



FINAL
Phase I Environmental
Site Assessment

Framgard Property, Regional
Road 25 and Britannia Road,
Milton, Ontario

Prepared for:

Mattamy (Milton West) Limited
7880 Keele Street
Vaughan, Ontario L4K 4G7

February 1, 2023

Pinchin File: 321145



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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on January 17, 2023 through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by a representative of Mattamy (Milton West) Limited (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at the northwest corner of the intersection between Regional Road 25 and Britannia Road, Milton, Ontario (hereafter referred to as the Site). The Site is comprised of two blocks; North and South of Etheridge Avenue. The Site is vacant and undeveloped, free of any permanent structures and/or buildings.

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

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2022), as well as in general accordance with Ontario Regulation 153/04 as amended (O.Reg.153/04), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

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

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.



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FIGURES

- | | |
|----------|------------------------------------|
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1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on January 17, 2023 through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by a representative of Mattamy (Milton West) Limited (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at the northwest corner of the intersection between Regional Road 25 and Britannia Road in Milton, Ontario (hereafter referred to as the Site). The Site is comprised of two blocks; North and South of Etheridge Avenue. The Site is vacant and undeveloped, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential redevelopment of the Site. In this regard, Pinchin completed and filed a Record of Site Condition (RSC) with the Ontario Ministry of the Environment, Conservation and Parks (MECP), registration number 114328 for the Site, which was accepted by the MECP on June 30, 2011.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2022), as well as in general accordance with Ontario Regulation 153/04 as amended (O.Reg. 153/04), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on January 24, 2023, and was accompanied by the Senior Warranty Service Manager for Mattamy Corporation. This individual has been familiar with the Site for eight years and hereafter referred to as the Site Representative.

In addition, Pinchin reviewed the document entitled "*Phase I Environmental Site Assessment, Framgard Property, Regional Road 25 and Britannia Road, Milton, Ontario*", prepared by Pinchin for Mattamy Developments Corp. c/o Shad & Associates Inc. and dated March 15, 2018 (2018 Pinchin Phase I ESA Report).

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located on the northwest corner of the intersection between Regional Road 25 and Britannia Road West in Milton, Ontario. The Site is comprised of two blocks identified as the North Block and the South Block.



The North Block is located north of Etheridge Avenue and excludes the residential property located at 6110 Regional Road 25 and the South Block is located south of Etheridge Avenue, as illustrated on Figure 2. The Site is situated in an area that predominantly consists of residential and agricultural land uses. Figure 2 illustrates the Site and surrounding area.

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

| Topic | Details |
|---|--|
| Approximate Site Area | 4.49 hectares (11.10 acres). |
| Buildings on-Site | No buildings on-Site. |
| Approximate Year of Construction and Significant Additions or Renovations | Not applicable. |
| Number of Floors (Including ground level) | Not applicable. |
| Subsurface Levels | Not applicable. |
| Approximate Footprint Area of Building | Not applicable. |
| Approximate Total Area of Building | Not applicable. |
| Heating / Cooling | Not applicable. However, the temporary sales centre and construction trailers located on-Site are heated and cooled with natural gas-fired wall mounted units, electric baseboard heaters and electrically powered air conditioning units. |
| Elevators | Not applicable. |
| Emergency Generators | None observed. |
| Landscaped / Grassed / Bare Ground Areas | The Site consists of vegetation on the northwest and southeast portions. |
| Paved or Other Sealed Surface Materials | None observed. |

2.2 Topographic, Geologic and Hydrogeological Setting

| Topic | Findings |
|---|--|
| Topography of Site and Surrounding Area | The Site and surrounding area is generally flat with a gentle slope southeast. |



| Topic | Findings |
|---|--|
| Site Grade Relative to the Adjoining Properties | The Site is approximately 1-2 m lower in elevation than the surrounding properties, with the exception of the land associated with the creek adjoining the Site to the southwest, which is approximately 4-6 m lower than the Site. |
| Subsurface Soils | As per previous work completed by Pinchin in the surrounding area, subsurface soils consist of Halton till: clay or silt till with shallow lacustrine sediments of Lake Peel. |
| Fill Materials | None observed. |
| Bedrock Type | Red shale of the Queenston Formation, as per previous work done by Pinchin in the surrounding area of the Site. |
| Inferred Bedrock Depth | Approximately 6.0 metres below ground surface (mbgs), as per previous work completed by Pinchin in the surrounding area of the Site. |
| Inferred Groundwater Depth | Unknown based on the information reviewed. |
| Nearest Open Water Body | A tributary of Sixteen Mile Creek is adjacent to the southwest perimeter of the Site. The tributary flows southeast and discharges into Sixteen Mile Creek, located approximately 3 kilometers (km) southeast of the Site. Sixteen Mile Creek flows southeast and discharges into Lake Ontario, located approximately 15 km southeast of the Site. |
| Inferred Groundwater Flow Direction | Southeast based on topography and the nearest body of water. |

2.3 Site Operations

The Site comprised of vacant and undeveloped land, free of any permanent structures. The south portion of the North Block is occupied by construction trailers and a temporary sales center that is operated by the Client.

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

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

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

- The temporary sales centre was added to the Site between approximately 2012 – 2015;
- No dry cleaning operations have historically taken place at the Site; and
- No retail fuel outlets (RFOs) have operated at the Site.



3.2 Aerial Photographs and Satellite Imagery

Copies of aerial photographs dated, 1934, 1951, 1954, 1960, 1962, 1969, 1974 and 1985 were obtained from Pinchin’s internal collection and reviewed by Pinchin. In addition, Pinchin reviewed Google Earth™ satellite imagery dated 2004, 2009, 2013 and 2016. It should be noted that accurate details could not be determined from the 1934, 1951, 1954, 1960, 1962, 1969, 1974 and 1985 aerial photographs due to the reference scale and the resolution of the photographs.

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

| Year of Photograph | Site |
|---|--|
| 1934, 1951, 1954, 1960, 1962, 1969, 1974, 1985, 2004, 2009 and 2013 | The Site appeared to consist of vacant agricultural land. |
| 2016 | The Site appeared to consist of vacant undeveloped land with areas of land disturbance that likely resulted from the development that is visible on the adjacent properties to the northwest and southwest. A collection of what appeared to be construction trailers similar to present-day were located on the south portion of the North Block. |

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

| Year of Photograph | Northwest | Northeast | Southwest | Southeast |
|---|--|--|---|--|
| 1934, 1951, 1954, 1960, 1962, 1969, 1974, 1985 and 2004 | Vacant undeveloped/ agricultural land with associated residential dwellings. | A road similar in location and orientation to present-day Regional Road 25, followed by vacant undeveloped/ agricultural land with associated residential dwellings. | A tributary of Sixteen Mile Creek, followed by vacant undeveloped/ agricultural land. | A road similar in location and orientation to present-day Britannia Road West, followed by residential dwellings followed by vacant undeveloped/ agricultural and forested land with associated residential dwellings. |



| Year of Photograph | Northwest | Northeast | Southwest | Southeast |
|---------------------|--|------------------|--|------------------|
| 2009, 2013 and 2016 | Similar to 2004; however, a storm water management pond was visible north of the Site in the 2016 image. | Similar to 2004. | Similar to 2004; however, residential dwellings associated with English Mill Court, Orr Terrace, Emmet Landing, Etheridge Avenue and Farmstead Drive are now visible on the 2016 image reviewed. | Similar to 2004. |

3.3 Opta Information

As part of the 2018 Pinchin Phase I ESA Report, Pinchin contacted Opta Information Intelligence (Opta) to obtain copies of Fire Insurance Plans related to the Site and surrounding area, as well as Property Underwriters' Reports and Property Underwriters' Plans related to the Site. Opta provided a written response dated March 13, 2018, indicating there were no records on-file for the Site. A copy of Opta's response is provided in Appendix I.

3.4 City Directories

As part of the 2018 Pinchin Phase I ESA Report, city directories for the years 1969/1970 to 2000 were reviewed by Pinchin at the Library and Archives of Canada in Ottawa, Ontario. It should be noted that no city directories were available for the Town of Milton subsequent to 2000. A summary of information obtained with respect to the Site is provided in the following table:

| Year(s) | Occupant Listings for Site Address |
|----------------|------------------------------------|
| 1969/70 – 1979 | Residential |
| 1979 – 2000 | Not listed. |

In general, the city directories indicated that the surrounding area has historically consisted of agricultural and residential land uses since 1969. No historical dry cleaning operations, RFOs or other operations of potential environmental concern were identified, however, Pinchin notes the following:

- Brower's Machine and Tool was listed at 6003 Regional Road 25 from 1969 until 1979. This property is located approximately 45 m northeast of the Site and is inferred to be hydraulically transgradient of the Site relative to the inferred groundwater flow direction.



Based on the distance between the operation and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this historical off-Site operation is unlikely to result in potential subsurface impacts at the Site.

3.5 Previous Environmental Reports

2018 Pinchin Phase I ESA Report

The Phase I ESA completed by Pinchin in March 2018 consisted of historical reviews, a review of surrounding properties, a regulatory database search, and interviews as well as an exterior assessment of the Site.

Pinchin also reviewed the following previous reports for the Site:

- Report entitled "*Phase I Environmental Site Assessment, Northwest Corner of Regional Road 25 and Britannia Road, Milton, Ontario*", prepared for Mattamy (Milton West) Limited c/o Shad and dated June 9, 2011 (2011 Pinchin Phase I ESA Report);
- Document entitled "*Ontario Ministry of the Environment - Record of Site Condition #114328*" prepared by Pinchin and dated June 27, 2011 (2011 Pinchin RSC); and
- Letter entitled "*Acknowledgement of Filing of Record of Site Condition (RSC), RSC Number 114328, IDS Filing Number 7225-8JC3PK*" prepared by the Ontario Ministry of the Environment (currently the Ministry of the Environment, Conservation and Parks (MECP)) and dated June 30, 2011 (MECP RSC Acknowledgement Letter).

Based on Pinchin's review of the 2011 Pinchin Phase I ESA Report, the following was noted:

- The Phase I ESA completed by Pinchin in June 2011 consisted of historical reviews, a review of surrounding properties, a regulatory database search, and interviews as well as an exterior assessment of the Site, including parcels of land currently developed with a residential subdivision located northwest and southwest of the Site.
- The results of the 2011 Pinchin Phase I ESA Report indicated that there were no significant potential environmental concerns associated with the current and historical use of the Site and adjacent properties and as such, no further environmental assessment work was recommended.

Based on Pinchin's review of the 2011 Pinchin RSC, the following was noted:

- Based on the findings of the 2011 Pinchin Phase I ESA Report, Pinchin prepared the online forms to file an RSC with the MECP. The RSC indicated that the current property use was agricultural and that the intended property use was residential. The area of the lands associated with the RSC was 41.7 hectares (which includes the Site).



Based on Pinchin's review of the MECP RSC Acknowledgement Letter, the following was noted:

- The letter indicated that the MECP acknowledged the filing of the RSC for the property, including the Site on June 30, 2011 and that the RSC was filed on the Environmental Site Registry.

The results of the 2018 Pinchin Phase I ESA Report indicated that there were no significant potential environmental concerns associated with the current and historical use of the Site and adjacent properties and as such, no further environmental assessment work was recommended.

3.6 Historical Summary

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

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

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

4.2 Ministry of the Environment, Conservation and Parks

A Freedom of Information request was submitted to the MECP for information on file with respect to the Site. Specifically, the MECP was asked what information it has regarding historical spills, orders, investigations/prosecutions, waste generator numbers/classes, Certificates-of-Approval and Environmental Compliance Approvals. Based on written correspondence with the MECP dated January 24, 2023, no information was on file with respect to the Site. A copy of the MECP's response is provided in Appendix II of this report.

The MECP *Brownfields Environmental Site Registry* was searched by ERIS as part of the database searches completed. According to the ERIS report, and as noted above, a RSC has been filed for the properties located northwest and southwest of the Site and including the Site. The RSC indicates the following information:

- The RSC (#114328) was issued on June 9, 2011 and permitted a change of land use from agricultural/other to residential;
- The Site was a portion of the RSC Site boundary, the total RSC Site boundary was 41.7 hectares;
- The RSC was based on a Phase I ESA completed by Pinchin; and
- No Certificate of Property Use has been issued under section 168.6 of the Act for the Site.



4.3 Technical Standards & Safety Authority

The Technical Standards & Safety Authority (TSSA) was contacted to establish the status of the Site with respect to its files, to identify outstanding instructions, tank registrations, incident reports, fuel/oil spills or contamination records associated with the Site. Based on written correspondence with the TSSA dated January 29, 2023, no information was on file with respect to the Site. Copies of Pinchin's request submitted to the TSSA and their response is provided in Appendix II of this report.

4.4 ERIS

Pinchin submitted a request to ERIS for a review of their available databases, as they pertain to the Site and surrounding properties.

