



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**VACANT LOT
PART OF LOT 45 CONCESSION 11, TOWN OF COLLINGWOOD,
ONTARIO**

**Prepared For:
TODCO INVESTMENTS INC.**





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**VACANT LOT
PART OF LOT 45 CONCESSION 11, TOWN OF COLLINGWOOD,
ONTARIO**

**Prepared For:
TODCO INVESTMENTS INC.**

**FEBRUARY 2006
REF. NO. 2444 (4)**
This report is printed on recycled paper.

**Prepared by:
Conestoga-Rovers
& Associates**

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**CONESTOGA-ROVERS
& ASSOCIATES**

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www.CRAworld.com

February 1, 2006

Reference No. 2444

Mr. Tom Drucker
Todco Investments Inc.
124 Inglewood Drive
Toronto, ON M4T 1H5

Dear Mr. Drucker:

Re: Phase I Environmental Site Assessment
Vacant Lot, Part of Lot 45 Concession 11, Town of Collingwood, Ontario

Please find enclosed the Phase I Environmental Site Assessment (ESA) report for the above-referenced Site. The Phase I ESA has been prepared in general accordance with CSA Standard Z768-01.

Should you have any questions regarding the enclosed report, please do not hesitate to contact us.

Yours truly,

CONESTOGA-ROVERS & ASSOCIATES

Julie O'Neil FOR LINDSAY
JOHNSON

Lindsay Johnson, B.A.Sc. (Eng.)

LJ/cb/9
Encl.

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1.0 INTRODUCTION

Conestoga-Rovers & Associates (CRA) was retained by Todco Investments Inc. (Todco) to conduct a Phase I Environmental Site Assessment (ESA) of the vacant lot located on Part of Lot 45 Concession 11, Town of Collingwood, Ontario (Property or Site). The Site is currently owned by Todco. It is CRA's understanding that Todco intends to sell the Property. The purpose of the Phase I ESA was to identify, through a non-intrusive investigation, any significant actual or potential areas of environmental impairment associated with the Property. A Site location map is included on Figure 1.

The Phase I ESA was conducted in general accordance with CSA Z768-01 for conducting environmental assessments. The Phase I ESA included a review of Site history, a Property title search, a Site inspection, document review, interviews with persons knowledgeable of the Property, and correspondence with regulatory agencies. The following tasks were conducted during this assessment:

- review of available aerial photography and fire insurance plan information for the Site and surrounding area;
- review of Property title records;
- review of past and current Property usage and adjacent property occupancy;
- observations of any conditions that represented potential environmental concerns; and
- inquiries with regulatory agencies and discussions with persons knowledgeable of the Site and Site operations.

CRA relied on information received from all parties as accurate, unless contradicted by field observations or written documentation.

The following report summarizes the information gathered by CRA during the Phase I ESA and identifies any significant actual or potential environmental impairment issues associated with the Property.

This Phase I ESA has been prepared for the use of Todco and may not be relied upon by others without the written concurrence of CRA.

2.0 HISTORICAL RECORDS REVIEW

Historical land use of the Site was investigated by CRA through a review of Property title records, available fire insurance plan information, aerial photographs, and provincial environmental databases.

2.1 PROPERTY TITLE SEARCH

CRA contracted Hilton Registry Services Ltd. to conduct a search of Property title records and other documents (lease agreements, easements, environmental caveats, etc.) dated from at least 1940 (or the date of the first recorded deed) to the present, associated with ownership or occupation of the Site. The Property is legally described as Part of Lot 45 Concession 11, Nottawasaga, Plan 51R15871, Collingwood, Ontario. The following entities were reported to be associated with ownership or occupation of the Site during the specified time periods:

<i>Registered Owner(s)</i>	<i>Ownership Period</i>
Richard S. Baker	February 1893 – January 1912
Richard S. Baker Jr.	January 1912 – January 1938
John L. Smart	January 1938 – February 1938
Smart Brothers Limited	February 1938 – October 1968
Canada Vinegars Limited	October 1968 – June 1969
Peter Brzozowicz	June 1969 – April 1973
Todco Investments Inc.	April 1973 - Present

No leases, easements or environmental orders were identified to be associated with the Site, from review of the title documents provided to CRA.

A copy of the title search documents obtained during the Phase I ESA is included in Appendix A.

2.2 FIRE INSURANCE PLANS

Fire insurance plans assist in the identification of historic land use and commonly indicate the existence and location of aboveground and underground storage tanks, structures, improvements, and facility operations. CRA contracted CGI Information Systems and Management Consultants Inc. (CGI) to search for any available fire

insurance plan information for the Site. The CGI reported that no records were found for the Site.

2.3 AERIAL PHOTOGRAPHS

Aerial photographs were reviewed to generally document the development of the Site and properties in the vicinity of the Site and to identify potential on-Site solid waste disposal areas. Aerial photographs of the Site and surrounding area were reviewed by CRA for the years 1938, 1969, and 2005.

1938 Aerial Photograph: Review of the 1938 aerial photograph indicates that the Site was used for agricultural land use at that time. The surrounding adjacent properties were either vacant undeveloped land, or used for agricultural purposes (i.e., cropland) at that time.

1969 Aerial Photograph: Review of the 1969 aerial photograph indicates there had been no significant change in land use on the Site or the adjacent properties to the north, east, or south of the Site since 1938. The adjacent property to the west of the Site was not shown on the 1969 aerial photograph.

2005 Aerial Photograph: Review of the 2005 aerial photograph indicates that there had been no significant changes in land use on the Site or on the adjacent properties to the south of the Site since 1969. The adjacent property to the east of the Site had been developed for industrial or commercial land use at that time, and one building had been developed on the adjacent property to the southeast of the Site. The adjacent properties to the north and west of the Site were not shown on the 2005 aerial photograph.

No evidence of a potential on-Site solid waste disposal area was identified during the aerial photograph review.

2.4 ENVIRONMENTAL DATABASES SEARCH

CRA contracted EcoLog Environmental Risk Information Services Ltd. (ERIS) to conduct a search of available federal, provincial and private environmental databases. Based on the municipal address of the Site, the database searches were completed to assist in the identification of environmental conditions at the Site and on adjacent properties. A summary of the pertinent findings from the database search is provided below. The number of records identified for the Site and for properties within a 0.75-kilometre

radius, and a 0.75 to 2-kilometre radius of the Site are identified in the following table. The complete database search report, which also identifies limitations associated with this information, is included in Appendix B.

Database	Number of Records		
	Site	Distance from the Site	
		0–0.75 km	0.75–2 km
FEDERAL DATABASES			
Environmental Effects Monitoring (EEM)	None	0	0
Environmental Issues Inventory System (EIIS)	None	0	0
Federal Convictions (FCON)	None	0	0
Federal Contaminated Sites (FCS)	None	0	1
Fisheries & Oceans Fuel Tanks (FOFT)	None	0	0
Indian & Northern Affairs Fuel Tanks (IAFT)	None	0	0
National Analysis of Trends in Emergencies System (NATE)	None	0	0
National Defence & Canadian Forces Fuel Tanks (NDFT)	None	0	0
National Defence & Canadian Forces Spills (NDSP)	None	0	0
National Defence & Canadian Forces Waste Disposal Sites (NDWD)	None	0	0
National Environmental Emergencies System (NEES)	None	0	1
National PCB Inventory (NPCB)	None	0	7
National Pollutant Release Inventory (NPRI)	None	10	16
Ten records of substance releases into the air were identified on the ERIS report, all from the Alcoa Wheel Products property located to the southeast of the Site. Substances released include methyl ethyl ketone, hydrochloric acid, sulphuric acid, xylene, aluminum (fume or dust), and hexavalent chromium compounds.			

<i>Database</i>	<i>Number of Records</i>		
	<i>Site</i>	<i>Distance from the Site</i>	
		<i>0–0.75 km</i>	<i>0.75–2 km</i>
Parks Canada Fuel Storage Tanks (PCFT)	None	0	0
Transport Canada Fuel Storage Tanks (TCFT)	None	0	0
PROVINCIAL DATABASES			
Aggregate Inventory (AAGR)	None	0	0
Aggregate Inventory (AGR)	None	0	0
Abandoned Mines Information System (AMIS)	None	0	0
Certificates of Approval (CA)	None	21	20
Coal Gasification Plants (COAL)	None	0	0
Compliance and Convictions (CONV)	None	0	0
Drill Holes (DRL)	None	0	0
Environmental Registry (EBR)	None	2	8
Waste Generator Summary (GEN)	None	11	74

<i>Database</i>	<i>Number of Records</i>		
	<i>Site</i>	<i>Distance from the Site</i>	
		<i>0-0.75 km</i>	<i>0.75-2 km</i>
Mineral Occurrences (MNR)	None	0	1
Non-Compliance Reports (NCPL)	None	0	0

<i>Database</i>	<i>Number of Records</i>		
	<i>Site</i>	<i>Distance from the Site</i>	
		<i>0-0.75 km</i>	<i>0.75-2 km</i>
Ontario Inventory of PCB Storage Sites (OPCB)	None	0	4
Ontario Oil and Gas Wells (OOGW)	None	0	0
Ministry Orders (ORD)	None	0	0
Occurrence Reporting Information System (ORIS)	None	2	4
The ERIS report identified two releases at the Alcoa Wheel Products property located southeast of the Site. In 1996 machine oil was released onto the parking lot and resulted in possible soil contamination. In 1999 diesel fuel was released onto a paved area resulting in confirmed soil contamination. No information was provided on the extent of the soil contamination from either release.			
Pesticide Register (PES)	None	0	3
Private Fuel Storage Tanks (PST)	None	0	2
Ontario Regulation 347 Waste Receivers Summary (REC)	None	0	0
Record of Site Condition (RSC)	None	0	0
Wastewater Discharger Registration Database (SRDS)	None	0	0
Waste Disposal Sites - MOE CA Inventory (WDS)	None	0	0

