

116 Four Mile Creek Road, Niagara on the Lake, ON
Phase One Environmental Site Assessment



Project Location:

116 Four Mile Creek Road
Niagara on the Lake, ON
L0S 1J0

Prepared For:

Pinewood Homes (Niagara) Ltd.
2125 Fruitbelt Parkway
Niagara Falls, ON
L2J 0A5



Prepared By:

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Date: August 21, 2025
NSSL File No.: NS2590-01

EXECUTIVE SUMMARY

Niagara Soils Solutions Ltd. (NSSL) was retained by Pinewood Homes (Niagara) Ltd. c/o Mr. Michael Colaneri Jr., to conduct a Phase One Environmental Site Assessment (ESA) of the commercial property located at 116 Four Mile Creek Road, in the Town of Niagara on the Lake, ON (herein referred to as the “Phase One Property” or the “Site”). It is understood that the Phase One ESA was requested for financial due diligence purposes in support of planned redevelopment of the site to residential land use. All work will be completed in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) standards for use in filing a Record of Site Condition with the Ministry of the Environment, Conservation and Parks.

The Phase One ESA Property is described as an irregularly shaped lot with one structure. The majority of the building is unoccupied, the northwest portion of the building houses various vehicles, tools, equipment and automotive supplies, leased to a private resident as a workspace and for storage purposes. At the front of the property, near the hydro and water connections to the site and within the eastern part of the parking lot is a food truck business. The lot is approximately 0.74 hectares in size and fronts the west side of Four Mile Creek Road. The 1971 air photograph depicts the Site as vacant and under agricultural control, phase one research revealed the structure was built circa 1973. According to the chain of title records, the Site was originally registered to Peter Secord in May 1798. From then forward, it changed hands multiple times to various individuals until 1958, when there was a Grant to the Director of the Veterans’ Land Act. This remained on record until 1968, when there was a Grant to Walter Fedorkow, who had been the previous owner prior to the change in 1958. In 2002, the property was transferred to 1504835 Ontario Inc. and then to Pinewood Homes (Niagara) Ltd. in 2020, who is the current owner on record.

The property is located approximately 4.79 km west of the Niagara River and 11.5 km south of Lake Ontario, in the Regional Municipality of Niagara. Four Mile Creek is located approximately 40 m east of the Site. The nearest major intersection is Four Mile Creek Road and York Road, approximately 5 km to the north. According to the Niagara Region’s interactive database records, Niagara Navigator, the Site is described as “Retail - one storey, generally under 10,000 s.f.” with a tax roll number of 262702002509825. The building footprint was approximated to be 1,250 m² derived from Niagara Navigator’s interactive mapping system. The surrounding neighbourhood is currently a mix of residential and commercial properties, with the majority of historical agricultural areas having been redeveloped

FINDINGS

Ontario Regulation 153/04 Table 2 of Schedule D – List of PCAs is provided in Appendix G for reference purposes. The Phase One ESA identified three PCAs, which resulted in three on-site APECs. Figure 3 highlights the PCAs.

PCA-1/APEC-1: #Other; De-Icing Activities.

Winter salts and abrasives may have been applied to sections of the Site that intersect roadways, potentially impacting surface and subsurface conditions. Parking areas and walkways can also be impacted by these de-icing activities. Elevated levels of electrical conductivity (EC) and sodium absorption ratio (SAR) are common in the soil around and under salted surfaces, and they are often attributed to the application of de-icing materials to the surface during winter months. As per O. Reg 153/04, section 49.1, if an applicable site condition standard (SCS) is exceeded at a property solely because of one of the following reasons, the applicable SCS is deemed not to be exceeded for the purpose of Part XV.1 of the Act:

“...a phase one environmental site assessment or a phase two environmental site assessment, the qualified person has determined that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both”.

Based on the above definition, the standard for the application of a substance for the purposes of safety under conditions of snow or ice has been met.

PCA-2/APEC-2: #40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications

Historically, the entire site and surrounding areas were under agricultural control. Currently, there is an abandoned cherry orchard at the south end of the property. There are no records indicating whether the application of these agricultural controls was used or not and for what duration. Therefore, this results in creating an onsite APEC to the site's soil.

PCA-3/APEC-3: #Other; Automotive workspace and storage (vehicles, tools, equipment and supplies)

A workspace and storage area is present in the western portion of the Site, leased by an individual for automotive-related activities. The interior area is approximately 200 m² and contained vehicles, engines, body parts, tools, equipment, and automotive supplies. Workbenches along the east and west walls were used for the storage of oils, lubricants, and other maintenance products in small containers. Additional storage of vehicles, including boats, was observed north of the building exterior. Although described as being for personal use, the activities undertaken are consistent with a Potentially Contaminating Activity (PCA) under O. Reg. 153/04, resulting in the identification of an on-Site Area of Potential Environmental Concern (APEC) requiring soil and groundwater investigation.

CONCLUSIONS

The Phase One ESA investigation identified three potentially contaminating activities at the Site, which resulted in the identification of three on-site APECs. Niagara Soils Solutions Ltd. therefore recommends the completion of a Phase Two ESA to assess the potential environmental impacts on the site's soil and groundwater associated with historical and current on-site activities. NSSL recommends conducting a Designated Substance Survey and Hazardous Materials Survey to assess building materials and potential lead-based paint prior to any demolition or renovation activities.

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LIST OF ABBREVIATIONS

APEC	Area of Potential Environmental Concern
AST	Aboveground Storage Tank
As, Se, Sb	Arsenic, Antimony, Selenium
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CSM	Conceptual Site Model
DTNK	Delisted Fuel Tanks
EC	Electrical Conductivity
ERIS	Environmental Risk Information services
ESA	Environmental Site Assessment
FIP	Fire Insurance Plan
FSTH	Fuel Storage Tank– Historic
GEN	Ontario Regulation 347 Waste Generators Summary
MECP	Ministry of the Environment, Conservation and Parks
NPRI	National Pollutant Release Inventory
NSSL	Niagara Soils Solutions Ltd
O. Reg.	Ontario Regulation
OCs	Organochlorine Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PCA	Potentially Contaminating Activity
PES	Pesticide Register
PHCs	Petroleum Hydrocarbons
PRT	Private and Retail Fuel Storage Tanks
RST	Retail Fuel Storage Tanks
SCT	Scott's Manufacturing Directory.
SAR	Sodium Adsorption Ratio
VOCs	Volatile Organic Compounds.

1.0 INTRODUCTION

1.1 Phase One Property Information

Niagara Soils Solutions Ltd. (NSSL) was retained by Pinewood Homes (Niagara) Ltd. c/o Mr. Michael Colaneri Jr., to conduct a Phase One Environmental Site Assessment (ESA) of the commercial property located at 116 Four Mile Creek Road, in the Town of Niagara on the Lake, ON (herein referred to as the “Phase One Property” or the “Site”). It is understood that the Phase One ESA was requested for financial due diligence purposes in support of planned redevelopment of the site to residential land use. All work will be completed in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) standards for use in filing a Record of Site Condition with the Ministry of the Environment, Conservation and Parks.

The municipal and legal descriptions of the subject property included in the Phase One ESA are stated as LT TWP LT 91 NIAGARA PT 1 30R8296; NIAGARA ON THE LAKE. The Property Identification Number (PIN) is 46373-0161 (LT). A copy of the Parcel Register is included in Appendix A. Authorization to proceed with the Phase One ESA was received from Michael Colaneri, Jr. whose contact information is provided below.

Michael Colaneri, Jr.
Pinewood Homes (Niagara) Ltd.
2125 Fruitbelt Parkway
Niagara Falls, Ontario, L2J 0A5

The Phase One ESA Property is described as an irregularly shaped lot with one structure. The majority of the building is unoccupied, the northwest portion of the building houses various vehicles, tools, equipment and automotive supplies, leased to a private resident as a workspace and for storage purposes. At the front of the property, near the hydro and water connections to the site and within the eastern part of the parking lot is a food truck business. The lot is approximately 0.74 hectares in size and fronts the west side of Four Mile Creek Road. The 1971 air photograph depicts the Site as vacant and under agricultural control, phase one research revealed the structure was built circa 1973. According to the chain of title records, the Site was originally registered to Peter Secord in May 1798. From then forward, it changed hands multiple times to various individuals until 1958, when there was a Grant to the Director of the Veterans’ Land Act. This remained on record until 1968, when there was a Grant to Walter Fedorkow, who had been the previous owner prior to the change in 1958. In 2002, the property was transferred to 1504835 Ontario Inc. and then to Pinewood Homes (Niagara) Ltd. in 2020, who is the current owner on record.

The property is located approximately 4.79 km west of the Niagara River and 11.5 km south of Lake Ontario, in the Regional Municipality of Niagara. Four Mile Creek is located approximately 40 m east of the Site. The nearest major intersection is Four Mile Creek Road and York Road, approximately 5 km to the north. According to the Niagara Region’s interactive database records, Niagara Navigator, the Site is described as “Retail - one storey, generally under 10,000 s.f.” with a tax roll number of 262702002509825. The building footprint was approximated to be 1,250 m² derived from Niagara Navigator’s interactive mapping system.

The surrounding neighbourhood is currently a mix of residential and commercial properties, with the majority of historical agricultural areas having been redeveloped. The Site location is depicted on Figure 1.

2.0 SCOPE OF INVESTIGATION

The Phase One ESA was completed in accordance with O. Reg. 153/04 (as amended). The purpose of the Phase One ESA was to identify evidence of actual or potential contamination at the Site based on an evaluation of information collected through records review, site visit, and interview. The scope of work for the Phase One ESA included the following:

- Review of available environmental reports pertinent to the Site and surrounding lands.
- Review of municipal directory records related to the Site and surrounding lands (where available).
- Review of Chain-of-Title information.
- Review of physical setting information, including aerial photographs, fire insurance plans (FIPs)- where available, topographic maps, and geologic information related to the Site and surrounding lands.
- Review of EcoLog ERIS database report for the Site and surrounding lands within a 250m radius.
- Review of the environmental source information, including published and online records from the Ministry of the Environment, Conservation and Parks (MECP), Ministry of Natural Resources and Forestry (MNRF).
- Site reconnaissance to observe the Phase One Property and surrounding lands.
- Interview with key persons knowledgeable about the current and historical operations of the Site.
- Preparation of a photographic log.

3.0 RECORDS REVIEW

3.1 General

3.1.1 Phase One Study Area Determination

The Phase One study area includes properties located wholly or partially within 250 m of the nearest point on a boundary of the Phase One property. At this time, no other properties located beyond 250 m of the Site were considered relevant to the Phase One ESA. The study area is illustrated in Figure 1.

3.1.2 First Developed Use Determination

Ontario Regulation (O. Reg.) 153/04 22. (1) defines first developed land use as the earlier of (a) the first use of a Phase One Property in or after 1875 that resulted in the development of a building or structure on the property, and (b) the first potentially contaminating use or activity on the Phase One Property. The reviewed aerial photographs portray the Site as agricultural until the 1989 view, when the Site supports a single irregularly shaped building, which covered a footprint similar to what is observed today. Therefore the first developed use of the site would be for agricultural purposes.

3.1.3 Fire Insurance Plans

Verisk was contracted via EcoLog ERIS to conduct a search of the available historical FIPS and records for information about the Phase One Property and the surrounding study area. No records were found.

3.1.4 Chain of Title

Mackenzie Title was engaged by NSSL to complete a historical property ownership search for the Site. The resulting document portrays the Site from May 16, 1798, when it was registered to Peter Secord. There was a break in the chain from that point until July 29, 1879, when it was transferred to Henry C. Woodruff (then on to his estate). The Cropp family owned the Site from 1928 until 1946, when the Fedorkow family acquired the property. Under a Grant, dated January 22, 1958, the Site was transferred to The Director, The Veterans' Land Act and then back to Walter Fedorkow in May of 1968. This transfer may have been a result of the funding made available to veterans who wished to farm after the Veterans Land Act of 1942. In 1973, the Site became the property of Morris Ivanchuk and Bernice Ivanchuk, deceased 1984. A transfer to 1504835 Ontario Inc. occurred in January of 2002 then to Pinewood Homes (Niagara) Ltd., the current owner in November 12, 2020.

The parcel register for the property was obtained from Teranet Express through MacKenzie Title. The document covers the period of landownership from 1973 to 2020. A copy of the property ownership records and title search is included in Appendix A.

3.1.5 Vernon's City Directories

Niagara Soils Solutions Ltd. conducted a search of historical Vernon's City Directories for multiple years, with no records for the Niagara-on-the-Lake municipality found. Historical directories generally document the occupants of municipal addresses yearly. As this site would have been considered rural in the majority of the

twentieth century, no records were found.

3.1.6 Environmental Reports

During the Site reconnaissance, the Site representative noted that there had been an environmental report provided to them at the time of purchasing the Site. This report was provided to NSSL on July 30, 2025 and subsequently reviewed. The following is a summary of its findings:

- Title: AMEC Earth & Environmental Limited (“AMEC”), Phase I Environmental Site Assessment Orchard Glen Farm Market, 116 Four Mile Creek Road, St. Davids, Ontario. August 14, 2001. For Mr. Bryce Ivanchuk.
- The building footprint encompassed 750 m² and covered approximately 10 % of the total Site area.
- The building was occupied by Orchard Glen Farm Market, used for agricultural produce sales, and previously used for agricultural purposes.
- The original building was constructed in 1973 with additions being made up to the early 1990s.
- No environmental concerns with respect to the surrounding land uses, which were agricultural and residential.
- A transformer was noted in the “lean-to”.
- Fluorescent light ballasts had reportedly been replaced or renovated within the past two years.
- No above-ground storage tanks (ASTs) were observed. Technical Standards and Safety Authority (TSSA) confirmed that no records for Underground Storage Tanks (USTs)/ASTs were found. The site representative indicated there were no ASTs/USTs located on-site.
- The Site is connected to the municipal water supply with sanitary wastewater discharged to a septic bed.
- No City Directories or FIPs were available.
- Due to long-term agricultural use, which likely involved the use of pesticides, herbicides and the storage of fuel for machinery, a low potential for environmental impact was concluded. No storage of any of these items was observed. Any products used were applied to the orchards by an outside contractor.
- “The potential for materially significant environmental liabilities to be associated with the Site is considered to be low.” AMEC recommended the soil be analyzed for pesticides, herbicides, lead, arsenic and pH.

3.2 Environmental Source Information

3.2.1 Environmental Risk Information Services

Environmental Risk Information Services (ERIS) was contracted to search for the available government and private records and databases for information about the Phase One Property and the surrounding study area. There were seven records identified within the 250 m search radius, with one record identified for the subject Site. An additional 18 records were unplotable. Eight of these unplotable records were associated with

Certificates of Approval (CA) for Queenston Golf Club Limited, Pleasant Manor Care Services, Town of Niagara on the Lake, St. Davids Heritage Developments Inc., and the Regional Municipality of Niagara. Three records were for Environmental Certificate of Approval (ECAs) for the Queenston Golf Club Limited. Five records were for Permits to Take Water (PTTW) for the Queenston Golf Club Limited and one record was for a spill (SPL) at William Knox Fuels at the Town Works Yard on Four Mile Creek Road. The remaining one record was a waste-generating item (GEN) for Caughill Auto Wreckers Limited, located at 256 East West Line – 11 km northwest of the Site. None of these described records is anticipated to significantly impact the subject site. The report's key findings are presented below in Table 1, with a copy of the full report provided in Appendix B.

Table 1: Key findings of ECOLOG ERIS

Municipal Address	Property relationship to Site	Database Record, a brief description
116 Four Mile Creek Road	site	EHS [1]: A standard report was ordered from Ecolog ERIS in February 2018 for the subject Site.
19 Creekside Drive	south (192 m)	Precision Auto Care PINC and SPL [1]: Pipeline Hit (1/2" – Not investigated, Nov 9, 2015)
16 Red Haven Avenue	west/southwest (131.73 m)	HINC [1]: Natural Gas leak – No action required Oct 22, 2007
Caughill Auto Wreckers Limited	No address noted, West/northwest (118.7 m) Confirmed to be 11 km northwest at 256 East-West Line	WDS [1]: Approval #A120818 issued Nov 2, 2015. (Note: A Certificate of Approval #A120818 was found to support this record; however, it is registered for a 4.75-acre area located on Lot 115, East West Line, NOTL.)

EHS = Historical ERIS Searches, GEN = Ontario Regulation 347 Waste Generations Summary, HINC = RSA Historical Incidence, SPL = Ontario Spills, PINC = Pipeline Incident, WDS = Waste Disposal Sites – MOE CA Inventory.

3.2.2 Insurance Reports

Niagara Soils Solutions Ltd. contacted ERIS Enviroscan to conduct a search for Insurance Reports on the Phase One ESA property. No reports were found.

3.2.3 Other Environmental Sources

Additional environmental resources were reviewed for information about the Phase One Property and surrounding land uses. Table 2 provides details of the findings.

Table 2: Findings from other Environmental Sources

Source	Phase One ESA Details
Environmental Incidents, Orders, Offences, Spills and Discharges	No records.
Environmental Penalty dataset (2011 – 2024) (https://data.ontario.ca/en/dataset/environmental-penalty-annual-report)	No records.
Hazardous Waste Program Registry (https://hazardouswaste-registrations.rpra.ca/s/)	No records.
Inventory of Coal Gasification Plants	No records.

Source	Phase One ESA Details
Inventory of Industrial Sites Producing or Using Coal Tar in Ontario	No records.
Ministry of Natural Resources (MNR)	No records.
National Pollutant Release Inventory	No records.
PCB Waste Storage Inventory	No records.
Record of Site Condition (RSC)	No records.
Reports submitted to the MECP (Freedom of Information)	NSSL submitted an FOI request on July 16, 2025 and received an acknowledgement letter for file # MECP FOI A-2025-04719. At the time this Phase One report was issued, no records had been received. Any documents received will be reviewed to assess their impact on the Phase One ESA findings and shared with the client.
TSSA Retail Fuel Storage Tank Info	A request was submitted to the Technical Safety and Standards Authority (TSSA) on July 16, 2025 for information concerning fueling systems (Underground Storage Tanks, Above Ground Storage Tanks, etc.). Email correspondence from TSSA dated July 16 th , 2025, indicated, "We confirm that there are NO fuels records in our database at the subject address (es)."
Waste Management Records	No records.
Waste Disposal Site Inventory	No records.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

Eight aerial photographs were reviewed for information about the Phase One Property and study area. The photographs were obtained through the Niagara Air Photo Index interactive database at Brock University, as well as Niagara Navigator. The earliest available aerial image for review was from 1934. A review of the selected aerial photographs, based on scale and quality, is presented in Table 3. Images are provided in Appendix C.

Table 3: Review of the Selected Aerial Photographs

Date	Phase One Site	Study Area
1934	The Site is void of any structures in this photo. The area appears to be under agricultural control with the appearance of orchards covering the entire Site.	The surrounding neighbourhood is rural with agricultural activities and rural residential structures throughout the study area.
1954	The Site continues to support agricultural activity with this view providing more details suggesting the operation of a fruit orchard.	The neighbouring property to the east appears to have increased activity. The remaining study area continues to be under agricultural control with rural residential structures throughout the study area.

Date	Phase One Site	Study Area
1965	The Site continues to support orchard activity with no significant changes.	Residential development to the southeast has begun. General Brock Parkway to the south has been built but it appears that it may not have been completed as there are no vehicles evident in this photo. There have been additional residences built along Four Mile Creek Road.
1971	No significant changes.	Development has increased along Four Mile Creek Road, specifically in the southeast where the residential community is situated.
1989	The Site now supports a building, which appears similar to today's footprint.	There is now a residential building adjacent to the north. The south, west, and east adjacent areas remain vacant of any buildings. The Site is still rural in nature.
2000	The southern half of the Site appears vacant with no significant orchard activity. The building footprint does not appear to have had any changes since the 1989 air photo.	The study area continues to be rural residential with smaller agricultural activities occurring. The property to the northwest appears to have created a small irrigation pond.
2015	A greenhouse-like addition has been added to the southern side of the building.	The neighbouring properties have now been developed. A residential housing development has been created west of the Site. To the east and south, there is evidence of two new housing developments. South of the property continues to be rural/agricultural land use.
2023	The greenhouse-like area (south) and northern Quonset hut area no longer appear to be in use. Cherry trees can still be seen in the southern half of the Site.	The south adjacent property continues to support a residential unit and vacant land with the associated barn now converted into a restaurant. The remaining study area has been completely developed into residential communities. There remains one large greenhouse activity to the northwest that still contains an irrigation pond.

3.3.2 Topography, Hydrology, and Geology

The Paleozoic Stratigraphy of Southern Ontario (Map 2344) identifies the Site to be in the area where Upper Ordovician, Queenston Formation outcrops are present. A review of the Ministry of Natural Resources dataset: *"Quaternary Geology of Ontario, Ontario Geological Survey 2000. Quaternary geology, seamless coverage of the Province of Ontario; Ontario Geological Survey, Data Set 14---Revised"* provided information that the quaternary geology for this Site is identified as #9 which consists of coarse-textured glaciolacustrine deposits of sand, gravel, and minor silt and clay.

From the Ontario Geological Survey Preliminary Map, P.2400, Bedrock Topography Series, Niagara and Niagara on the Lake Area, Southern Ontario, [Scale 1:50,000], bedrock was noted to consist of red shale and to be approximately 17 m below ground surface (mbgs). According to well record ID #3802246, bedrock was encountered at 59 feet below ground surface (~17.98 mbgs). Regional groundwater flow is expected to be northeast towards the Niagara River and eventually to Lake Ontario. The Phase One Property is not located within 30 m of a body of water. Poned surface water was not encountered during the site visit.

The Phase One Property land cover is characterized by seasoned asphalt across the parking areas to the north

and east of the building footprint, covering approximately 19 % of the Site. As these sections of the Site are predominately covered by either the building footprint or an impermeable surface, overland flow would be high in this area as limited infiltration would happen on-site. The southern section of the Site, the historical orchard and the rough grasses would allow filtration of any surplus water with minimal runoff. There were three catch basins observed within the parking area, to the north and east, each of which is of lower elevation (below grade) and is suspected to transfer surplus water to the ditch along the roadway. The Site was noted to be relatively flat.

3.3.3 Fill Materials

Fill material was not observed during the Site visit nor identified during review of documents and historical records.

3.3.4 Water Bodies and Areas of Natural Significance

The Niagara Peninsula Conservation Authority (NPCA) watershed map indicates that the Phase One study area falls within the Virgil Drains sub-watershed of the Four Mile Creek Watershed (46,103,713.53m²). Within this watershed, there are provincially significant wetlands, locally significant wetlands and areas of natural and scientific interest. According to the 2012 Watershed Report Card, the Site is not part of these identified areas. Regional groundwater flow is expected to be northeast towards the Niagara River, which is approximately 4.6 km east of the Site. The Ontario Power Generation hydro canal reservoir is situated 1.75 km to the southeast, which may have an impact on localized groundwater flow to the Niagara River. Lake Ontario is approximately 12 km to the north.

The Phase One Property is not located within 30 m of a water body. Ponded surface water was not encountered during the Site visit. NSSL did not identify any significant features, including provincially significant wetlands, natural heritage features, or Areas of Natural Significance on-site. The Site is not considered a sensitive Site based on the definition of O. Reg. 153/04, section 41 (1). This section applies in relation to a property if,

- (a) The property is,
 - (i) Within an area of natural significance,
 - (ii) Includes or is adjacent to an area of natural significance or part of such an area, or applies,
 - (iii) Includes land within 30 m of an area of natural significance or part of such an area.”