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

- The Site was not listed in any the databases reviewed by Pinchin;
- The Ontario Spills database indicated that on October 15, 2007, 15 L of biosolids spilled to Britannia Road east of Regional Road 25 due to equipment failure. The ERIS report indicated that environmental impact to land was confirmed. This spill occurred approximately 10 m east of the Site and was situated hydraulically down/transgradient of the Site relative to the inferred groundwater flow direction. Based on the limited quantity of the release, as well as the nature of the spill, it is Pinchin's opinion that the historical spill is unlikely to result in subsurface impacts to the Site;
- Dolby and Few Haulage Ltd. located at 6009 Regional Road 25, had been identified in the *Fuel Storage Tank*, *Fuel Storage Tank – Historic* and the *Private and Retail Fuel Storage Tanks* databases with one active 9,092-Litres (L) steel single wall diesel underground storage tank (UST) installed in 1979. This property is located approximately 45 m northeast of the Site and is situated hydraulically transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance between this property and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that the historical UST is unlikely to result in subsurface impacts to the Site; and
- Bot Engineering & Construction Ltd., located at 8066 Britannia Road East, had been registered with the MECP as a generator of waste oils and lubricants as of December 2018. Based on a review of Pinchin's in-house MECP Waste Generator database, no wastes were generated by this operation. This property is located approximately 30 m east of the Site and is situated hydraulically transgradient of the Site relative to the inferred groundwater flow direction; and



- Additional surrounding properties were listed in various databases reviewed; however, based on the information provided within the ERIS report, the locations/distances between these properties and the Site, as well as the inferred groundwater flow direction, it is Pinchin’s opinion that the potential issues of concern associated with these listings are unlikely to result in potential subsurface impacts at the Site.

4.5 Regulatory Information Summary

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

5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on January 24, 2023, and was accompanied by the Site Representative. The Site reconnaissance included a walk-through of accessible areas of the construction trailers and exterior areas of the Site. At the time of the Site reconnaissance, the ground surface was partially covered with snow limiting exterior observations, and the weather was clear. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

5.1 Hazardous Materials

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

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



5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) were observed on-Site, and none were reported by the Site Representative. No evidence of former ASTs was observed by Pinchin.

5.2.2 Underground Storage Tanks

No evidence of underground storage tanks (USTs) (i.e., fill/vent pipes) was observed on-Site, and none were reported by the Site Representative. No evidence of former USTs was observed by Pinchin.

5.3 Water and Wastewater

| Topic | Findings |
|---|--|
| Water Supply Source | Region of Halton. Water is obtained by the Region from Lake Ontario. Groundwater is not used as a source of potable water. |
| Water Use | Water is primarily used for domestic-related activities within the construction trailers. |
| Sanitary/Process Wastewater Receptor | Municipal sanitary sewer system. No process wastewater is generated at the Site. Wastewater is limited to sanitary effluent. |
| Pits, Sumps or Lagoons | None observed and none reported by the Site Representative. |
| Grease Traps | None observed and none reported by the Site Representative. |
| Oil/Water Separators | None observed and none reported by the Site Representative. |
| Storm Water Flow and Receptor | Storm water would likely run overland to percolate naturally through the soil or discharge into the tributary of Sixteen Mile Creek adjacent to the southwest Site boundary. |
| Wells | Seven groundwater monitoring wells were observed on-Site at the time of the Site reconnaissance, as shown on Figure 2. It is Pinchin's understanding that these groundwater monitoring wells were installed as part of a geotechnical investigation completed at the Site by Shad. |
| Watercourses, Ditches or Standing Water | None observed and none reported by the Site Representative. |

5.4 Hydraulic Equipment

No evidence of hydraulic equipment (i.e., hydraulic hoists, elevators, compactors, dock levels, etc.) was identified at the Site during the Site reconnaissance.



5.5 Polychlorinated Biphenyls

The use of polychlorinated biphenyls (PCBs) in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common until Canada banned its use in 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. These regulations required the decommissioning of equipment containing high levels of PCBs (>500 ppm) in 2009. Additionally, the regulations require decommissioning of light ballasts, pole top transformers, capacitors and electrical equipment containing greater than 50 mg/kg PCBs by December 31, 2025. Cables, pipelines and equipment associated with natural gas, petroleum and petroleum products, and fusion sealed capacitors for use in communication equipment and electrical control equipment are exempt from the decommissioning requirement.

Given that there are no permanent structures on-Site, PCBs are not considered an issue.

5.6 Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are commonly found in building construction materials (particularly in older buildings). Asbestos use in building products declined in use starting in the 1970s, with the majority of products being phased out by circa 1990. Asbestos use in Canada was formally banned in December 2018.

Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until circa 1990. A limited number of non-friable asbestos products remained in use until the end of 2018; examples include friction materials, gaskets, cement pipes, sealants, adhesives and caulking.

Given that there are no permanent structures on-Site, ACMs is not considered an issue.

5.7 Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, primers and coatings for anti-corrosive purposes, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in consumer paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. In 2005, the limit was reduced to 600 ppm and in 2010, the limit was further reduced to 90 ppm, however, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road and line markings. In June 2016, these exemptions were removed and as of this date, any paint sold should not contain more than 90 ppm, even if sold for anti-corrosion purposes.



Given that there are no permanent structures on-Site, lead containing paints are not considered an issue.

5.8 Ozone-Depleting Substances

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

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

5.9 Radon

Radon is a naturally occurring radioactive gas formed by the breakdown of uranium in soil, rocks and even groundwater. Radon is invisible, odourless and colourless and as such, cannot be detected by humans. Radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building the concentrations can increase to higher levels. Health Canada has developed guidelines for acceptable levels of radon in dwellings and public buildings and has indicated that radon levels should not exceed 200 Becquerels per cubic metre (Bq/m³). Testing for radon in the Site Building was beyond the scope of this Phase I ESA. The Site Representative reported that no radon surveys have been carried out at the Site.

5.10 Mould or Microbial Contamination

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

Given that there are no permanent structures on-Site, mould or microbial contamination is not considered to be an issue. Pinchin notes that water staining was observed in the construction trailers on-Site, however, no visible mould was observed during Site reconnaissance.

5.11 Air Emissions

| Topic | Findings |
|----------------|---|
| Washroom Vents | None observed and none reported by the Site Representative. |
| Kitchen Vents | None observed and none reported by the Site Representative. |



| Topic | Findings |
|----------------------|--|
| Heating/Cooling | Not applicable. However, the temporary sales centre and construction trailers located on-Site are heated and cooled with natural gas-fired wall mounted units, electric baseboard heaters and electrically powered air conditioning units. |
| Emergency Generators | None observed and none reported by the Site Representative. |
| Process Vents | None observed and none reported by the Site Representative. |
| Odours | No strong, pungent or noxious odours were identified. |
| Permits / Approvals | Client advised Pinchin that Site does not hold any permits/approvals for the Site, as related to air emissions or discharges. |

5.12 Staining and Stressed Vegetation

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

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance. The Site Representative reported that no known historical chemical spills have occurred on-Site and no reportable spills were documented in the regulatory databases searched. As such, the partially snow-covered ground surface does not represent a significant gap that would affect the Qualified Person (QP) opinion regarding the Site condition.

5.13 Non-Hazardous Wastes

| Topic | Findings |
|----------------------|--|
| Non-hazardous Wastes | Domestic refuse is deposited in a metal bin located west of the construction trailers and is removed for off-Site disposal by GFL approximately monthly. |
| Recyclables | Recyclables (i.e., cans, bottles, newsprint, plastics, and cardboard) are stored in a metal bin located west of the construction trailers and is removed to an off-Site recycling facility by GFL approximately monthly. |

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that predominantly consists of residential and agricultural land uses.



A description of the adjacent properties is summarized in the following table, based on Pinchin’s observations from the Site and publicly accessible locations:

| | Northwest | Northeast | Southwest | Southeast |
|---|---|--|--|---|
| Operation or Activity | A storm water management pond and storm water buffer. | Regional Road 25, followed by a single-family residential dwelling and vacant and agricultural land. | A tributary of Sixteen Mile Creek, followed by residential dwellings associated with English Mill Court, Emmet Landing, Etheridge Avenue, Farmstead Drive, and a storm water retention pond. | Britannia Road West, followed by agricultural land. |
| Direction with Respect to Inferred Groundwater Flow | Upgradient. | Transgradient. | Transgradient. | Downgradient. |
| Visible Emissions | None observed. | None observed. | None observed. | None observed. |
| Visible Outdoor Storage of Hazardous Materials | None observed. | None observed. | None observed. | None observed. |

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

7.0 FINDINGS AND RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, it is the opinion of the QP that the Site conditions observed at the time of filing the RSC have not changed significantly and RSC is still valid. No subsurface investigation work (Phase II ESA) is recommended at this time.

8.0 TERMS AND LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at Framgard Property, Regional Road 25 and Britannia Road, Milton, Ontario, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site.



The scope of work completed by Pinchin, as part of this Phase I ESA, is not sufficient (in and of itself) to meet the requirements for the submission of an RSC in accordance with Ontario Regulation 153/04 (as amended). If an RSC is an intended end product of work conducted at the Site, further consultation and/or work will be required.

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

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2022), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.



9.0 REFERENCES

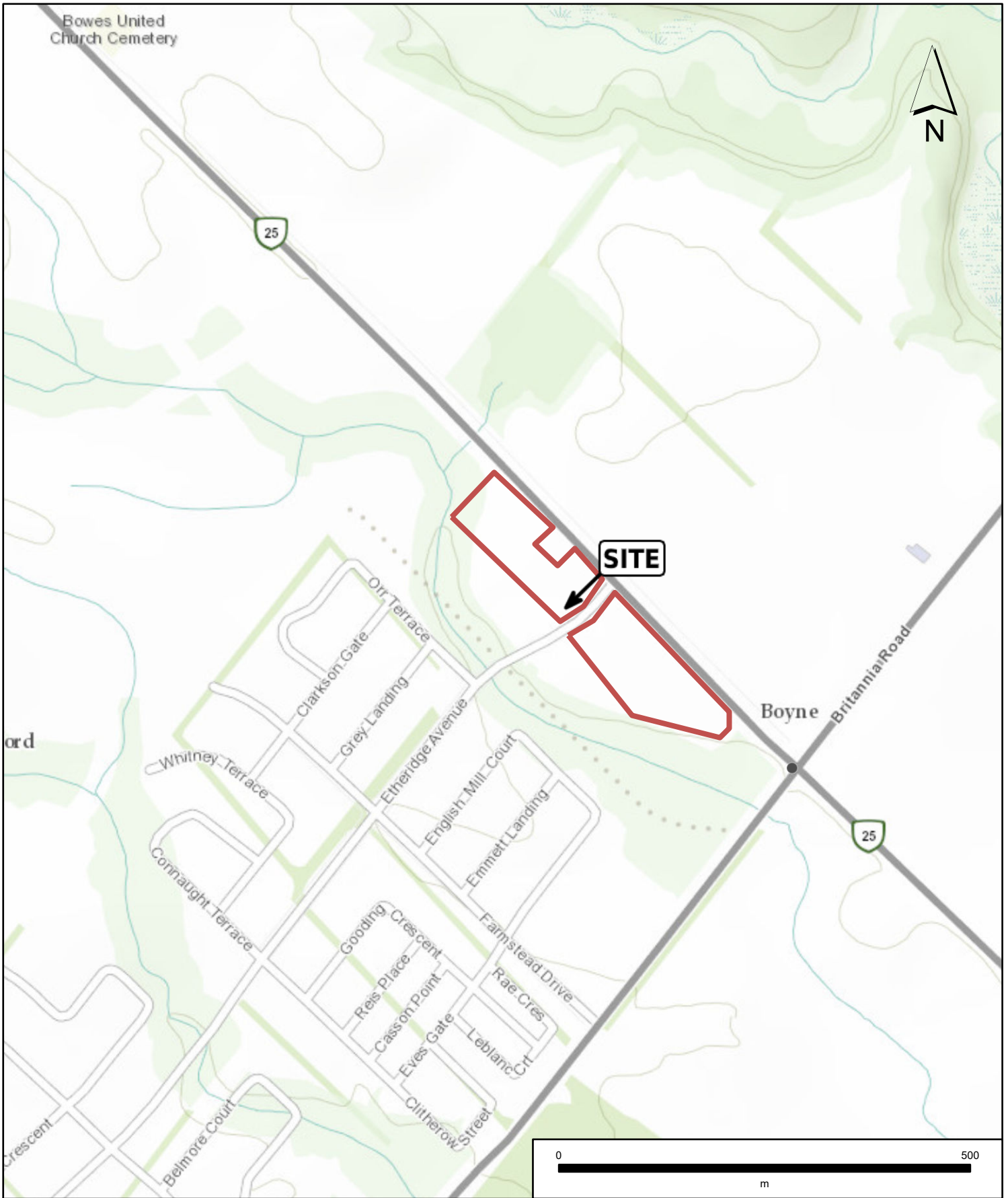
The following documents, persons or organizations provided information used in this report:

