances are approximate. Precise distances are not possible due to the age of some listings and the aggregation and/or loss of addresses.

(2) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg 153/04, as amended) that is occurring or has occurred in a phase one Study area.

1.7 Areas of Potential Environmental Concern

Based on the evaluation of the PCAs located within the Phase One Study Area, the following areas of potential environmental concern (APECs) were identified, as presented in Figure 4.

Table 3: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ¹	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern ²	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Former equipment and marine vehicle repairs	Central portion of the Site	PCA 1: #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	PHCs, BTEX, VOCs, PAHs, Metals, Sb, As, Se, HWS-B, Cr(VI), CN-, Hg	Soil and Groundwater
APEC 2: Importation of Fill Material	Northern portion of the Site	PCA 2: #30 - Importation of Fill Material of Unknown Quality	On-Site	PHCs, BTEX, VOCs, PAHs, Metals, Sb, As, Se, HWS-B, Cr(VI), CN-, Hg, EC, SAR, PCBs	Soil
APEC 3: Former USTs	South-Central portion of the Site	PCA 3: #28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX, VOCs, Metals, Sb, As, Se	Soil and Groundwater

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ¹	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern ²	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 4: Historical orchard/vineyard	Southern portion of the Site	PCA 4: #40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	OC Pesticides, Metals, Sb, As, Se, HWS-B, Cr(VI), CN-, Hg	Soil
APEC 5: Vent/fill pipes at residential structure	Southeastern portion of the Site	PCA 5: #28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX, PAHs, VOCs, Metals, Sb, As, Se, HWS-B, Cr(VI), CN-, Hg	Soil and Groundwater

PHCs – Petroleum Hydrocarbons
 BTEX – Benzene, Toluene, Ethylbenzene and Xylenes
 VOCs – Volatile Organic Compounds
 PAHs – Polycyclic Aromatic Hydrocarbons
 ORPs – Other Regulated Parameters
 B-HWS – Hot Water-Soluble Boron
 Hg – Mercury
 Cr(VI) – Hexavalent Chromium

CN – Cyanide
 EC – Electrical Conductivity
 SAR – Sodium Adsorption Ratio
 Na – Sodium
 Cl – Chloride
 OC Pesticides – Organochlorine Pesticides
 PCBs – Polychlorinated Biphenyls

A Phase Two ESA is required to investigate the APECs identified in this Phase One ESA prior to filing an RSC based on the proposed future land use.