<i>Database</i>	<i>Number of Records</i>		
	<i>Site</i>	<i>Distance from the Site</i>	
		<i>0-0.75 km</i>	<i>0.75-2 km</i>
Waste Disposal Sites - MOE 1991 Historical Approval Inventory (WDSH)	None	1	1
The ERIS report identified 1 active landfill, Simcoe County Landfill No. 2 - Town of Collingwood (Collingwood Landfill) located approximately 0.5 kilometers northeast of the Site. The landfill reportedly accepts only non- putrescible urban municipal/domestic waste. Based on information provided in the 2004 Annual Report on Landfill Development, Operation and Monitoring prepared for the Simcoe County Landfill No. 2 by Henderson Paddon & Associates Ltd., dated March 2005 (Landfill Report) the Site is located upgradient of the landfill and both surface water and groundwater flow from the landfill in the opposite direction of the Site.			
Water Well Information System (WWIS)	None	4	55
PRIVATE DATABASES			
Anderson's Waste Disposal Inventory (ANDR)	None	2	1

Database	Number of Records		
	Site	Distance from the Site	
		0-0.75 km	0.75-2 km
The ERIS report identified 2 former waste disposal sites located approximately 0.5 kilometers northeast of the Site and 30 metres apart. Based on information provided in the ERIS report, both historic waste disposal sites were named the Nottawasaga Dump (MOEE reference number a250402). The first waste disposal site was active during the 1970s, and the second was active during the 1980s and the 1990s. No information was provided on the size of either of the historic waste disposal sites. Based on information provided by the operation and maintenance manager at the Collingwood Landfill, the Collingwood Landfill was constructed on-top of the 2 historic waste disposal sites			
Automobile Wrecking & Supplies (AUWR)	None	0	0
Chemical Register (CHEM)	None	0	0
Canadian Mine Locations (MINE)	None	0	0
Oil and Gas Wells (OGW)	None	0	0
Canadian Pulp and Paper (PAP)	None	0	0
Retail Fuel Storage Tanks (RST)	None	0	6
Scott's Manufacturing Directory (SCT)	None	2	21
Anderson's Storage Tanks (TANK)	None	0	0

3.0 SITE INSPECTION

On November 8, 2005, a representative of CRA completed a Site inspection of the vacant lot located on Part of Lot 45 Concession 11, Town of Collingwood, Ontario. CRA was unaccompanied during the Site inspection. CRA interviewed Mr. Tom Drucker of Todco Investments Inc. (current owner) and Mr. Brian Stewart of All Stone Landscaping Design and Services (current owner of residence surrounded on three-sides by the Site) who have been familiar with the Site for the last 32 years and the last 18 years, respectively. Individuals interviewed by CRA provided information concerning the past and current use of the Property.

3.1 SITE OVERVIEW

The Property is located at the northwest corner of Victoria Road (10th Line) and Mountain Road as shown on Figure 1. The Property includes an area of approximately 20.1 hectares (49.7 acres) and has approximately 290 metres of frontage on Victoria Road and approximately 725 metres of frontage on Mountain Road. The Site surrounds a 1-acre parcel of land to the east, west, and north, currently owned by Mr. Stewart.

The Property divides topographically into two parts. The eastern portion of the Site is at a lower elevation than the western portion, with a grade difference of approximately 4 metres (13 feet). The eastern portion of the Site is generally flat while the western portion is gently rolling with a small hill at the southwest corner. Vegetation on the Property consists mostly of long grasses and golden rod with brush and several stands of trees. During the Site inspection, CRA noted a small cluster of apple trees on the southeast portion of the Site, between Mr. Stewart's property and Victoria Street. According to Mr. Stewart, the Site was used for agricultural purposes prior to 1973, including a small orchard and asparagus garden.

3.2 ENVIRONMENTAL SETTING

The Property is surrounded by residential, commercial and light industrial properties. The Site is bounded to the south by Mountain Road and to the east by Victoria Street. The Site surrounds a 1-acre parcel of land to the east, west, and north that is occupied by a residence/landscaping office/ski rental shop. The adjacent property to the west of the Site is undeveloped and thickly covered with trees. A private residence, an old barn, and a shed are situated on the adjacent property to the north of the Site. The Simcoe County Landfill No. 2 (Collingwood Landfill) is located further north of the Site, approximately

500 metres from the north boundary of the Site. The fill area within the Collingwood Landfill is approximately 330 metres from the north boundary of the Site. Based on information provided in the Landfill Report, the Site is located upgradient of the landfill and both surface water and groundwater flow from the landfill in the opposite direction of the Site.

The adjacent property to the east of the Site, on the opposite side of Victoria Street, is occupied by a small Lafarge Canada Inc. cement processing plant (industrial) and Mountain Road Mini Storage (commercial). A snowmobile trail runs along the east property boundary of the Site. Alcoa Wheel Products Collingwood (industrial) occupies the adjacent property southeast of the Site, bounded by Mountain Road to the north and Victoria Road to the east. Mair Mills Estates occupies the adjacent property to the south of the Site, on the opposite side of Mountain Road. Currently this property is undeveloped and consists mostly of open area, with the exception of two stormwater management ponds that have been constructed along the south side of Mountain Road. The adjacent property southwest of the Site, on the south side of Mountain Road, is occupied by private residences. A plan showing the Site and surrounding land uses is included on Figure 2.

Individuals interviewed by CRA were not aware of any adverse environmental impact to the Site from operations conducted on adjacent lands. No evidence of adverse environmental impact to the Site from adjacent properties was observed by CRA.

Photographs of the Property are provided in Appendix C.

3.3 UTILITY SERVICES

Based on information provided by Mr. Drucker, sanitary sewer, electricity, and telephone are present along Mountain Road adjacent to the Site. Municipal potable water is present along Victoria Road and ends at the Mountain Road intersection. None of the services have been extended onto the Site. At the time of the Site inspection, CRA observed what appeared to be a small hand-pumped water well located on the southern portion of the Site, along Mr. Stewart's western property line. Mr. Drucker was not aware of the presence or use of the hand-pumped water well.

Based on discussions with Mr. Drucker and Mr. Stewart and observations made by CRA during the Site inspection, no on-Site septic systems are known to be located at the Site.

3.4 UNDERGROUND STORAGE TANKS (USTs)

Individuals interviewed by CRA stated that to their knowledge, no active or inactive USTs are located at the Site and no USTs have ever been owned or operated at the Site. At the time of the Site inspection, no visual evidence (e.g., vent pipes, fill pipes, etc.) suggesting the presence of on-Site USTs was observed by CRA.

CRA contacted Mr. Prem Lal of the Technical Standards and Safety Authority (TSSA) to obtain information with respect to the potential storage of petroleum fuels on Site and to determine if there have been any infractions of Provincial regulations concerning the storage of gasoline or associated products. Mr. Lal stated that there are no USTs registered to the Site for the storage of petroleum or associated products, and that there are no outstanding instructions, incident reports, fuel oil spills, or contamination records associated with the Site on file.

3.5 ABOVEGROUND STORAGE TANKS (ASTs)

Individuals interviewed by CRA stated that to their knowledge, no active or inactive ASTs are located at the Site and no ASTs have ever been owned or operated at the Site. At the time of the Site inspection, no active or inactive ASTs or evidence of AST use or releases therefrom were observed by CRA.

3.6 CHEMICAL USE AND STORAGE

The Property is currently a vacant ungraded lot. A portion of the Site was used for agricultural purposes (small orchard and asparagus garden) prior to 1973. The presence of an orchard on the eastern portion of the Site may have resulted in impact to the Site from the use of more persistent pesticides, such as arsenicals and persistent organochloride pesticides.

No chemicals were observed to be stored or used on Site at the time of the Site inspection. Both Mr. Stewart and Mr. Drucker stated that no chemicals have ever been stored on Site to their knowledge.

3.7 SOLID WASTES/RECYCLABLES

Mr. Stewart stated that no solid wastes or recyclables have been stored or generated on Site to his knowledge. At the time of the Site inspection, CRA observed no evidence of on-Site solid waste disposal. Mr. Stewart stated that there has been no on-Site disposal of soil waste.

3.8 SUBJECT WASTE/HAZARDOUS WASTE

No subject wastes or hazardous wastes were observed to be stored or generated on Site at the time of the Site inspection. Mr. Stewart stated that no subject wastes or hazardous wastes have been stored or generated on Site to his knowledge. CRA observed no evidence of on-Site subject waste storage or disposal.

3.9 WASTEWATER

No wastewater was observed to be generated on Site at the time of the inspection. Mr. Stewart stated that no wastewater has ever been generated on Site to his knowledge.

3.10 STORMWATER

Based on information provided in the Preliminary Stormwater Management Plan prepared by CRA for Todco Investments Inc., dated January 2002, there are 4 distinct drainage areas within the property boundary, as identified on Figure 3. Runoff from drainage area 101 flows in an easterly direction toward Victoria Road where it is intercepted and directed to the northwest intersection of Victoria and Mountain Roads. A culvert section under Victoria Road conveys runoff east to the ditch alongside Mountain Road.

Runoff from drainage area 102 flows in a northerly direction where it discharges to the swale north of the Georgian Trail. Runoff from drainage area 103 drains internally toward the middle of the Property. There is no outlet for this drainage area. Runoff from drainage area 104 also drains internally to a low-lying area with no outlet.