1. Senior Warranty Service Manager for Mattamy Corporation [Site Representative].
2. ERIS report entitled “25 Britannia Rd, Milton ON L9T 7G3”, dated January 23, 2023 (ERIS Project # 23011801076).
3. Opta Information Intelligence “Regional Road 25 Britannia Road Milton ON”, and dated March 13, 2018 (Opta Order ID: 46509).
4. The Atlas of Canada – Surficial Materials:
<http://atlas.nrcan.gc.ca/site/english/maps/environment/land/surficialmaterials/1>
5. The Atlas of Canada – Bedrock Geology:
<http://atlas.gc.ca/site/english/maps/archives/3rdedition/environment/land/016?w=4&h=4&l=6&r=4&c=12>.
6. Toporama – Topographic Maps: <http://atlas.gc.ca/site/english/maps/topo/map>.
7. Canadian Centre for Occupational Health & Safety:
http://www.ccohs.ca/oshanswers/phys_agents/radon.html.
8. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2022.
9. National Air Photo Library, Ottawa, Ontario.
10. Library and Archives of Canada, Ottawa, Ontario.
11. Technical Standards & Safety Authority.
12. Ministry of the Environment, Conservation and Parks.
13. MECP Brownfields Environmental Site Registry.
14. Google Earth™.
15. Health Canada. “Cross-Canada Survey of Radon Concentrations in Homes – Final Report”, dated March 2012.
16. “Phase I Environmental Site Assessment, Framgard Property, Regional Road 25 and Britannia Road, Milton, Ontario”, prepared by Pinchin Ltd. for Mattamy Developments Corp. c/o Shad & Associates Inc. and dated March 15, 2018

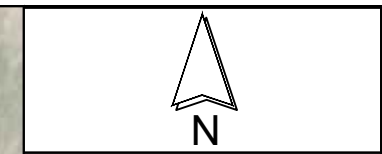
321145 FINAL Phase I ESA Regional Road 25 & Britannia Road Milton ON Feb 1 2023.docx

Template: Master Report for Phase I ESA - Ontario, EDR, June 8, 2022

FIGURES



| | | | | | |
|-------------------|---------|--|--------------|--------------|---------------|
| PROJECT NAME: | | PHASE I ENVIRONMENTAL SITE ASSESSMENT | | | |
| CLIENT NAME: | | MATTAMY (MILTON WEST) LIMITED | | | |
| PROJECT LOCATION: | | NORTHWEST CORNER OF REGIONAL ROAD 25 & BRITANNIA ROAD, MILTON, ONTARIO | | | |
| FIGURE NAME: | | KEY MAP | | | FIGURE NUMBER |
| PROJECT NUMBER: | SCALE: | DRAWN BY: | REVIEWED BY: | DATE: | 1 |
| 321286.000 | 1:8,500 | KM | JA | JANUARY 2023 | |



- LEGEND**
- SITE BOUNDARY
 - SITE BUILDING
 - RES RESIDENTIAL
 - MONITORING WELL LOCATION
 - WATERCOURSE

LEGEND IS COLOUR DEPENDENT.
NON-COLOUR COPIES MAY ALTER
INTERPRETATION.



PROJECT NAME:
**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

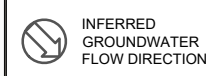
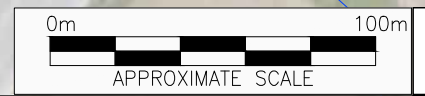
CLIENT NAME:
**MATTAMY (MILTON WEST)
LIMITED**

PROJECT LOCATION:
**NORTHWEST CORNER OF
REGIONAL ROAD 25 & BRITANNIA
ROAD, MILTON, ONTARIO**

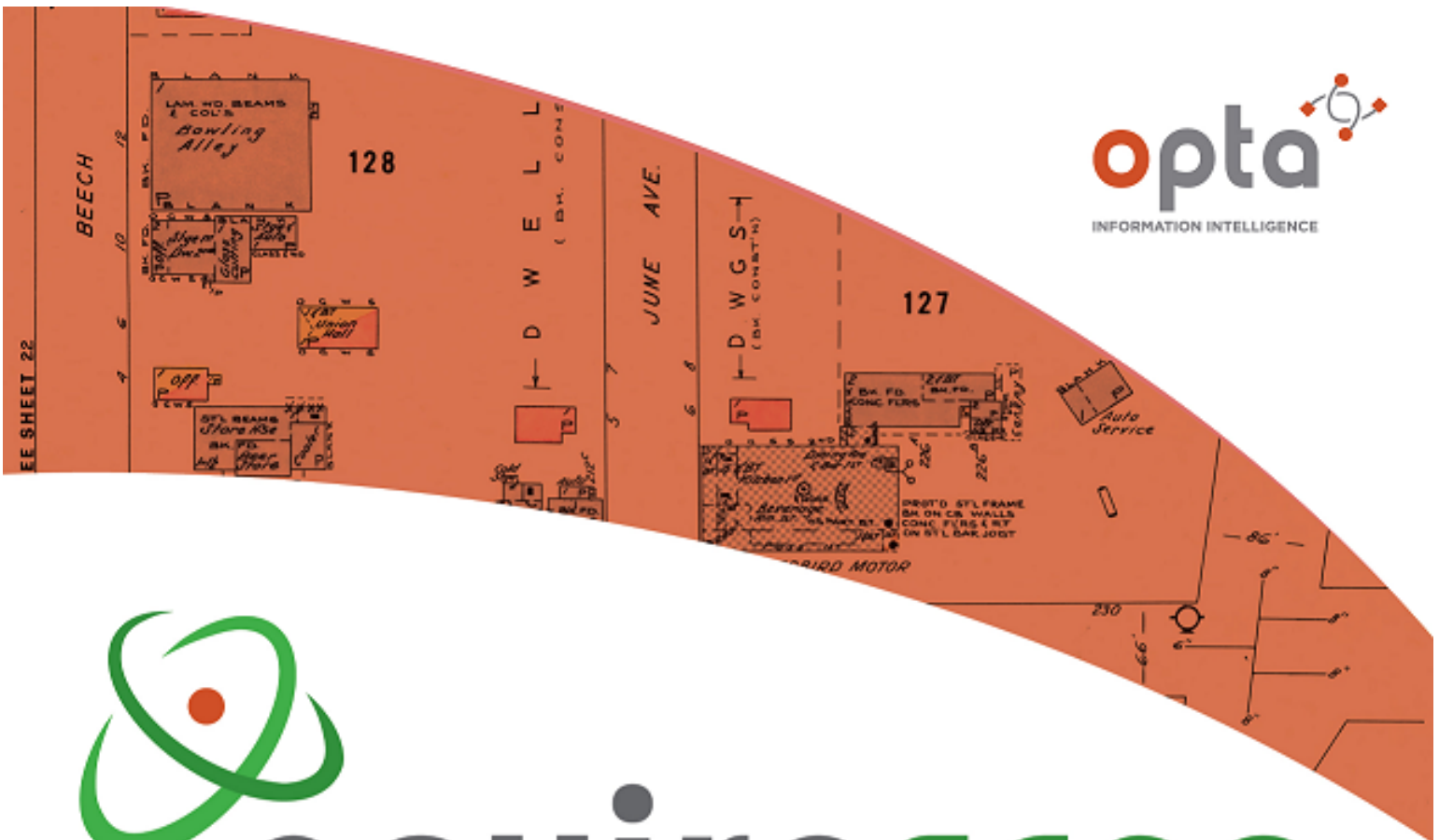
FIGURE NAME:
**SITE AND SURROUNDING
LAND USE PLAN**

| | |
|--------------------------------------|----------------------------|
| PROJECT NUMBER: 321286.000 | SCALE: AS SHOWN |
| DRAWN BY: KM | REVIEWED BY: FA |
| DATE: JANUARY 2023 | FIGURE NUMBER: 2 |

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APPENDIX I
Opta Response



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Anthony

Site Address:

Regional Road 25 Britannia Road Milton ON

Project No:

20180302306

Opta Order ID:

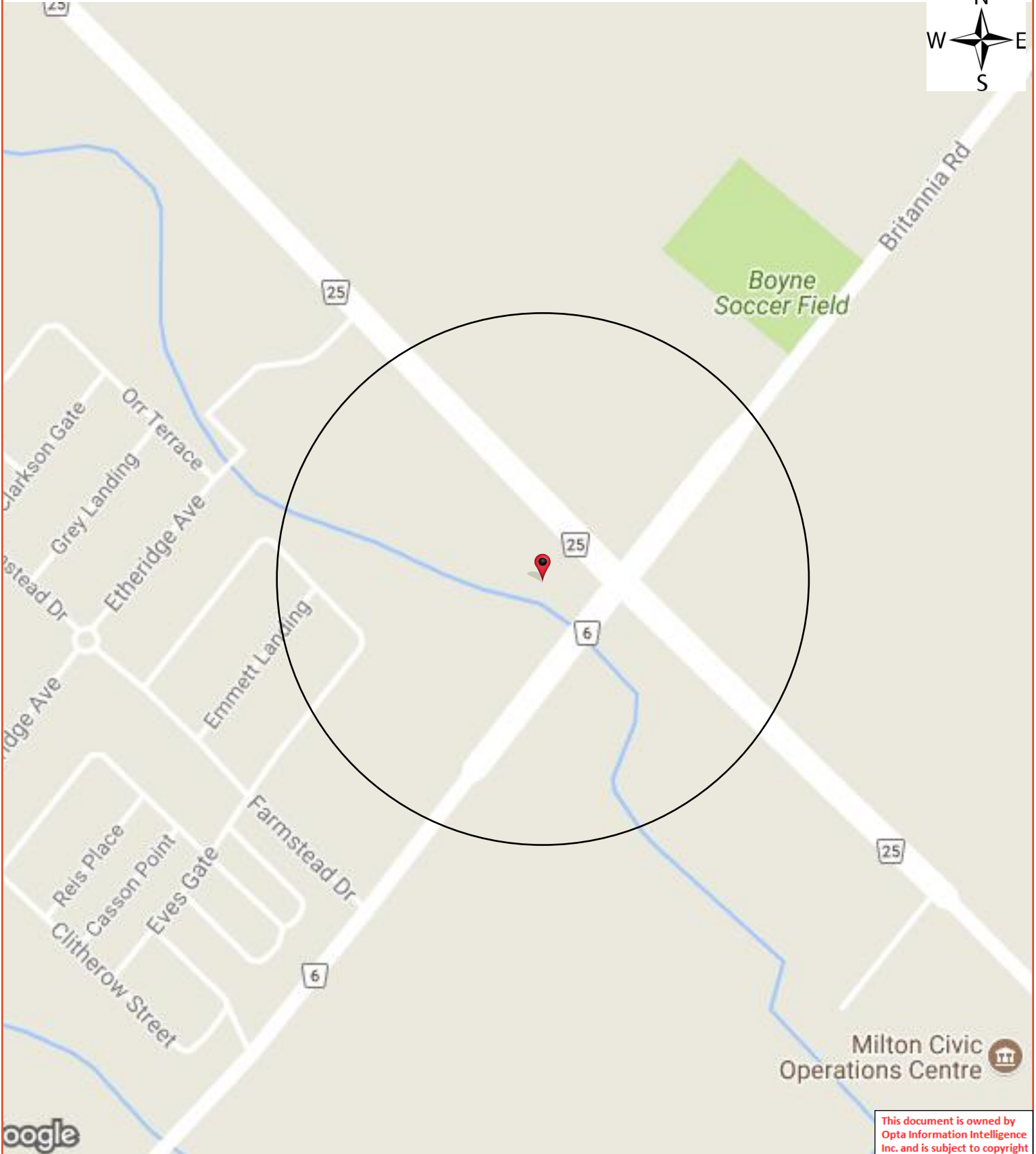
46509

Requested by:

**Eleanor Goolab
Ecolog ERIS**

Date Completed:

3/13/2018 7:27:51 AM



Milton Civic Operations Centre

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Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

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

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

Entire Agreement

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

Governing Document

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

Law

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

No Records Found

Requested by:

Eleanor Goolab

Date Completed: 03/13/2018 07:27:51



OPTA INFORMATION INTELLIGENCE

No Records Found



APPENDIX II
Correspondence with Regulatory Agencies



**Ministry of the Environment,
Conservation and Parks**

Corporate Management Division

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

Division de la gestion ministérielle

January 24, 2023

Irene Hutchison
PINCHIN LTD.

Dear Irene Hutchison
RE: Request #: EPI-2023-2000001843
Requestor provided Client Reference: 321145
Site address: 6096 Regional 25 Road, Milton

This letter confirms that, after conducting a thorough search of its source system applications, the ministry was not able to find any records related to your environmental property-related information request.

If you have any questions regarding the matter, please contact the ministry at eproperty@ontario.ca.