3.3.5 Well Records

The study area is serviced by public water. There is a septic bed on the premises. A review of Ontario Well Records identified a total of five well records, with depths ranging from 26.5 mbgs to 40.2 mbgs, within the study area. Three of the records are related to domestic wells. Well records can contain descriptive information about an area’s hydrogeological and geological characteristics, however none of the records were in close enough proximity to the site to be relevant. All records researched as part of the Phase One ESA are provided in Appendix D.

3.3.6 Site Operating Records

No operating records for the subject property were available for NSSL to review or provide comments.

4.0 INTERVIEW

A questionnaire was provided to Mr. Michael Colaneri, Jr., the representative of the Site, to gather relevant facts and historical information about both current and previous land uses. The completed questionnaire, provided in Appendix E, notes the following information:

- Current Owner: Pinewood Homes (Niagara), Ltd.
- One Tenant:
 - Mobile Food Truck: 12 – 18 months
- Historically operated as a fruit and vegetable market.
- No previous environmental reports. During the Site visit, it was noted that they may have a copy of an environmental report provided to them at the time of the purchase and would provide it when found. The 2001 AMEC Phase I ESA was subsequently provided and reviewed, with highlights noted in Section 3.1.6 within this report.
- Serviced by municipal water.
- The Site supports a septic bed (NW side of building) – no municipal sewage services.
- No electrical transformers on Site.
- No fires at the Site.
- Current heating: forced air – gas. Historical – N/A.
- No sump pump or water damage.
- No asbestos, lead, UFFI or PCB-containing materials in the building or previously removed.
- No drawings or site plans are available for review.
- No Site-specific permits, certificates, or records of spills.
- No asbestos, lead, UFFI, or PCB-containing materials within the building
- No Site Plans, drawings are available for review.
- No AST/USTs on Site (other than septic tank) and none historically removed.
- No hydraulic lift equipment, fuel pumps, waste oils, oil-water separators or floor drains.
- No chemicals or solvents stored or used on Site.
- No permits, waste generation or compliance approvals.
- No current or historical environmental concerns.

5.0 SITE RECONNAISSANCE

5.1 General Requirements

Site reconnaissance of the Phase One Property was completed on July 28th, and August 20th, 2025, by NSSL staff Damen Nyland, Environmental Geologist and Sue Narsted, Project Manager, overseen by Philip Adene Professional Geoscientist/Qualified Person. The weather was dry and sunny, with a temperature of approximately 30 °C. Access to the Site is via a double entrance/exit driveway from the roadway. The Site reconnaissance details and photo log are included in Appendix F.

5.2 Specific Observations at Phase One Property

Table 4 summarizes the general observations made at the Phase One property based on NSSL's site reconnaissance.

Table 4: Results of Site Reconnaissance by NSSL

Item	Specific Observation
General Site Description	The Site is an irregular shaped lot. The land surface encompasses the building footprint and a seasoned asphalt driveway surrounding the building on the east and north sides. There is a gravel area on the west side of the lot. The south end of the building is occupied by an abandoned cherry orchard. Residential dwellings are beyond the property boundaries in all directions.
General Description of Structures	There is a single-storey structure. Steel/aluminum framing is present in the area identified as having a greenhouse-like structure. The north side of the building, as noted by the concrete support footings, also historically supported a "Quonset hut" style addition for storing seasonal garden plants. The roof is peaked and appears to have a steel covering.
Above and Below Ground Tanks (AST/UST)	None observed.
Utilities and Water Sources	The Site is serviced by some city utilities, gas, hydro, water, and communications. A septic bed was noted on the Site.
Exit and Entry Points	The Site is accessible via a double entrance/exit driveway along Four Mile Creek Road. The building is accessible via multiple entrances, both vehicular (for delivery purposes) and pedestrian (customers and staff), due to its historical activity as a "farm-style" market.
Existing and Former Heating/ Cooling Systems	The current heat source is forced air natural gas and according to the Site representative, has always been gas.
Swales, catch basins, drains, pits, pumps, or sumps	A floor drain was found in the north-central section of the building with a wood cover. Within this drain are two pipes leading towards the septic bed. The boulevard along Four Mile Creek Road contains a ditch with culverts for both entrance/exit locations.
Staining and corrosion	Minor staining was noted outside the northern bay door area during the July 28 th site visit, the follow up visit on August 20 th did not depict the staining present, possibly due to recent rain events.
Wells	None observed on Site.
Sewage Work	The Site is serviced by a private septic system.

Item	Specific Observation
Surface Cover	A seasoned asphalt driveway encircled the north and east sides of the Site and was used for customer parking and supply delivery access. The southern end of the Site was an abandoned cherry orchard.
Areas of Stained Soil, Vegetation, Pavement, and Stressed Vegetation	None observed.
Current or Former Railway Lines or Spurs	None observed on or adjacent to the Site.
Debris & Fill Material	Miscellaneous remnant debris associated with a form junk pile was present in the northwestern corner of the property. The remaining debris consisted of wood pieces, BBQ charcoal, brick and some plastic bits.
Details of Unidentified Substances	None were observed.
Designated Substances & Hazardous Materials	Due to the age of the building, there is potential for designated substance materials including asbestos-containing materials (ACM), lead-containing paints etc. to be present. A Designated Substance Survey is recommended prior to any future renovations and/or demolition.
Other	None observed
Surrounding Properties within the Phase One Study Area	North: Residential South: Residential West: Residential East: Across Four Mile Creek Road - Residential

5.3 Radon

Radon is a naturally occurring gas produced by the decay of Uranium-238 that is commonly found in geological formations of granite, sandstone, coal, phosphate, and uranium deposits. Radon is colourless, odourless and tasteless and may migrate up through the soil and accumulate in basements of buildings through foundation cracks and joints. The recent release of Health Canada's Radon Testing Study for Niagara Region found Radon levels to be above World Health Organization guideline levels in 10 % of tested structures, with 2 % of these structures noted to be above the Canada Health guidelines. Local and regional municipalities are addressing the Radon Gas concern by requesting that all developers of new residential construction and/or residential additions provide radon gas mitigation options when applying for permitting. The following option summaries are per the Ontario Building Code Section 9.13.3.1 and Supplementary Standard SB-9.

- **Radon Ready:** This option will provide for the future connection of an extraction system should it become necessary.
- **Radon Gas Barrier:** This option will provide a barrier to soil gas ingress.
- **Radon Extraction:** This option will remove soil gases from under the floor slab before they can enter the home.

Clients should reach out to their local building departments for site-specific information and requirements.

6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Potentially Contaminating Activities

Ontario Regulation 153/04 Table 2 of Schedule D – List of PCAs is provided in Appendix G for reference purposes. The Phase One ESA identified three PCAs, which resulted in three on-site APECs. Figure 3 highlights the PCAs.

On-Site

PCA-1/APEC-1: #Other; De-Icing Activities.

Winter salts and abrasives may have been applied to sections of the Site that intersect roadways, potentially impacting surface and subsurface conditions. Parking areas and walkways can also be impacted by these de-icing activities. Elevated levels of electrical conductivity (EC) and sodium absorption ratio (SAR) are common in the soil around and under salted surfaces, and they are often attributed to the application of de-icing materials to the surface during winter months. As per O. Reg 153/04, section 49.1, if an applicable site condition standard (SCS) is exceeded at a property solely because of one of the following reasons, the applicable SCS is deemed not to be exceeded for the purpose of Part XV.1 of the Act:

“...a phase one environmental site assessment or a phase two environmental site assessment, the qualified person has determined that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both”.

Based on the above definition, the standard for the application of a substance for the purposes of safety under conditions of snow or ice has been met.

PCA-2/APEC-2: #40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications

Historically, the entire site and surrounding areas were under agricultural control. Currently, there is an abandoned cherry orchard at the south end of the property. There are no records indicating whether the application of these agricultural controls was used or not and for what duration. Therefore, this results in creating an onsite APEC to the site's soil.

PCA-3/APEC-3: #Other; Automotive workspace and storage (vehicles, tools, equipment and supplies)

A workspace and storage area is present in the western portion of the Site, leased by an individual for automotive-related activities. The interior area is approximately 200 m² and contained vehicles, engines, body parts, tools, equipment, and automotive supplies. Workbenches along the east and west walls were used for the storage of oils, lubricants, and other maintenance products in small containers. Additional storage of vehicles, including boats, was observed north of the building exterior. Although described as being for personal use, the activities undertaken are consistent with a Potentially Contaminating Activity (PCA) under O. Reg. 153/04, resulting in the identification of an on-Site Area of Potential Environmental Concern (APEC) requiring soil and groundwater investigation.

6.2 Areas of Potential Environmental Concern

The three PCAs identified above result in the creation of three on-site APECs to the Phase One ESA Property.

Table 5: Identified PCAs that could create APECs On-Site

Area of potential environmental concern	Location of the area of potential environmental concern on phase one property	Potentially contaminating activity	Location of PCA (on-site or off-site)	Contaminants of potential concern	Media potentially impacted (Groundwater, soil, and/or sediment)
APEC-1	Northern and Eastern Area of the Site (Parking Lot)	#Other: De-Icing Activities.	On-Site	EC, SAR	Soil
APEC-2	Entire Site (Historically Cherry Orchard)	#40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	As, Se, Sb, OCs	Soil
APEC-3	Western Building Attachment	Other; Automotive workspace and storage (vehicles, tools, equipment and supplies)	On-Site	Metals, As, Se, Sb, PAHs, VOCs, BTEX, PHCs, PAHs, Hg, Cr VI, B-HWS, pH	Soil & Groundwater

As, Se, Sb = Arsenic, Antimony, Selenium, B-HWS = Boron (Hot-Water Soluble), BTEX= Benzene, Toluene, Ethylbenzene, Xylene, Cr VI = Chromium VI, EC = Electrical Conductivity, Hg = Mercury, PAHs = Polycyclic Aromatic Hydrocarbons, PHCs =Petroleum Hydrocarbons, SAR = Sodium Absorption Ratio, VOCs = Volatile Organic Compounds.

7.0 CONCLUSIONS

The Phase One ESA investigation identified three potentially contaminating activities at the Site, which resulted in the identification of three on-site APECs. Niagara Soils Solutions Ltd. therefore recommends the completion of a Phase Two ESA to assess the potential environmental impacts on the site's soil and groundwater associated with historical and current on-site activities.

NSSL recommends conducting a Designated Substance Survey and Hazardous Materials Survey to assess building materials and potential lead-based paint prior to any demolition or renovation activities.

7.1 Closure

This report was prepared by Sue Narsted and Damen Nyland under the direction of Philip Adene.

Respectively submitted,

Niagara Soils Solutions Ltd.

A handwritten signature in blue ink, appearing to read 'Sue Narsted'.

Sue Narsted, BA, EMA
Project Manager

A handwritten signature in black ink, appearing to read 'Damen Nyland'.

Damen Nyland, BSc, GIT
Environmental Geologist

A handwritten signature in black ink, appearing to read 'Philip Adene'.

Philip Adene, P.Geo, QP_{ESA}
Professional Geoscientist

8.0 REFERENCES

The following resources were used as references:

- Niagara Historical Maps, Data & GIS Collection
- EcoLog ERIS
- Environmental Assessment Act
- Environmental Registry of Ontario
- Federal Contaminated Sites Inventory
- Google Earth Interactive Mapping
- Inventory of Coal Gasification Plant Waste Sites in Ontario, Volume II; MOE, 1987
- Ministry of Environment, Conservation & Parks Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario
- The Ministry of the Environment Freedom of Information and Protection of Privacy Search
- Ministry of the Environment Hazardous Waste Information Network
- Ministry of Natural Resources (ANSIs)
- Ministry of Northern Development and Mines. Bedrock Geology of Ontario
- National Pollutant Release Inventory (NPRI) database
- Niagara Peninsula Conservation Authority (NPCA) Watershed Explorer
- Nutrient Managing Act
- Ontario Base Mapping
- Ontario Inventory of PCB Storage Site October 1991, Ministry of the Environment, January 1992.
- Ontario Oil, Gas, and Salt Resources Library
- Ontario Water Resources Act
- Safe Drinking Water Act
- Source Protection Information Atlas (MECP)
- Technical Safety and Standards Authority (TSSA) Fuel Storage Information
- Vernon's Directories (<https://www.familysearch.org/library/books/records>)
- The Veterans Land Act, 1942. (<https://www.thecanadianencyclopedia.ca/en/article/veterans-land-act>)

9.0 LIMITATIONS AND USE OF THE REPORT

Achieving the objectives that are stated in this report has required Niagara Soils Solutions Ltd. to derive conclusions based upon the best and most recent information currently available to Niagara Soils Solutions Ltd. No investigative method can completely eliminate the possibility of obtaining partially imprecise information. Niagara Soils Solutions Ltd. has expressed professional judgement in gathering and analyzing the information obtained and in the formulation of its conclusions.

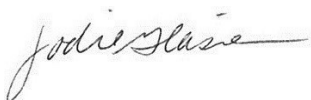
Information in this report was obtained from sources deemed to be reliable; however, no representation or warranty is made as to the accuracy of this information. To the best of Niagara Soils Solutions Ltd.'s knowledge, the information gathered from outside sources contained in this report on which Niagara Soils Solutions Ltd. has formulated its opinions and conclusions, are both true and correct. Niagara Soils Solutions Ltd. assumes no responsibility for any misrepresentation of facts gathered from outside sources.

This report was prepared to assess and document evidence of potential environmental contamination, and not to judge the acceptability of the risks associated with such environmental contamination. Much of the information gathered for this report is only accurate at the time of collection and a change in the Site conditions may alter the interpretation of Niagara Soils Solutions Ltd.'s findings. Furthermore, the reader should note that the Site reconnaissance described in this report was an environmental assessment of the Site, not regulatory compliance, or an environmental audit of the Site.

Niagara Soils Solutions Ltd. prepared this Report for Pinewood Homes (Niagara) Ltd and the material in it reflects Niagara Soils Solutions Ltd.'s best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Niagara Soils Solutions Ltd. accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

Yours very truly,

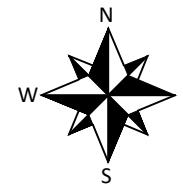
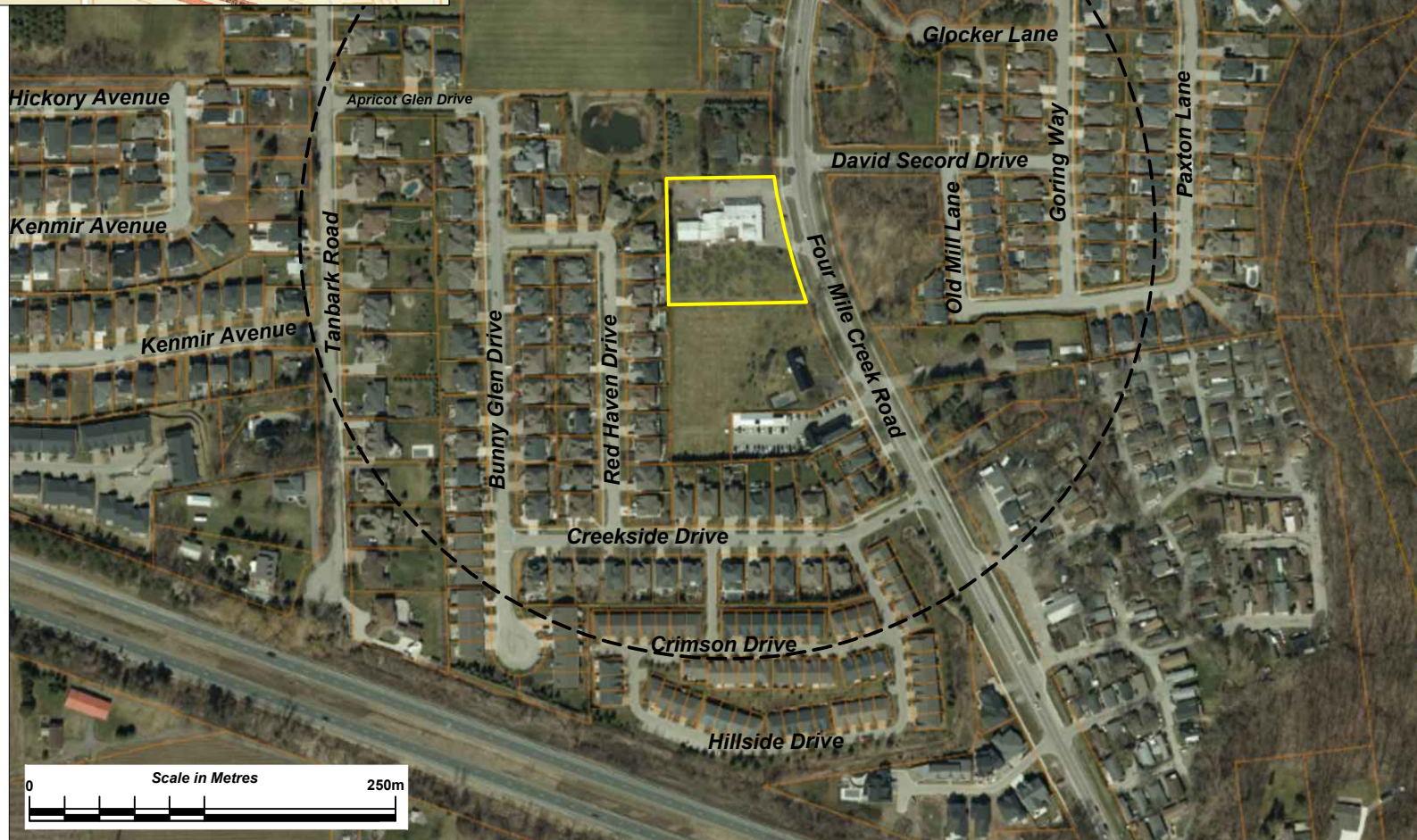
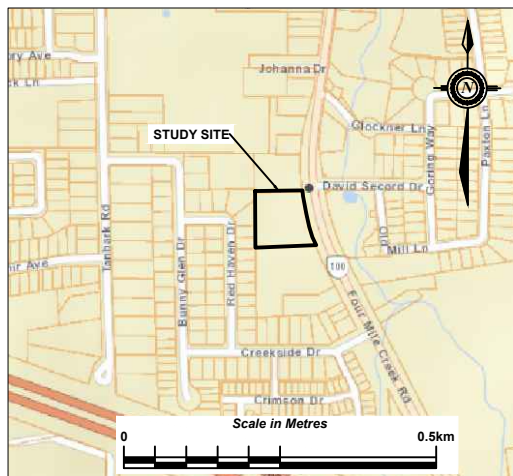
Niagara Soils Solutions Ltd.

A handwritten signature in cursive script that reads 'Jodie Glasier'.

Jodie Glasier, H.BA., M.MM, EMA, EP
Founder & CEO

FIGURES

1. SITE LOCATION
2. SITE LAYOUT & FEATURES
3. POTENTIALLY CONTAMINATING ACTIVITIES
4. AREA OF POTENTIAL ENVIRONMENTAL CONCERN



LEGEND

- Property Boundary
- 250 m Study Area



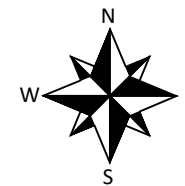
CLIENT:
PINWOOD HOMES (NIAGARA) LTD.

PROJECT:
**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT**
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON.

TITLE:
SITE LOCATION

DATE:	AUGUST 2025
PROJECT NO:	NS2590-01
SCALE:	AS SHOWN
DRAWN: CN	REVIEWED: PA
DATUM: NAD 83	PROJECTION: 17T

NO:
Figure 1



LEGEND

Property Boundary



CLIENT:
PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:
**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON.**

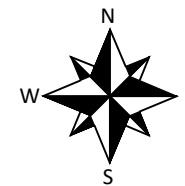
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SITE LAYOUT & FEATURES

DATE:	AUGUST 2025
PROJECT NO:	NS2590-01
SCALE:	AS SHOWN
DRAWN: CN	REVIEWED: PA
DATUM: NAD 83	PROJECTION: 17T

NO:
Figure 2

POTENTIALLY CONTAMINATING ACTIVITIES

PCA #	Environmental Qualifier
1	#Other, De-Icing Activities
2	#40, Pesticides (Including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications
3	#Other; Automotive Workspace & Storage



LEGEND

- Property Boundary
- 250 m Study Area
- PCA not Generating APEC
- PCA Generating APEC
- ➔ Inferred Groundwater Flow Direction



CLIENT:
PINWOOD HOMES (NIAGARA) LTD.

PROJECT:
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON.

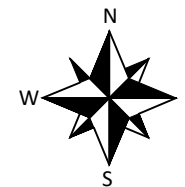
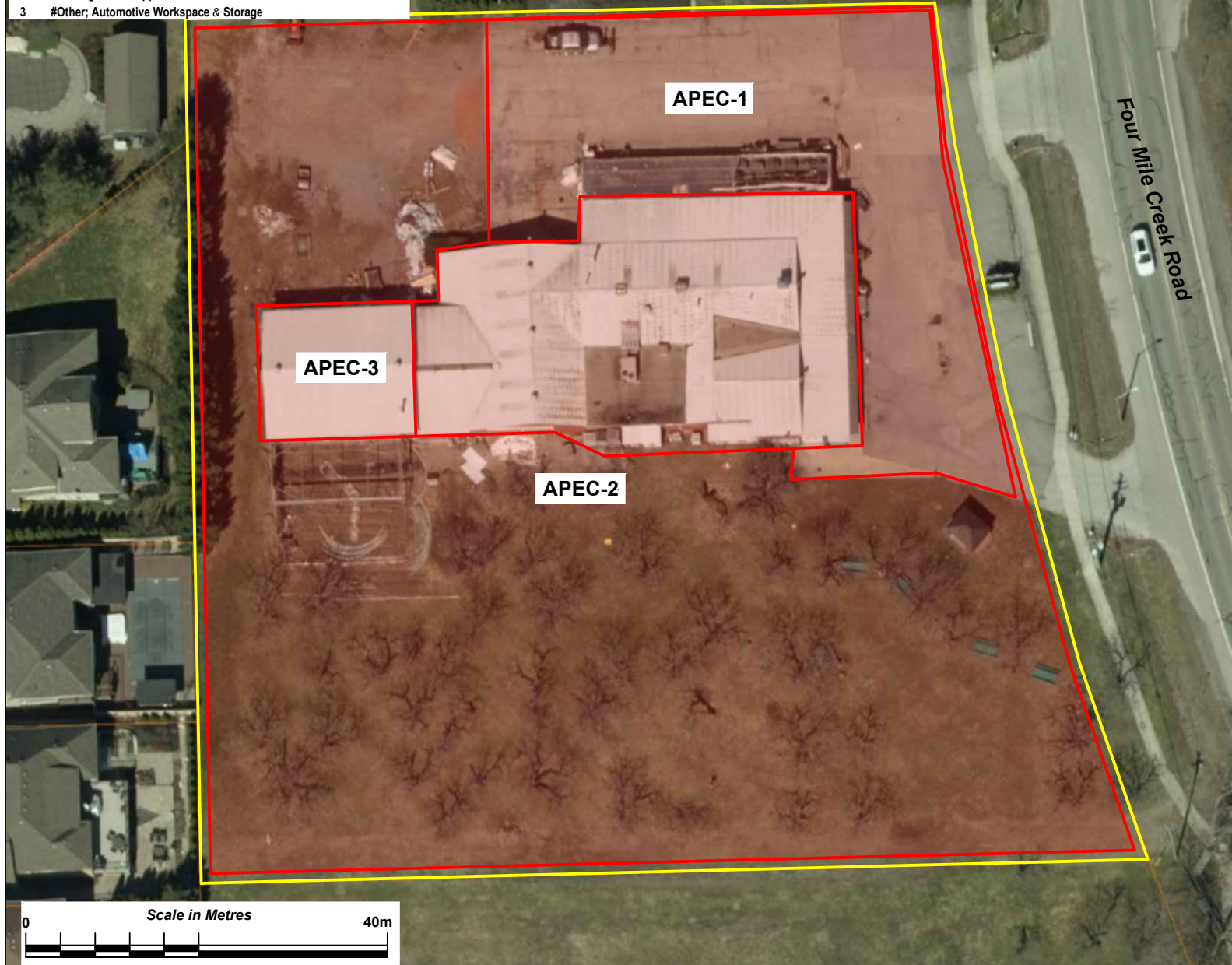
TITLE:
POTENTIALLY CONTAMINATING ACTIVITIES

DATE:	AUGUST 2025
PROJECT NO:	NS2590-01
SCALE:	AS SHOWN
DRAWN: CN	REVIEWED: PA
DATUM: NAD 83	PROJECTION: 17T

NO:
Figure 3

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

APEC #	Environmental Qualifier
1	#Other; De-Icing Activities
2	#40; Pesticides (Including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications
3	#Other; Automotive Workspace & Storage



LEGEND

	Property Boundary
	APEC



CLIENT:
PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:

PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON.