No sources of adverse impact to stormwater runoff generated at the Site were identified by CRA.

3.11 ASBESTOS-CONTAINING MATERIALS (ACM)

There are no buildings at the Site. No potential ACM were observed at the Site at the time of the Site inspection.

3.12 POLYCHLORINATED BIPHENYLS (PCBs)

No PCBs were observed to be used or stored on Site at the time of the Site inspection. Mr. Stewart stated that no PCBs have ever been used or stored on Site to his knowledge.

3.13 AIR EMISSIONS

No process air emission sources were observed at the Site at the time of the Site inspection.

3.14 CHEMICAL SPILLS/RELEASES

Mr. Stewart stated that no reportable chemical or petroleum spill/release incidents have occurred on Site to his knowledge. No evidence of chemical or petroleum releases was observed on Site at the time of the Site inspection.

3.15 REGULATORY AGENCY CONCERNS

Individuals interviewed by CRA reported that no Federal or Provincial regulatory agency concerns, complaints, notice of violation, or directions have been issued against the Site.

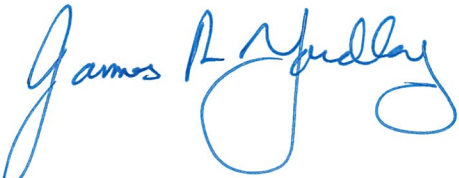
The MOE was contacted by CRA to provide information as to any past complaints, violations, and/or MOE directives concerning the Site. To date, no information has been received from the MOE. Typically, the MOE takes approximately 8 to 12 weeks to process a file search. A copy of the MOE file search will be forwarded under separate cover when received by CRA.

4.0 CONCLUSIONS

Based on the Phase I ESA, including the Property inspection, historical records review, interviews with individuals knowledgeable of the Site and regulatory agencies, and pending receipt and review of information from the MOE, the following potential environmental impairment issue was identified to be associated with the Property.

Historic Presence of Orchards: Based on information provided by Mr. Drucker and observations made during the Site inspection, an apple orchard was historically present on a portion of the Site. The presence of this orchard may have resulted in impact to the Site from the past use of more persistent pesticides, such as arsenicals and organochloride pesticides.

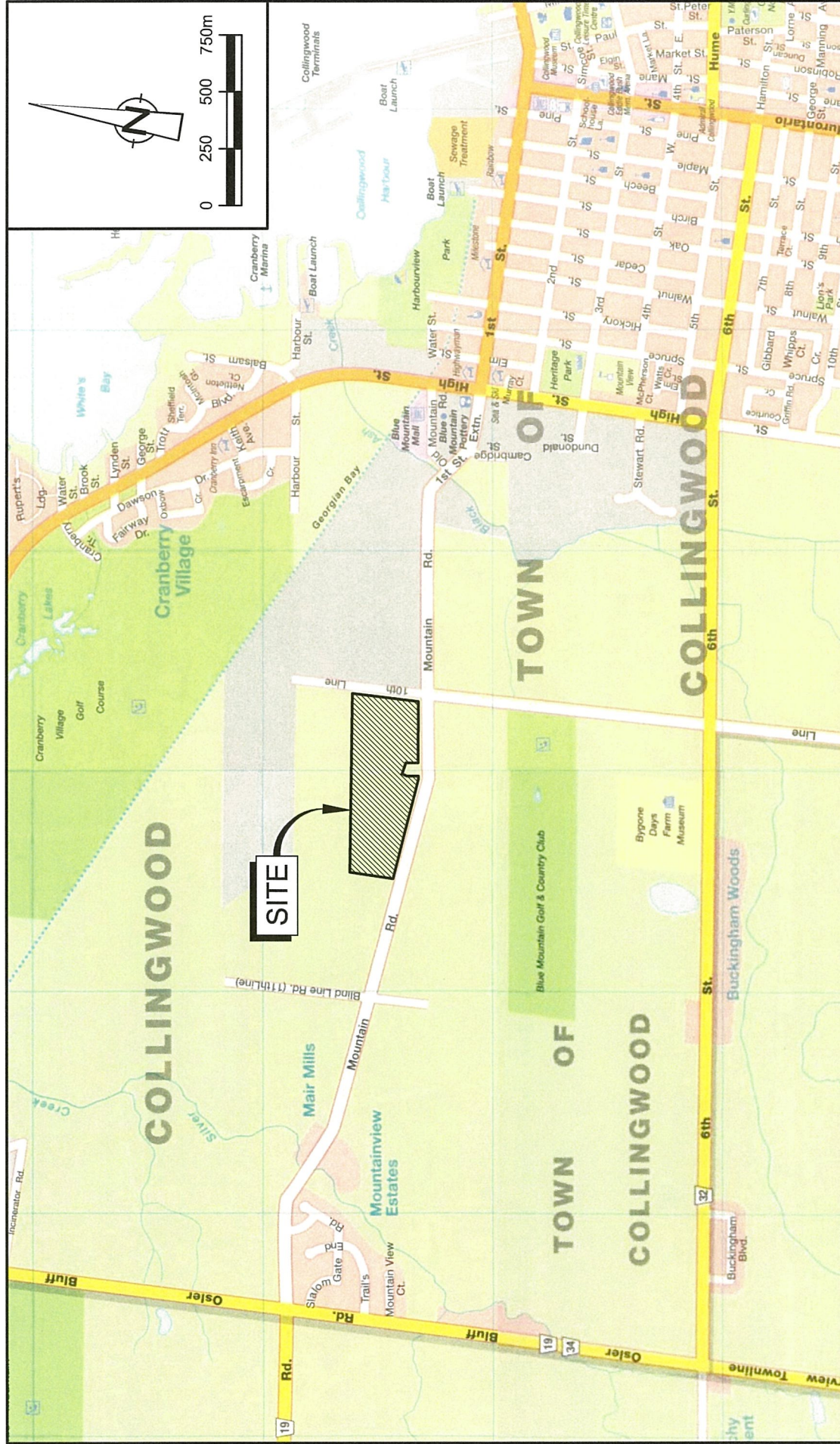
All of Which is Respectfully Submitted,
CONESTOGA-ROVERS & ASSOCIATES



for Lindsay Johnson, B.A.Sc. (Eng.)



for Greg Brooks, P. Eng.



SOURCE: MAPART, WESTERN ONTARIO

figure 1

SITE LOCATION MAP
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PART OF LOT 45, CONCESSION 11
Town of Collingwood, Ontario