Sincerely,

Environmental Property Information (EPI) Program

Disclaimer

This search result is provided for informational purposes only and is not intended to provide specific advice or recommendations. The Ministry of the Environment, Conservation and Parks (MECP) cannot and does not guarantee that the information provided is current, accurate, complete, or free of errors. Any reliance upon this information is solely at the risk of the user.



**Ministry of the Environment,
Conservation and Parks**

Corporate Management Division

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

Division de la gestion ministérielle

Le 24 janvier 2023

Irene Hutchison
PINCHIN LTD.

Madame,
Monsieur, Irene Hutchison

Objet : N^o de demande : EPI-2023-2000001843
Le demandeur a fourni une référence client: 321145
Adresse du site: 6096 Regional 25 Road, Milton

La présente lettre confirme que, après avoir effectué une recherche exhaustive dans ces applications de système source, le ministère n'a pu trouver aucun dossier concernant à votre demande pour des données environnementales relatives aux biens immobiliers.

Si vous avez des questions concernant votre demande, nous vous invitons à communiquer avec le ministère à l'adresse électronique suivante:
eproperty@ontario.ca.

Veuillez recevoir mes salutations les plus sincères,

Programme d'Information Environnementale de la propriété

Avertissement

Ce résultat de recherche est fourni uniquement à titre informatif et n'a aucunement pour but de donner des conseils particuliers ou des recommandations. Le ministère de l'Environnement de la Protection de la nature et des Parcs (MEPP) ne peut pas garantir que les renseignements fournis sont à jour, exacts, complets et exempts d'erreurs. L'utilisateur qui se fie à ces renseignements le fait à ses seuls risques.



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

29 January 2023

Irene Hutchison
 PINCHIN LTD.
 2470 Milltower Court
 Mississauga ON L5N 7W5

Subject: 6096 REGIONAL ROAD 25, MILTON ON
Your File No.: 321145
SR No.: 3261412

Dear Madam/Sir:

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

A search of TSSA public records **did not** locate any records relating to the following Program(s):

| <u>Program</u> | <u>No Record</u> |
|-------------------------------|-------------------------------------|
| Fuels Safety | <input checked="" type="checkbox"/> |
| Boiler/Pressure Vessel | <input type="checkbox"/> |
| Elevating & Amusement Devices | <input type="checkbox"/> |

Requested records relating to the following Program(s) were located:

| <u>Program</u> | <u>Record</u> | <u>Documents Attached</u> |
|-------------------------------|--------------------------|---------------------------|
| Fuels Safety | <input type="checkbox"/> | <input type="checkbox"/> |
| Boiler/Pressure Vessel** | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevating & Amusement Devices | <input type="checkbox"/> | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | <input type="checkbox"/> |

**For BPV, if it has been indicated that records have been located but are not attached, it is likely that TSSA may not be the keeper of the records you are looking for, see note below.

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.

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

Yours truly,

S. Thompson

Sherees Thompson
 Public Information Services

Limitations and Notices:

TSSA Fuels Safety:

If you have environmental concerns regarding this property, you should consider hiring an environmental consultant to conduct an environmental assessment of the property in question.

- Sites that have not been licensed since 1987 may not be in TSSA records.
- Be advised, TSSA Fuels Safety Division did not register:
 - private fuel underground/ aboveground storage tanks prior to January of 1990; and
 - furnace oil tanks prior to May 1, 2002.
- Fuels Safety Division does not register
 - private waste oil tanks in apartments, office buildings, residences etc.; and
 - aboveground gas or diesel tanks.
- The *Technical Standards and Safety Act* and associated regulations do not require the registration of private fuel outlets, nor does it require that any documentation on these facilities be submitted to or reviewed or approved by TSSA. As a result, TSSA has limited information on these facilities. TSSA cautions that any information provided may be inaccurate, incomplete or out of date.

TSSA Elevating & Amusement Devices Program Notice:

- All orders and/or directions issued by the TSSA Inspector have a compliance date and the owner or designated contractor are required to comply within the specified time limit. Compliance is the responsibility of the owner or operator of the device.
- All written declarations of compliance (where eligible) should be sent to TSSA. Once a declaration of compliance has been received, the outstanding order will be resolved.
- Each report shows the details and date of the inspection conducted by TSSA at the requested location.
- The Ontario Amusement Devices Regulation (O. Reg. 221/01) was adopted in 2001. Since that time, TSSA retains copies of technical dossiers of new amusement devices in Ontario (as per TSSA's retention policy). However, for rides that existed prior to the adoption of the Regulation, which were subject to a "grandfathering-in" clause, technical dossiers were not required to be filed with the TSSA. However, if the amusement ride remains in operation, as per ASTM requirements, the owner/licensee must possess an operations document for the device in question.

Federal Elevators

- Please be advised that without the express written consent of the owner, the TSSA does not release any information with respect to federal elevators or federal elevating equipment. The TSSA is a provincial regulator for the province of Ontario and federal elevators do not fall within the scope of TSSA's provincial mandate and the *Technical Standards and Safety Act* and associated Regulations. Further, the TSSA's Access and Privacy Code only applies to information collected, used, or disclosed by the TSSA in the course of TSSA's administration of the *Act*. Therefore, information with respect to federal elevators or federal elevator equipment is outside of the administration of the *Act*, and outside of the scope of the TSSA's Access and Privacy Codes.

Indigenous Lands

- Please be advised that the TSSA does not release any information with respect to indigenous lands, which are outside of the TSSA's mandate, without the express written permission from the Band. The *Technical Standards and Safety Act*, associated regulations, and TSSA's Access and Privacy Code does not apply to indigenous lands.

TSSA Boilers and Pressure Vessels (BPVs) Program Notice:

- Be advised, TSSA does not typically periodically inspect BPVs. These inspections are usually performed by insurance companies.
- **Inspection reports may not be submitted to TSSA by insurance companies; therefore, while TSSA may have some evidence of a BPV at a location on file, there may be no inspection records pertaining to BPVs located at the address provided.
- As of July 1, 2018, BPVs in Ontario may not be operated unless the Director has issued a current certificate of inspection (COI) to the owner or operator. A COI will be issued to the owner or operator of the BPV by TSSA after TSSA has received a Record of Inspection (ROI) from the insurer/third-party inspector, the associated fees have been paid and the BPV has passed a periodic inspection.
- Please note that if the BPV in question is insured, the insurance company may have additional inspection records. Please contact the insurer directly should you wish to obtain further information.



Technical Standards and Safety Authority
 345 Carlingview Drive
 Toronto, Ontario M9W 6N9
 Customer Service: 1.877.682.8772
 Fax: 416.734.3568
 Email: publicinformation@tssa.org
www.tssa.org

Application for Release of Public Information

Fuels Safety

Issued under the Access and Privacy Code

Clear Form

Print Form

A. REQUESTOR INFORMATION:

Your File/Project/Reference No: 321145 Date: January 18, 2023

| | | | | | |
|------------------------------------|--------------------|--------------------------------------|--|----------------------------|-------------------|
| Requestor Name: Irene Hutchison | | Organization Pinchin Ltd. | | For Office Use Only | |
| Suite/Unit No: 2 | Street No: 2360 | Street Name: Meadowpine Boulevard | | | Authorization No. |
| City: Mississauga | Province: ON | Postal Code: L5N 6S2 | | | Account No. |
| Primary Phone: 289.971.0618 | | Secondary Phone: | | | SR No. |
| Email: ihutchison@pinchin.com | | Fax: | | | P.I No. |

B. DETAILS OF REQUEST (please list in detail the information you require)

Incidents/Occurrence Reports, Fuel Tanks & Environmental Reports

C. PLEASE ANSWER ALL THAT APPLY (up to 4 requests per application):

| | Request 1 | Request 2 | Request 3 | Request 4 |
|-------------------------------------|-----------------------|-----------|-----------|-----------|
| Address of Subject Location: | | | | |
| Street # and Name* | 6096 Regional Road 25 | | | |
| City | Milton | | | |
| Province | ON | | | |
| Postal Code: | | | | |
| Device/Equipment Type: | | | | |
| Owner: | | | | |
| CRN (if applicable): | | | | |
| OIN (if applicable): | | | | |
| Serial # (if applicable): | | | | |
| Victim Name (if applicable): | | | | |
| Certificate Holder: | | | | |
| Name | | | | |
| Date of Birth(DD-MM-YY) | | | | |
| Date/Period Requested: | | | | |
| Most Recent | | | | |
| or | | | | |
| From (date) | | | | |
| To (date) | | | | |

* Enter only one address per request (e.g. 1 Any Street)



Technical Standards and Safety Authority
 345 Carlingview Drive
 Toronto, Ontario M9W 6N9
 Fax: 416.734.3568
 Customer Service: 1.877.682.8772
 Email: publicinformationsservices@tssa.org
www.tssa.org

Application for Release of Public Information

Fuels Safety

Issued under the Access and Privacy Code

D. REASON FOR REQUEST (please explain the reason for your request)

E. TERMS AND CONDITIONS:

Please refer to the link for our Access and Privacy Code [Access and Privacy Code.pdf](#). If this request includes a release of personal information, TSSA will require consent from the effected party.

| | |
|---------------------|--------------------------|
| Applicant Signature | Date January 18, 2023 |
|---------------------|--------------------------|

F. FEES & PAYMENT:

If you need assistance in determining the quantity and service type, please contact us at: publicinformationsservices@tssa.org before completing this form. TSSA will provide a fee quote for multiple record requests, which must be approved by the Applicant before a record search commences. For fees for single searches, please see below or refer to our [Website Fee Schedule.pdf](#)

(HST Registration No: 891131369)

| Enter Quantity | Service | Fee Type | Fee | HST | Total (Including HST) | Quantity | Total Fees Due |
|---|---|--------------|--------|----------|-----------------------|----------|----------------|
| WRITTEN REPLIES FOR INDIVIDUAL RECORDS | | | | | | | |
| 1 | Storage tank details & reports and "No Record" letters | Per Location | \$ 50 | \$ 6.50 | \$ 56.50 | x 1 = | \$ 56.50 |
| | Fuels Safety incident/occurrence reports | Per Report | \$ 50 | \$ 6.50 | \$ 56.50 | x = | |
| | Written/hard copy confirmation of licensing, certification, registration | Per Item | \$ 50 | \$ 6.50 | \$ 56.50 | x = | |
| SUPPLYING MULTIPLE RECORDS | | | | | | | |
| | Pulling files, looking up information on computer. Researching information (consulting with other staff & sources) | Per Hour* | \$ 120 | \$ 15.60 | \$ 135.60 | x = | |
| | Research and/or review of documents for disclosure. Computer costs (programming, consulting, researching) | Per Hour* | \$ 120 | \$ 15.60 | \$ 135.60 | x = | |

| | | | | |
|-----------------------|-----------------|----------------|--|-----------------|
| Total Fees Due | \$ 50.00 | \$ 6.50 | | \$ 56.50 |
|-----------------------|-----------------|----------------|--|-----------------|

1

If paying by credit card, value in Box 1 to be entered in TSSA Service Prepayment Portal

All required fees must be prepaid for application to be processed. Fees are non-refundable.
For payment options, see Payment Instructions

*Supplying multiple records will be charged at the applicable hourly rate. One hour minimum fee required with submission, any additional hours will be invoiced. **Note: Expedited (Rush) service is not available for Public Information requests.**



Technical Standards and Safety Authority
 345 Carlingview Drive
 Toronto, Ontario M9W 6N9
 Customer Service: 1.877.682.8772
 Email: customerservices@tssa.org
 www.tssa.org

PAYMENT INSTRUCTIONS

| | | |
|----------------------|-----|------|
| TSSA use only | L # | CH # |
| WO # _____ | | |

If paying by cheque, bank draft, money order, this form must accompany all applications submitted to TSSA. A separate payment form is required for each application. Please refer to our fee schedule posted on our website www.tssa.org. HST Registration No: 891131369.

Payment Options:

Credit Card - Click link below

TSSA Service Prepayment Portal

<https://forms.tssa.org/Payments/Service-Prepayment-Portal>

Cheque, Bank Draft or Money Order (payable to Technical Standards and Safety Authority)

Name of Applicant/Organization:

Telephone No:

Email Address: ihutchison@pinchin.com

Cheque/Bank Draft/Money Order #: _____

Mail payment along with a copy of your application to:

Attention: Accounts Receivable
 Technical Standards and Safety Authority
 345 Carlingview Drive
 Toronto, Ontario M9W 6N9

If a copy of the application is not submitted with your payment, this will delay the processing of the application.