TITLE:

AREAS OF POTENTIAL
ENVIRONMENTAL CONCERN

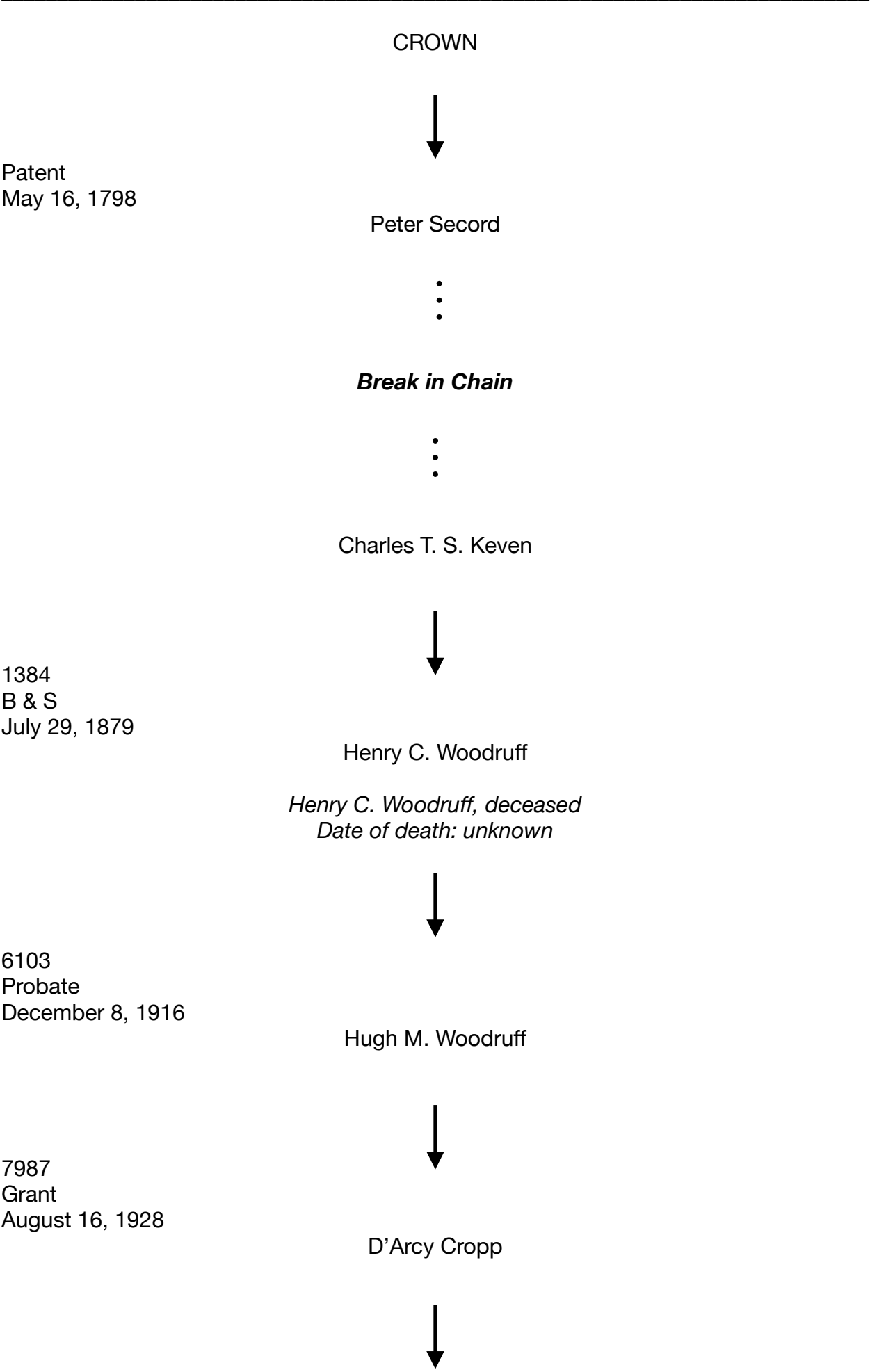
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PROJECT NO:	NS2590-01
SCALE:	AS SHOWN
DRAWN: CN	REVIEWED: PA
DATUM: NAD 83	PROJECTION: 17T

NO:
Figure 4

APPENDIX A

CHAIN OF TITLE/PARCEL REGISTER

HISTORICAL CHAIN OF TITLE
116 Four Mile Creek Road, Niagara-on-the-Lake
Pin: 46373-0161(LT)
LT TWP LT 91 NIAGARA PT 1 30R8296; NIAGARA-ON-THE-LAKE



11159
Grant
August 2, 1945

Alfred H. Cropp
Dorothy J. Cropp



11887
Grant
November 7, 1946

John Fedorkow
Walter Fedorkow
William L. Fedorkow
Joseph Marcus Fedorkow

John Fedorkow, deceased
Date of death: Sept 25, 1955

Executrix of John Fedorkow



9468
Grant
October 4, 1956

Walter Fedorkow



24702
Grant
January 22, 1958

The Director, The Veterans'
Land Act



172149
Grant
May 23, 1968

Walter Fedorkow



278391
Grant
October 11, 1973

Morris Ivanchuk
Bernice Ivanchuk

Bernice Ivanchuk, deceased
Date of death: August 31, 1984

Morris Ivanchuck

RO790715
Transfer
January 31, 2002



1504835 Ontario Inc.

NR557658
Transfer
November 12, 2020



Pinewood Homes
(Niagara) Ltd.
(CURRENT OWNER)

LAND
REGISTRY
OFFICE #30

46373-0161 (LT)

PAGE 1 OF 2
PREPARED FOR JMackenzie
ON 2025/07/18 AT 17:59:07

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

PROPERTY DESCRIPTION: LT TWP LT 91 NIAGARA PT 1 30R8296; NIAGARA-ON-THE-LAKE

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN RO702571.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 46373-0337

PIN CREATION DATE:
2004/02/23

OWNERS' NAMES
PINWOOD HOMES (NIAGARA) LTD.

CAPACITY SHARE
ROWN

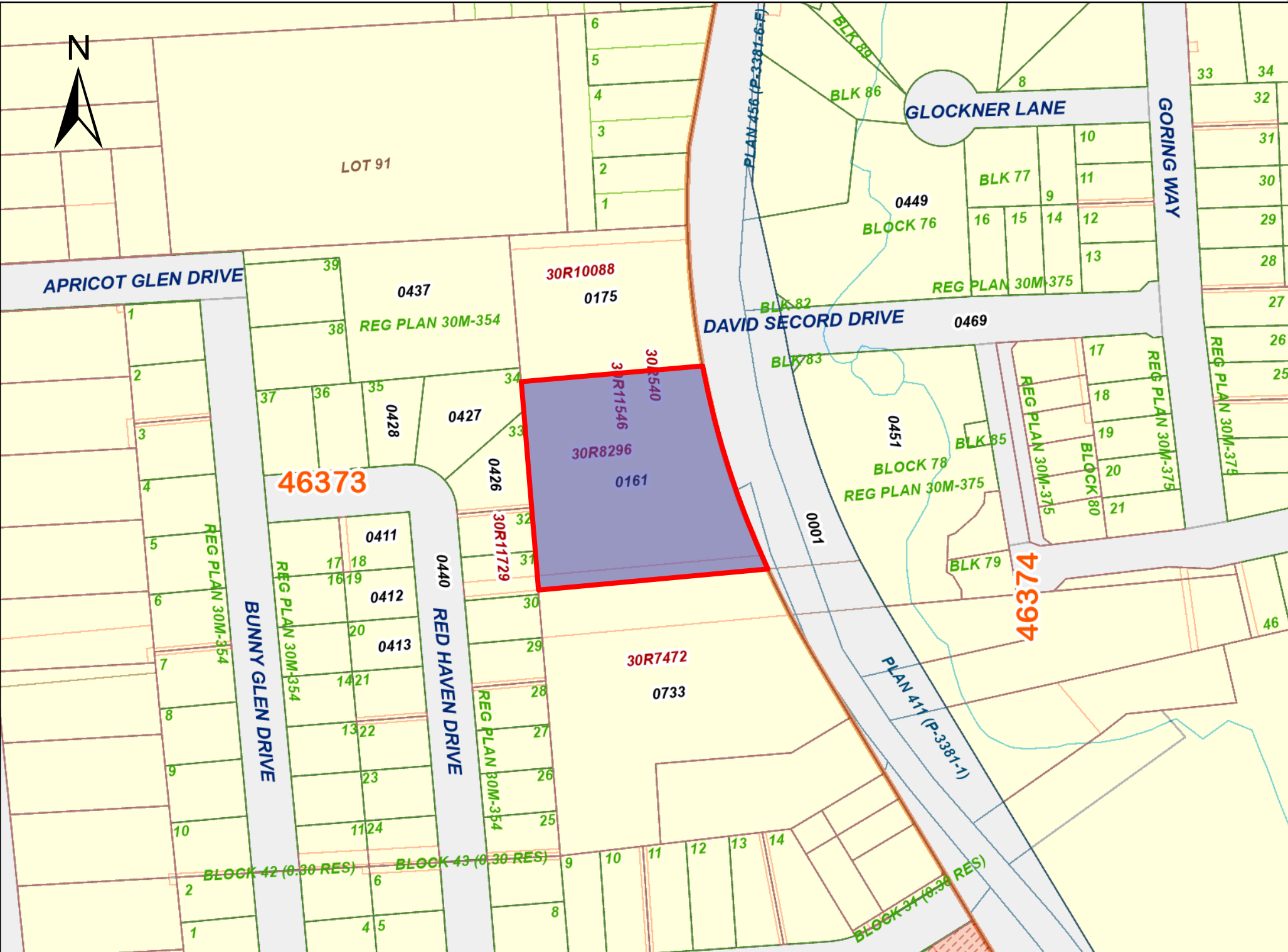
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2004/02/20 **		
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 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	**				
30R540	1973/09/19	PLAN REFERENCE				C
RO604344	1990/02/23	AGREEMENT			THE TOWN OF NIAGARA-ON-THE-LAKE	C
	REMARKS: SKETCH	ATTACHED.				
30R8296	1995/07/19	PLAN REFERENCE				C
RO707909	1996/03/27	CHARGE		*** COMPLETELY DELETED ***		
					THE TORONTO-DOMINION BANK	
RO709795	1996/05/13	ASSIGNMENT GENERAL		*** COMPLETELY DELETED ***		
	REMARKS: RO707909					
RO724306	1997/03/27	DISCHARGE		*** COMPLETELY DELETED ***		
	REMARKS: RO707909					
RO789712	2002/01/09	AGREEMENT		THE CORPORATION OF THE TOWN OF NIAGARA ON THE LAKE		C
RO790715	2002/01/31	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** IVANCHUK, MORRIS	1504835 ONTARIO INC.	

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.

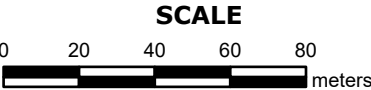
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: PLANNING ACT STATEMENTS				
RO790716	2002/01/31	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 1504835 ONTARIO INC.	IVANCHUK, MORRIS	
RO791053	2002/02/07	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** IVANCHUK, MORRIS	NIAGARA CREDIT UNION LIMITED	
		REMARKS: RE: RO790716				
NR41285	2004/09/24	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** NIAGARA CREDIT UNION LIMITED	IVANCHUK, MORRIS	
		REMARKS: RO791053				
NR41318	2004/09/24	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** IVANCHUK, MORRIS	THE EFFORT TRUST COMPANY	
		REMARKS: NR41285				
30R11546	2005/07/28	PLAN REFERENCE				C
NR91118	2006/01/19	TRANSFER EASEMENT		*** COMPLETELY DELETED *** 1504835 ONTARIO INC.	THE TOWN OF NIAGARA-ON-THE-LAKE	
NR91162	2006/01/19	POSTPONEMENT		*** COMPLETELY DELETED *** THE EFFORT TRUST COMPANY	THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	
NR515934	2019/07/17	TRANSFER REL&ABAND		*** COMPLETELY DELETED *** THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE	1504835 ONTARIO INC.	
		REMARKS: NR91118.				
NR544470	2020/06/17	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** THE EFFORT TRUST COMPANY	IVANCHUK, MORRIS	
		REMARKS: NR544470.				
NR544531	2020/06/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** IVANCHUK, MORRIS		
		REMARKS: RO790716.				
NR557658	2020/11/12	TRANSFER	\$1,500,000	1504835 ONTARIO INC.	PINEWOOD HOMES (NIAGARA) LTD.	C
		REMARKS: PLANNING ACT STATEMENTS.				

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.



PRINTED ON 18 JUL, 2025 AT 17:59:40
FOR JMACKENZIE



PROPERTY INDEX MAP
NIAGARA(No. 30)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



PLAN OF SURVEY OF

PART OF LOT 91

GEOGRAPHIC TOWNSHIP OF NIAGARA, COUNTY OF LINCOLN, NOW IN THE
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE: 1 INCH = 60 FEET

WILLIAM A. MASCOE

ONTARIO LAND SURVEYOR

1995

SCHEDULE				
PART	LOT	TOWNSHIP	INST. NO.	AREA
1	PART OF LOT 91	NIAGARA	278391	1.84 ACRES

PLAN 30R-8296

RECEIVED AND DEPOSITED

19 July 95
DATE 19 July 95
ASS'T DEP. LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
NIAGARA NORTH (N9.30)

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
REGISTRY ACT.

JULY 17, 1995

DATE

William A. Mascoe
WILLIAM A. MASCOE, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 17 TH DAY OF JULY, 1995.

JULY 17, 1995

DATE

William A. Mascoe
WILLIAM A. MASCOE
ONTARIO LAND SURVEYOR

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY BOUNDARY OF LOT 91 AS SHOWN ON PLAN 30R-540, HAVING A BEARING OF N 88° 28' 45" E.

LEGEND

- S.I.B. DENOTES A STANDARD IRON BAR.
I.B. DENOTES AN IRON BAR.
Ø DENOTES ROUND.
I.T. DENOTES IRON TUBE.
—●— DENOTES A SURVEY MONUMENT FOUND.
—□— DENOTES A SURVEY MONUMENT SET.
URE DENOTES D. G. URE O.L.S.

CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING ACT.

WILLIAM A. MASCOE

SURVEYING LTD.

94 CHURCH STREET
ST. CATHARINES, ONTARIO

DATE: JULY 17, 1995

FILE: 4052

ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 91 AND 94

LOT 1
REGISTERED
PLAN No. TP159

SIB
(HWY. PLAN 411)

REGIONAL ROAD No. 100
(FORMERLY THE KING'S HIGHWAY No. 8)
LOCALLY KNOWN AS FOUR MILE HIGHWAY

PLAN No. 411
CREEK ROAD

ORDER-IN-COUNCIL O/C 14/91 (UNREGISTERED)

INST.

No. 278391

PART 1,

PLAN 30R-540

PART 1

91

OF NIAGARA

SOUTHWEST
CORNER OF LOT 91

756.10 (30R-540)

N 88° 28' 45" E (REFERENCE BEARING, 30R-540 & MEAS.)

PART 3, PLAN 30R-540

UNOPENED ORIGINAL ROAD ALLOWANCE

317.65

IB (URE) N 88° 32' E (30R-7472)

PART 1, PLAN 30R-7472

BETWEEN LOTS 91 AND 92

SIB
(URE)

APPENDIX B

ECOLOG ERIS REPORT



DATABASE REPORT

Project Property:	<i>Phase One ESA - 116 Four Mile Creek Road, Niagara on the Lake, ON 116 Four Mile Creek Road Niagara-on-the-Lake ON L0S 1J0</i>
Project No:	<i>NS2590-01</i>
Report Type:	<i>Standard Report</i>
Order No:	<i>25071602559</i>
Requested by:	<i>Niagara Soils Solutions Ltd.</i>
Date Completed:	<i>July 21, 2025</i>

Environmental Risk Information Services

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Executive Summary

Property Information:

Project Property: Phase One ESA - 116 Four Mile Creek Road, Niagara on the Lake, ON
116 Four Mile Creek Road Niagara-on-the-Lake ON L0S 1J0

Project No: NS2590-01

Coordinates:

Latitude: 43.1514982
Longitude: -79.1046821
UTM Northing: 4,779,382.22
UTM Easting: 654,106.01
UTM Zone: 17T

Elevation: 418 FT
127.51 M

Order Information:

Order No: 25071602559
Date Requested: July 16, 2025
Requested by: Niagara Soils Solutions Ltd.
Report Type: Standard Report

Historical/Products:

ERIS Xplorer [ERIS Xplorer](#)
Insurance Products Fire Insurance Maps/Inspection Reports/Site Plans

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	1	1	2
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	1	1
IAFT	Indian & Northern Affairs Fuel Tanks	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	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	0	0
PFAS	Ontario PFAS Spills	Y	0	0	0
PFCH	NPRI Reporters - PFAS Substances	Y	0	0	0
PFHA	Potential PFAS Handlers from NPRI	Y	0	0	0
PINC	Pipeline Incidents	Y	0	1	1
PPHA	Potential PFAS Handlers from EASR	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	1	1
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	1	1
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>
		Total:	1	6	7

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
1	EHS		116 Four Mile Creek Road Niagara-On-The-Lake ON	W/25.1	-0.02	14

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
2	WWIS		ON <i>Well ID:</i> 7048332	E/72.3	-3.54	14
3	WDS	Caughill Auto Wreckers Limited	Niagara-on-the-Lake ON L0S 1J0	WNW/118.7	1.66	15
4	HINC		16 RED HAVEN AVENUE NIAGARA-ON-THE-LAKE ON	WSW/131.7	4.63	16
5	PINC	PIPELINE HIT - 1/2"	19 CREEKSIDE DRIVE,,NIAGARA ON THE LAKE,ON,,CA ON	S/192.2	6.35	16
6	SPL		19 Creekside Niagara-on-the-Lake ON	S/192.3	6.35	17

Executive Summary: Summary By Data Source

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 31, 2024 has found that there are 1 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	116 Four Mile Creek Road Niagara-On-The-Lake ON	W	25.11	<u>1</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>
	16 RED HAVEN AVENUE NIAGARA-ON-THE-LAKE ON	WSW	131.73	<u>4</u>

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2021 has found that there are 1 PINC 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>
PIPELINE HIT - 1/2"	19 CREEKSIDE DRIVE,,NIAGARA ON THE LAKE,ON,,CA ON	S	192.22	<u>5</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2024; Aug; Oct-Apr 2025 has found that there are 1 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>
	19 Creekside Niagara-on-the-Lake ON	S	192.31	<u>6</u>

WDS - Waste Disposal Sites - MOE CA Inventory

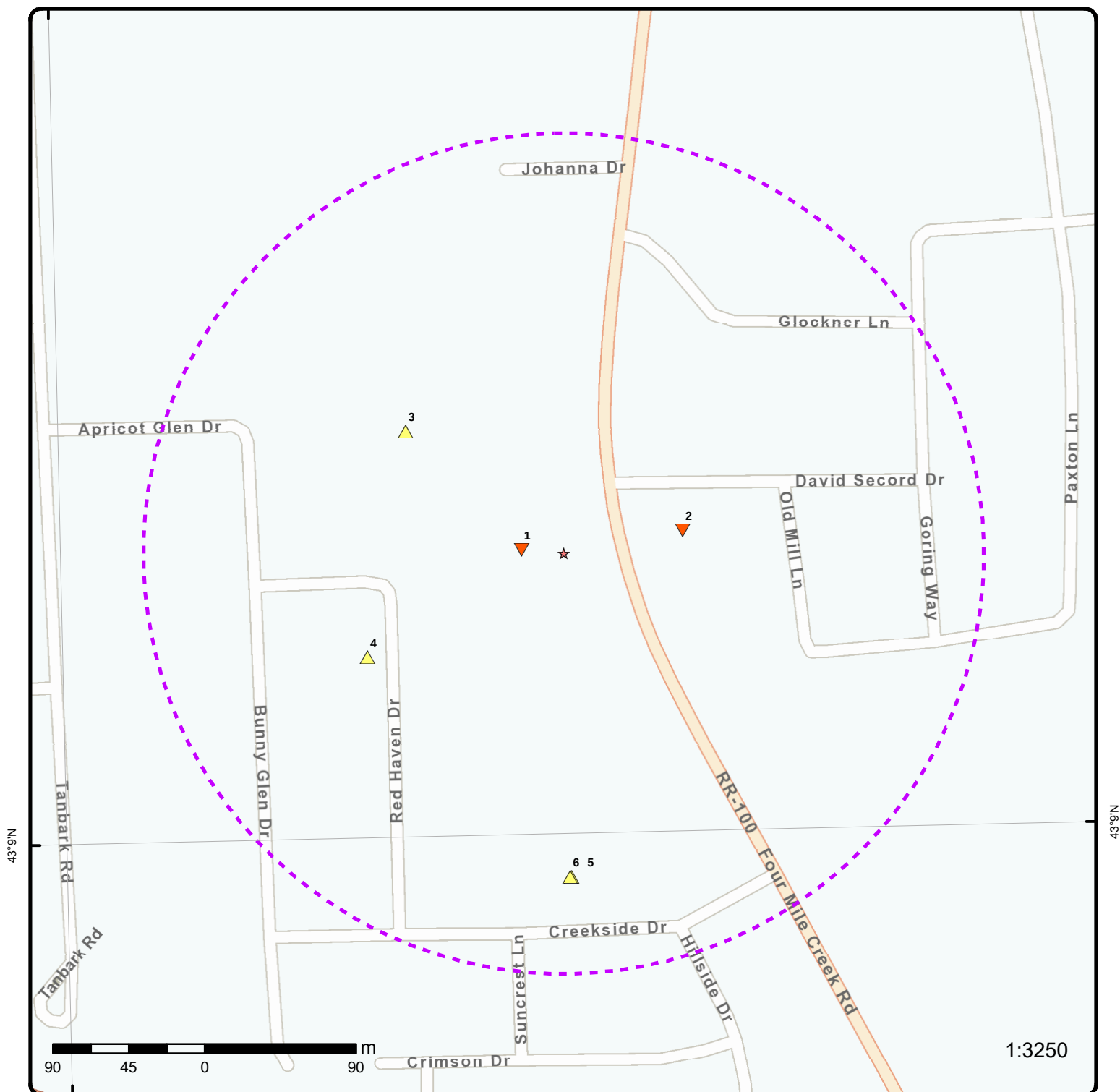
A search of the WDS database, dated Oct 2011 - May 31, 2025 has found that there are 1 WDS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Caughill Auto Wreckers Limited	Niagara-on-the-Lake ON L0S 1J0	WNW	118.70	<u>3</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>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	E	72.31	<u>2</u>
	Well ID: 7048332			