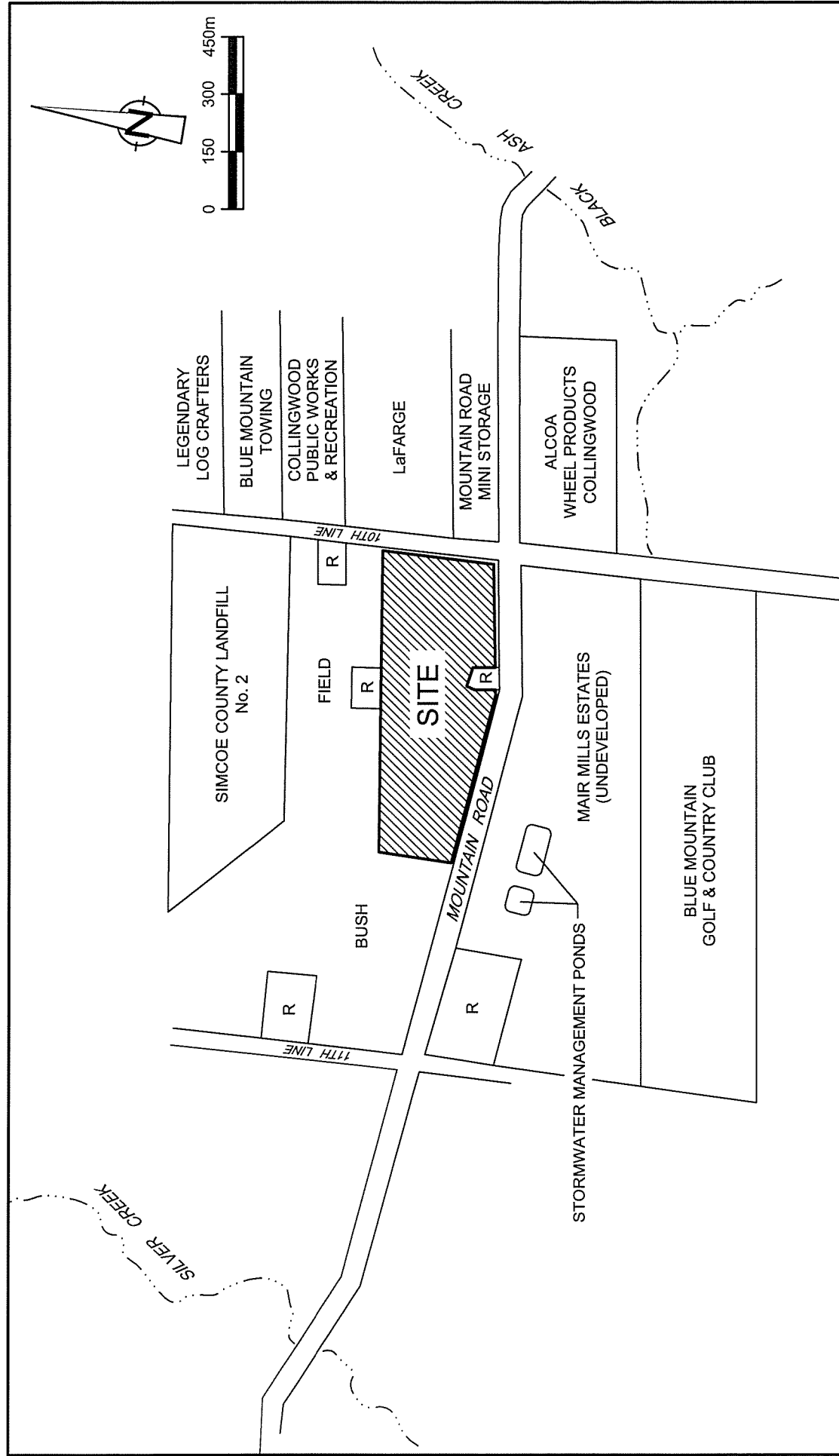
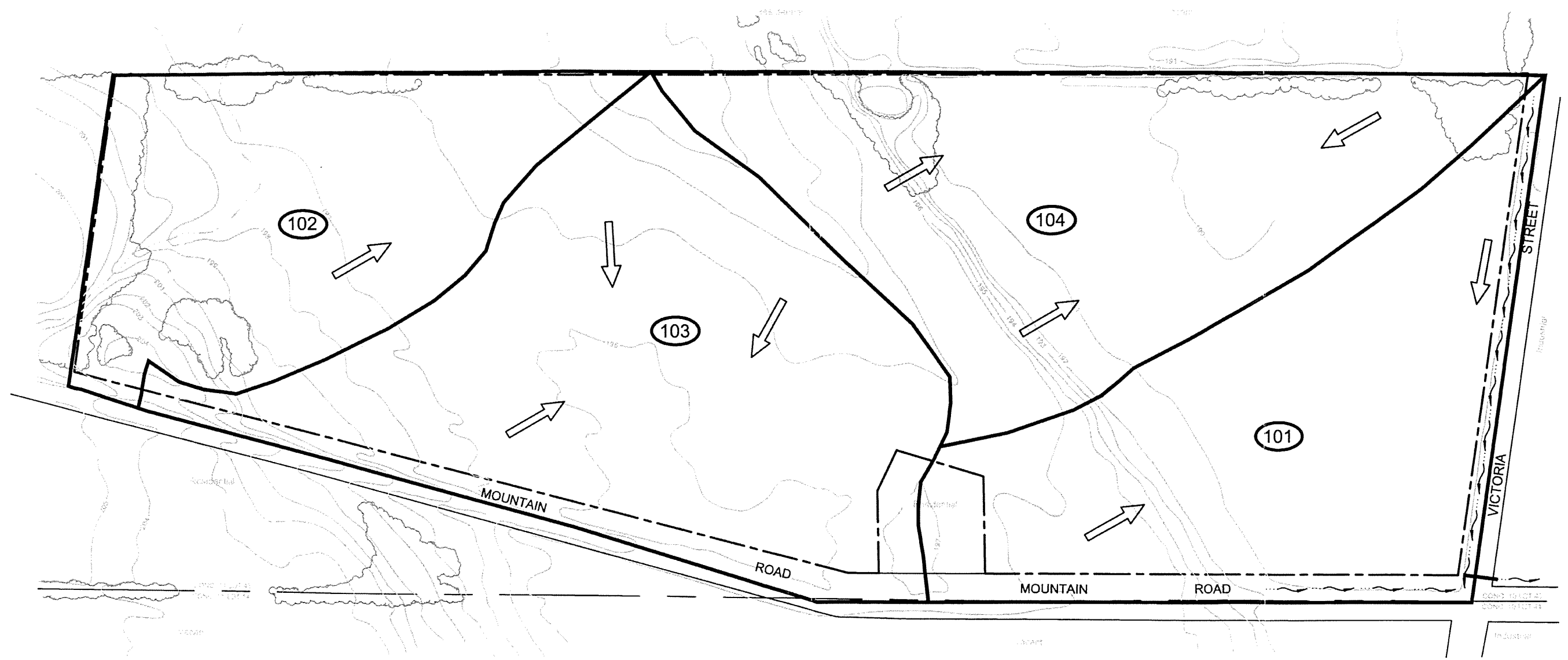
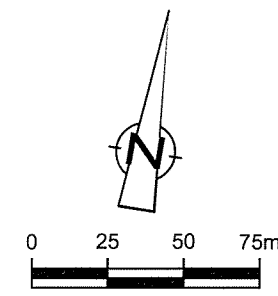


figure 2
 SITE AND SURROUNDING LAND USES
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 PART OF LOT 45, CONCESSION 11
 Town of Collingwood, Ontario

- NOTES:
 1. R = RESIDENCE
 2. ALL PROPERTIES ARE APPROXIMATE





LEGEND

- PROPERTY BOUNDARY
- DRAINAGE AREA No.
- DRAINAGE BOUNDARY
- SWALE
- STORMWATER RUNOFF FLOW DIRECTION

- TREE LINE
- ROADSIDE DITCH
- CULVERT



figure 3
DRAINAGE AREAS
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PART OF LOT 45, CONCESSION 11
Town of Collingwood, Ontario

APPENDIX A

PROPERTY TITLE SEARCH RECORDS



MINISTRY OF
CONSUMER AND
BUSINESS
SERVICES

REGISTER

LAND
REGISTRY
OFFICE #51

58255-0093 (LT)

PAGE 1 OF 1
PREPARED FOR TRACEY BONNEY
ON 2005/10/24 AT 11:27:03

SUBJECT TO RESERVATIONS IN CROWN GRANT

PROPERTY DESCRIPTION: PCL 45-4 SEC 51-NOTT-11; PT LT 45 CON 11 NOTTAWASAGA PT 1, 51R15871, COLLINGWOOD

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

FIN CREATION DATE:
2000/12/18

CAPACITY SHARE
BENO

OWNERS' NAMES
TODCO INVESTMENTS INC.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
EAD99	1975/06/13	APL FIRST REGN			TODCO INVESTMENTS INC.	C
51R15871	1987/07/17	PLAN REFERENCE				C
LT101567	1987/08/14	CHARGE	\$75,000		THE TORONTO DOMINION BANK	C
51R17508	1988/07/19	PLAN REFERENCE				C

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

Encl. 1/2 lot 45 concession 11 Pattersons									
4893	Br. d.	17 Feb 1933	27 Apr 1933	Archibald Currie	Richard A. Baker				it's 53 acres of 1/2 of the lying North of Mountain Rd.
11369	Br. d.	24 Jan 1932	25 Jan 1932	Richard A. Baker	Richard A. Baker Jr.				the whole portion of 1/2 of lying North of the Mountain Rd.
17230	Grant	11 Jan 1933	2 June 1933	John A. Cameron of Agricultural Services	John A. Cameron				Part 1/2 being the 1/2 53 acres of that part 1/2 lying N of the Mountain Rd
17327	Grant	2 Feb 1933	2 Feb 1933	John A. Cameron	Grant Brothers Limited				same land as desc in 17230
287032	Grant	16 Oct 1938	20 Dec 1938	Grant Brothers Limited	Canada Unigars Limited				same land as in 17327
301643	Grant	16 June '69	2 July 1969	Canada Unigars Limited	C. Peter Breggs & Danuta B. Breggs				1/2 1/2

1800, road 2200

[illegible]

INSTRUMENT

905262

45

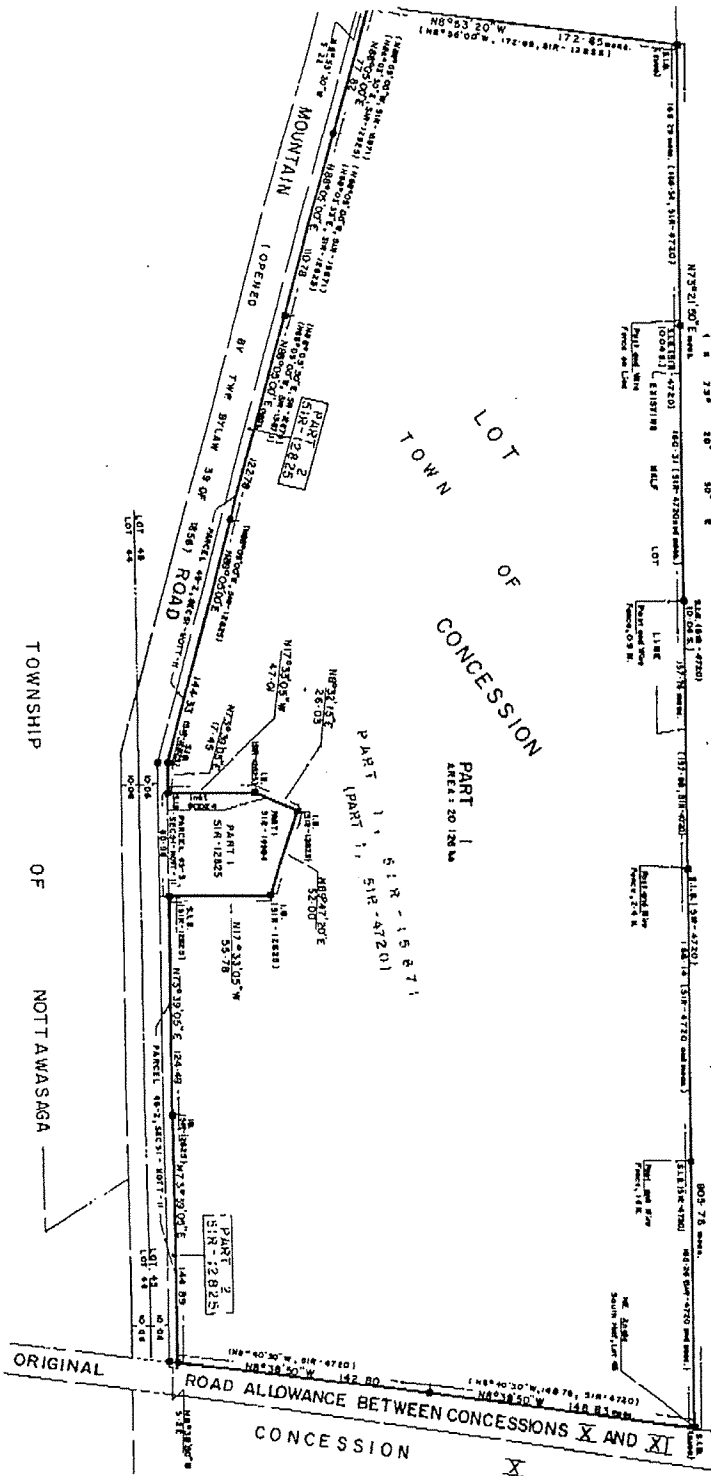
COLLINGWOOD

IX

22
RONALD
PAF

JEFF
DART

I REQUIRE THE
BE DEPOSITED
LAND TITLES



PL

FOR
TO

CAUTION
DISTANCE
DIVIDING

NOTES
BEARING
DISTANCE
N72°21'00"E
N72°21'00"E

APPENDIX B

ENVIRONMENTAL DATABASE RECORDS



Environmental Risk Information Services Ltd.