Dishonored Payments: A \$35 administration fee will apply for each returned item

APPENDIX III
ERIS Report



DATABASE REPORT

Project Property: *Phase I ESA
25 Britannia Rd
Milton ON L9T 7G3*

Project No: *321145*

Report Type: *Quote - Custom-Build Your Own Report*

Order No: *23011801076*

Requested by: *Pinchin Ltd.*

Date Completed: *January 23, 2023*

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

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

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Executive Summary

Property Information:

Project Property: *Phase I ESA
25 Britannia Rd Milton ON L9T 7G3*

Project No: *321145*

Order Information:

Order No: *23011801076*

Date Requested: *January 18, 2023*

Requested by: *Pinchin Ltd.*

Report Type: *Quote - Custom-Build Your Own Report*

Historical/Products:

Executive Summary: Report Summary

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

| <i>Database</i> | <i>Name</i> | <i>Searched</i> | <i>Project Property</i> | <i>Boundary to 0.25km</i> | <i>Total</i> |
|-----------------|--|-----------------|-------------------------|---------------------------|--------------|
| IAFT | <i>Indian & Northern Affairs Fuel Tanks</i> | N | - | - | - |
| INC | <i>Fuel Oil Spills and Leaks</i> | Y | 0 | 0 | 0 |
| LIMO | <i>Landfill Inventory Management Ontario</i> | N | - | - | - |
| MINE | <i>Canadian Mine Locations</i> | N | - | - | - |
| MNR | <i>Mineral Occurrences</i> | N | - | - | - |
| NATE | <i>National Analysis of Trends in Emergencies System (NATES)</i> | N | - | - | - |
| NCPL | <i>Non-Compliance Reports</i> | N | - | - | - |
| NDFT | <i>National Defense & Canadian Forces Fuel Tanks</i> | N | - | - | - |
| NDSP | <i>National Defense & Canadian Forces Spills</i> | N | - | - | - |
| NDWD | <i>National Defence & Canadian Forces Waste Disposal Sites</i> | N | - | - | - |
| NEBI | <i>National Energy Board Pipeline Incidents</i> | N | - | - | - |
| NEBP | <i>National Energy Board Wells</i> | N | - | - | - |
| NEES | <i>National Environmental Emergencies System (NEES)</i> | N | - | - | - |
| NPCB | <i>National PCB Inventory</i> | N | - | - | - |
| NPRI | <i>National Pollutant Release Inventory</i> | N | - | - | - |
| OGWE | <i>Oil and Gas Wells</i> | N | - | - | - |
| OOGW | <i>Ontario Oil and Gas Wells</i> | N | - | - | - |
| OPCB | <i>Inventory of PCB Storage Sites</i> | Y | 0 | 0 | 0 |
| ORD | <i>Orders</i> | N | - | - | - |
| PAP | <i>Canadian Pulp and Paper</i> | N | - | - | - |
| PCFT | <i>Parks Canada Fuel Storage Tanks</i> | N | - | - | - |
| PES | <i>Pesticide Register</i> | N | - | - | - |
| PINC | <i>Pipeline Incidents</i> | Y | 0 | 0 | 0 |
| PRT | <i>Private and Retail Fuel Storage Tanks</i> | Y | 0 | 1 | 1 |
| PTTW | <i>Permit to Take Water</i> | N | - | - | - |
| REC | <i>Ontario Regulation 347 Waste Receivers Summary</i> | N | - | - | - |
| RSC | <i>Record of Site Condition</i> | N | - | - | - |
| RST | <i>Retail Fuel Storage Tanks</i> | Y | 0 | 0 | 0 |
| SCT | <i>Scott's Manufacturing Directory</i> | N | - | - | - |
| SPL | <i>Ontario Spills</i> | Y | 0 | 1 | 1 |
| SRDS | <i>Wastewater Discharger Registration Database</i> | N | - | - | - |
| TANK | <i>Anderson's Storage Tanks</i> | Y | 0 | 0 | 0 |
| TCFT | <i>Transport Canada Fuel Storage Tanks</i> | N | - | - | - |
| VAR | <i>Variances for Abandonment of Underground Storage Tanks</i> | Y | 0 | 0 | 0 |
| WDS | <i>Waste Disposal Sites - MOE CA Inventory</i> | Y | 0 | 0 | 0 |
| WDSH | <i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i> | Y | 0 | 0 | 0 |
| WWIS | <i>Water Well Information System</i> | N | - | - | - |
| Total: | | | 0 | 6 | 6 |

Executive Summary: Site Report Summary - Project Property

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

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

Executive Summary: Site Report Summary - Surrounding Properties

| <i>Map Key</i> | <i>DB</i> | <i>Company/Site Name</i> | <i>Address</i> | <i>Dir/Dist (m)</i> | <i>Elev Diff (m)</i> | <i>Page Number</i> |
|-------------------|-----------|--|--|---------------------|----------------------|--------------------|
| 1 | SPL | | East of Hwy 25, Britannia Rd<UNOFFICIAL> Milton ON | ESE/40.8 | 1.22 | 13 |
| 2 | PRT | DOLBY AND FEW HAULAGE LTD ATTN CHARLES FEW | 6009 HWY 25 MILT ON L9T 2X5 | ESE/65.4 | 1.22 | 13 |
| 2 | FSTH | DOLBY AND FEW HAULAGE LTD ATTN CHARLES FEW | 6009 HWY 25 MILTON ON | ESE/65.4 | 1.22 | 13 |
| 2 | FSTH | DOLBY AND FEW HAULAGE LTD ATTN CHARLES FEW | 6009 HWY 25 MILTON ON | ESE/65.4 | 1.22 | 14 |
| 2 | FST | DOLBY AND FEW HAULAGE LTD ATTN CHARLES FEW | 6009 HWY 25 MILTON L9E 0L1 ON CA ON | ESE/65.4 | 1.22 | 14 |
| 3 | GEN | Bot Engineering & Construction Ltd | 8066 Britannia Road East Milton ON L9T 7E6 | ESE/89.3 | 1.22 | 14 |

Executive Summary: Summary By Data Source

FST - Fuel Storage Tank

A search of the FST database, dated Feb 28, 2022 has found that there are 1 FST site(s) within approximately 0.25 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|---|--|----------------------------|--------------------------|
| DOLBY AND FEW HAULAGE LTD ATTN CHARLES FEW | 6009 HWY 25 MILTON L9E 0L1 ON CA ON | 65.4 | <u>2</u> |

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 2 FSTH site(s) within approximately 0.25 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|---|--------------------------|----------------------------|--------------------------|
| DOLBY AND FEW HAULAGE LTD ATTN CHARLES FEW | 6009 HWY 25 MILTON ON | 65.4 | <u>2</u> |
| DOLBY AND FEW HAULAGE LTD ATTN CHARLES FEW | 6009 HWY 25 MILTON ON | 65.4 | <u>2</u> |

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Oct 31, 2022 has found that there are 1 GEN site(s) within approximately 0.25 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|------------------------------------|---|----------------------------|--------------------------|
| Bot Engineering & Construction Ltd | 8066 Britannia Road East Milton ON L9T 7E6 | 89.3 | <u>3</u> |

PRT - Private and Retail Fuel Storage Tanks

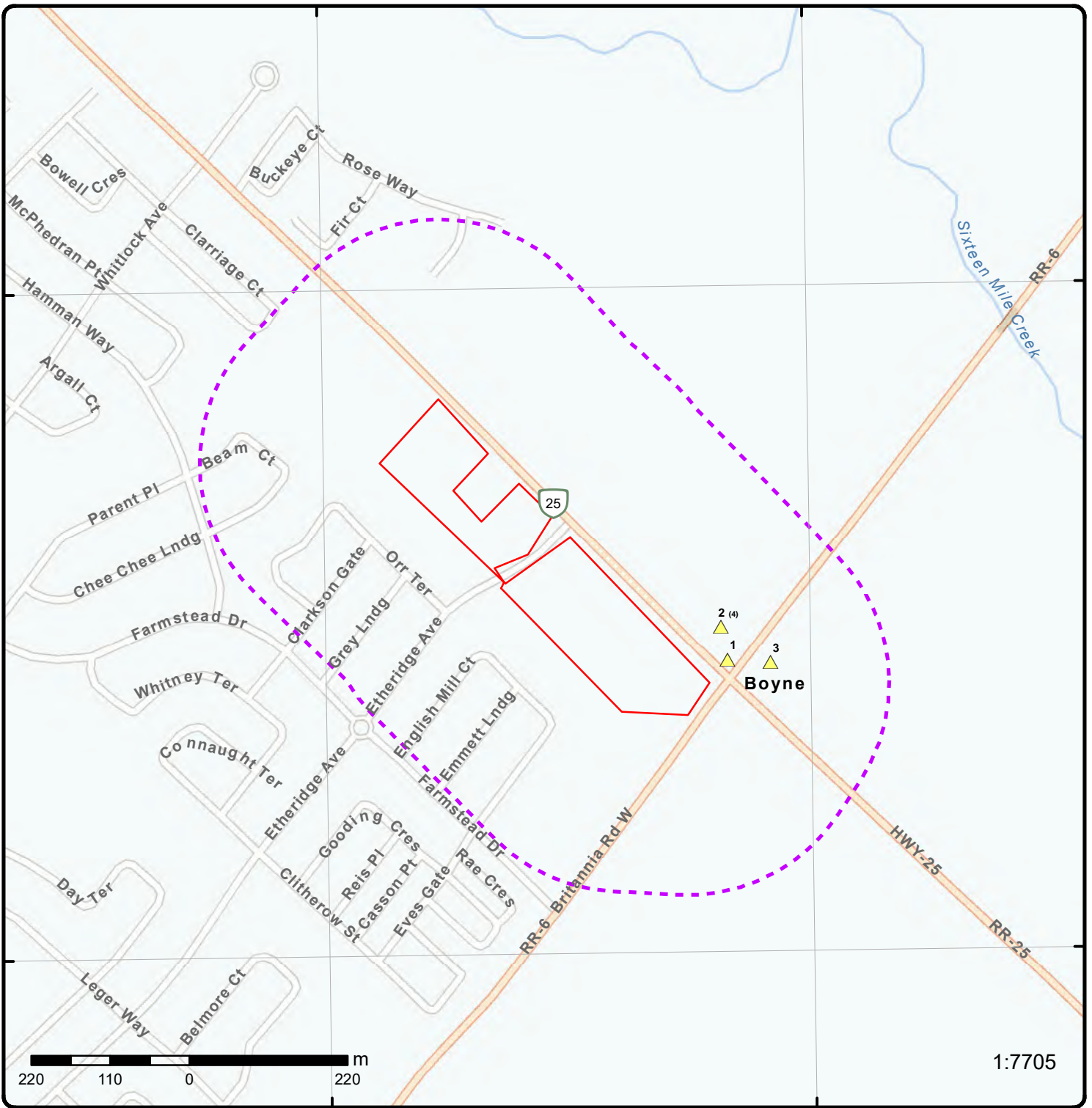
A search of the PRT database, dated 1989-1996* has found that there are 1 PRT site(s) within approximately 0.25 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|---|--------------------------------|---------------------|--------------------------|
| DOLBY AND FEW HAULAGE LTD ATTN CHARLES FEW | 6009 HWY 25 MILT ON L9T 2X5 | 65.4 | <u>2</u> |

SPL - Ontario Spills

A search of the SPL database, dated 1988-Sep 2020; Dec 2020-Mar 2021 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

| <u>Site</u> | <u>Address</u> | <u>Distance (m)</u> | <u>Map Key</u> |
|-------------|---|---------------------|--------------------------|
| | East of Hwy 25, Britannia Rd<UNOFFICIAL> Milton ON | 40.8 | <u>1</u> |



1:7705

Map: 0.25 Kilometer Radius

Order Number: 23011801076
Address: 25 Britannia Rd, Milton, 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 | Parkt (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 | |