Map: 0.25 Kilometer Radius

Order Number: 25071602559

Address: 116 Four Mile Creek Road, Niagara-on-the-Lake, ON

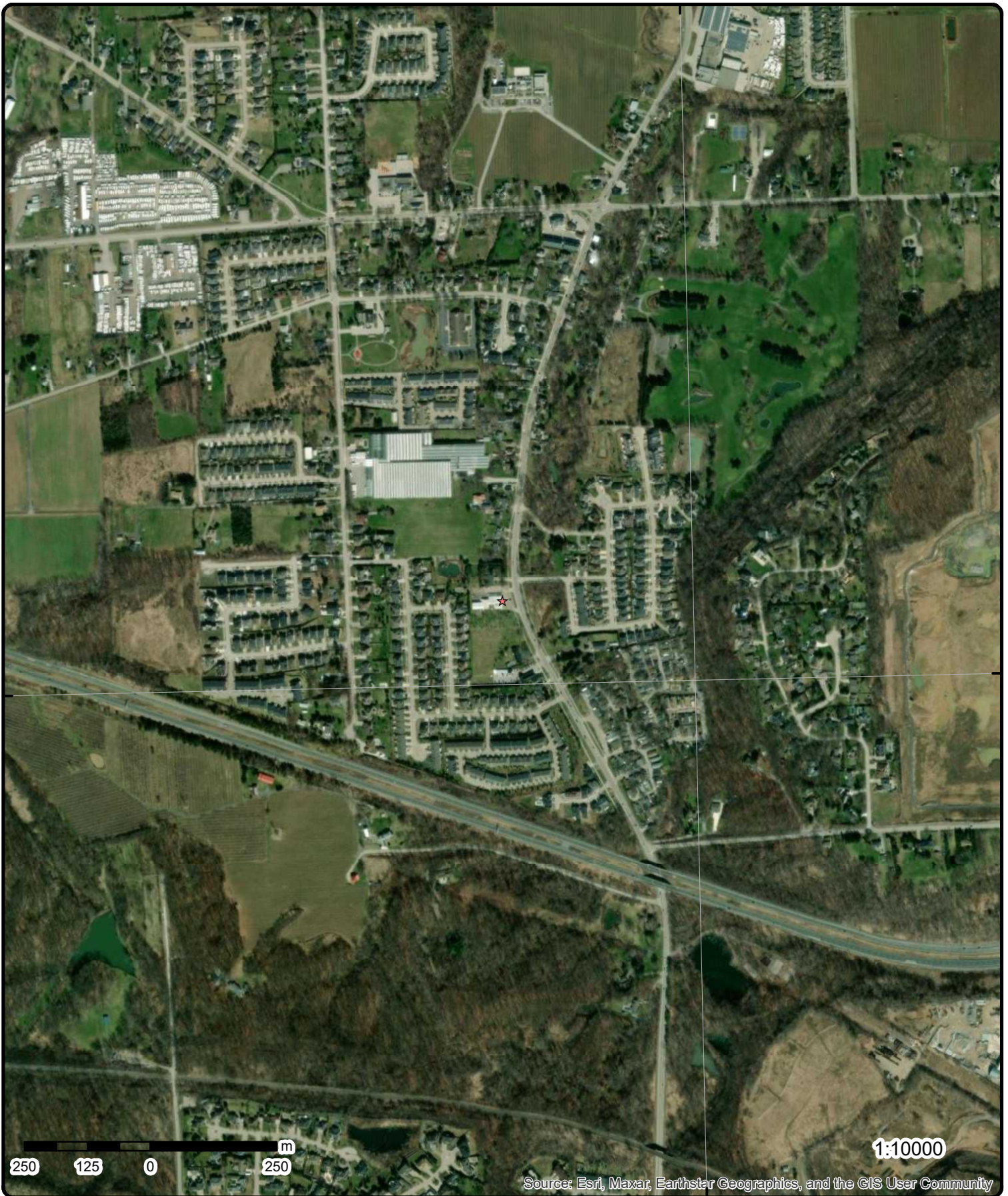


★ Project Property	Freeways; Highways	Beach	Shopping & Sports Area
⬡ Buffer Outline	Traffic Circle; Ramp	Airport	University/College
▲ Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
■ Eris Sites with Same Elevation	Local Road	Military Base	Park (National)
▼ 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°6'W

43°9'N

43°9'N



Aerial

Year: 2023

Order Number: 25071602559

Address: 116 Four Mile Creek Road, Niagara-on-the-Lake, ON



Source: ESRI World Imagery

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79°7'30"W

79°6'W

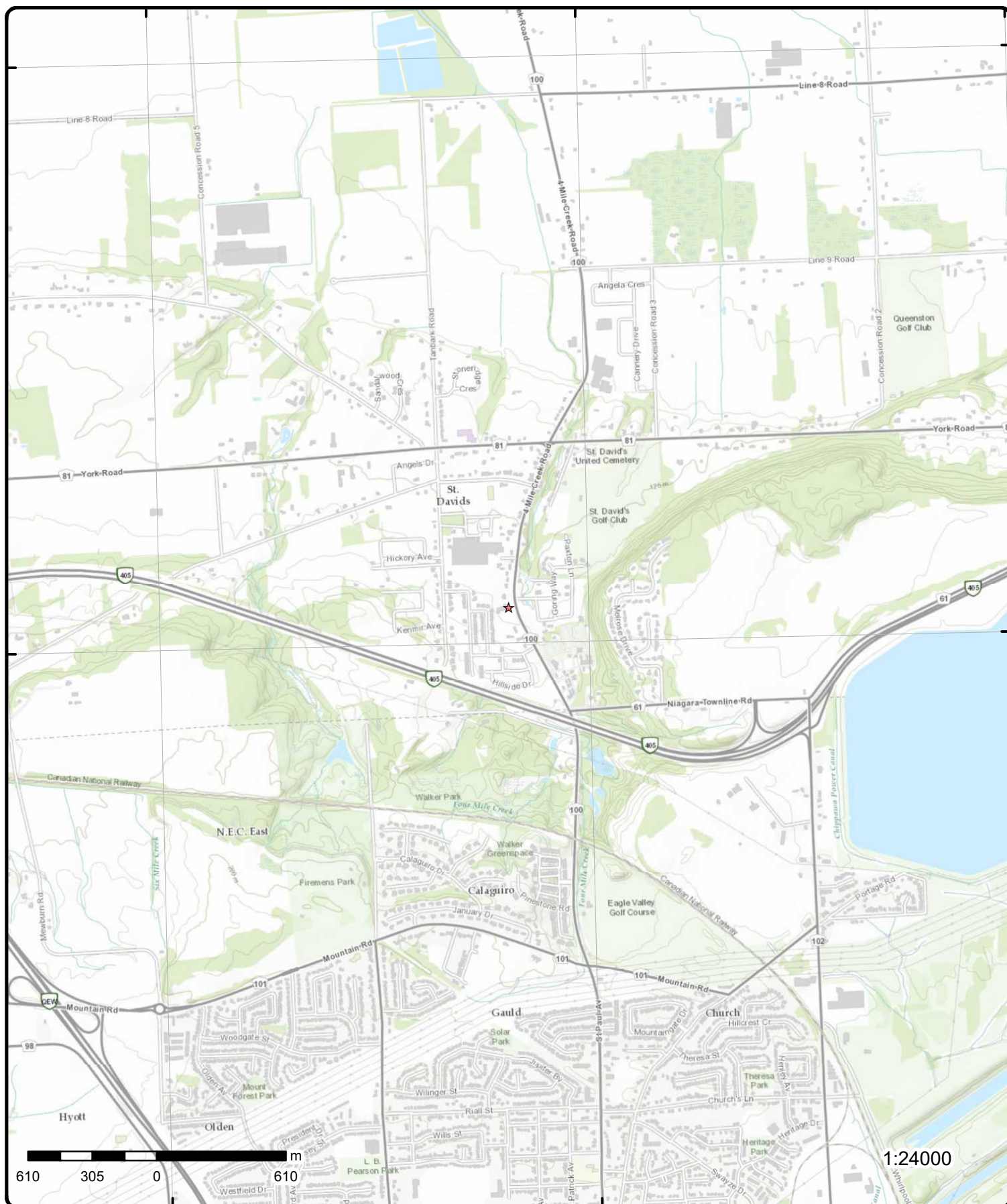
79°4'30"W

43°10'30"N

43°10'30"N

43°9'N

43°9'N



Topographic Map

Order Number: 25071602559

Address: 116 Four Mile Creek Road, ON



Source: ESRI World Topographic Map

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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	W/25.1	127.5 / -0.02	116 Four Mile Creek Road Niagara-On-The-Lake ON	EHS
Order No: 20180220087				Nearest Intersection:	
Status: C				Municipality: St. Davids	
Report Type: Standard Report				Client Prov/State: ON	
Report Date: 27-FEB-18				Search Radius (km): .25	
Date Received: 20-FEB-18				X: -79.104989	
Previous Site Name:				Y: 43.151523	
Lot/Building Size: 0.73 hectares					
Additional Info Ordered:					
2	1 of 1	E/72.3	124.0 / -3.54	ON	WWIS
Well ID: 7048332				Flowing (Y/N):	
Construction Date:				Flow Rate:	
Use 1st:				Data Entry Status:	
Use 2nd:				Data Src:	
Final Well Status: Abandoned-Other				Date Received: 08/17/2007	
Water Type:				Selected Flag: TRUE	
Casing Material:				Abandonment Rec: Yes	
Audit No: Z72656				Contractor: 7238	
Tag:				Form Version: 3	
Constructn Method:				Owner:	
Elevation (m):				County: NIAGARA (LINCOLN)	
Elevatn Reliabilty:				Lot:	
Depth to Bedrock:				Concession:	
Well Depth:				Concession Name:	
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:		NIAGARA-ON-THE-LAKE TOWN (NIAGARA TWP)			
Site Info:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/704\7048332.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date: 08/02/2007					
Year Completed: 2007					
Depth (m):					
Latitude: 43.1516077484126					
Longitude: -79.1038056670331					
X: -79.10380551751769					
Y: 43.15160774439239					
Path: 704\7048332.pdf					
<u>Bore Hole Information</u>					
Bore Hole ID: 23048332		Elevation:			
DP2BR:		Elevrc:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Spatial Status: Code OB: Code OB Desc: Open Hole: Cluster Kind: Date Completed: 08/02/2007 Remarks: Location Method Desc: on Water Well Record Elevrc Desc: Location Source Date: Improvement Location Source: Improvement Location Method: Source Revision Comment: Supplier Comment:					
Zone: 17 East83: 654177.00 North83: 4779396.00 Org CS: UTM83 UTMRC: 3 UTMRC Desc: margin of error : 10 - 30 m Location Method: wwr					
<u>Annular Space/Abandonment Sealing Record</u> Plug ID: 44003758 Layer: 1 Plug From: 0.0 Plug To: 2.0 Plug Depth UOM: m					
<u>Pipe Information</u> Pipe ID: 29048332 Casing No: 0 Comment: Alt Name:					
<u>3</u>	1 of 1	WNW/118.7	129.2 / 1.66	Caughill Auto Wreckers Limited Niagara-on-the-Lake ON L0S 1J0	WDS
Approval No: A120818 Mob Unit Cert No: EBR Registry No: Status: Revoked and/or Replaced Facility Type: Record Type: ECA Link Source: IDS Project Type: WASTE DISPOSAL SITES Application Status: Issue Date: 2015-11-02 Input Date: Date Received: Est Closure Date: Mobile Capacity: Mobile Units: Mobile Description: Prop City: Prop Postal: Prop Phone: Serial Link: Approval Type: ECA-WASTE DISPOSAL SITES Proponent: Prop Address: Proponent County/District: Full Address: Site Lot: Waste Class Code: Waste Class:					
Total Area (ha): Landfill Cap (m³): Transfer Area (ha): Transfer Cap (m³): Transfer Cert No: Inciner. Area (ha): Inciner. Cap (t): Process Area (m³): Process Cap (m³/d): Process Vol (m³): Process Feed (m³): Site Concession: Site Region/County: SWP Area Name: Niagara Peninsula MOE District: Niagara District Office: Latitude: 43.152171 Longitude: -79.105816 Geometry X: Geometry Y:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Type: Waste Type Other: Waste Description: Landfill Monitoring: Landfill Ctrl Type: Site Closing Description: Project Description: Municipalities Served: Approval Description: Other Approvals/Permits: PDF URL: https://www.accessenvironment.ene.gov.on.ca/instruments/5215-A33NDT-14.pdf PDF Site Location:					
4	1 of 1	WSW/131.7	132.1 / 4.63	16 RED HAVEN AVENUE NIAGARA-ON-THE-LAKE ON	HINC
External File Num: FS INC 0710-06193 Fuel Occurrence Type: Vapour Release Date of Occurrence: 10/22/2007 Fuel Type Involved: Natural Gas Status Desc: Completed - No Action Required Job Type Desc: Incident/Near-Miss Occurrence (FS) Oper. Type Involved: Construction Site (pipeline strike) Service Interruptions: No Property Damage: No Fuel Life Cycle Stage: Transmission, Distribution and Transportation Root Cause: Reported Details: Fuel Category: Gaseous Fuel Occurrence Type: Incident Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) County Name: Niagara Approx. Quant. Rel: Nearby body of water: Enter Drainage Syst.: Approx. Quant. Unit: Environmental Impact:					
5	1 of 1	S/192.2	133.9 / 6.35	PIPELINE HIT - 1/2" 19 CREEKSIDE DRIVE,,NIAGARA ON THE LAKE, ON,,CA ON	PINC
Incident Id: Incident No: 1752234 Incident Reported Dt: 11/9/2015 Type: FS-Pipeline Incident Status Code: Tank Status: Not Investigated Task No: Spills Action Centre: Fuel Type: Fuel Occurrence Tp: Date of Occurrence: Occurrence Start Dt: Depth: Customer Acct Name: PIPELINE HIT - 1/2" Incident Address: 19 CREEKSIDE DRIVE,,NIAGARA ON THE LAKE,ON,,CA Operation Type: Pipeline Type: Regulator Type: Summary:					
Pipe Material: Fuel Category: Health Impact: Environment Impact: Property Damage: Service Interrupt: Enforce Policy: Public Relation: Pipeline System: PSIG: Attribute Category: Regulator Location: Method Details:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Reported By: Affiliation: Occurrence Desc: Damage Reason: Notes:					
6	1 of 1	S/192.3	133.9 / 6.35	19 Creekside Niagara-on-the-Lake ON	SPL
Ref No: 0434-A44NE6 Year: Incident Dt: 11/9/2015 Dt MOE Arvl on Scn: MOE Reported Dt: 11/9/2015 Dt Document Closed: 11/27/2015 Site No: NA MOE Response: No Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: Line strike<UNOFFICIAL> Site Address: 19 Creekside Site Region: Site Municipality: Niagara-on-the-Lake Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northings: Easting: Entity Operating Name: Client Name: Client Type: Source Type: Incident Cause: Incident Preceding Spill: Incident Reason: Operator/Human Error Incident Summary: TSSA: 1/2" pl service, made safe, Niagara on the Lake Environment Impact: Health Env Consequence: Nature of Impact: Contaminant Qty: 0 other - see incident description Contaminant Qty 1: 0 Contaminant Unit: other - see incident description Contaminant Code: 35 Contaminant Name: NATURAL GAS (METHANE) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: Unknown / N/A SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill Call Report Locatn Geodata: Time Reported: System Facility Address:					
Municipality No: Nature of Damage: Discharger Report: Material Group: Impact to Health: Agency Involved:					

Unplottable Summary

Total: **18** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	NESTOR AND ELLA CHEMERIKA	FOUR MILE CREEK RD/R.RD.85	NIAGARA-ON-THE-LAKE ON	
CA	PLEASANT MANOR CARE SERVICES	FOUR MILE CREEK RD./S.W.M.FAC.	NIAGARA-ON-THE-LAKE TOWN ON	
CA	NIAGARA-ON-THE-LAKE TOWN	FOUR MILE CREEK RD.	NIAGARA-ON-THE-LAKE TOWN ON	
CA	Queenston Golf Club Limited	Part of Lots 91 and 92 and Part Road Allowance between Lots 91 and 92	Niagara-on-the-Lake ON	
CA	St. Davids Heritage Developments Inc.	Part of Lot 92, Former Township of Niagara	Niagara-on-the-Lake ON	
CA	Queenston Golf Club Limited, The Settlement (Glockner Property) Inc. and The Set	Part of Lots 91 & 92, Part Road Allowance between Lots 91 & 92	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	
ECA	Queenston Golf Club Limited	Part of Lots 91 and 92 and Part Road Allowance between Lots 91 and 92	Niagara-on-the-Lake ON	LOS 1L0
ECA	Queenston Golf Club Limited, The Settlement (Glockner Property) Inc. and The	Settlement (Steele Property) Inc. Part of Lots 91 & 92, Part Road Allowance between Lots 91 & 92	Niagara-on-the-Lake ON	LOS 1L0
ECA	Queenston Golf Club Limited	Part of Lots 91 and 92 and Part Road Allowance between Lots 91 and 92	Niagara-on-the-Lake ON	LOS 1L0
GEN	Caughill Auto Wreckers Limited	256 East West Line RR#3	Niagara on the Lake ON	LOS 1J0
PTTW	Queenston Golf Club Limited	Part of Lots 90 and 91	Niagara-on-the-Lake ON	
PTTW	Queenston Golf Club Limited	St. David's Golf Club Part of Lots 90 and 91, Part 2, Plan Niagara North No 30R-4328 Town of Niagara-on-the-Lake, Regional Municipality of Niagara, Ontario	TOWN OF NIAGARA-ON- THE-LAKE ON	
PTTW	Queenston Golf Club Limited		ON	
PTTW	Queenston Golf Club Ltd.	Parts of Lots 24 and 43, Concession 2, Town of Niagara-on-the-Lake, Grantham Township, Regional Municipality of Niagara Niagara-On-The-	ON	

Lake

PTTW

Queenston Golf Club Ltd.

ON

SPL

WILLIAM KNOX FUELS

TOWN WORKS YARD FOUR MILE CREEK RD
NIAGARA-ON-THE-LAKE

NIAGARA-ON-THE-LAKE
TOWN ON

Unplottable Report

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: 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: 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: Queenston Golf Club Limited
Part of Lots 91 and 92 and Part Road Allowance between Lots 91 and 92 Niagara-on-the-Lake ON

Database:
CA

Certificate #: 4230-6YZQTU
Application Year: 2007

Issue Date: 3/13/2007
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: *St. Davids Heritage Developments Inc.
Part of Lot 92, Former Township of Niagara* **Niagara-on-the-Lake ON**

Database:
CA

Certificate #: 6158-7BJQS7
Application Year: 2008
Issue Date: 2/8/2008
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: *Queenston Golf Club Limited, The Settlement (Glockner Property) Inc. and The Set
Part of Lots 91 & 92, Part Road Allowance between Lots 91 & 92* **Niagara-on-the-Lake ON**

Database:
CA

Certificate #: 7117-6UFQTR
Application Year: 2007
Issue Date: 1/23/2007
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: **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: Queenston Golf Club Limited
Part of Lots 91 and 92 and Part Road Allowance between Lots 91 and 92 Niagara-on-the-Lake ON L0S 1L0

Database:
ECA

Approval No: 2855-6YZQNJ
Approval Date: 2007-03-13
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-Municipal Drinking Water Systems
Project Type: Municipal Drinking Water Systems
Business Name: Queenston Golf Club Limited
Address: Part of Lots 91 and 92 and Part Road Allowance between Lots 91 and 92
Full Address:
Full PDF Link:
PDF Site Location:

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

Site: Queenston Golf Club Limited, The Settlement (Glockner Property) Inc. and The Settlement (Steele Property) Inc. Part of Lots 91 & 92, Part Road Allowance between Lots 91 & 92 Niagara-on-the-Lake ON L0S 1L0

Database:
ECA

Approval No: 7117-6UFQTR
Approval Date: 2007-01-23
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: Queenston Golf Club Limited, The Settlement (Glockner Property) Inc. and The Settlement (Steele Property) Inc.
Address: Part of Lots 91 & 92, Part Road Allowance between Lots 91 & 92
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/7539-6NEPE2-14.pdf>
PDF Site Location:

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

Site: Queenston Golf Club Limited
Part of Lots 91 and 92 and Part Road Allowance between Lots 91 and 92 Niagara-on-the-Lake ON L0S 1L0

Database:
ECA

Approval No: 4230-6YZQTU
Approval Date: 2007-03-13
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: Queenston Golf Club Limited
Address: Part of Lots 91 and 92 and Part Road Allowance between Lots 91 and 92

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

Full Address:
Full PDF Link:
PDF Site Location:

<https://www.accessenvironment.ene.gov.on.ca/instruments/6640-6YWSV2-14.pdf>

Site: **Caughill Auto Wreckers Limited**
256 East West Line RR#3 Niagara on the Lake ON L0S 1J0

Database:
GEN

Generator Info

Generator No: ON9163205
Approval Years: As of Nov 2021
Status: Registered
PO Box No:
Country: Canada
Co Admin:
Phone No Admin:
SIC Description:

Choice of Contact:
Contaminated Fac:
MHSW Facility:
SIC Code:

Waste Detail(s)

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

Waste Detail(s)

Waste Class: 252 L
Waste Class Name: Waste crankcase oils and lubricants

2017 Generator Info

Gen No: ON9163205
ID: 35784
Contaminated Fac: N
MHSW Facility: N
NAICS Code1: 441310
NAICS Code2:
NAICS Code3:
Gen Name: Caughill Auto Wreckers Limited
Gen Div:
Gen Op Name: Caughill Auto Wrecking
Gen Op Div:
Site Adrs1: 256 East West Line
Site Bldg:
Site Pobox:
Province In: ONTARIO
Site Adrs2: RR#3
Site City: Niagara on the Lake
Province Out:
Site Postal Code: L0S 1J0
Site Country: Canada
Co Official: Walter T Dingman
Co Admin:

Choice of Contact: CO_OFFICIAL
Phone No Official: 905-934-1941 Ext.
Phone No Admin:
County Ont: NIAGARA (R. M.)
County Out:
District: 203

2017 Generator Manifest

ID: 64061
Generator No: ON9163205
Receiver Type: 035
Waste Char: L
Waste Code: 212

Sum Received Qty: 205.0
Waste Class Name: ALIPHATIC SOLVENTS
Count Manifests: 1
District: 202

2017 Generator Manifest

ID: 64062
Generator No: ON9163205
Receiver Type: 035
Waste Char: L
Waste Code: 252

Sum Received Qty: 1894.0
Waste Class Name: WASTE OILS & LUBRICANTS
Count Manifests: 2
District: 202