12 Concorde Place, Suite 800
North York, Ontario, M3C 4J2
Phone: (416) 510-5204
Fax: (416) 510-5133
Toll Free: 888-702-1111 ext. 5
www.ecologeris.com

Lindsay Johnson
Conestoga-Rovers & Associates
651 Colby Drive
Waterloo, ON
N2V 1C2

October 24, 2005

Dear Lindsay Johnson:

Enclosed is your EcoLog ERIS Report for the site "Todco Investments Inc.", located at Part of Lot 45, Concession 11, in Collingwood, ON. The site location was placed according to the information provided by the order form and site inquiries of the surrounding area.

Locations on the Site Diagram can be matched to specific records in the Detail Report via the Map Keys (i.e., GEN-1). Within the Detail Report, you will notice that many of the Map Keys are identified as "n/a". These records have incomplete addresses and therefore cannot be located on the map; however, they are located within Collingwood and may be relevant to your site or the surrounding area.

If you have any questions regarding the enclosed report, please do not hesitate to contact me at the phone number below. Thank you for your interest in EcoLog ERIS.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Mattei". The signature is stylized with a large, sweeping initial "M" and a trailing flourish.

Mark Mattei
(416) 510-5204 ext.5

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Order Number: 20051014002
Site Name: Todco Investments Inc.
Site Address: Part of Lot 45, Concession 11 Collingwood, ON

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EcoLog Environmental Risk Information Services Ltd

EcoLog Environmental Risk Information Services Ltd (EcoLog ERIS) is an environmental database and information service company. Our clients include consulting and engineering firms, banks, law firms, real estate firms and other organizations concerned with environmental information concerning property and due diligence investigations.

EcoLog ERIS specializes in providing environmental and historical information compiled from government and private source records. To assist in meeting the Canadian Standards Association (CSA) Standard Z768-01 Phase 1 Environmental Site Assessment, EcoLog ERIS will provide you with the government and/or private records available on our system that pertain to your project property and neighbouring properties. However, reports other than the "Complete Report" may not satisfy the CSA Standard Z768-01 given that the information pertains to only a portion of the subject area (i.e. site only) or is generated from only a portion of the entire set of records (i.e. selecting 10 databases). Descriptions and features of the report include:

1. Databases Information

The first section briefly describes the databases searched for your report. It provides details about the sources of the information and the years included for each database.

2. Site Diagram

The records that were found within a specified distance from the project property (the primary search radius) have been plotted on a diagram to provide you with a visual representation of the information available. Unless otherwise stated the primary search radius will be a 1/4 kilometer around the project property and is referred to as the buffer zone. Sites will be plotted on the diagram if there is sufficient information from the database source to determine accurate geographic coordinates. Each plotted site is marked with an acronym identifying the database in which the record was found (i.e., WDS for Waste Disposal Sites). These are referred to as "Map Keys". A variety of problems are inherent when attempting to associate various government or private source records with locations. **EcoLog ERIS has attempted to make the best fit possible between the available data and their positions on the site diagram.**

3. Tabular Report

The first table is a **Statistical Profile**, which outlines the number of records from each database that fall within various distances from your site. The second table describes the records that relate directly to the property that is being researched and is called the **Site Profile**. The rest of the report, the **Detail Report**, presents information, by database, for the records found within the buffer zone. Listed at the end of each database are the sites that could not be plotted on the locator diagram because of insufficient address information. These records will not have map keys. They have been included because they may be found to be relevant during a more detailed investigation.

Ontario Database Information

EcoLog Environmental Risk Information Services Ltd can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to EcoLog ERIS at the time of update.

Federal Government Source Databases:

Diagram Identifier:

Environmental Effects Monitoring 1992-2002

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.

Environmental Issues Inventory System 1992-2001

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.

Federal Convictions 1988-Jan 2002

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.

Contaminated Sites on Federal Land June 2000-Sept 2002

FCS

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

Fisheries & Oceans Fuel Tanks 1964-Sept 2003

FOFT

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

Indian & Northern Affairs Fuel Tanks 1950-Aug 2003

IAFT

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

National Analysis of Trends in Emergencies System (NATES) 1974-1994

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.

National Defence & Canadian Forces Fuel Tanks Up to May 2001

NDFT

The Department of National Defence and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. Please note that due to the September 2001 terrorist attack, new National Security protocols have prohibited any release of updates to this database.

National Defence & Canadian Forces Spills March 1999-Feb 2005

NDSP

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

National Defence & Canadian Forces Waste Disposal Sites 2001, 2003

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.

National Environmental Emergencies System (NEES) 1974-2003

NEES

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

National PCB Inventory 1988-1998

NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites.

National Pollutant Release Inventory 1993-2003

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 of 178 specified substances.

Parks Canada Fuel Storage Tanks 1920-Jan 2005

PCFT

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

Transport Canada Fuel Storage Tanks 1970- May 2003

TCFT

Within the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Provincial Government Source Databases:

Abandoned Aggregate Inventory Up to Sept 2002

AAGR

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

Aggregate Inventory Up to Feb 2002

AGR

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot/concession and city/town location. The databases provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

Abandoned Mines Information System 1800- Jan 2003

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.

Certificates of Approval 1985-Sept 2002

CA

This database contains the following types of approvals: Certificates of Approval (Air) issued under Section 9 of the Ontario EPA; Certificates of Approval (Industrial Wastewater) issued under Section 53 of the Ontario Water Resources Act ("OWRA"); and Certificates of Approval (Municipal/Provincial Sewage and Waterworks) issued under Sections 52 and 53 of the OWRA.

Coal Gasification Plants 1988

COAL

This inventory of all known and historical coal gasification plants was collected by the Ministry of Environment. It identifies sites that produced and continue to produce or use coal tar and other related tars. This information is effective to 1988, but the program has since been discontinued.

Compliance and Convictions 1989-2002

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.

Drill Holes 1886-1997**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".

Environmental Registry 1994-July 2003**EBR**

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, licence, or certificate of approval to release substances into the air or water; these are notified on the registry.

Ontario Regulation 347 Waste Generators Summary 1986-2003**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. 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.

Mineral Occurrences 1846-June 2000**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 planimetric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Non-Compliance Reports 1992(water only), 1994-1998**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.

Ontario Oil and Gas Wells (1999-Oct 2004; 1800-May 2004 available for 14 select counties)**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. As the OGSR Library is currently assessing the reliability and accuracy of the 20,000+ wells in their database, only select information is available for wells drilled or capped previous to April 2003. As such, complete data from 1800-May 2004 is only available for the counties of Brant, Bruce, Dufferin, Elgin, Essex, Kent, Huron, Oxford, Perth, Norfolk, Waterloo and Wellington; as well as Lake Erie and Lake St. Clair. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, well cap date, licence no., status, depth and the primary target (rock unit) of the well being drilled.

Ontario Inventory of PCB Storage Sites 1987-April 2003**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.

Ministry Orders 1995-1996**ORD**

Control Orders/Documents are enforcement actions issued by the Ministry of the Environment to deal with environmental violations. They clarify and allocate individual/joint liability when issuing clean-up orders for contaminated sites.

Occurrence Reporting Information System 1988-2002**ORIS**

This database identifies sources, effects/actions and approximate locations of spills and occurrences within Ontario. The locations identified on the locator diagram refer to the facility responsible for the spill. The actual location of the spill can be derived from the descriptions provided in the detailed report.

Pesticide Register 1988-Aug 2003**PES**

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

Private Fuel Storage Tanks 1989-1996**PST**

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.

Ontario Regulation 347 Waste Receivers Summary 1986-2003**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. This information is a summary of all years from 1986 including the most currently available data.

Record of Site Condition 1997-Sept 2001**RSC**

The Record of Site Condition (RSC) provides a summary of the final environmental condition of a site, once an environmental site assessment and/or restoration approach has been undertaken. The database provides information on the site restoration approach used (Background, Generic, Site Specific Risk Assessment), location of contaminated site, whether contamination extends past 1.5m from the surface thereby requiring "stratified restoration", soil type, and the date when RSC was submitted/acknowledged/ responded to by the Ministry of the Environment. A site restoration approach involves the use of soil and groundwater quality criteria, which have been developed to provide protection against adverse effects to human/ecological health and the natural environment. These criteria may be applied to agricultural, residential/parkland, industrial/commercial land uses; as well as potable (source of drinking water) and nonpotable groundwater use.