Aerial Year: 2021

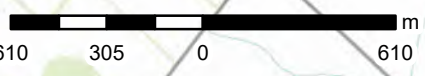
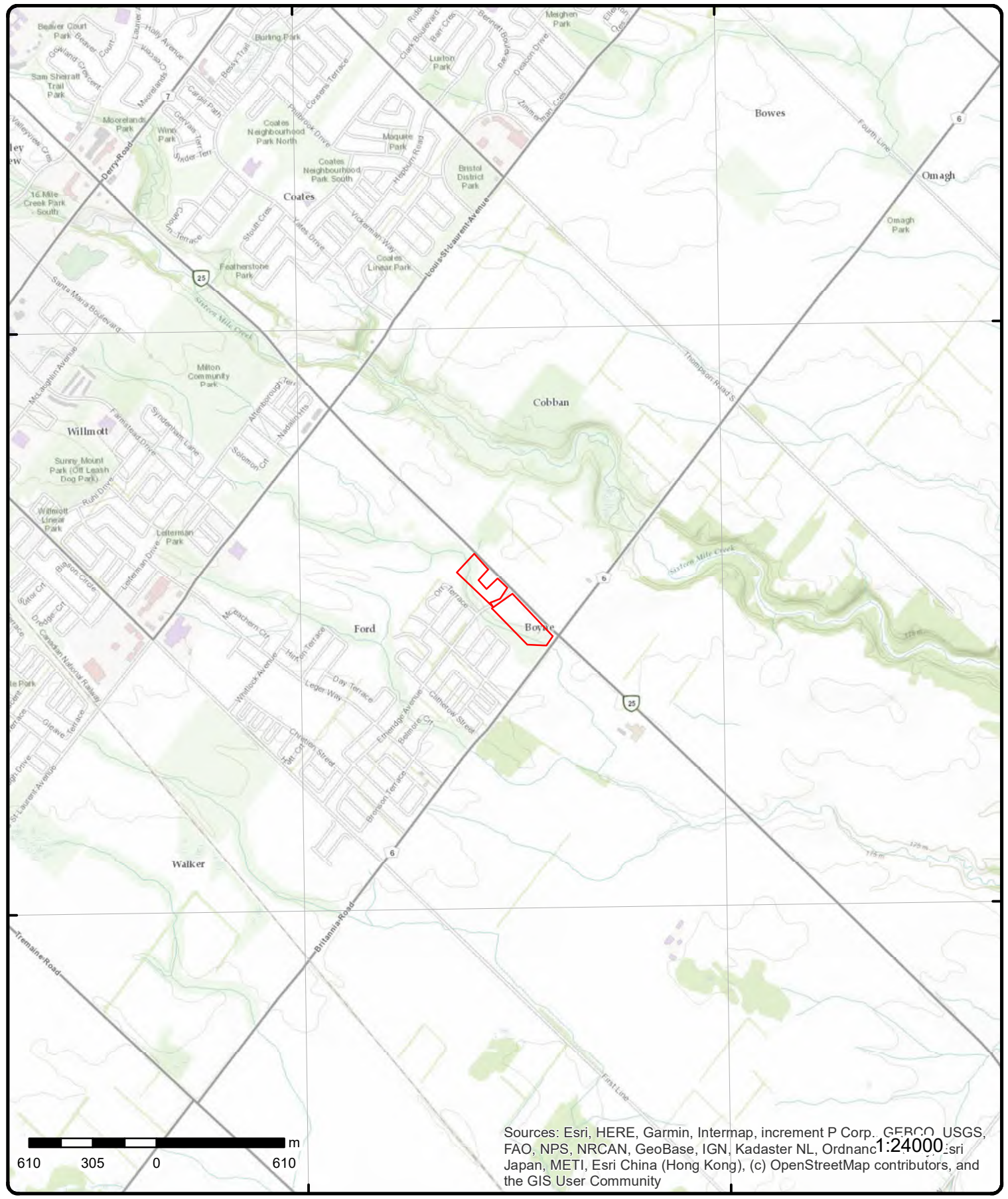
Address: 25 Britannia Rd, Milton, ON

Source: ESRI World Imagery

Order Number: 23011801076



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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Topographic Map

Address: 25 Britannia Rd, ON

Source: ESRI World Topographic Map

Order Number: 23011801076



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Detail Report

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--|-------------------|---|------------------|---|------|
| 1 | 1 of 1 | ESE/40.8 | 185.8 / 1.22 | East of Hwy 25, Britannia Rd<UNOFFICIAL> Milton ON | SPL |
| Ref No: 8573-77ZNTY Site No: Incident Dt: Year: Incident Cause: Other Discharges Incident Event: Contaminant Code: 45 Contaminant Name: BIO-SOLIDS (N.O.S.) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Confirmed Nature of Impact: Other Impact(s) Receiving Medium: Land Receiving Env: MOE Response: No Field Response Dt MOE Arvl on Scn: MOE Reported Dt: 10/15/2007 Dt Document Closed: 11/21/2007 Incident Reason: Equipment Failure Site Name: East of Hwy 25, Britannia Rd<UNOFFICIAL> Site County/District: Site Geo Ref Meth: Incident Summary: Britannia Rd - 15 L biosolids to road Contaminant Qty: 15 L | | Discharger Report: Material Group: Waste Health/Env Conseq: Client Type: Sector Type: Manure/Nutrient hauling Equipment Agency Involved: Nearest Watercourse: Site Address: Site District Office: Site Postal Code: Site Region: Site Municipality: Milton Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type: | | | |
| 2 | 1 of 4 | ESE/65.4 | 185.8 / 1.22 | DOLBY AND FEW HAULAGE LTD ATTN CHARLES FEW 6009 HWY 25 MILT ON L9T 2X5 | PRT |
| Location ID: 19924 Type: private Expiry Date: Capacity (L): 9092.00 Licence #: 0076358258 | | | | | |
| 2 | 2 of 4 | ESE/65.4 | 185.8 / 1.22 | DOLBY AND FEW HAULAGE LTD ATTN CHARLES FEW 6009 HWY 25 MILTON ON | FSTH |
| License Issue Date: 2/27/1992 Tank Status: Licensed Tank Status As Of: August 2007 Operation Type: Private Fuel Outlet Facility Type: Gasoline Station - Self Serve | | | | | |

--Details--

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|--|-------------------|----------------------------|------------------|---|------|
| Status: Active Year of Installation: 1979 Corrosion Protection: Capacity: 9092 Tank Fuel Type: Liquid Fuel Single Wall UST - Diesel | | | | | |
| 2 | 3 of 4 | ESE/65.4 | 185.8 / 1.22 | DOLBY AND FEW HAULAGE LTD ATTN CHARLES FEW 6009 HWY 25 MILTON ON | FSTH |
| License Issue Date: 2/27/1992 Tank Status: Licensed Tank Status As Of: December 2008 Operation Type: Private Fuel Outlet Facility Type: Gasoline Station - Self Serve | | | | | |
| --Details-- | | | | | |
| Status: Active Year of Installation: 1979 Corrosion Protection: Capacity: 9092 Tank Fuel Type: Liquid Fuel Single Wall UST - Diesel | | | | | |
| 2 | 4 of 4 | ESE/65.4 | 185.8 / 1.22 | DOLBY AND FEW HAULAGE LTD ATTN CHARLES FEW 6009 HWY 25 MILTON L9E 0L1 ON CA ON | FST |
| Instance No: 11110582 Status: Cont Name: Instance Type: FS Liquid Fuel Tank Item: Item Description: FS Liquid Fuel Tank Tank Type: Single Wall UST Install Date: 10/2/1989 Install Year: 1979 Years in Service: Model: NULL Description: Capacity: 9092 Tank Material: Steel Corrosion Protect: Impressed Current Overfill Protect: Facility Type: FS Liquid Fuel Tank Parent Facility Type: Fuels Safety Private Fuel Outlet - Self Serve Facility Location: Device Installed Location: 6009 HWY 25 MILTON L9E 0L1 ON CA | | | | Manufacturer: Serial No: Ulc Standard: Quantity: Unit of Measure: Fuel Type: Diesel Fuel Type2: NULL Fuel Type3: NULL Piping Steel: Piping Galvanized: Tanks Single Wall St: Piping Underground: No Underground: Panam Related: Panam Venue: | |
| <u>Liquid Fuel Tank Details</u> | | | | | |
| Overfill Protection: Owner Account Name: DOLBY AND FEW HAULAGE LTD ATTN CHARLES FEW Item: FS LIQUID FUEL TANK | | | | | |
| 3 | 1 of 1 | ESE/89.3 | 185.8 / 1.22 | Bot Engineering & Construction Ltd 8066 Britannia Road East Milton ON L9T 7E6 | GEN |

| Map Key | Number of Records | Direction/ Distance (m) | Elev/Diff (m) | Site | DB |
|-------------------------------|--------------------------|------------------------------------|--------------------------|-------------|-----------|
| Generator No: | | ON4410079 | | | |
| SIC Code: | | | | | |
| SIC Description: | | | | | |
| Approval Years: | | As of Dec 2018 | | | |
| PO Box No: | | | | | |
| Country: | | Canada | | | |
| Status: | | Registered | | | |
| Co Admin: | | | | | |
| Choice of Contact: | | | | | |
| Phone No Admin: | | | | | |
| Contaminated Facility: | | | | | |
| MHSW Facility: | | | | | |

Detail(s)

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

Unplottable Summary

Total: **27** Unplottable sites

| DB | Company Name/Site Name | Address | City | Postal |
|------|-------------------------------|--|-----------|---------|
| DTNK | CATION EXCAVATING LTD | LOT 5 CON 2 MILTON L9T 2X7 ON CA | ON | |
| DTNK | CATION EXCAVATING LTD | LOT 5 CON 2 MILTON L9T 2X7 ON CA | ON | |
| DTNK | CATION EXCAVATING LTD | LOT 5 CON 2 | MILTON ON | |
| DTNK | CATION EXCAVATING LTD | LOT 5 CON 2 | MILTON ON | |
| DTNK | CATION EXCAVATING LTD | LOT 5 CON 2 | MILTON ON | |
| FST | CATION EXCAVATING LTD | LOT 5 CON 2 MILTON L9T 2X7 ON CA | ON | |
| FST | CATION EXCAVATING LTD | LOT 5 CON 2 MILTON L9T 2X7 ON CA | ON | |
| GEN | MILTON AUTO WRECKERS LIMITED | R.R. #6 | MILTON ON | |
| GEN | MILTON AUTO WRECKERS LIMITED | R.R. #6 | MILTON ON | |
| GEN | FRANKEL STEEL LTD. | RR #3, HWY. 25 NORTH | MILTON ON | L9T 2X7 |
| GEN | MARSHALL STEEL LIMITED | RR #3, HWY. 25 NORTH C/O P.O. BOX 1014 | MILTON ON | L9T 4B6 |
| GEN | MARSHALL STEEL LIMITED 15-053 | RR #3, HWY. 25 NORTH C/O P.O. BOX 1014 | MILTON ON | L9T 4B6 |
| GEN | MILTON AUTO WRECKERS LIMITED | R.R. #6 | MILTON ON | L9T 2Y1 |
| GEN | John Tarnawsky Farm | R. R, #3 Hwy # 25 North of 401 | Milton ON | L9T 2X5 |
| GEN | MILTON AUTO WRECKERS LIMITED | R.R. #6 | MILTON ON | L9T 2Y1 |
| GEN | MILTON AUTO WRECKERS LIMITED | R.R. #6 | MILTON ON | |
| PRT | M DURANTE ENTERPRISES LTD | HWY 25 1 KM NORTH OF 401 | MILTON ON | |

| | | | | |
|-----|--|---|----------------|---------|
| PRT | M DURANTE ENTERPRISES LTD | HWY 25 1 KM NORTH OF 401 | MILTON ON | |
| PRT | CATION EXCAVATING LTD | LOT 5 CON 2 | MILTON ON | |
| PRT | 999870 ONTARIO LIMITED RAYS TEXACO SERVICE | HWY 25 | MILTON ON | |
| RST | DURANTE AUTO SERVICE & TOWING INC | REGIONAL ROAD 25 | MILTON ON | L2T 2X7 |
| SPL | | adjacent to Hwy. 25, 500 metres south of Britannia Rd. | Milton ON | |
| SPL | PHILIP ENTERPRISES | HWY 25 AT THE ESCARPMENT HAMILTON WASTE DISPOSAL SITE. | MILTON TOWN ON | |
| SPL | UNKNOWN | BELL CANADA MANHOLE ON HWY 25, 100 YARDS N OF JAMES SNOW PKWY. WEST SIDE. | MILTON TOWN ON | |
| SPL | Buff-Mar Cartage Limited | Eastbound lane, 4km east of hwy 6 | Milton ON | |
| SPL | | Hwy 25, north of 5th sideroad 2017369 ONTARIO INC<UNOFFICIAL> | Milton ON | |
| SPL | | Highpoint Plaza and Highway 25 North<UNOFFICIAL> | Milton ON | |

Unplottable Report

Site: CATION EXCAVATING LTD
LOT 5 CON 2 MILTON L9T 2X7 ON CA ON

Database:
DTNK

Delisted Expired Fuel Safety
Facilities

| | | | |
|-------------------------------------|---------------------|-----------------------------|----------------------------------|
| Instance No: | 10849880 | Expired Date: | |
| Status: | EXPIRED | Max Hazard Rank: | NULL |
| Instance ID: | | Facility Location: | LOT 5 CON 2 MILTON L9T 2X7 ON CA |
| Instance Type: | | Facility Type: | FS LIQUID FUEL TANK |
| Instance Creation Dt: | 1/4/1990 | Fuel Type 2: | NULL |
| Instance Install Dt: | 1/4/1990 | Fuel Type 3: | NULL |
| Item Description: | FS Liquid Fuel Tank | Panam Related: | NULL |
| Manufacturer: | NULL | Panam Venue Nm: | NULL |
| Model: | NULL | External Identifier: | NULL |
| Serial No: | NULL | Item: | |
| ULC Standard: | NULL | Piping Steel: | |
| Quantity: | 1 | Piping Galvanized: | |
| Unit of Measure: | EA | Tank Single Wall St: | |
| Overfill Prot Type: | NULL | Piping Underground: | |
| Creation Date: | 7/5/2009 1:21:34 AM | Tank Underground: | |
| Next Periodic Str DT: | NULL | Source: | FS Liquid Fuel Tank |
| TSSA Base Sched Cycle 2: | NULL | | |
| TSSA Max Hazard Rank 1: | NULL | | |
| TSSA Risk Based Periodic Yn: | NULL | | |
| TSSA Volume of Directives: | NULL | | |
| TSSA Periodic Exempt: | NULL | | |
| TSSA Statutory Interval: | NULL | | |
| TSSA Recd Insp Interva: | NULL | | |
| TSSA Recd Tolerance: | NULL | | |
| TSSA Program Area: | NULL | | |
| TSSA Program Area 2: | NULL | | |
| Description: | UNDERGROUND TANK | | |
| Original Source: | EXP | | |
| Record Date: | 31-JUL-2020 | | |