2018 Generator Info

Gen No: ON9163205
ID: 36475
Contaminated Fac: N
MHSW Facility: N
NAICS Code1: 441310
NAICS Code2:
NAICS Code3:
Gen Name: Caughill Auto Wreckers Limited
Gen Div:
Gen Op Name: Caughill Auto Wrecking
Gen Op Div:
Site Adrs1: 256 East West Line
Site Bldg:
Site Pobox:
Province In: ONTARIO
Site Adrs2: RR#3
Site City: Niagara on the Lake
Province Out:
Site Postal Code: L0S 1J0
Site Country: Canada
Co Official: Walter T Dingman
Co Admin:

Choice of Contact: CO_OFFICIAL
Phone No Official: 905-934-1941 Ext.
Phone No Admin:
County Ont: NIAGARA (R. M.)
County Out:
District: 203

2018 Generator Manifest

ID: 64529
Generator No: ON9163205
Receiver Type: 035
Waste Char: L
Waste Code: 212

Sum Received Qty: 541.0
Waste Class Name: ALIPHATIC SOLVENTS
Count Manifests: 2
District: 202

2018 Generator Manifest

ID: 64530
Generator No: ON9163205
Receiver Type: 035
Waste Char: L
Waste Code: 252

Sum Received Qty: 1612.0
Waste Class Name: WASTE OILS & LUBRICANTS
Count Manifests: 2
District: 202

2019 Generator Info

Gen No: ON9163205
ID: 36979
Contaminated Fac: N
MHSW Facility: N
NAICS Code1: 441310
NAICS Code2:
NAICS Code3:
Gen Name: Caughill Auto Wreckers Limited
Gen Div:
Gen Op Name: Caughill Auto Wrecking
Gen Op Div:
Site Adrs1: 256 East West Line
Site Bldg:
Site Pobox:
Province In: ONTARIO
Site Adrs2: RR#3

Choice of Contact: CO_OFFICIAL
Phone No Official: 905-934-1941 Ext.
Phone No Admin:
County Ont: NIAGARA (R. M.)
County Out:
District: 203

Site City: Niagara on the Lake
Province Out:
Site Postal Code: L0S 1J0
Site Country: Canada
Co Official: Walter T Dingman
Co Admin:

2019 Generator Manifest

ID:	64522	Sum Received Qty:	400.0
Generator No:	ON9163205	Waste Class Name:	ALIPHATIC SOLVENTS
Receiver Type:	035	Count Manifests:	1
Waste Char:	L	District:	202
Waste Code:	212		

2019 Generator Manifest

ID:	64523	Sum Received Qty:	910.0
Generator No:	ON9163205	Waste Class Name:	WASTE OILS & LUBRICANTS
Receiver Type:	035	Count Manifests:	1
Waste Char:	L	District:	202
Waste Code:	252		

2020 Generator Info

Gen No:	ON9163205	Choice of Contact:	CO_OFFICIAL
ID:	36723	Phone No Official:	905-934-1941 Ext.
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	NIAGARA (R. M.)
NAICS Code1:	441310	County Out:	
NAICS Code2:		District:	203
NAICS Code3:			
Gen Name:	Caughill Auto Wreckers Limited		
Gen Div:			
Gen Op Name:	Caughill Auto Wrecking		
Gen Op Div:			
Site Adrs1:	256 East West Line		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:	RR#3		
Site City:	Niagara on the Lake		
Province Out:			
Site Postal Code:	L0S 1J0		
Site Country:	Canada		
Co Official:	Walter T Dingman		
Co Admin:			

2021 Generator Info

Gen No:	ON9163205	Choice of Contact:	CO_OFFICIAL
ID:	37686	Phone No Official:	905-934-1941 Ext.
Contaminated Fac:	N	Phone No Admin:	
MHSW Facility:	N	County Ont:	NIAGARA (R. M.)
NAICS Code1:	441310	County Out:	
NAICS Code2:		District:	203
NAICS Code3:			
Gen Name:	Caughill Auto Wreckers Limited		
Gen Div:			
Gen Op Name:	Caughill Auto Wrecking		
Gen Op Div:			
Site Adrs1:	256 East West Line		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:	RR#3		

Site City: Niagara on the Lake
Province Out:
Site Postal Code: L0S 1J0
Site Country: Canada
Co Official: Walter T Dingman
Co Admin:

Site: **Queenston Golf Club Limited**
Part of Lots 90 and 91 Niagara-on-the-Lake ON

Database:
PTTW

EBR Registry No: 011-6386
Ministry Ref No: 2330-8TPLLM
Notice Type: Instrument Proposal
Notice Stage:
Notice Date:
Proposal Date: May 23, 2012
Year: 2012
Instrument Type: (OWRA s. 34) - Permit to take water
Off Instrument Name:
Posted By:
Company Name:
Site Address:
Location Other:
Proponent Name:
Proponent Address: 22 Paxton Lane Post Office 157 Niagara-on-the-Lake Ontario Canada L0S 1L0
Comment Period:
URL:
Summary:

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Site Location Details:

St. David's Golf Club Part of Lots 90 and 91, Part 2, Plan Niagara North No 30R-4328 Town of Niagara-on-the-Lake, Regional Municipality of Niagara, Ontario TOWN OF NIAGARA-ON-THE-LAKE

Site: **Queenston Golf Club Limited**
St. David's Golf Club Part of Lots 90 and 91, Part 2, Plan Niagara North No 30R-4328 Town of Niagara-on-the-Lake,
Regional Municipality of Niagara, Ontario TOWN OF NIAGARA-ON-THE-LAKE ON

Database:
PTTW

EBR Registry No: 011-6386
Ministry Ref No: 2330-8TPLLM
Notice Type: Instrument Decision
Notice Stage:
Notice Date: March 12, 2015
Proposal Date: May 23, 2012
Year: 2012
Instrument Type: (OWRA s. 34) - Permit to Take Water
Off Instrument Name:
Posted By:
Company Name: Queenston Golf Club Limited
Site Address:
Location Other:
Proponent Name:
Proponent Address: 22 Paxton Lane, Post Office 157, Niagara-on-the-Lake Ontario, Canada L0S 1L0
Comment Period:
URL:
Summary:

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Site Location Details:

St. David's Golf Club Part of Lots 90 and 91, Part 2, Plan Niagara North No 30R-4328 Town of Niagara-on-the-Lake, Regional Municipality of Niagara, Ontario TOWN OF NIAGARA-ON-THE-LAKE

Site: **Queenston Golf Club Limited**
ON

Database:
PTTW

EBR Registry No: 012-6763
Ministry Ref No: 6673-A6KKZ4
Notice Type: Instrument Decision
Notice Stage:
Notice Date: March 01, 2018
Proposal Date: February 10, 2016
Year: 2016
Instrument Type: (OWRA s. 34) - Permit to Take Water
Off Instrument Name:
Posted By:
Company Name: Queenston Golf Club Limited
Site Address:
Location Other:
Proponent Name:
Proponent Address: 269 Concession 2 Road, Post Office Box Delivery 157, Queenston Ontario, Canada L0S 1L0
Comment Period:
URL:
Summary:

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Site Location Details:

Site #1: Lot 42 Concession 2 Geographic Township: Grantham, Town of Niagara-on-the-Lake, Regional Municipality of Niagara Site #2: Lot 43 Concession 2 Geographic Township: Grantham, Town of Niagara-on-the-Lake, Regional Municipality of Niagara GRANTHAM REGIONAL MUNICIPALITY OF NIAGARA TOWN OF NIAGARA-ON-THE-LAKE

Site: **Queenston Golf Club Ltd.**
Parts of Lots 24 and 43, Concession 2, Town of Niagara-on-the-Lake, Grantham Township, Regional Municipality of
Niagara Niagara-On-The-Lake ON

Database:
PTTW

EBR Registry No: IA03E0220
Ministry Ref No: 23024675
Notice Type: Instrument Decision
Notice Stage:
Notice Date: November 08, 2005
Proposal Date: February 18, 2003
Year: 2003
Instrument Type: (OWRA s. 34) - Permit to Take Water
Off Instrument Name:
Posted By:
Company Name: Queenston Golf Club Ltd.
Site Address:
Location Other:
Proponent Name:
Proponent Address: 22 Paxton Lane, Post Office 157, Queenston Ontario, Canada L0S 1L0
Comment Period:
URL:
Summary:

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Site Location Details:

Parts of Lots 24 and 43, Concession 2, Town of Niagara-on-the-Lake, Grantham Township, Regional Municipality of Niagara Niagara-On-The-Lake

Site: **Queenston Golf Club Ltd.**
ON

Database:
PTTW

EBR Registry No: 010-1795
Ministry Ref No: 2284-77GP7M
Notice Type: Instrument Decision
Notice Stage:
Notice Date: January 18, 2008
Proposal Date: October 03, 2007
Year: 2007
Instrument Type: (OWRA s. 34) - Permit to Take Water
Off Instrument Name:

Decision Posted:
Exception Posted:
Section:
Act 1:
Act 2:
Site Location Map:

Posted By:
Company Name: Queenston Golf Club Ltd.
Site Address:
Location Other:
Proponent Name:
Proponent Address: 22 Paxton Lane, Post Office 157, Queenston Ontario, Canada L0S 1L0
Comment Period:
URL:
Summary:

Site Location Details:

Queenston Golf Club Limited Part of Lots 90 & 91 Part 2, Reference Plan Niagara North No. 30R-4328, St. Davids, Original Geographic Township of Niagara, Niagara-on-the-Lake, Town, Regional Municipality of Niagara TOWN OF NIAGARA-ON-THE-LAKE

Site:	WILLIAM KNOX FUELS		Database:
	TOWN WORKS YARD FOUR MILE CREEK RD NIAGARA-ON-THE-LAKE NIAGARA-ON-THE-LAKE TOWN ON		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:			
Entity Operating Name:			
Client Name:			
Client Type:			
Source Type:			
Incident Cause:	UNDERGROUND TANK LEAK		
Incident Preceding Spill:			
Incident Reason:	NEGLIGENCE (APPARENT)		
Incident Summary:	BACKENTRY - WORKS DEPT 50 LTRS DIESEL FUEL OVERFLOW FROM TANK		
Environment Impact:	NOT ANTICIPATED		
Health Env Consequence:			
Nature of Impact:			
Contaminant Qty:			
Contaminant Qty 1:			
Contaminant Unit:			
Contaminant Code:			
Contaminant Name:			
Contaminant Limit 1:			
Contam Limit Freq 1:			
Contaminant UN No 1:			
Receiving Medium:	LAND / WATER		
Activity Preceding Spill:			
Property 2nd Watershed:			
Property Tertiary Watershed:			
Sector Type:			
SAC Action Class:			
Call Report Locatn Geodata:			
Time Reported:			

System Facility Address:

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial

[AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

[AGR](#)

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 2024

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, 2025

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 2023

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, 2025

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 -Apr 2025

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-Apr 2025

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 - Jun 30, 2025

Drill Hole Database:

Provincial

[DRL](#)

The Ontario Drill Hole Database (ODHD) is offered by the Province of Ontario's Ministry of Mines. The dataset contains information for over 164,000 percussion, overburden, sonic and diamond-drill holes. The presence of assay results with cutoff values for gold, silver, copper, zinc, lead, nickel and platinum group elements is noted. Drill hole data are compiled from assessment files that have been submitted to the ministry in accordance with the Ontario Mining Act (OMA). Source assessment file numbers are captured for cross reference with the Ontario Assessment File Database (OAFD). 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. 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 2024

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 - May 31, 2025

Environmental Registry:

Provincial

[EBR](#)

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

Government Publication Date: 1994 - Jun 30, 2025

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 - May 31, 2025

Environmental Effects Monitoring:

Federal

[EEM](#)

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

[EHS](#)

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

Government Publication Date: 1999-Aug 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, Conservation and Parks (MECP). 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, 2024

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-Jan 2025

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. As of January 1, 2023, businesses and institutions subject to the amended Reg. 347: General – Waste Management are required to report their activities and pay fees through Resource Productivity & Recovery Authority (RPRA) online Hazardous Waste Program Registry (HWPR) rather than the Hazardous Waste Information Network (HWIN) system previously operated by the Ministry of the Environment, Conservation and Parks (MECP). Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Dec 31, 2024

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-Apr 2024

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 2025

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 Conservation and Parks (MECP) 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. MECP publicly releases the Environmental Compliance Report (ECR) on the Ontario Data Catalogue. In Ontario, all facilities with regulated wastewater discharges or air emissions under the Ontario Water Resources Act and the Environmental Protection Act must monitor and report any cases where approved operating limits have been exceeded.

Government Publication Date: Dec 31, 2023

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-May 31, 2025

National Energy Board Wells:

Federal

NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

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

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

Federal

[NPCB](#)

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

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

Federal

[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: Feb 2024**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-Feb 28, 2025**Ontario Oil and Gas Wells:**

Provincial

[OOGW](#)

In 1998, the Ministry of Natural Resources (MNR) handed over to the Ontario Oil, Gas and Salt Resources (OGSR) 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 includes well owner/operator, location, permit issue date, and well cap date, license number, 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 provided for each well record.

Government Publication Date: 1800-Aug 2024**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 - Jun 30, 2025

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 - May 31, 2025

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-Jun 2024; Aug 2024; Oct-Nov 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: Feb 2024

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: Feb 2024

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 - Jun 30, 2025

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-May 2025

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, 2025

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-Jun 2024; Aug; Oct-Apr 2025

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 2024

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 ERI'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 - May 31, 2025

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 ERI'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.

APPENDIX C

AERIAL PHOTOGRAPHS

AERIAL PHOTOGRAPHS



Photo #83

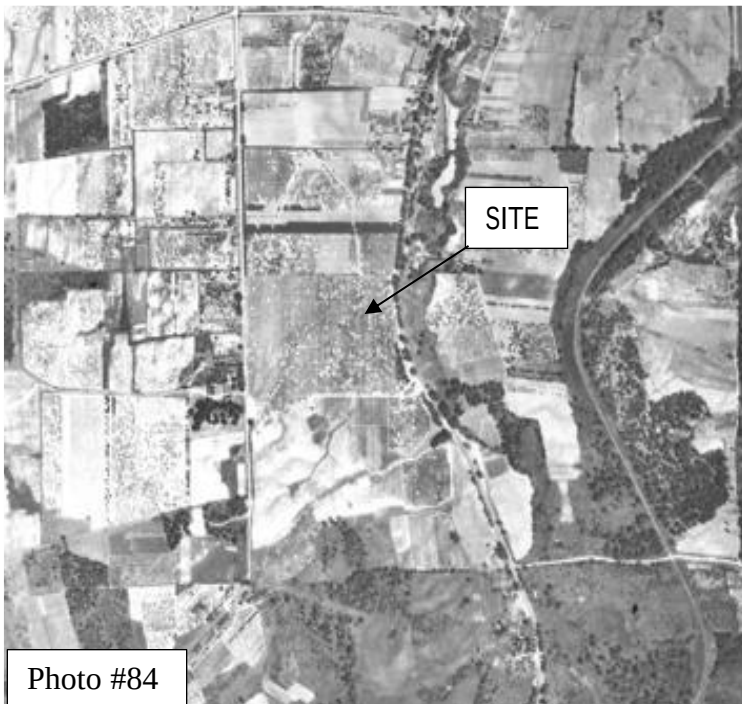
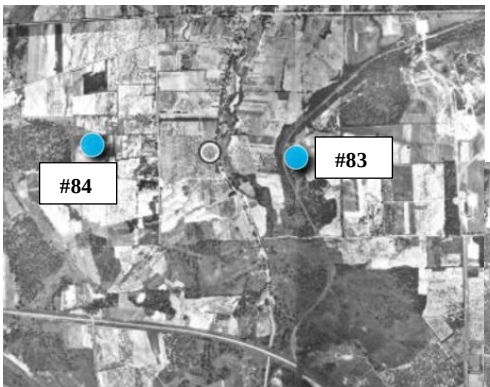
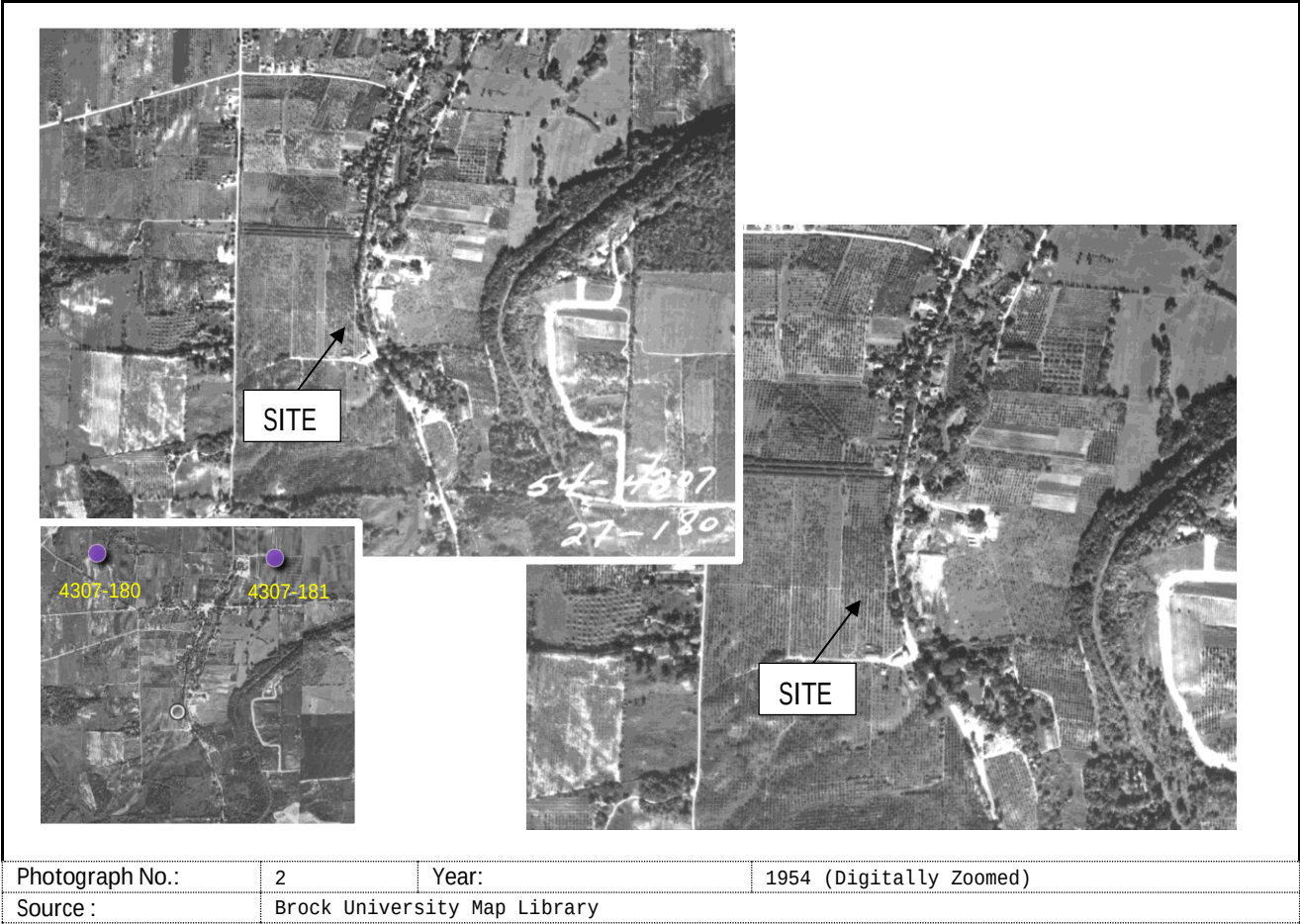


Photo #84

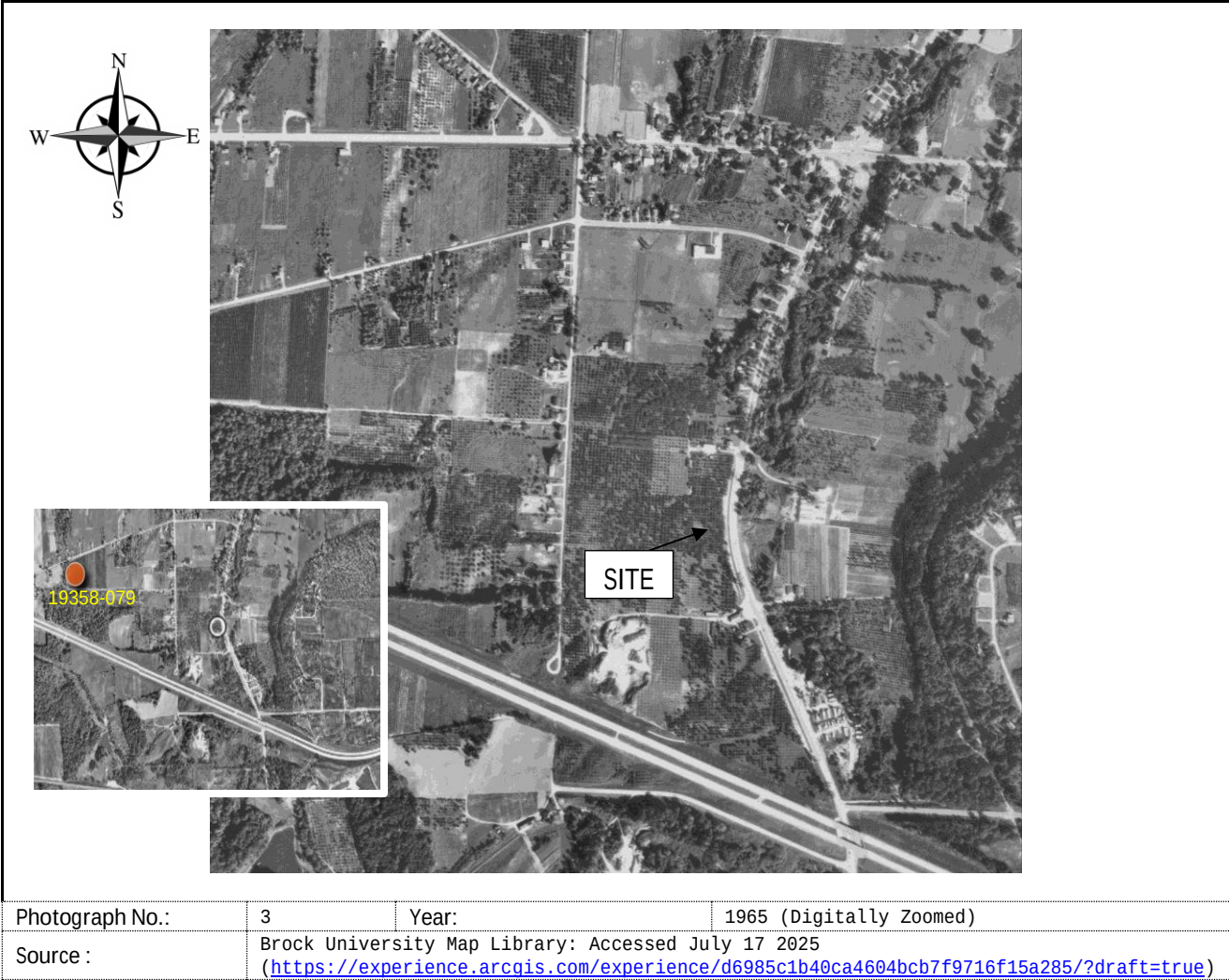


Photograph No.:	1	Year:	1934 (Digitally Zoomed)
Source:	Brock University Map Library		