Wastewater Discharger Registration Database 1990-1998**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).

Waste Disposal Sites - MOE CA Inventory 1970-Sept 2002**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.

Waste Disposal Sites - MOE 1991 Historical Approval Inventory Up to Oct 1990**WDSH**

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

Water Well Information System 1955-2000**WWIS**

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. Geographic coordinates are reliable according to the given percentage. Wells that are identified with lot and concession only are available upon request and would be provided as a separate report.

Private Source Databases:**Anderson's Waste Disposal Sites 1930-2004****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.*

Automobile Wrecking & Supplies 2001-June 2005**AUWR**

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

Chemical Register 1992, 1999-June 2005**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.).

ERIS Historical Searches March 1999-June 2005**EHS**

EcoLog 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.

Canadian Mine Locations 1998-2004

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.

Oil and Gas Wells Oct 2001-May 2005

OGW

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

Canadian Pulp and Paper 1999, 2002, 2004

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.

Retail Fuel Storage Tanks 1989-June 2005

RST

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of licensed retail fuel outlets. The MCCR no longer collects this information. Current information is now collected from private sources. This database includes an inventory of retail fuel outlet locations that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Scott's Manufacturing Directory 1992-2003

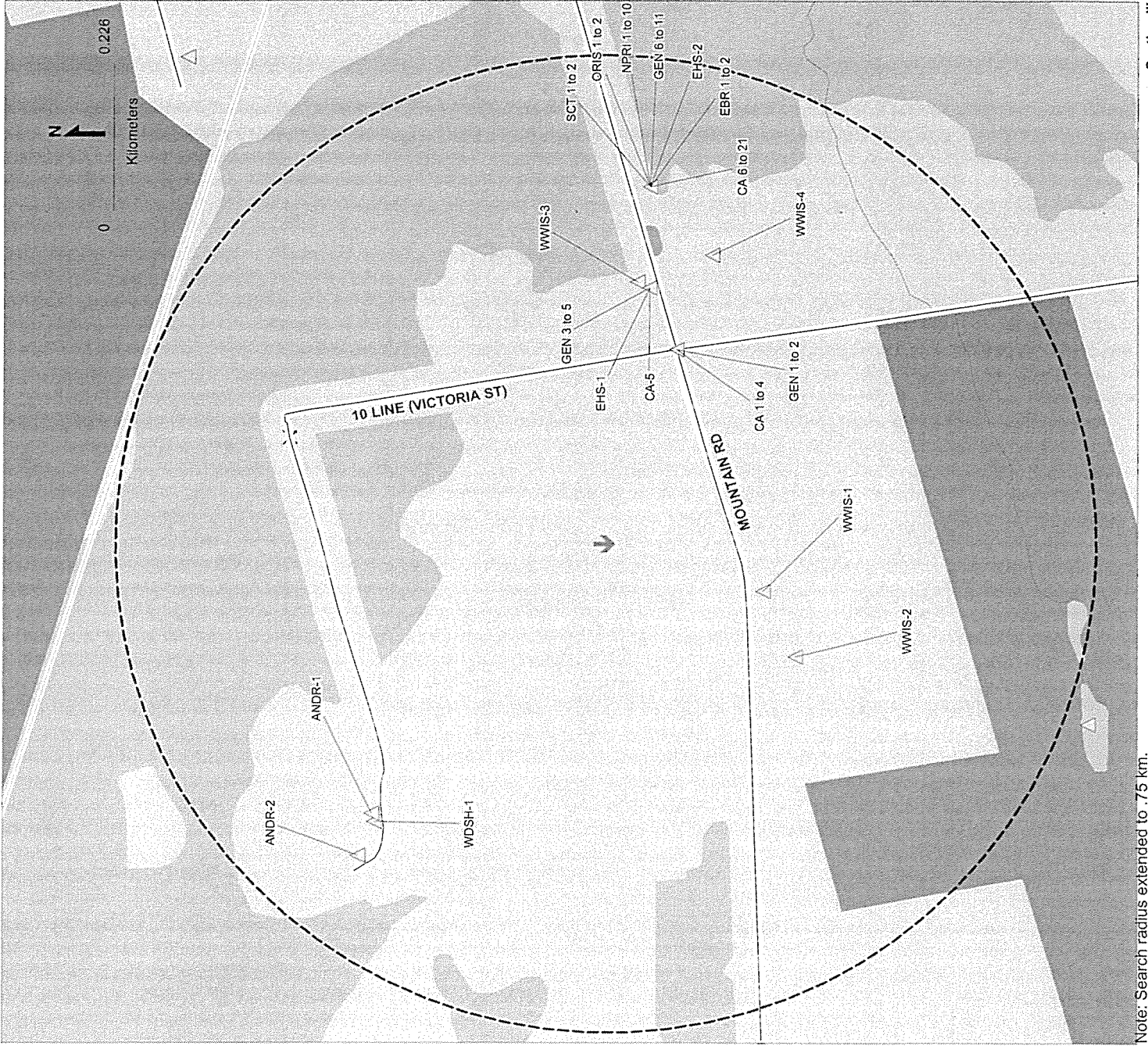
SCT

Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

Anderson's Storage Tanks 1915-1953

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.*



Note: Search radius extended to .75 km.



Environmental Risk Information Services Ltd.
12 Concorde Pl, Suite 800 North York, ON M3C 4J2
416-510-5204

Project Property: Todco Investments Inc.
Part of Lot 45, Concession 11
Collingwood, ON

ERIS Project #: 20051014002

Date: OCT-24-2005

LEGEND

Landuse Classifications	
	Open Area
	Residential
	Commercial
	Resource and Industrial
	Government and Institutional
	Parks and Recreational
	Waterbody
Recreation	
	Golf Course/Driving Range
	Park/Sports Field
	Other Recreation Area
	Sports/Race Track
	Cemetery
	Campground
Vegetation	
	Wooded Area
	Orchard
	Vineyard
Industrial Resources	
	Conveyor
	Crane: Moveable
	Crane: Stationary
	Tank
	Rock Cut
	Auto Wrecker
	Lumber Yard
	Pit
Points of Interest	
	Chimney
	Silo
Pipe & Transmission Lines	
	Pipeline
	Transmission Line
	Transmission Tower
	Transformer Station
Rail	
	Railway - Main
	Railway - Sidetrack
	Railway - Abandoned
	Bridge
	Tunnel
Transportation - Other	
	Embankment
	Trail
	Runway
Hydrographic Features	
	Permanent Waterway
	Intermittent Waterway
	Open Reservoir
	Dyke/Levee
	Dam
	Breakwall
	Welland

This diagram is to be used solely for relative street location purposes. It may not accurately portray street or site positions.

Statistical Profile

Order Number: 20051014002
 Site Name: Todco Investments Inc.
 Site Address: Part of Lot 45, Concession 11 Collingwood, ON

Number of Mappable Records Surrounding the Site

Database	Within 0.75km Buffer	0.75km to 2.00km	Total
AAGR	*	0	0
AGR	*	0	0
AMIS	*	0	0
ANDR	*	1	3
AUWR	*	0	0
CA	*	20	41
CHEM	*	0	0
COAL	*	0	0
CONV	*	0	0
DRL	*	0	0
EBR	*	8	10
EEM	*	0	0
EHS	*	7	9
ELIS	*	0	0
FCON	*	0	0
FCS	*	1	1
FOFT	*	0	0
GEN	*	74	85
IAFT	*	0	0
MINE	*	0	0
MNR	*	1	1
NATE	*	0	0
NCPL	*	0	0
NDFT	*	0	0
NDSP	*	0	0
NDWD	*	0	0
NEES	*	1	1
NPCB	*	7	7
NPRI	*	16	26
OGW	*	0	0
OOGW	*	0	0
OPCB	*	0	4
ORD	*	0	0
ORIS	*	2	4
PAP	*	0	0
PCFT	*	0	0
PES	*	0	3
PST	*	0	2
REC	*	0	0
RSC	*	0	0
RST	*	0	6
SCT	*	2	21
SRDS	*	0	0
TANK	*	0	0
TCFT	*	0	0
WDS	*	0	0
WDSH	*	1	1
WWIS	*	4	55
TOTAL		57	232
			289

The databases chosen by the client as per the submitted order form are denoted by an "*" in the above table. Counts have been provided for the remaining databases for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.

Site Report

Order Number: 20051014002

Site Name: Todco Investments Inc.

Site Address: Part of Lot 45, Concession 11 Collingwood, ON

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

A search has been conducted for this site (address) and company name. No records were found, within the database(s) selected, that meet either of these criteria.

Detail Report

Order Number: 20051014002
Site Name: Todco Investments Inc.
Site Address: Part of Lot 45, Concession 11 Collingwood ON

If information is required for sites located beyond the selected buffer area, please contact your ERIIS representative.