Site: CATION EXCAVATING LTD
LOT 5 CON 2 MILTON L9T 2X7 ON CA ON

Database:
DTNK

Delisted Expired Fuel Safety
Facilities

| | | | |
|------------------------------|---------------------|-----------------------------|----------------------------------|
| Instance No: | 10849898 | Expired Date: | |
| Status: | EXPIRED | Max Hazard Rank: | NULL |
| Instance ID: | | Facility Location: | LOT 5 CON 2 MILTON L9T 2X7 ON CA |
| Instance Type: | | Facility Type: | FS LIQUID FUEL TANK |
| Instance Creation Dt: | 1/4/1990 | Fuel Type 2: | NULL |
| Instance Install Dt: | 1/4/1990 | Fuel Type 3: | NULL |
| Item Description: | FS Liquid Fuel Tank | Panam Related: | NULL |
| Manufacturer: | NULL | Panam Venue Nm: | NULL |
| Model: | NULL | External Identifier: | NULL |
| Serial No: | NULL | Item: | |
| ULC Standard: | NULL | Piping Steel: | |
| Quantity: | 1 | Piping Galvanized: | |
| Unit of Measure: | EA | Tank Single Wall St: | |

Overfill Prot Type: NULL
Creation Date: 7/5/2009 1:21:33 AM
Next Periodic Str DT: NULL
TSSA Base Sched Cycle 2: NULL
TSSAMax Hazard Rank 1: NULL
TSSA Risk Based Periodic Yn: NULL
TSSA Volume of Directives: NULL
TSSA Periodic Exempt: NULL
TSSA Statutory Interval: NULL
TSSA Recd Insp Interva: NULL
TSSA Recd Tolerance: NULL
TSSA Program Area: NULL
TSSA Program Area 2: NULL
Description: UNDERGROUND TANK
Original Source: EXP
Record Date: 31-JUL-2020

Piping Underground:
Tank Underground:
Source: FS Liquid Fuel Tank

Site: CATION EXCAVATING LTD
LOT 5 CON 2 MILTON ON

Database:
DTNK

**Delisted Expired Fuel Safety
Facilities**

Instance No: 10849905
Status: EXPIRED
Instance ID: 45940
Instance Type: FS Piping
Instance Creation Dt:
Instance Install Dt:
Item Description:
Manufacturer:
Model:
Serial No:
ULC Standard:
Quantity:
Unit of Measure:
Overfill Prot Type:
Creation Date:
Next Periodic Str DT:
TSSA Base Sched Cycle 2:
TSSAMax Hazard Rank 1:
TSSA Risk Based Periodic Yn:
TSSA Volume of Directives:
TSSA Periodic Exempt:
TSSA Statutory Interval:
TSSA Recd Insp Interva:
TSSA Recd Tolerance:
TSSA Program Area:
TSSA Program Area 2:
Description: FS Piping
Original Source: EXP
Record Date: Up to Mar 2012

Expired Date:
Max Hazard Rank:
Facility Location:
Facility Type:
Fuel Type 2:
Fuel Type 3:
Panam Related:
Panam Venue Nm:
External Identifier:
Item:
Piping Steel:
Piping Galvanized:
Tank Single Wall St:
Piping Underground:
Tank Underground:
Source:

Site: CATION EXCAVATING LTD
LOT 5 CON 2 MILTON ON

Database:
DTNK

**Delisted Expired Fuel Safety
Facilities**

Instance No: 10849889
Status: EXPIRED
Instance ID: 46005
Instance Type: FS Piping
Instance Creation Dt:

Expired Date:
Max Hazard Rank:
Facility Location:
Facility Type:
Fuel Type 2:

Instance Install Dt:
Item Description:
Manufacturer:
Model:
Serial No:
ULC Standard:
Quantity:
Unit of Measure:
Overfill Prot Type:
Creation Date:
Next Periodic Str DT:
TSSA Base Sched Cycle 2:
TSSAMax Hazard Rank 1:
TSSA Risk Based Periodic Yn:
TSSA Volume of Directives:
TSSA Periodic Exempt:
TSSA Statutory Interval:
TSSA Recd Insp Interva:
TSSA Recd Tolerance:
TSSA Program Area:
TSSA Program Area 2:
Description: FS Piping
Original Source: EXP
Record Date: Up to Mar 2012

Fuel Type 3:
Panam Related:
Panam Venue Nm:
External Identifier:
Item:
Piping Steel:
Piping Galvanized:
Tank Single Wall St:
Piping Underground:
Tank Underground:
Source:

Site: CATION EXCAVATING LTD
LOT 5 CON 2 MILTON ON

Database:
DTNK

Delisted Expired Fuel Safety
Facilities

Instance No: 9231858
Status: EXPIRED
Instance ID: 379555
Instance Type: FS Facility
Instance Creation Dt:
Instance Install Dt:
Item Description:
Manufacturer:
Model:
Serial No:
ULC Standard:
Quantity:
Unit of Measure:
Overfill Prot Type:
Creation Date:
Next Periodic Str DT:
TSSA Base Sched Cycle 2:
TSSAMax Hazard Rank 1:
TSSA Risk Based Periodic Yn:
TSSA Volume of Directives:
TSSA Periodic Exempt:
TSSA Statutory Interval:
TSSA Recd Insp Interva:
TSSA Recd Tolerance:
TSSA Program Area:
TSSA Program Area 2:
Description: Fuels Safety Private Fuel Outlet - Self Serve
Original Source: EXP
Record Date: Up to Mar 2012

Expired Date:
Max Hazard Rank:
Facility Location:
Facility Type:
Fuel Type 2:
Fuel Type 3:
Panam Related:
Panam Venue Nm:
External Identifier:
Item:
Piping Steel:
Piping Galvanized:
Tank Single Wall St:
Piping Underground:
Tank Underground:
Source:

Site: CATION EXCAVATING LTD
LOT 5 CON 2 MILTON L9T 2X7 ON CA ON

Database:
FST

Instance No: 10849898
Status:
Manufacturer:
Serial No:

Cont Name:
Instance Type:
Item:
Item Description: FS Liquid Fuel Tank
Tank Type: Liquid Fuel Single Wall UST
Install Date: 1/4/1990
Install Year: 1979
Years in Service:
Model: NULL
Description:
Capacity: 2273
Tank Material: Steel
Corrosion Protect: Coating
Overfill Protect:
Facility Type: FS Liquid Fuel Tank
Parent Facility Type:
Facility Location:
Device Installed Location: LOT 5 CON 2 MILTON L9T 2X7 ON CA

Ulc Standard:
Quantity:
Unit of Measure:
Fuel Type: Diesel
Fuel Type2: NULL
Fuel Type3: NULL
Piping Steel:
Piping Galvanized:
Tanks Single Wall St:
Piping Underground:
No Underground:
Panam Related:
Panam Venue:

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: CATION EXCAVATING LTD
Item: FS LIQUID FUEL TANK

Site: CATION EXCAVATING LTD
LOT 5 CON 2 MILTON L9T 2X7 ON CA ON

Database:
FST

Instance No: 10849880
Status:
Cont Name:
Instance Type:
Item:
Item Description: FS Liquid Fuel Tank
Tank Type: Liquid Fuel Single Wall UST
Install Date: 1/4/1990
Install Year: 1981
Years in Service:
Model: NULL
Description:
Capacity: 2273
Tank Material: Steel
Corrosion Protect: Coating
Overfill Protect:
Facility Type: FS Liquid Fuel Tank
Parent Facility Type:
Facility Location:
Device Installed Location: LOT 5 CON 2 MILTON L9T 2X7 ON CA

Manufacturer:
Serial No:
Ulc Standard:
Quantity:
Unit of Measure:
Fuel Type: Diesel
Fuel Type2: NULL
Fuel Type3: NULL
Piping Steel:
Piping Galvanized:
Tanks Single Wall St:
Piping Underground:
No Underground:
Panam Related:
Panam Venue:

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: CATION EXCAVATING LTD
Item: FS LIQUID FUEL TANK

Site: MILTON AUTO WRECKERS LIMITED
R.R. #6 MILTON ON

Database:
GEN

Generator No: ON2224400
SIC Code: 415310
SIC Description: Used Motor Vehicle Parts and Accessories Wholesaler-Distributors
Approval Years: 2009
PO Box No:
Country:
Status:
Co Admin:

Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 252
Waste Class Name: WASTE OILS & LUBRICANTS

Site: MILTON AUTO WRECKERS LIMITED
R.R. #6 MILTON ON

Database:
GEN

Generator No: ON2224400
SIC Code: 415310
SIC Description: Used Motor Vehicle Parts and Accessories Wholesaler-Distributors
Approval Years: 2010
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 252
Waste Class Name: WASTE OILS & LUBRICANTS

Site: FRANKEL STEEL LTD.
RR #3, HWY. 25 NORTH MILTON ON L9T 2X7

Database:
GEN

Generator No: ON0354500
SIC Code: 3029
SIC Description: OTHER FAB. STRUCTURES
Approval Years: 86,87
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Waste Class: 252
Waste Class Name: WASTE OILS & LUBRICANTS

Site: MARSHALL STEEL LIMITED
RR #3, HWY. 25 NORTH C/O P.O. BOX 1014 MILTON ON L9T 4B6

Database:
GEN

Generator No: ON0354500
SIC Code: 3029
SIC Description: OTHER FAB. STRUCTURE
Approval Years: 88,89,90
PO Box No:
Country:

Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 211
Waste Class Name: AROMATIC SOLVENTS

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Waste Class: 252
Waste Class Name: WASTE OILS & LUBRICANTS

Site: MARSHALL STEEL LIMITED 15-053
RR #3, HWY. 25 NORTH C/O P.O. BOX 1014 MILTON ON L9T 4B6

Database:
GEN

Generator No: ON0354500
SIC Code: 3029
SIC Description: OTHER FAB. STRUCTURE
Approval Years: 94,95,96
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 145
Waste Class Name: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 211
Waste Class Name: AROMATIC SOLVENTS

Waste Class: 213
Waste Class Name: PETROLEUM DISTILLATES

Waste Class: 252
Waste Class Name: WASTE OILS & LUBRICANTS

Site: MILTON AUTO WRECKERS LIMITED
R.R. #6 MILTON ON L9T 2Y1

Database:
GEN

Generator No: ON2224400
SIC Code:
SIC Description:
Approval Years: 02,03,04,05,06,07,08
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 212
Waste Class Name: ALIPHATIC SOLVENTS

Waste Class: 252
Waste Class Name: WASTE OILS & LUBRICANTS

Site: *John Tarnawsky Farm*
R. R. #3 Hwy # 25 North of 401 Milton ON L9T 2X5

Database:
GEN

Generator No: ON7240877
SIC Code: 111999
SIC Description: All Other Miscellaneous Crop Farming
Approval Years: 04
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Site: *MILTON AUTO WRECKERS LIMITED*
R.R. #6 MILTON ON L9T 2Y1

Database:
GEN

Generator No: ON2224400
SIC Code: 415310
SIC Description: Used Motor Vehicle Parts and Accessories Wholesaler-Distributors
Approval Years: 2012
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 252
Waste Class Name: WASTE OILS & LUBRICANTS

Site: *MILTON AUTO WRECKERS LIMITED*
R.R. #6 MILTON ON

Database:
GEN

Generator No: ON2224400
SIC Code: 415310
SIC Description: Used Motor Vehicle Parts and Accessories Wholesaler-Distributors
Approval Years: 2011
PO Box No:
Country:
Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 252
Waste Class Name: WASTE OILS & LUBRICANTS

Site: M DURANTE ENTERPRISES LTD
HWY 25 1 KM NORTH OF 401 MILTON ON

Database:
PRT

Location ID: 8835
Type: retail
Expiry Date: 1994-12-31
Capacity (L): 0
Licence #: 0051518001

Site: M DURANTE ENTERPRISES LTD
HWY 25 1 KM NORTH OF 401 MILTON ON

Database:
PRT

Location ID: 8835
Type: private
Expiry Date:
Capacity (L): 209090.00
Licence #: 0001041011

Site: CATION EXCAVATING LTD
LOT 5 CON 2 MILTON ON

Database:
PRT

Location ID: 8864
Type: private
Expiry Date:
Capacity (L): 4546.00
Licence #: 0001007281