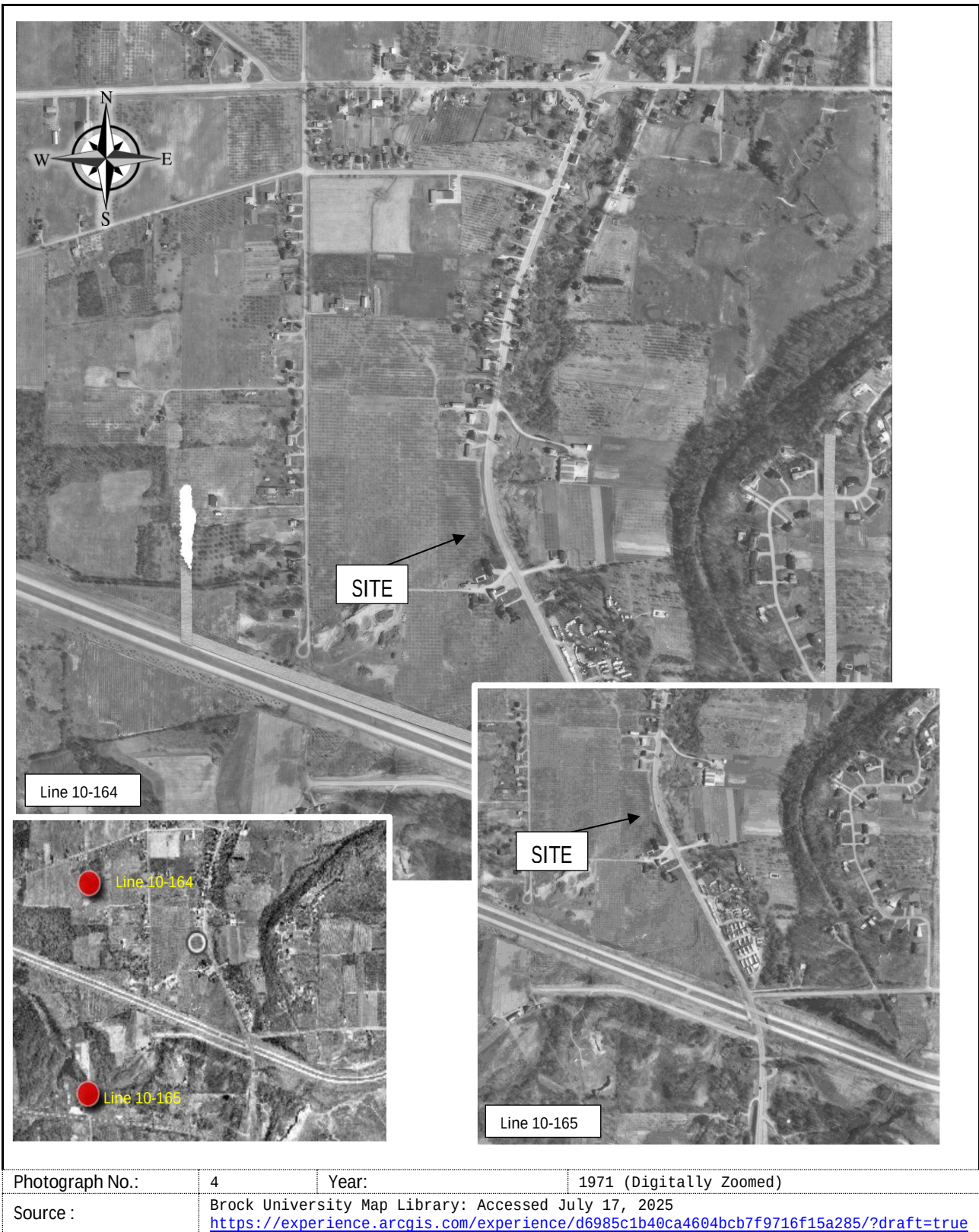
AERIAL PHOTOGRAPHS



AERIAL PHOTOGRAPHS



AERIAL PHOTOGRAPHS

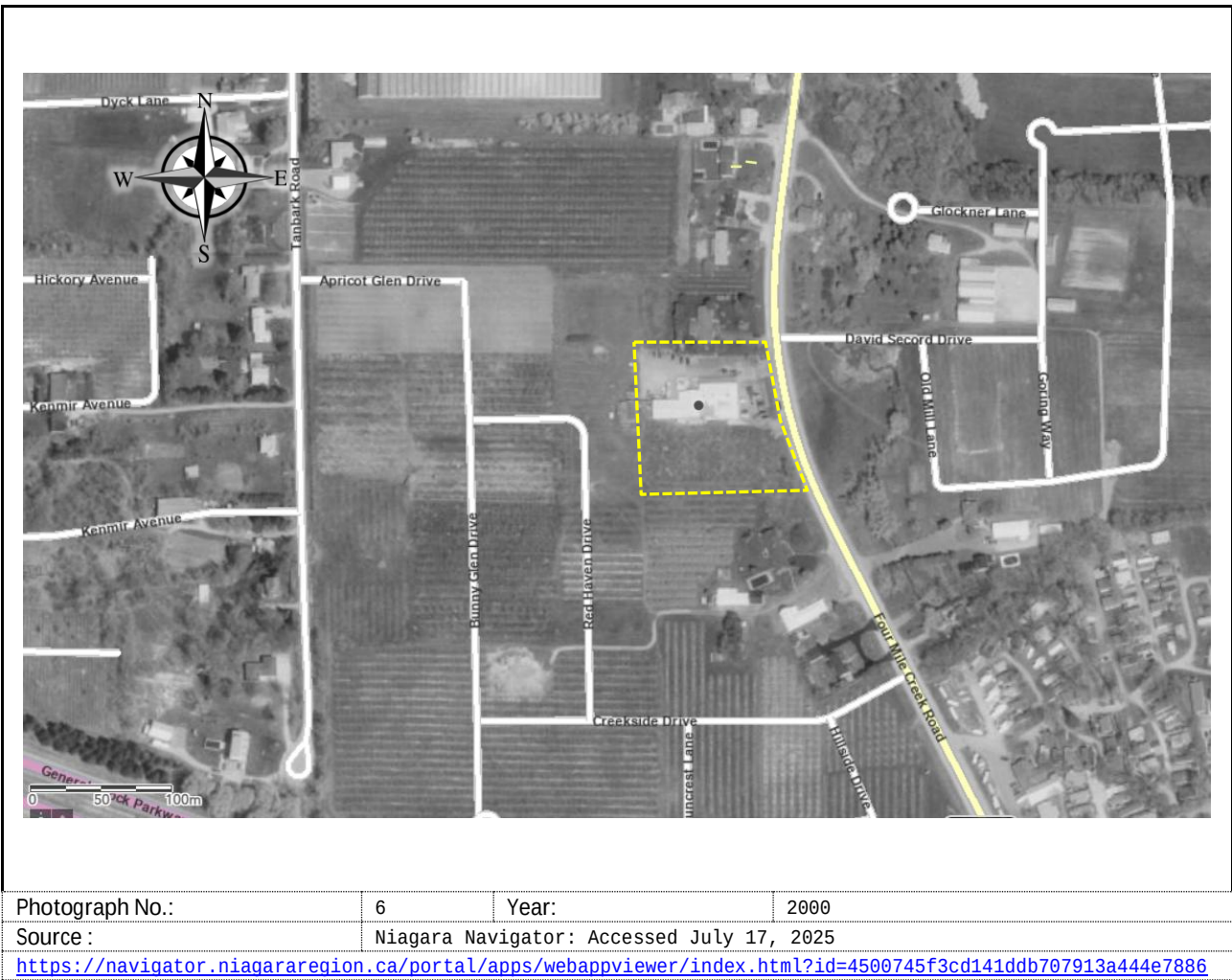


AERIAL PHOTOGRAPHS

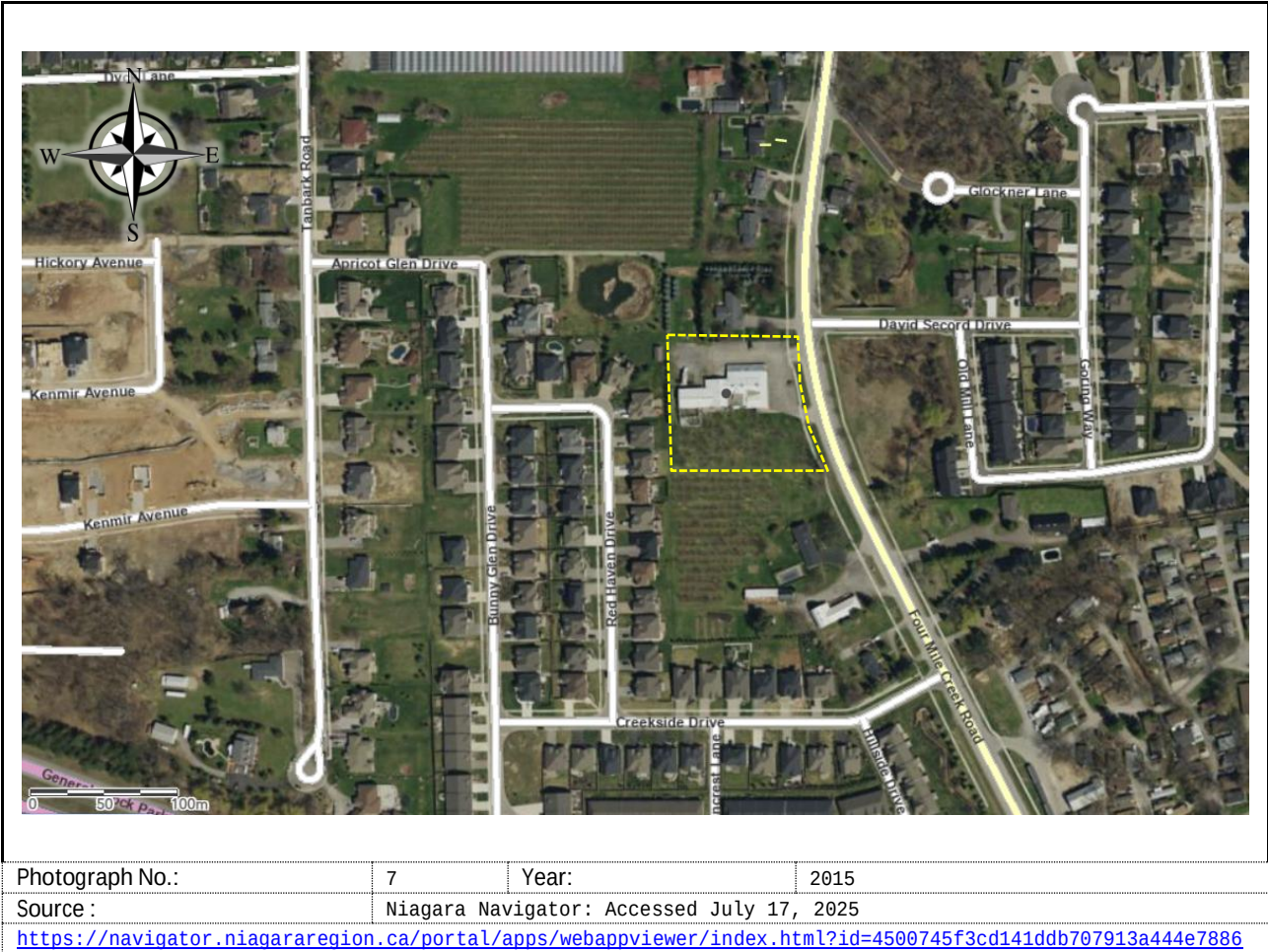


Photograph No.:	5	Year:	1989
Source:	Brock University Map Library: Accessed July 17, 2025 https://experience.arcgis.com/experience/d6985c1b40ca4604bcb7f9716f15a285/?draft=true		

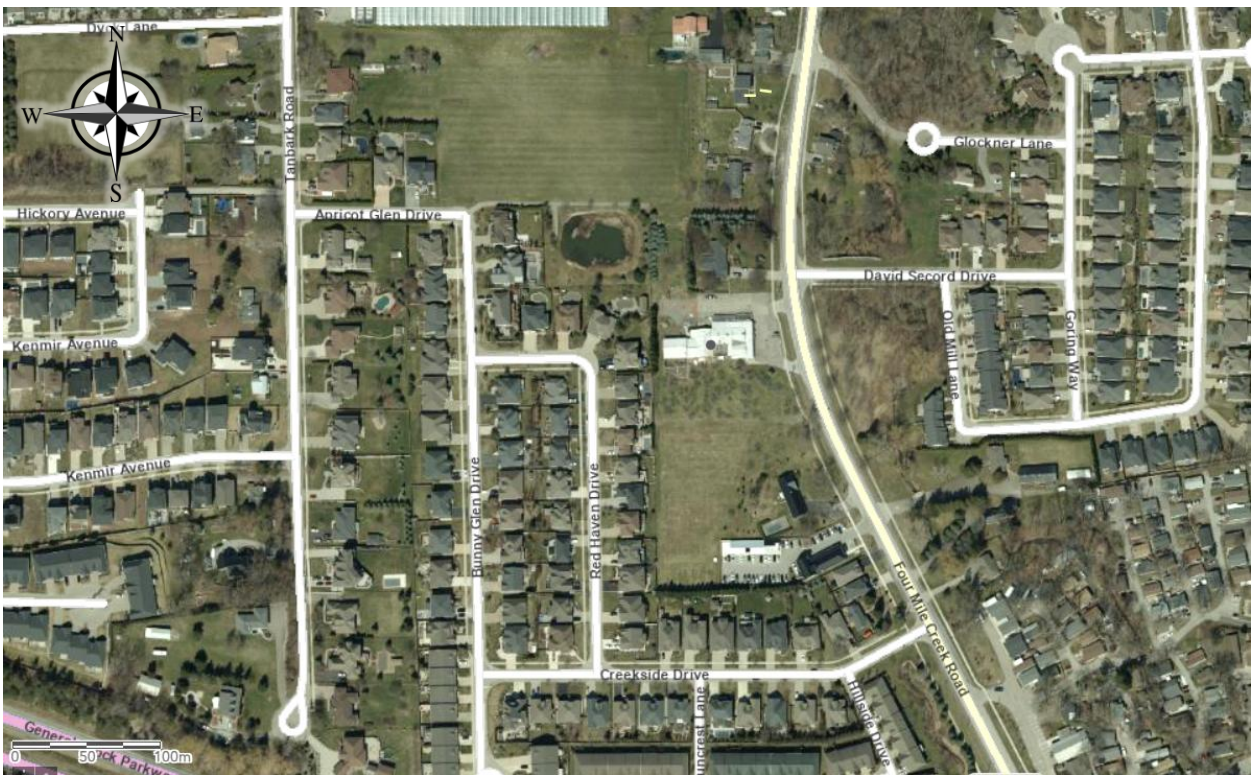
AERIAL PHOTOGRAPHS



AERIAL PHOTOGRAPHS



AERIAL PHOTOGRAPHS



Photograph No.:	8	Year:	2023
Source :	Niagara Navigator: Accessed July 17, 2025		
https://navigator.niagararegion.ca/portal/apps/webappviewer/index.html?id=4500745f3cd141ddb707913a444e7886			

APPENDIX D

WELL RECORDS

WATER WELL RECORDS



Map Source: Ministry of Environment and Energy ©2022

Well ID	Well Depth (m)	Date of Completion (MM/DD/YYYY)
7146572 (DeCom)	N/A	06/04/2010
3801054 (Domestic-commercial)	40.2	11/14/1959
3802246 (Domestic)	28.3	02/28/1973
3801055 (Domestic)	26.5	10/08/1954

CSS.S8



WATER WELL RECORD

1. PRINT ONLY IN SPACES PROVIDED

2. CHECK ☒ CORRECT BOX WHERE APPLICABLE

3802246

MUNICIP.

38603

CON.

COUNTY OR DISTRICT

TOWNSHIP, CROUCH, CITY, TOWN, VILLAGE
NIAGARA-ON-THE-LAKE

CON., BLOCK, TRACT, SURVEY, ETC.

LOT 25-27

DATE COMPLETED 28 Feb 73

78940

RC

ELEVATION

9450

RC

BASIN CODE

24

LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
Br.	Sand			0	12
Grey	Clay Sandy			12	35
Grey	Clay - Gravel			35	55
Red	Sand & Gravel			55	59
Grey	Limestone			59	70
Red	Shale			70	93

31 0012628 003520528 005320511 005972811 0070215 0093717

WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER			
10-13	1 ☒ FRESH	3 ☐ SULPHUR	4 ☐ MINERAL	14
15-18	1 ☒ FRESH	3 ☐ SULPHUR	4 ☐ MINERAL	19
20-23	1 ☐ FRESH	3 ☐ SULPHUR	4 ☐ MINERAL	24
25-28	1 ☐ FRESH	3 ☐ SULPHUR	4 ☐ MINERAL	29
30-33	1 ☐ FRESH	3 ☐ SULPHUR	4 ☐ MINERAL	34-80

CASING & OPEN HOLE RECORD

INSIDE DIAM. INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
10-14	1 ☒ STEEL	1/88	0	60
17-18	1 ☐ STEEL		60	89.3

SIZE(S) OF OPENING (SLOT NO.)	DIAMETER	LENGTH
	INCHES	FEET
MATERIAL AND TYPE		DEPTH TO TOP OF SCREEN
		FEET

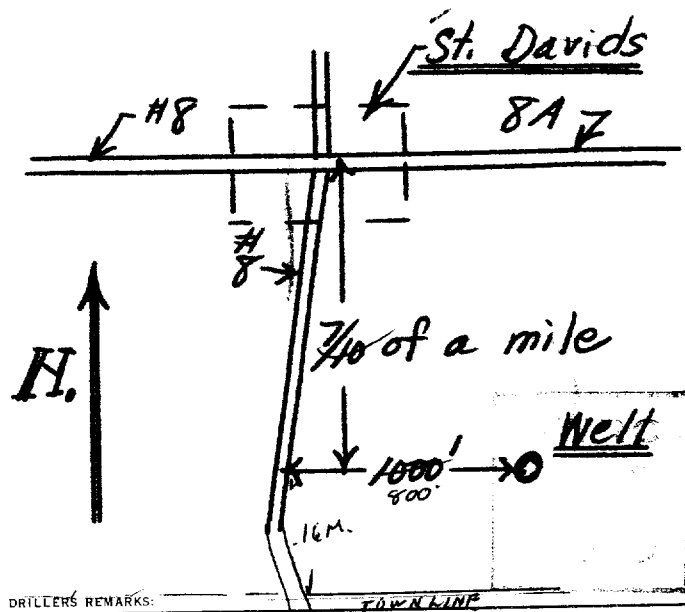
PLUGGING & SEALING RECORD

DEPTH SET AT - FEET	MATERIAL AND TYPE	
FROM TO	(CEMENT GROUT, LEAD PACKER, ETC.)	
10-13	14-17	
18-21	22-25	
26-29	30-33	80

PUMPING TEST METHOD	PUMPING RATE	DURATION OF PUMPING	PUMPING	RECOVERY
1 ☐ PUMP 2 ☒ BAILEY	1007	02 15-16 HOURS	1 ☒ PUMPING	2 ☐ RECOVERY
STATIC LEVEL	WATER LEVEL	WATER LEVELS DURING	1 ☒ CLEAR	2 ☐ CLOUDY
19-21 010	22-24 079	3 MINUTES 079	43-45 080	46-49 5.6
25-28 079	30 MINUTES 079	35 MINUTES 079	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE
30-33 079	40 MINUTES 079	45 MINUTES 079	080	5.6
IF FLOWING GIVE RATE	PUMP INTAKE SET AT	WATER AT END OF TEST	GPM / FT. SPECIFIC CAPACITY	
58-61			0006.1	

LOCATION OF WELL

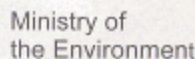
IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW.



FINAL STATUS OF WELL	WATER USE	METHOD OF DRILLING	1 ☒ WATER SUPPLY	5 ☐ ABANDONED, INSUFFICIENT SUPPLY
2 ☐ OBSERVATION WELL	3 ☐ STOCK	1 ☒ CABLE TOOL	6 ☐ ABANDONED, POOR QUALITY	7 ☐ UNFINISHED
3 ☐ TEST HOLE	4 ☐ IRRIGATION	2 ☐ ROTARY (CONVENTIONAL)	8 ☐ PUBLIC SUPPLY	
4 ☐ RECHARGE WELL	5 ☐ INDUSTRIAL	3 ☐ ROTARY (REVERSE)	9 ☐ COOLING OR AIR CONDITIONING	
	6 ☐ OTHER TRAILER PUMP	4 ☐ ROTARY (AIR)	10 ☐ NOT USED	
		5 ☐ AIR PERCUSSION		

CONTRACTOR	NAME OF WELL CONTRACTOR	LICENCE NUMBER	DATE RECEIVED	63-68
	G.J. Wallis	5417	90473	
	ADDRESS R.R.#2 Stoney Creek			
	NAME OF DRILLER OR BORER Same	LICENCE NUMBER		
	SIGNATURE OF CONTRACTOR George J. Wallis	SUBMISSION DATE		
		4 MO. 4 YR. 73		

OFFICE USE ONLY	DATA SOURCE	CONTRACTOR	DATE RECEIVED	63-68
	9.5.73	5417	90473	
	REMARKS			



Measurements recorded in: ☐ Metric ☐ Imperial

Well Tan No. (Place Sticker and/or Print Below)

A 064728

Well Record

Regulation 903 Ontario Water Resources Act

Page of

Address of Well Location (Street Number/Name)

Address or Well Location (Street Number/Name)
11 ~~1111~~ Goring Way

County/District/Municipality
NIAGARA Region

Township

Formerly Niagara Township

City/Town/Village
TOWN of NIAGARA-on-the-LAKE

Lot	
-----	--

9/

Concession

N/A

Province
Ontario

Postal Code

LOSIPD

UTM Coordinates	Zone	Easting	Northings
-----------------	------	---------	-----------

NAD 83 17 T065 4255 4'

Northing

43

Municipal Plan and Sublot Number

04 30m375 hot6

Other

UTM 4779608

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

[illegible]

Annular Space		
Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
From To		
150 7	Quickgrout	
7 6	3/8 granular cap	

Method of Construction		Well Use		
☐ Cable Tool	☐ Diamond	☐ Public	☐ Commercial	☐ Not used
☐ Rotary (Conventional)	☐ Jetting	☐ Domestic	☐ Municipal	☐ Dewatering
☐ Rotary (Reverse)	☐ Driving	☐ Livestock	☐ Test Hole	☐ Monitoring
☐ Boring	☐ Digging	☐ Irrigation	☐ Cooling & Air Conditioning	
☐ Air percussion		☐ Industrial		
☐ Other, specify _____		☐ Other, specify _____		

Construction Record - Casing				Status of Well	
Inside Diameter (cm/in)	Open Hole Or Material (Galvanized, Fiberglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft)		
			From	To	
					☐ Water Supply
					☐ Replacement Well
					☐ Test Hole
					☐ Recharge Well
					☐ Dewatering Well
					☐ Observation and/or Monitoring Hole
					☐ Alteration (Construction)
					☐ Abandoned, Intermittent, Standby

[illegible]

Water Details		Hole Diameter	
Water found at Depth (m/ft) ☐ Gas	Kind of Water: ☐ Fresh ☐ Untested ☐ Other, specify _____	Depth (m/ft) From	Diameter (cm/in) To
Water found at Depth (m/ft) ☐ Gas	Kind of Water: ☐ Fresh ☐ Untested ☐ Other, specify _____		
Water found at Depth (m/ft) ☐ Gas	Kind of Water: ☐ Fresh ☐ Untested ☐ Other, specify _____		