Anderson's Waste Disposal Sites
Certificates of Approval
Environmental Registry
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Water Well Information System

Anderson's Waste Disposal Sites

Map Key	Name	Facility	Location	City/Town	Known Active Decade	Reference #
ANDR-1	Nottawasaga Dump '02 (official) Related Site(s)	Dump	site is wooded, 475m SSW of CNR R-O- W	Collingwood	1980s, 1990s	MOEE a250402
ANDR-2	Nottawasaga Dump '02 1976 Related Site(s)	Dump		Collingwood	1970s	MOEE a250402 1976

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-1	M.I. DEVELOPMENT DIV. OF MAGNA INTERN.	MOUNTAIN RD. AND TENTH LINE COLLINGWOOD TOWN	3-0349-88-	88	3/23/1988	Municipal sewage	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					
CA-2	COLLINGWOOD TOWN	10TH LINE MOUNTAIN RD. P.S. & F COLLINGWOOD TOWN	3-1841-88-	88	6/6/1989	Municipal sewage	Approved in 1989	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					
CA-3	COLLINGWOOD TOWN	10TH LINE MOUNTAIN RD. COLLINGWOOD TOWN	7-1581-88-	88	6/6/1989	Municipal water	Approved in 1989	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					
CA-4	COLLINGWOOD TOWN	TENTH LINE/MOUNTAIN RD. COLLINGWOOD TOWN	7-0006-99-	99	2/3/1999	Municipal water	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-5	D.K. ENGINEERING	199 MOUNTAIN ROAD COLLINGWOOD TOWN L9Y 3Z9	8-1063-97-	97	4/16/1997	Industrial air	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					PAINT SPRAY BOOTH
			Contaminants:					Suspended Particulate Matter, Mineral Spirits Med., Xylene
			Emission Control:					Absorp. By Dry Collectors
CA-6	LEMMERZ-MAGNA IND. 8-3267-89	BOX 1500 COLLINGWOOD TOWN	8-3266-89-	89	11/7/1989	Industrial air	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					VENT. OF ELECTROCHEMICAL WHEEL DEBURRING
			Contaminants:					
			Emission Control:					
CA-7	REYNOLDS-LEMMERZ INDUSTRIES	200 MOUNTAIN ROAD, CONC. X COLLINGWOOD TOWN L9Y 4V5	8-1134-97-	97	10/27/1997	Industrial air	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					MODIFY PAINTING THERMAL INCINERATOR DUTY
			Contaminants:					
			Emission Control:					
CA-8	REYNOLDS-LEMMERZ LTD.	200 MOUNTAIN RD., LOT 44/C-X COLLINGWOOD TOWN L9Y 4V5	8-1177-96-	96	10/15/1996	Industrial air	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					RELOCATE CONT.PYROLYSIS CLEANING FURNACE
			Contaminants:					Nitrogen Oxides, Sulphur Dioxide, Methane (Incl. Hydrocarbons Expr. As Ch4, Odour/Fumes
			Emission Control:					Thermal Incineration

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-9		200 Mountain Road Collingwood L9Y 4V5	8-1032-97-006 Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:	02	1/17/02	Industrial air	Approved	Notice
			Canadian Reynolds Metals Company Ltd. o/a Alcoa Wheel Products Collingwood 200 Mountain Road Collingwood L9Y 4V5 Name Change From Reynold's Lemmerz to Alcoa Wheel Products Collingwood					
CA-10		200 Mountain Road Collingwood L9Y 4V5	8-1177-96-006 Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:	02	1/17/02	Industrial air	Approved	Notice
			Canadian Reynolds Metals Company Ltd. o/a Alcoa Wheel Products Collingwood 200 Mountain Road Collingwood L9Y 4V5 Name Change From Reynold's Lemmerz to Alcoa Wheel Products Collingwood					
CA-11		200 Mountain Road Collingwood L9Y 4V5	8/300/059/88/886 Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:	02	1/17/02	Industrial air	Approved	Notice
			Canadian Reynolds Metals Company Ltd. o/a Alcoa Wheel Products Collingwood 200 Mountain Road Collingwood L9Y 4V5 Name Change from Reynold's Lemmerz to Alcoa Wheel Products Collingwood					
CA-12		200 Mountain Road Collingwood L9Y 4V5	8/300/040/88/886 Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:	02	1/17/02	Industrial air	Approved	Notice
			Canadian Reynolds Metals Company Ltd. o/a Alcoa Wheel Products Collingwood 200 Mountain Road Collingwood L9Y 4V5 Name Change from Reynold's Lemmerz to Alcoa Wheel Products Collingwood					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-13		200 Mountain Road Collingwood L9Y 4V5	8/300/039/88/ 886	02	1/17/02	Industrial air	Approved	Notice
			Client Name:		Canadian Reynolds Metals Company Ltd. o/a Alcoa Wheel Products Collingwood			
			Client Address:		200 Mountain Road			
			Client City:		Collingwood			
			Client Postal Code:		L9Y 4V5			
			Project Description:		Name Change from Reynold's Lemmerz to Alcoa Wheel Products Collingwood			
			Contaminants:					
			Emission Control:					
CA-14		200 Mountain Road Collingwood L9Y 4V5	8/300/037/88/ 886	02	1/17/02	Industrial air	Approved	Notice
			Client Name:		Canadian Reynolds Metals Company Ltd. o/a Alcoa Wheel Products Collingwood			
			Client Address:		200 Mountain Road			
			Client City:		Collingwood			
			Client Postal Code:		L9Y 4V5			
			Project Description:		Name Change from Reynold's Lemmerz to Alcoa Wheel Products Collingwood			
			Contaminants:					
			Emission Control:					
CA-15		200 Mountain Road Collingwood L9Y 4V5	8-300-042-88- 886	02	1/17/02	Industrial air	Approved	Notice
			Client Name:		Canadian Reynolds Metals Company Ltd. o/a Alcoa Wheel Products Collingwood			
			Client Address:		200 Mountain Road			
			Client City:		Collingwood			
			Client Postal Code:		L9Y 4V5			
			Project Description:		Name Change from Reynold's Lemmerz to Alcoa Wheel Products Collingwood			
			Contaminants:					
			Emission Control:					
CA-16		200 Mountain Road Collingwood L9Y 4V5	8/300/057/88/ 886	02	1/17/02	Industrial air	Approved	Notice
			Client Name:		Canadian Reynolds Metals Company Ltd. o/a Alcoa Wheel Products Collingwood			
			Client Address:		200 Mountain Road			
			Client City:		Collingwood			
			Client Postal Code:		L9Y 4V5			
			Project Description:		Name Change from Reynold's Lemmerz to Alcoa Wheel Products Collingwood			
			Contaminants:					
			Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate # Application Year	Issue Date	Approval Type	Status	Application Type
CA-17		200 Mountain Road Collingwood L9Y 4V5	8/300/041/88/ 886	1/17/02	Industrial air	Approved	Notice
			Client Name:	Canadian Reynolds Metals Company Ltd. o/a Alcoa Wheel Products Collingwood			
			Client Address:	200 Mountain Road			
			Client City:	Collingwood			
			Client Postal Code:	L9Y 4V5			
CA-18		200 Mountain Road Collingwood L9Y 4V5	Project Description:	Name Change from Reynold's Lemmerz to Alcoa Wheel Products Collingwood			
			Contaminants:				
			Emission Control:				
			8-1134-97- 006	1/17/02	Industrial air	Approved	Notice
			Client Name:	Canadian Reynolds Metals Company Ltd. o/a Alcoa Wheel Products Collingwood			
CA-19	REYNOLDS-LEMMERZ LTD.	200 MOUNTAIN RD.,CON. X,LOT 44 COLLINGWOOD TOWN L9Y 4V5	Client Address:	200 Mountain Road			
			Client City:	Collingwood			
			Client Postal Code:	L9Y 4V5			
			Project Description:	Name Change From Reynold's Lemmerz to Alcoa Wheel Products Collingwood			
			Contaminants:				
CA-20	LEMMERZ-MAGNA IND. 3266-89	BOX 1500 COLLINGWOOD TOWN	Emission Control:				
			8-1032-97- 97	3/19/1997	Industrial air	Approved	
			Client Name:				
			Client Address:				
			Client City:				
CA-20	LEMMERZ-MAGNA IND. 3266-89	BOX 1500 COLLINGWOOD TOWN	Client Postal Code:	SCRUBBER FOR SHOT BLAST OPERATION			
			Project Description:	Suspended Particulate Matter			
			Contaminants:	Venturi Scrubber			
			Emission Control:				
			8-3267-89- 89	11/7/1989	Industrial air	Approved	
CA-20	LEMMERZ-MAGNA IND. 3266-89	BOX 1500 COLLINGWOOD TOWN	Client Name:				
			Client Address:				
			Client City:				
			Client Postal Code:				
			Project Description:	INSTALL.OF 2 STACKS AUTO ALUMINUM WHEELS			
CA-20	LEMMERZ-MAGNA IND. 3266-89	BOX 1500 COLLINGWOOD TOWN	Contaminants:				
			Emission Control:				
			8-3267-89- 89	11/7/1989	Industrial air	Approved	
			Client Name:				
			Client Address:				
CA-20	LEMMERZ-MAGNA IND. 3266-89	BOX 1500 COLLINGWOOD TOWN	Client City:				
			Client Postal Code:				
			Project Description:				
			Contaminants:				
			Emission Control:				

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-21	REYNOLDS-LEMMERZ INDUSTRIES-PT.3 LOT 44	MOUNTAIN & GOLF COURSE RD. COLLINGWOOD TOWN	8-3023-92-	92	3/3/1992	Industrial air	Approved	
Client Name:								
Client Address:								
Client City:								
Client Postal Code:								
Project Description:								
Contaminants:								
Emission Control:								
GAS FIRED PYROLYSIS CLEANING FURNACE								
Nitrogen Oxides, Suspended Particulate Matter								
No Controls								

Environmental Registry

*Note: More info is available for this database, please call your ERS representative for more information.