Site: 999870 ONTARIO LIMITED RAYS TEXACO SERVICE
HWY 25 MILTON ON

Database:
PRT

Location ID: 8834
Type: retail
Expiry Date: 1995-09-30
Capacity (L): 0
Licence #: 0076372051

Site: DURANTE AUTO SERVICE & TOWING INC
REGIONAL ROAD 25 MILTON ON L2T 2X7

Database:
RST

Headcode: 1186800
Headcode Desc: Service Stations-Gasoline, Oil & Natural Gas
Phone: 9058787200
List Name:
Description:

Site: adjacent to Hwy. 25, 500 metres south of Britannia Rd. Milton ON

Database:
SPL

| | |
|-----------------------------------|---|
| Ref No: 3730-8SJRH6 | Discharger Report: |
| Site No: | Material Group: |
| Incident Dt: 19-MAR-12 | Health/Env Conseq: |
| Year: | Client Type: |
| Incident Cause: Unknown | Sector Type: Pipeline |
| Incident Event: | Agency Involved: |
| Contaminant Code: 12 | Nearest Watercourse: |
| Contaminant Name: GASOLINE | Site Address: adjacent to Hwy. 25, 500 metres south of Britannia Rd. |

| | | | |
|------------------------------|---|------------------------------|-------------|
| Contaminant Limit 1: | | Site District Office: | |
| Contam Limit Freq 1: | | Site Postal Code: | |
| Contaminant UN No 1: | | Site Region: | |
| Environment Impact: | Confirmed | Site Municipality: | Milton |
| Nature of Impact: | Soil Contamination | Site Lot: | |
| Receiving Medium: | Sewage - Municipal/Private and Commercial | Site Conc: | |
| Receiving Env: | | Northing: | |
| MOE Response: | Planned Field Response | Easting: | |
| Dt MOE Arvl on Scn: | 20-MAR-12 | Site Geo Ref Accu: | |
| MOE Reported Dt: | 19-MAR-12 | Site Map Datum: | |
| Dt Document Closed: | 29-MAY-12 | SAC Action Class: | Land Spills |
| Incident Reason: | Unknown - Reason not determined | Source Type: | |
| Site Name: | buried pipeline <UNOFFICIAL> | | |
| Site County/District: | | | |
| Site Geo Ref Meth: | | | |
| Incident Summary: | Sun Canadian Pipeline- <50 L of gasoline to ground. | | |
| Contaminant Qty: | | | |

Site: PHILIP ENTERPRISES **Database:** SPL
HWY 25 AT THE ESCARPMENT HAMILTON WASTE DISPOSAL SITE. MILTON TOWN ON

| | | | |
|------------------------------|--|------------------------------|------------|
| Ref No: | 19000 | Discharger Report: | |
| Site No: | | Material Group: | |
| Incident Dt: | 5/20/1989 | Health/Env Conseq: | |
| Year: | | Client Type: | |
| Incident Cause: | UNKNOWN | Sector Type: | |
| Incident Event: | | Agency Involved: | |
| Contaminant Code: | | Nearest Watercourse: | |
| Contaminant Name: | | Site Address: | |
| Contaminant Limit 1: | | Site District Office: | |
| Contam Limit Freq 1: | | Site Postal Code: | |
| Contaminant UN No 1: | | Site Region: | |
| Environment Impact: | NOT ANTICIPATED | Site Municipality: | 14402 |
| Nature of Impact: | | Site Lot: | |
| Receiving Medium: | LAND | Site Conc: | |
| Receiving Env: | | Northing: | 4780000.00 |
| MOE Response: | | Easting: | 593500.00 |
| Dt MOE Arvl on Scn: | | Site Geo Ref Accu: | |
| MOE Reported Dt: | 5/23/1989 | Site Map Datum: | |
| Dt Document Closed: | | SAC Action Class: | |
| Incident Reason: | UNKNOWN | Source Type: | |
| Site Name: | | | |
| Site County/District: | | | |
| Site Geo Ref Meth: | | | |
| Incident Summary: | F.A.W. OIL - UNKNOWN AMT.CALCIUM CHLORIDE TO ROAD ON SATURDAY. | | |
| Contaminant Qty: | | | |

Site: UNKNOWN **Database:** SPL
BELL CANADA MANHOLE ON HWY 25, 100 YARDS N OF JAMES SNOW PKWY. WEST SIDE. MILTON TOWN ON

| | | | |
|-----------------------------|--------------------|------------------------------|-------|
| Ref No: | 146035 | Discharger Report: | |
| Site No: | | Material Group: | |
| Incident Dt: | // | Health/Env Conseq: | |
| Year: | | Client Type: | |
| Incident Cause: | UNKNOWN | Sector Type: | |
| Incident Event: | | Agency Involved: | |
| Contaminant Code: | | Nearest Watercourse: | |
| Contaminant Name: | | Site Address: | |
| Contaminant Limit 1: | | Site District Office: | |
| Contam Limit Freq 1: | | Site Postal Code: | |
| Contaminant UN No 1: | | Site Region: | |
| Environment Impact: | POSSIBLE | Site Municipality: | 14402 |
| Nature of Impact: | Soil contamination | Site Lot: | |
| Receiving Medium: | LAND | Site Conc: | |
| Receiving Env: | | Northing: | |
| MOE Response: | | Easting: | |

Dt MOE Arvl on Scn:
MOE Reported Dt: 9/4/1997
Dt Document Closed:
Incident Reason: UNKNOWN
Site Name:
Site County/District:
Site Geo Ref Meth:
Incident Summary: UNKNOWN SOURCE:DIESEL FUEL FOUND IN BELL CANADA MANHOLE.
Contaminant Qty:

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

Site: **Buff-Mar Cartage Limited**
Eastbound lane, 4km east of hwy 6 Milton ON

Database:
SPL

| | |
|---|---|
| <p> Ref No: 4788-5KRRTW Site No: Incident Dt: 3/18/2003 Year: Incident Cause: Other Discharges Incident Event: Contaminant Code: 27 Contaminant Name: ADHESIVES (N.O.S.) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Possible Nature of Impact: Soil Contamination Receiving Medium: Land Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 3/18/2003 Dt Document Closed: Incident Reason: Other - Reason not otherwise defined Site Name: HWY 401 IN MILTON<UNOFFICIAL> Site County/District: Site Geo Ref Meth: Incident Summary: 200L adhesive to hwy/shoulder fm leaky drum Contaminant Qty: 200 L </p> | <p> Discharger Report: Material Group: Chemical Health/Env Conseq: Client Type: Sector Type: Transport Truck Agency Involved: Nearest Watercourse: Site Address: Site District Office: Halton-Peel Site Postal Code: Site Region: Central Site Municipality: Milton Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Spill to Land Source Type: </p> |
|---|---|

Site: **Hwy 25, north of 5th sideroad 2017369 ONTARIO INC<UNOFFICIAL> Milton ON**

Database:
SPL

| | |
|---|---|
| <p> Ref No: 1576-6RZKT9 Site No: Incident Dt: 7/24/2006 Year: Incident Cause: Other Transport Accident Incident Event: Contaminant Code: 13 Contaminant Name: DIESEL FUEL Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Possible Nature of Impact: Multi-Media Pollution Receiving Medium: Land & Water Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 7/24/2006 Dt Document Closed: Incident Reason: Negligence (Apparent) - Caused by lack of diligence Site Name: HWY 25, NORTH OF 5TH SIDEROAD Site County/District: Site Geo Ref Meth: </p> | <p> Discharger Report: Material Group: Oils Health/Env Conseq: Client Type: Sector Type: Transport Truck Agency Involved: Nearest Watercourse: Site Address: HWY 25, NORTH OF 5TH SIDEROAD Site District Office: Halton-Peel Site Postal Code: Site Region: Site Municipality: Milton Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type: </p> |
|---|---|

Incident Summary: Diamond Towing: 20 L diesel to
Contaminant Qty: 20 L

Site: Highpoint Plaza and Highway 25 North<UNOFFICIAL> Milton ON

Database:
SPL

| | | | |
|------------------------------|---|------------------------------|---------------------|
| Ref No: | 7872-6ZAK9N | Discharger Report: | |
| Site No: | | Material Group: | Oil |
| Incident Dt: | | Health/Env Conseq: | |
| Year: | | Client Type: | |
| Incident Cause: | Other Discharges | Sector Type: | Other Motor Vehicle |
| Incident Event: | | Agency Involved: | |
| Contaminant Code: | 13 | Nearest Watercourse: | |
| Contaminant Name: | DIESEL FUEL | Site Address: | |
| Contaminant Limit 1: | | Site District Office: | |
| Contam Limit Freq 1: | | Site Postal Code: | |
| Contaminant UN No 1: | | Site Region: | |
| Environment Impact: | Confirmed | Site Municipality: | Milton |
| Nature of Impact: | Soil Contamination; Surface Water Pollution | Site Lot: | |
| Receiving Medium: | Land & Water | Site Conc: | |
| Receiving Env: | | Northing: | |
| MOE Response: | No Field Response | Easting: | |
| Dt MOE Arvl on Scn: | | Site Geo Ref Accu: | |
| MOE Reported Dt: | 3/14/2007 | Site Map Datum: | |
| Dt Document Closed: | 5/22/2007 | SAC Action Class: | |
| Incident Reason: | | Source Type: | |
| Site Name: | Highpoint Plaza and Highway 25 North<UNOFFICIAL> | | |
| Site County/District: | | | |
| Site Geo Ref Meth: | | | |
| Incident Summary: | Canada Cartage: 25 L diesel to parking lot and catchbasin | | |
| Contaminant Qty: | 25 L | | |

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

The Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry (ONDMNRF) maintains this database of pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Oct 2022

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-Mar 2022

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-May 31, 2022

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 2020

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: Feb 28, 2022

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-May 31, 2022

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 -Sep 2022

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-Nov 2022

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 - Dec 31, 2022

Drill Hole Database:

Provincial [DRL](#)

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

Government Publication Date: 1886 - Oct 2022

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: Feb 28, 2022

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- Dec 31, 2022

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 - Dec 31, 2022

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- Dec 31, 2022

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-Jul 31, 2022

Environmental Issues Inventory System:

Federal [EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

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

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report:

Provincial **EPAR**

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land / 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, 2021

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: Feb 28, 2022

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-Sep 2022

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: May 31, 2018

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: Feb 28, 2022

Fuel Storage Tank - Historic:

Provincial

[FSTH](#)

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

[GEN](#)

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

Government Publication Date: 1986-Oct 31, 2022

Greenhouse Gas Emissions from Large Facilities:

Federal

[GHG](#)

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

Government Publication Date: 2013-Dec 2019

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: Feb 28, 2022

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 21, 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 2022

National Analysis of Trends in Emergencies System (NATES):

Federal

[NATE](#)

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

[NCPL](#)

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

Government Publication Date: Dec 31, 2021

National Defense & Canadian Forces Fuel Tanks:

Federal

[NDFT](#)

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

[NDSP](#)

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

[NDWD](#)

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

[NEBI](#)

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

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

[NEBP](#)

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

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-Nov 30, 2022

Ontario Oil and Gas Wells:

Provincial

OOGW

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

Government Publication Date: 1800-Aug 2021

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 - Dec 31, 2022

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- Dec 31, 2022

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 in 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

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 - Dec 31, 2022

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, 1992-2019

Record of Site Condition:

Provincial RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Dec 2022

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-May 31, 2022

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 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. The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: 1988-Sep 2020; Dec 2020-Mar 2021

Wastewater Discharger Registration Database:

Provincial [SRDS](#)

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

Government Publication Date: 1990-Dec 31, 2020

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 2020

Variations for Abandonment of Underground Storage Tanks:

Provincial [VAR](#)

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

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory:

Provincial [WDS](#)

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

Government Publication Date: Oct 2011- Dec 31, 2022

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 30th, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial [WWIS](#)

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

Government Publication Date: Jun 30 2022

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX IV
Qualifications of Assessor



Qualifications of Assessor – Jessica Ramos

Jessica Ramos is a Project Technologist with the Environmental Due Diligence and Remediation Group. She obtained a Master's degree in Environmental Science from the University of Guelph (U of T) in 2020. During her Master's degree, Jessica gained experience in conducting Phase I Environmental Site Assessments, environmental sampling and the preparation of professional reports. By being part of the Pinchin team, Jessica continues to further her knowledge as she gains experience in conducting Phase I Environmental Site Assessments, environmental monitoring and preparation of professional reports.

APPENDIX V
Photographs



Photo 1 – View of the North Block of the Site.



Photo 2 – View of the South Block of the Site.



Photo 3 – View of the temporary sales centre on the south portion of the North Block of the Site.



Photo 4 – Properties located northeast of the Site.



Photo 5 – Properties located southeast of the Site across Britannia Road.



Photo 6 – A tributary of Sixteen Mile Creek and properties located southwest of the Site.