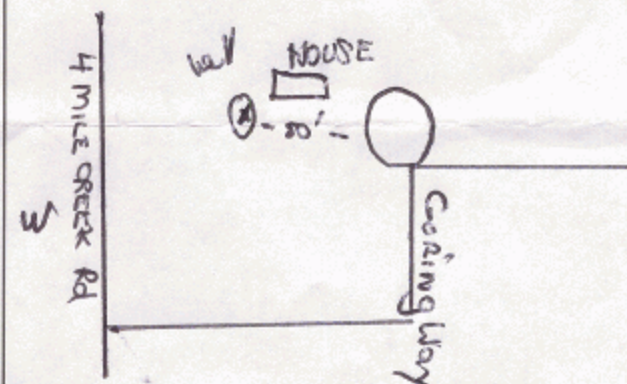
Well Contractor and Well Technician Information			
Business Name of Well Contractor		Well Contractor's Licence No.	
FIELD WELL DRILLING		2123	
Business Address (Street Number/Name)		Municipality	
4703 Spring Creek		Vernand	
Province	Postal Code	Business E-mail Address	
ONT	L0R2A0		
Bus. Telephone No. (inc. area code)		Name of Well Technician (Last Name, First Name)	
905 663 7355		FIELD MARSHALL	
Well Technician's Licence No.	Signature of Technician and/or Contractor		Date Submitted
T0365			2010 M 6 10

Results of Well Yield Testing

Results of Well Field Testing		Draw Down		Recovery	
After test of well yield, water was: ☐ Clear and sand free ☐ Other, specify _____		Time (min)	Water Level (m/ft)	Time (min)	Water Level (m/ft)
If pumping discontinued, give reason:		Static Level	30		
		1		1	
Pump intake set at (m/ft)		2		2	
Pumping rate (l/min / GPM)		3		3	
		4		4	
Duration of pumping ____ hrs + ____ min		5		5	
Final water level end of pumping (m/ft)		10		10	
If flowing give rate (l/min / GPM)		15		15	
		20		20	
Recommended pump depth (m/ft)		25		25	
Recommended pump rate (l/min / GPM)		30		30	
		40		40	
Well production (l/min / GPM)		50		50	
Disinfected?		60		60	
☒ Yes ☐ No					

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well owner's information package delivered	Date Package Delivered	Ministry Use Only
	Y Y Y Y M M D D Date Work Completed JUN 14 2010	

APPENDIX E

INTERVIEW AND OTHER

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Project Information			
Site Address	116 FOUR MILE CREEK ROAD NIAGARA-ON-THE-LAKE, ONTARIO L8S 1J1	NSSL Project No.	
		Date	7/18/25
Client Information			
Interviewee Name	MICHAEL CANDERI, JR.		
Position	PRESIDENT	Years Familiar with the Site 20 YEARS	
Current owner(s) of the site, time period	Unknown	NA	
	PINWOOD HOMES (NIAGARA), LTD.		
Historic Information			
Previous owner(s) of the site, time period	Unknown	NA	
Current tenant(s) of the site, time period	Unknown	NA	
	MOBILE FOOD TRUCK 12-18 MONTHS		
Previous tenant(s) of the site, time period	Unknown	NA	
	FRUITS + VEGETABLES MARKET		
Was the property ever used as a dry cleaner, garage, gasoline or liquid dispensing facility, or other industrial use?	Yes	<u>No</u>	Unknown
	If yes, please elaborate		
Have any reports and/or studies (environmental or other) been completed on the property? If yes, are they available for review?	Yes	<u>No</u>	Unknown

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Site Information					
What type of potable water supply is available at the Site?	Municipal	Private			None
		Cistern	Drilled Well	Other	
What type of wastewater (sewage) system is available at the Site?	Municipal	Private			None
		Septic Bed	Other		
Are there any electrical transformers located at the Site?	Yes	No			Unknown
Has there ever been any fires at the Site? If yes, please provide details.	Yes	No			Unknown
Has any soil (fill, gravel, topsoil, etc.) been brought to and deposited on the Site for construction, grading or backfill purposes or for the creation of berms?					
Are there any existing monitoring wells on the Site?	Yes	No			Unknown
Building Information					
Are there existing or former buildings at the Site? If yes, please provide details.	Yes	No			Unknown
Have any additions been constructed on the existing building(s)?	Yes	No			Unknown
What are the current heating systems associated with the building(s)?	GAS FURNACE				
What were the former heating systems (fuel oil, wood, coal, electric etc.)?	N/A				
Are there any sumps in the building(s)?	Yes	No			Unknown
Are there any areas of water damage in the building(s)? If yes, where?	Yes	No			Unknown

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Building Information cont'd			
Is there evidence of mould growth? If so, where?	Yes	<u>No</u>	Unknown
Are there any concerns related to indoor air quality in the building(s)?	Yes	<u>No</u>	Unknown
Is there any asbestos, lead, Urea Foam Formaldehyde Insulation (UFFI) or PCB containing materials in the building(s)? If so, where and what type of building material.	Yes	<u>No</u>	Unknown
Have any of these materials been previously removed from the building(s)?	Yes	<u>No</u>	Unknown
Site Operations			
Are there any site plans or drawings, available for review, showing areas of production, manufacturing, chemical or waste storage in the building(s) or Site?	Yes	<u>No</u>	Unknown
Fuel Storage & Handling, Liquid & Solids Wastes, Chemicals & Spills			
Are there any above ground or underground storage tanks (AST/UST) on Site? If yes, where?	<u>Yes</u>	No	Unknown
	SEPTIC TANK AT NORTH-WEST SIDE		
Were any AST/USTs historically removed from the Site?	Yes	<u>No</u>	Unknown
Are there any current or former fuel pumps or fuelling systems on Site?	Yes	<u>No</u>	Unknown
Are there any waste oils generated and/or stored on Site?	Yes	<u>No</u>	Unknown
Are there any oil-water separators and/or floor drains on Site?	Yes	<u>No</u>	Unknown
Is there any hydraulic lift equipment ie. inground hoists or elevators?	Yes	<u>No</u>	Unknown
Are any chemicals or solvents stored or used on Site?	Yes	<u>No</u>	Unknown
Are Material Safety Data Sheets (MSDS) or Safety Data Sheets (SDS) for the chemicals available for review?	Yes	<u>No</u>	Unknown

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Environmental Compliance			
Is there any known or suspected soil and/or groundwater contamination at the Site? If yes, please explain.	Yes	<u>No</u>	Unknown
Are you aware of any site-specific permits, waste generation numbers, Environmental Compliance Approvals or Certificates of Approval associated with the Site? If yes, please list.	Yes	<u>No</u>	Unknown
Are there any records of spills or records of discharge of contaminants associated with the Site?	Yes	<u>No</u>	Unknown
Adjacent Site Information			
Are you aware of any current or historic environmental concerns associated with an adjacent property? If yes, please explain.	Yes	<u>No</u>	Unknown
Additional Information			
Is there another person we should contact for additional information pertaining to the Site?	N/A		
Do you have any additional comments?	N/A		

The above information is a true representation of my knowledge of the Site and operations. I understand that this information will be reviewed by NSSL and compiled in the Environmental Site Assessment report.

Signature of Interviewee: _____





RE: 116 Four Mile Creek Road, Niagara on the Lake, Ontario

From: Public Information Services <publicinformationsservices@tssa.org>
Date: Wed 2025-07-16 2:46 PM
To: Sue Narsted <snarsted@nssl.ca>

NO RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are no records in our current database of any fuel storage tanks at the subject address(es).

Accessing the applications

1. Click [Request a Public Record](#) - TSSA and click "need a copy of a document"
2. Select the appropriate application, download it, complete it in full and save it (Note: you will have to upload the application)
3. Proceed to page 3 of the application and click the "TSSA Service Prepayment Portal" link under payment options (the link will take you the secure site where you can pay for the request via credit card)

Accessing the Service Prepayment Portal

1. Select new or existing customer ("if you are an existing customer, you will need your account number & postal code to access your account")
2. Under "Program Area" select **Public Information** and click continue
3. Enter application form number (found on the bottom left corner of the application form) and click continue
4. Complete the primary contact information section
5. Complete the fee section
6. Upload your completed application
7. Upload supporting documents (if required) and click continue

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 publicinformationsservices@tssa.org.

Kind regards,

From: Sue Narsted <snarsted@nssl.ca>
Sent: Wednesday, July 16, 2025 2:33 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Re: 116 Four Mile Creek Road, Niagara on the Lake, Ontario

[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 afternoon,

Could you please review your records to determine the registration activities on or near the address noted below for:

1. Bulk fuel underground tanks
2. Records of spills or accidents

At the following address:

116 Four Mile Creek Road, Niagara on the Lake, Ontario

Thank you in advance for your assistance.



Sue Narsted, BA, EMA
Project Manager

Mobile: 905-380-0067
Email: snarsted@nssl.ca

3300 Merrittville Highway, Unit 4
Thorold, ON, L2V 4Y6

www.nssl.ca

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.

APPENDIX F

SITE RECONNAISSANCE AND PHOTOGRAPHIC LOG

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Project Information			
Site Address	116 Four Mile Creek Road, Niagara on the Lake, Ontario	NSSL Project No.	NS2590-01
		Date	July 28 & Aug 25, 2025
Client Information			
Site Meet	Michael Colaneri Jr. and David Morse, Pinewood Niagara Builders Damen Nyland, Sue Narsted, Philip Adene, NSSL		
Surrounding Land Use Features			
North	Residential		
South	Vacant land with a house		
East	Four Mile Creek Road Residential		
West	Residential (Newer)		
Study Site Features			
Potable Water Source	Municipal		
Waste Water Source	Septic Bed		
Groundwater Monitoring Wells	None observed		
Fill Material	None observed		
Surface Water Runoff (swales, catch basins)	Two catch basins within the parking lot parallel to the roadway. One also along the northern boundary.		
Watercourses, ditches, standing water	Ditch along Four Mile Creek Road – dry, no standing water - vegetation		
Electrical Transformers on site? Company name, transformer #	None observed		
Ground Cover	Parking Area: Seasoned Asphalt and a gravel section on the NW corner. Remnants of a cherry orchard in the southern section of the Site.		

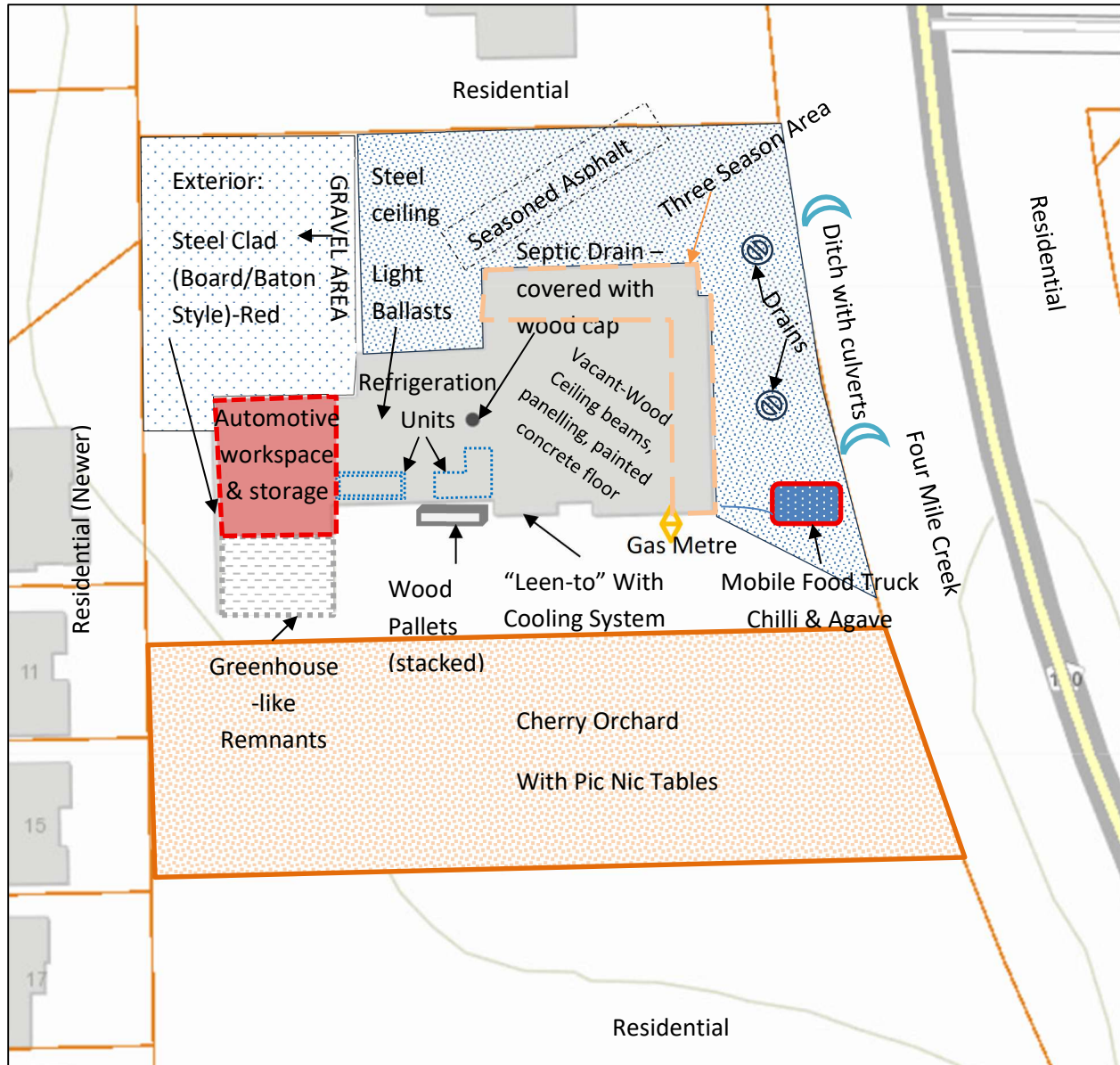
ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Exterior Building Observations	
Exterior wall material	Steel Clad (Board & Baton Style – Red)
Roofing material	Unknown – suspected to be steel.
Foundation type	Concrete slab– no basement
Number of storeys	Single
Number of exits/entrances	Multiple for pedestrian and delivery access.
Basement (full/partial/none)	No basement
Lighting	Fluorescent Light Ballasts
Other	Remnants of a historical greenhouse-like structure along the southwest section of the building. Remnants of the footings for the “Quonset Hut” style addition on the northeastern section of the building. Concrete footings remained where the “Quonset” style addition had been along the northeastern side of the building. This area was where the local seasonal gardening/flowers were displayed.
Above Ground or Underground Storage Tanks	
Location of AST/UST	None observed
Contents of AST/UST	N/A
Material (fiberglass, steel)	N/A
Year installed/removed	N/A
Secondary containment?	N/A
Fill frequency	N/A
Visible Staining, stressed vegetation	N/A
Associated Pumps/Lines	N/A
Other	N/A
Interior Building Observations	
Interior wall materials	Wood paneling in the front section of the building
Floor materials	Poured Concrete. Some areas were painted (front section)
Ceiling materials	Middle Section – steel Front section – wood beams
Lighting	Fluorescent light ballasts
Oil water separators, floor drains, sumps	Floor drain encountered in the middle section – appeared to be connected to the septic system.

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

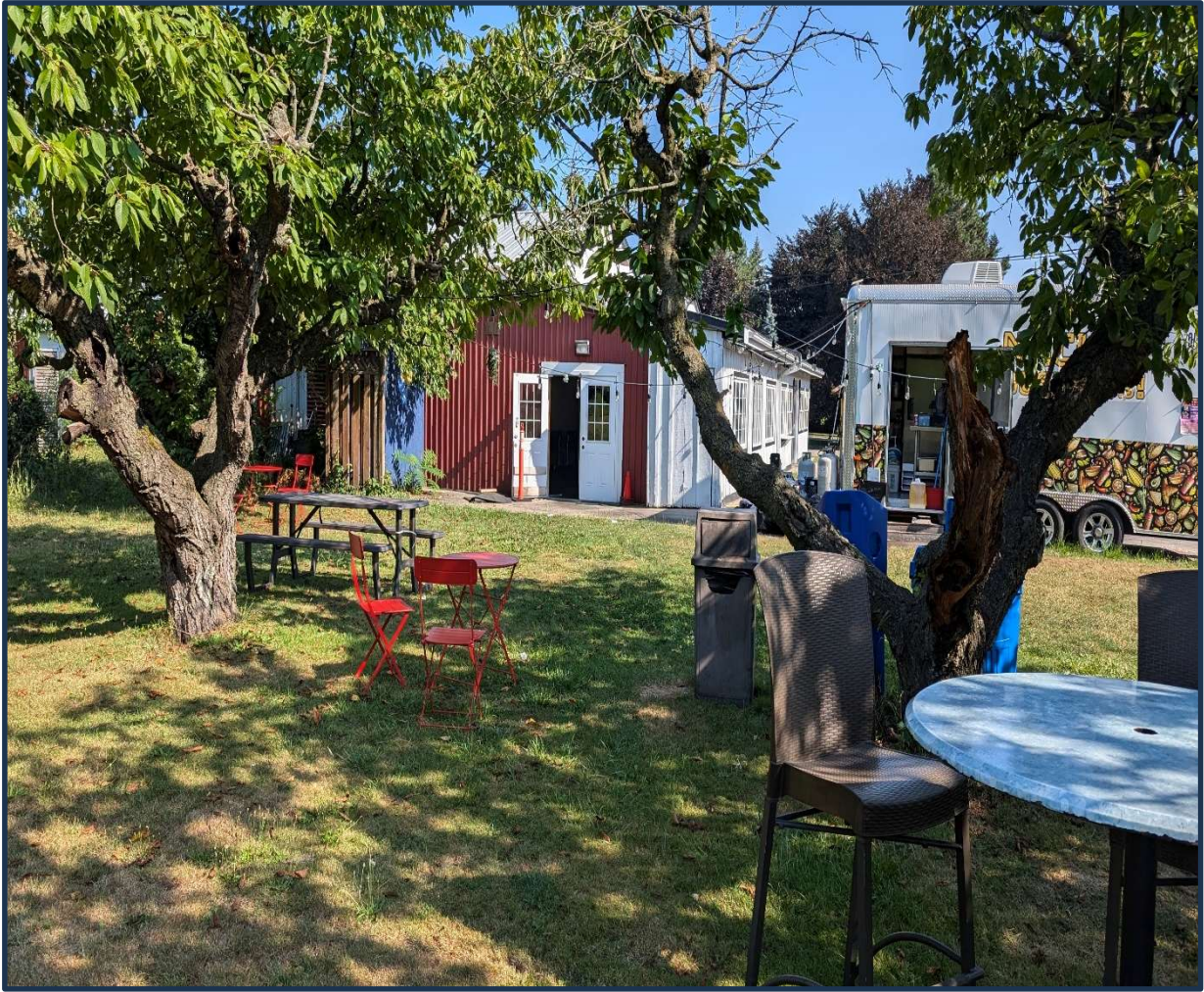
Interior Building Observations	
Hydraulic equipment (inground hoists/elevators)	None observed. An electric tow motor type vehicle was parked in the middle section of the building.
Pits and Lagoons	None observed
Stained materials	A small oil/grease stain was observed at the entrance to the back section (leased area) on the concrete pad in front of the eastern bay door entrance. Noted to have washed away following the subsequent site visit.
Chemicals or other generated and/or stored	Limited within the personal automotive workspace; oils, lubricants, and other chemicals utilized for maintenance.
Heating System	Natural gas
UFFI (urea formaldehyde foam insulation)	None observed
PCB's	Potential for the light ballasts to contain PCBs (AMEC ESA – client had confirmed their replacement/repair – prior to 2001)
Lead	None observed. Painted surfaces within the building have the potential to have lead containing paint.
Asbestos Containing Materials (ACM)	None observed.
Mercury	None observed
Water damage	None observed
Mould	None observed
Noise	None observed
Indoor Air Quality	Building was vacant. None observed
Other	The western portion of the building on-site contains a leased automotive workspace and storage. NSSL was informed that all work in this area is completed on personal and recreational vehicles, and that limited amounts of oils, lubricants, and chemicals etc. utilized for maintenance are stored. The northwest corner of the building had small remnants of the location of a “junk” pile. The Site representative indicated that there had been some “garbage” type material left there but had since been removed.

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE



PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 1: View of the side entrance to the commercial fruit market building with the food truck parked out front.

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 2: This view is the rear of the building (west side) looking south along the western boundary of the Site. Note the small remnants of debris at the corner of the building.

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 3: A view of the southern part of the building.



Photograph 4: Remnants of the greenhouse-like addition along the south side of the building.

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 5: Bay door leading to the middle section of the north side of the building.

Photograph 6: Parking area along the northern section of the Site. Residential neighbour.

PHOTOGRAPHIC LOG

Phase One Site



Photograph 7: The northwest section of the Site looking south towards the north end of the building. The arrow indicates the location of oil/grease stain.

PHOTOGRAPHIC LOG

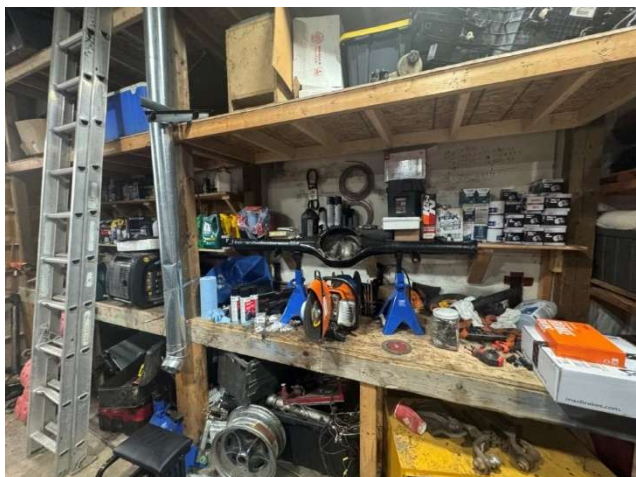
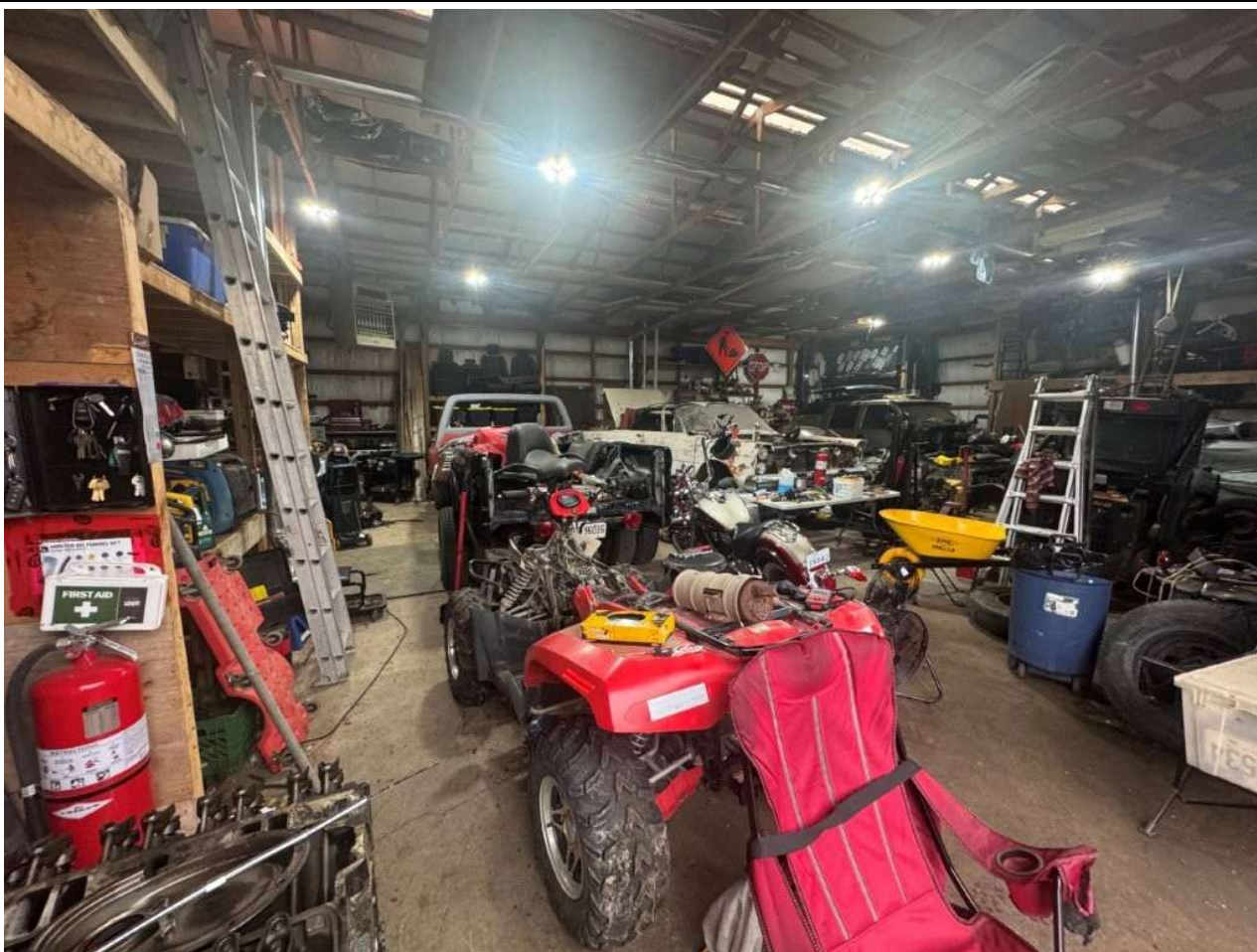
Phase One Site



Photograph 8: Interior of automotive workspace and storage.

PHOTOGRAPHIC LOG

Phase One Site



Photographs 9-11: Interior of automotive workspace and storage.

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photographs 12-13: Parking area

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 14: Food truck and parking area along Four Mile Creek Road.

PHOTOGRAPHIC LOG

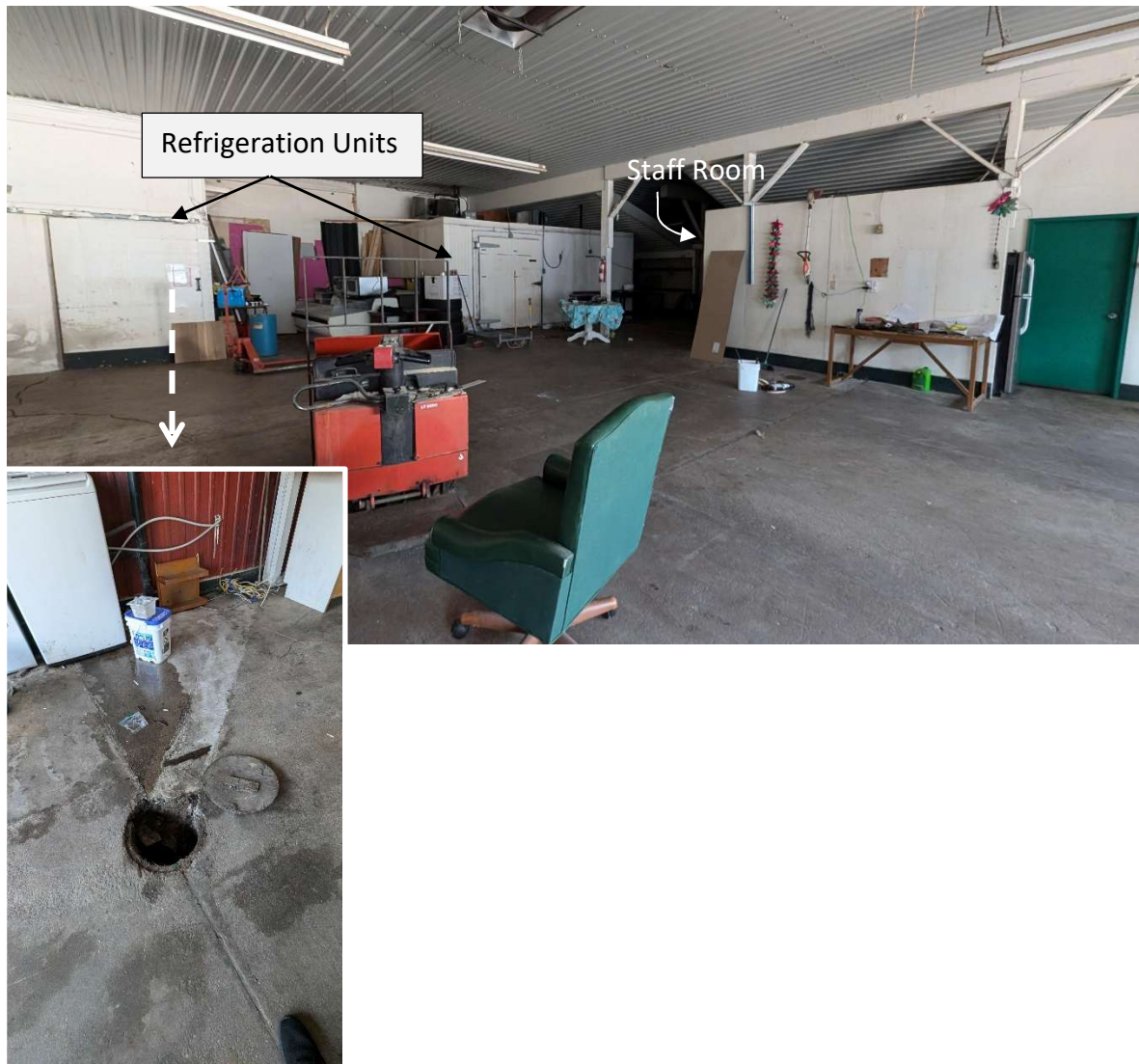
THE PHASE ONE PROPERTY



Photograph 15: This view is of the cherry orchard looking south. Residential neighbour to the south.

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY

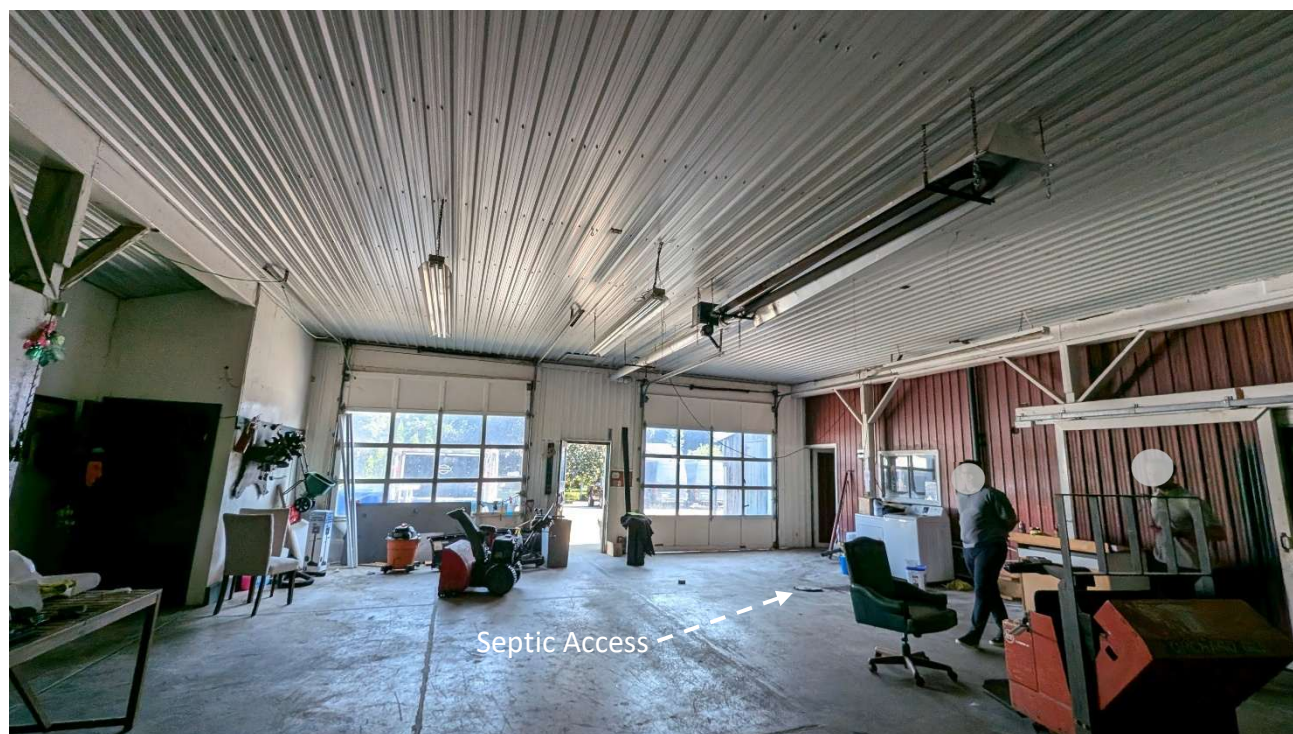


Photograph 16: Middle section of the building containing the refrigeration units, concrete floor, steel ceiling, fluorescent light ballasts, electric tow motor.

Photograph 17: Septic system access. Location noted on Photo 13 by the white arrow.

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 18: The middle section of the building looking north.

PHOTOGRAPHIC LOG

THE PHASE ONE PROPERTY



Photograph 19: The 3-Season section along the north side of the building.

Photograph 20: The 3-Season section along the east side of the building.

PHOTOGRAPHIC LOG

SURROUNDING LAND USES



Photograph 21: View of the north end of the building.

PHOTOGRAPHIC LOG

SURROUNDING LAND USES



Photograph 22: View looking southeast to the neighbouring property, showing vacant land and residence in the distance.

PHOTOGRAPHIC LOG

SURROUNDING LAND USES



Photograph 23: Fenceline along the western boundary bordering the newer residential development.

PHOTOGRAPHIC LOG

SURROUNDING LAND USES



Photograph 24: This view is of Four Mile Creek Road showing the ditch and culverts for northern Site access.
Photograph 25: This view shows the other Site access at the southern end of the Site.

PHOTOGRAPHIC LOG

SURROUNDING LAND USES



Photograph 26: This is a view of the adjacent neighbour to the north. The property boundary is approximately where the curbs are placed.

APPENDIX G

POTENTIALLY CONTAMINATING ACTIVITIES

POTENTIALLY CONTAMINATING ACTIVITIES

#	Activity	#	Activity
1.	Acid and Alkali Manufacturing, Processing and Bulk Storage	31.	Ink Manufacturing, Processing and Bulk Storage
2.	Adhesives and Resins Manufacturing, Processing and Bulk Storage	32.	Iron and Steel Manufacturing and Processing
3.	Airstrips and Hangars Operation	33.	Metal Treatment, Coating, Plating and Finishing
4.	Antifreeze and De-icing Manufacturing and Bulk Storage	34.	Metal Fabrication
5.	Asphalt and Bitumen Manufacturing	35.	Mining, Smelting and Refining; Ore Processing; Tailings Storage
6.	Battery Manufacturing, Recycling and Bulk Storage	36.	Oil Production
7.	Boat Manufacturing	37.	Operation of Dry Cleaning Equipment (where chemicals are used)
8.	Chemical Manufacturing, Processing and Bulk Storage	38.	Ordinance Use
9.	Coal Gasification	39.	Paints Manufacturing, Processing and Bulk Storage
10.	Commercial Autobody Shops	40.	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
11.	Commercial Trucking and Container Terminals	41.	Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
12.	Concrete, Cement and Lime Manufacturing	42.	Pharmaceutical Manufacturing and Processing
13.	Cosmetics Manufacturing, Processing and Bulk Storage	43.	Plastics (including Fibreglass) Manufacturing and Processing
14.	Crude Oil Refining, Processing and Bulk Storage	44.	Port Activities, including Operation and Maintenance of Wharves and Docks
15.	Discharge of Brine related to oil and gas production	45.	Pulp, Paper and Paperboard Manufacturing and Processing
16.	Drum and Barrel and Tank Reconditioning and Recycling	46.	Rail Yards, Tracks and Spurs
17.	Dye Manufacturing, Processing and Bulk Storage	47.	Rubber Manufacturing and Processing
18.	Electricity Generation, Transformation and Power Stations	48.	Salt Manufacturing, Processing and Bulk Storage
19.	Electronic and Computer Equipment Manufacturing	49.	Salvage Yard, including automobile wrecking
20.	Explosives and Ammunition Manufacturing, Production and Bulk Storage	50.	Soap and Detergent Manufacturing, Processing and Bulk Storage
21.	Explosives and Firing Range	51.	Solvent Manufacturing, Processing and Bulk Storage
22.	Fertilizer Manufacturing, Processing and Bulk Storage	52.	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
23.	Fire Retardant Manufacturing, Processing and Bulk Storage	53.	Tannery
24.	Fire Training	54.	Textile Manufacturing and Processing
25.	Flocculants Manufacturing, Processing and Bulk Storage	55.	Transformer Manufacturing, Processing and Use
26.	Foam and Expanded Foam Manufacturing and Processing	56.	Treatment of Sewage equal to or greater than 10,000 litres per day
27.	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	57.	Vehicles and Associated Parts Manufacturing
28.	Gasoline and Associated Products Storage in Fixed Tanks	58.	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
29.	Glass Manufacturing	59.	Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
30.	Importation of Fill Material of Unknown Quality		

Table 2, Schedule D, Ontario Regulation (O.Reg.) 153/04 (as amended)

APPENDIX H

CONCEPTUAL SITE MODEL

PHASE ONE CONCEPTUAL SITE MODEL

Niagara Soils Solutions Ltd. (NSSL) was retained by Pinewood Homes (Niagara) Ltd. c/o Mr. Michael Colaneri Jr., to conduct a Phase One Environmental Site Assessment (ESA) of the commercial property located at 116 Four Mile Creek Road, in the Town of Niagara on the Lake, ON (herein referred to as the “Phase One Property” or the “Site”). It is understood that the Phase One ESA was requested for financial due diligence purposes in support of planned redevelopment of the site to residential land use. All work will be completed in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) standards for use in filing a Record of Site Condition with the Ministry of the Environment, Conservation and Parks.

Site Description

The Phase One ESA Property is described as an irregularly shaped lot with one structure. The majority of the building is unoccupied, the northwest portion of the building houses various vehicles, tools, equipment and automotive supplies, leased to a private resident as a workspace and for storage purposes. At the front of the property, near the hydro and water connections to the site and within the eastern part of the parking lot is a food truck business. The lot is approximately 0.74 hectares in size and fronts the west side of Four Mile Creek Road. The 1971 air photograph depicts the Site as vacant and under agricultural control, phase one research revealed the structure was built circa 1973. According to the chain of title records, the Site was originally registered to Peter Secord in May 1798. From then forward, it changed hands multiple times to various individuals until 1958, when there was a Grant to the Director of the Veterans’ Land Act. This remained on record until 1968, when there was a Grant to Walter Fedorkow, who had been the previous owner prior to the change in 1958. In 2002, the property was transferred to 1504835 Ontario Inc. and then to Pinewood Homes (Niagara) Ltd. in 2020, who is the current owner on record.

The property is located approximately 4.79 km west of the Niagara River and 11.5 km south of Lake Ontario, in the Regional Municipality of Niagara. Four Mile Creek is located approximately 40 m east of the Site. The nearest major intersection is Four Mile Creek Road and York Road, approximately 5 km to the north. According to the Niagara Region’s interactive database records, Niagara Navigator, the Site is described as “Retail - one storey, generally under 10,000 s.f.” with a tax roll number of 262702002509825. The building footprint was approximated to be 1,250 m² derived from Niagara Navigator’s interactive mapping system. The surrounding neighbourhood is currently a mix of residential and commercial properties, with the majority of historical agricultural areas having been redeveloped. The Site location is depicted on Figure 1.

Water Bodies & Areas of Natural Significance

The Niagara Peninsula Conservation Authority (NPCA) watershed map indicates that the Phase One study area falls within the Virgil Drains sub-watershed of the Four Mile Creek Watershed (46,103,713.53m²). Within this watershed, there are provincially significant wetlands, locally significant

wetlands and areas of natural and scientific interest. According to the 2012 Watershed Report Card, the Site is not part of these identified areas. Regional groundwater flow is expected to be northeast towards the Niagara River, which is approximately 4.6 km east of the Site. The Ontario Power Generation hydro canal reservoir is situated 1.75 km to the southeast, which may have an impact on the flow of any groundwater directly to the Niagara River. Lake Ontario is approximately 12 km to the north.

The Phase One Property is not located within 30 m of a water body. Ponded surface water was not encountered during the Site visit. NSSL did not identify any significant features, including provincially significant wetlands, natural heritage features, or Areas of Natural Significance on-site. The Site is not considered a sensitive Site based on the definition of O. Reg. 153/04, section 41 (1). This section applies in relation to a property if,

- (a) The property is,
 - (i) Within an area of natural significance,
 - (ii) Includes or is adjacent to an area of natural significance or part of such an area, or applies,
 - (iii) Includes land within 30 m of an area of natural significance or part of such an area.”

Topography, Hydrology and Geology

The Paleozoic Stratigraphy of Southern Ontario (Map 2344) identifies the Site to be in the area where Upper Ordovician, Queenston Formation outcrops are present. A review of the Ministry of Natural Resources dataset: “*Quaternary Geology of Ontario, Ontario Geological Survey 2000. Quaternary geology, seamless coverage of the Province of Ontario; Ontario Geological Survey, Data Set 14---Revised*” provided information that the quaternary geology for this Site is identified as #9 which consists of coarse-textured glaciolacustrine deposits of sand, gravel, and minor silt and clay.

From the Ontario Geological Survey Preliminary Map, P.2400, Bedrock Topography Series, Niagara and Niagara on the Lake Area, Southern Ontario, [Scale 1:50,000], bedrock was noted to consist of red shale and to be approximately 17 m below ground surface (mbgs). According to well record ID #3802246, bedrock was encountered at 59 feet below ground surface (~17.98 mbgs). Regional groundwater flow is expected to be northeast towards the Niagara River and eventually to Lake Ontario. The Phase One Property is not located within 30 m of a body of water. Ponded surface water was not encountered during the site visit.

The Phase One Property land cover is characterized by seasoned asphalt across the parking areas to the north and east of the building footprint, covering approximately 19 % of the Site. As these sections of the Site are predominately covered by either the building footprint or an impermeable surface, overland flow would be high in this area as limited infiltration would happen on-site. The southern section of the Site, the historical orchard and the rough grasses would allow filtration of any surplus water with minimal runoff. There were three catch basins observed within the parking area, to the north and east, each of

which is of lower elevation (below grade) and is suspected to transfer surplus water to the ditch along the roadway. The Site was noted to be relatively flat.

Drinking Water Wells

The study area is serviced by public water. There is a septic bed on the premises. A review of Ontario Well Records identified a total of five well records, with depths ranging from 26.5 mbgs to 40.2 mbgs, within the study area. Three of the records are related to domestic wells. Well records can contain descriptive information about an area's hydrogeological and geological characteristics. All records researched as part of the Phase One ESA are provided in Appendix D.

Roads Within the Phase One Study Area

Refer to Figure 1 and 2 for the names of the roads within the Phase One Study Area.

Uses of Properties Adjacent to the Site

The surrounding land uses were noted to be all utilized for residential purposes.

Potentially Contaminating Activities

Ontario Regulation 153/04 Table 2 of Schedule D – List of PCAs is provided in Appendix G for reference purposes. The Phase One ESA identified three PCAs, which resulted in three on-site APECs. Figure 3 highlights the PCAs.

On-Site

PCA-1/APEC-1: #Other; De-Icing Activities.

Winter salts and abrasives may have been applied to sections of the Site that intersect roadways, potentially impacting surface and subsurface conditions. Parking areas and walkways can also be impacted by these de-icing activities. Elevated levels of electrical conductivity (EC) and sodium absorption ratio (SAR) are common in the soil around and under salted surfaces, and they are often attributed to the application of de-icing materials to the surface during winter months. As per O. Reg 153/04, section 49.1, if an applicable site condition standard (SCS) is exceeded at a property solely because of one of the following reasons, the applicable SCS is deemed not to be exceeded for the purpose of Part XV.1 of the Act:

“...a phase one environmental site assessment or a phase two environmental site assessment, the qualified person has determined that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both”.

Based on the above definition, the standard for the application of a substance for the purposes of safety under conditions of snow or ice has been met.

PCA-2/APEC-2: #40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications

Historically, the entire site and surrounding areas were under agricultural control. Currently, there is an abandoned cherry orchard at the south end of the property. There are no records indicating whether the application of these agricultural controls was used or not and for what duration. Therefore, this results in creating an onsite APEC to the site's soil.

PCA-3/APEC-3: #Other; Automotive workspace and storage (vehicles, tools, equipment and supplies)

A workspace and storage area is present in the western portion of the Site, leased by an individual for automotive-related activities. The interior area is approximately 200 m² and contained vehicles, engines, body parts, tools, equipment, and automotive supplies. Workbenches along the east and west walls were used for the storage of oils, lubricants, and other maintenance products in small containers. Additional storage of vehicles, including boats, was observed north of the building exterior. Although described as being for personal use, the activities undertaken are consistent with a Potentially Contaminating Activity (PCA) under O. Reg. 153/04, resulting in the identification of an on-Site Area of Potential Environmental Concern (APEC) requiring soil and groundwater investigation.

Areas of Potential Environmental Concern

The three PCAs identified above result in the creation of three on-site APECs to the Phase One ESA Property.

Table 6: Identified PCAs that could create APECs On-Site

Area of potential environmental concern	Location of the area of potential environmental concern on phase one property	Potentially contaminating activity	Location of PCA (on-site or off-site)	Contaminants of potential concern	Media potentially impacted (Groundwater, soil, and/or sediment)
APEC-1	Northern and Eastern Area of the Site (Parking Lot)	#Other: De-Icing Activities.	On-Site	EC, SAR	Soil
APEC-2	Entire Site (Historically Cherry Orchard)	#40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	As, Se, Sb, OCs	Soil

Area of potential environmental concern	Location of the area of potential environmental concern on phase one property	Potentially contaminating activity	Location of PCA (on-site or off-site)	Contaminants of potential concern	Media potentially impacted (Groundwater, soil, and/or sediment)
APEC-3	Western Building Attachment	Other; Automotive workspace and storage (vehicles, tools, equipment and supplies)	On-Site	Metals, As, Se, Sb, PAHs, VOCs, BTEX, PHCs, PAHs, Hg, Cr VI, B-HWS, pH	Soil & Groundwater

As, Se, Sb = Arsenic, Antimony, Selenium, B-HWS = Boron (Hot-Water Soluble), BTEX= Benzene, Toluene, Ethylbenzene, Xylene, Cr VI = Chromium VI, EC = Electrical Conductivity, Hg = Mercury, PAHs = Polycyclic Aromatic Hydrocarbons, PHCs =Petroleum Hydrocarbons, SAR = Sodium Absorption Ratio, VOCs = Volatile Organic Compounds.

Uncertainty or Absence of Information

At the time of report issuance, MECP records have not been returned to NSSL. The records are not anticipated to result in a different recommendation for the site.