Map Key	Company	Address	Reg No.	Type	Status	Reference No.	Ministry
EBR-1	REYNOLDS-LEMMERZ INDUSTRIES	Town of Collingwood	IA7E0924.D	Instrument	Decision	8113497 19970604	Environment and Energy
Proponent: REYNOLDS-LEMMERZ INDUSTRIES, 200 Mountain Road, Collingwood, Ontario, L3Y 4V5							
Activity Location: Town of Collingwood							
Location Info:							
Abstract: REYNOLDS-LEMMERZ INDUSTRIES							
Proposal Loaded: 6/24/97							
Decision Loaded: 10/24/97							
Comment Period: 30							
Comments: Written submissions were permitted between June 24, 1997 and July 24, 1997.							
Comments Received: 0							
Received Date:							
Date Placed:							
Decision Appeal Date:							
Decision Placed:							
Date Exception:							
Date Claim Issued:							
Received by Env:							
Notice Loaded Date:							
Notice of:							
Instrument Type: DECISION FOR AN INSTRUMENT;							
Appeal Application: EPA s. 9 - Approval for discharge into the natural environment other than water (i.e. Air)							
Date Last Modified: 10/24/97 4:00:00 PM							
EBR-2	Reynolds-Lemmerz Ltd	200 MOUNTAIN RD. Town of Collingwood	IA7E0164	Instrument	Decision	8103297 19970130	Environment
Proponent: Reynolds-Lemmerz Ltd, 200 Mountain Road, Collingwood, Ontario, L3Y 4V5							
Activity Location: Town of Collingwood							
Location Info: 200 MOUNTAIN RD., CON. X, LOT 44, COLLINGWOOD TOWN							
Abstract: Reynolds-Lemmerz Ltd. Approval for discharge into the natural environment other than water (i.e. Air)							
Proposal Loaded: 2/13/97							
Decision Loaded: 3/19/97							
Comment Period: 30							
Comments: Written submissions were permitted between February 13, 1997 and March 15, 1997.							
Comments Received: 0							
Received Date:							
Date Placed:							
Decision Appeal Date:							
Decision Placed:							
Date Exception:							
Date Claim Issued:							
Received by Env:							
Notice Loaded Date:							
Notice of:							
Instrument Type: DECISION FOR AN INSTRUMENT;							
Appeal Application: EPA s. 9 - Approval for discharge into the natural environment other than water (i.e. Air)							
Date Last Modified: 8/12/98 7:40:54 PM							

ERIS Historical Searches

Map Key	Company	Address	Order No.	Report Date	Report Type	Search Radius (km)
EHS-1		199 Mountain Road Collingwood L9Y 3Z9	20040325004 Addit. Info Ordered:	4/2/04 Fire Insur. Maps and/or Site Plans; Aerials Photos and/or Topographical Maps	Complete Report	0.25
EHS-2		200 Mountain Rd Collingwood L9Y 4V5	19990809001 Addit. Info Ordered:	8/17/99 Complete Report	Complete Report	0.50

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-1	COLLINGWOOD, CORP. OF THE TOWN OF	COLLINGWOOD PUBLIC WORKS & REC 10TH LINE NORTH OFF MOUNTAIN RD COLLINGWOOD L9Y 3Z5	8371 Generator #: ON0741702 Approval Yrs: 92,93,97,98	TRANSPORTATION ADMIN	252	WASTE OILS & LUBRICANTS
GEN-2	COLLINGWOOD, CORP. OF THE TOWN OF 17-269	P.W.&R. 10TH LINE N. OFF MOUNTAIN RD. C/O PO BOX 157 97 HURONTARIO ST. COLLINGWOOD L9Y 3Z5	8371 Generator #: ON0741702 Approval Yrs: 94,95,96	TRANSPORTATION ADMIN	252	WASTE OILS & LUBRICANTS
GEN-3	DK ENGINEERING	199 MOUNTAIN ROAD COLLINGWOOD L9Y 3Z9	7752 Generator #: ON2212400 Approval Yrs: 97,98,99,00,01	ENGINEER OFFICES	252	WASTE OILS & LUBRICANTS
GEN-4	921306 ONTARIO LIMITED	199 MOUNTAIN ROAD COLLINGWOOD L9Y 3Z9	Generator #: ON2633604 Approval Yrs: 02,03		211 252	AROMATIC SOLVENTS WASTE OILS & LUBRICANTS
GEN-5	921306 ONTARIO LTD.	199 MOUNTAIN RD. COLLINGWOOD L9Y 3Z9	Generator #: ON4067146 Approval Yrs: 02,03		211 252	AROMATIC SOLVENTS WASTE OILS & LUBRICANTS
GEN-6	LEMMERZ-MAGNA INDUSTRIES	MOUNTAIN VIEW & GOLF COURSE ROAD LOT 44 CONC. 10 COLLINGWOOD L9Y 4P7	5529 Generator #: ON206846 Approval Yrs: 88,89,90	OTHER VEH. PARTS/AC.	113 131 132 143 145 146 253	ACID WASTE - OTHER METALS NEUTRALIZED WASTES - HEAVY METALS NEUTRALIZED WASTES - OTHER METALS STEEL MAKING RESIDUES PAINT/PIGMENT/COATING RESIDUES OTHER SPECIFIED INORGANICS EMULSIFIED OILS

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-7	ALCOA WHEEL PRODUCTS COLLINGWOOD	200 MOUNTAIN ST COLLINGWOOD L9Y 4V5	Generator #: ON2681700 Approval Yrs: 02,03		113	ACID WASTE - OTHER METALS
					131	NEUTRALIZED WASTES - HEAVY METALS
					132	NEUTRALIZED WASTES - OTHER METALS
					143	STEEL MAKING RESIDUES
					145	PAINT/PIGMENT/COATING RESIDUES
					146	OTHER SPECIFIED INORGANICS
					213	PETROLEUM DISTILLATES
					253	EMULSIFIED OILS
					312	PATHOLOGICAL WASTES
GEN-8	ALCOA WHEEL PRODUCTS COLLINGWOOD	200 MOUNTAIN ROAD COLLINGWOOD L9Y 4V5	5529 OTHER VEH. PARTS/AC. Generator #: ON2681700 Approval Yrs: 01		113	ACID WASTE - OTHER METALS
					131	NEUTRALIZED WASTES - HEAVY METALS
					132	NEUTRALIZED WASTES - OTHER METALS
					143	STEEL MAKING RESIDUES
					145	PAINT/PIGMENT/COATING RESIDUES
					146	OTHER SPECIFIED INORGANICS
					213	PETROLEUM DISTILLATES
					253	EMULSIFIED OILS
					312	PATHOLOGICAL WASTES
GEN-9	REYNOLDS-LEMMERZ INDUSTRIES 24-478	200 MOUNTAIN ROAD COLLINGWOOD L9Y 4V5	5529 OTHER VEH. PARTS/AC. Generator #: ON0206846 Approval Yrs: 92,93,94,95,96		132	NEUTRALIZED WASTES - OTHER METALS
					143	STEEL MAKING RESIDUES
					145	PAINT/PIGMENT/COATING RESIDUES
					146	OTHER SPECIFIED INORGANICS
					253	EMULSIFIED OILS
					113	ACID WASTE - OTHER METALS
					131	NEUTRALIZED WASTES - HEAVY METALS

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-10	REYNOLDS-(SEE & USE ON2681700)	200 MOUNTAIN ROAD COLLINGWOOD L9Y 4V5	5529	OTHER VEH. PARTS/AC. Generator #: ON0206846 Approval Yrs: 01	113	ACID WASTE - OTHER METALS
					131	NEUTRALIZED WASTES - HEAVY METALS
					132	NEUTRALIZED WASTES - OTHER METALS
					143	STEEL MAKING RESIDUES
					145	PAINT/PIGMENT/COATING RESIDUES
					146	OTHER SPECIFIED INORGANICS
					213	PETROLEUM DISTILLATES
					253	EMULSIFIED OILS
					312	PATHOLOGICAL WASTES
GEN-11	REYNOLDS-LEMMERZ INDUSTRIES	200 MOUNTAIN ROAD COLLINGWOOD L9Y 4V5	5529	OTHER VEH. PARTS/AC. Generator #: ON0206846 Approval Yrs: 97,98,99,00	113	ACID WASTE - OTHER METALS
					131	NEUTRALIZED WASTES - HEAVY METALS
					132	NEUTRALIZED WASTES - OTHER METALS
					143	STEEL MAKING RESIDUES
					145	PAINT/PIGMENT/COATING RESIDUES
					146	OTHER SPECIFIED INORGANICS
					253	EMULSIFIED OILS

National Pollutant Release Inventory

Map Key	Company	Address	NPRI #	Year	Longitude	Latitude
NPRI-1		200 MOUNTAIN RD., COLLINGWOOD L9Y 4V5	4835	1994	801623	442955
			<u>Air</u>	<u>Water</u>	<u>Land</u>	<u>Units</u>
			0.00	0.00	0.00	tonnes
						<u>Substances Released</u>
						Methyl ethyl ketone
NPRI-2	REYNOLDS-LEMMERZ IND.	200 MOUNTAIN ROAD COLLINGWOOD L9Y 4V5	4835	1995	801623	442955
			<u>Air</u>	<u>Water</u>	<u>Land</u>	<u>Units</u>
			0.00	0.00	0.00	tonnes
						<u>Substances Released</u>
						Methyl ethyl ketone
NPRI-3	REYNOLDS-LEMMERZ IND.	200 MOUNTAIN ROAD COLLINGWOOD L9Y 4V5	4835	1996	801623	442955
			<u>Air</u>	<u>Water</u>	<u>Land</u>	<u>Units</u>
			0.00	0.00	0.00	tonnes
						<u>Substances Released</u>
						Hydrochloric acid
						Sulphuric acid
						Methyl ethyl ketone
NPRI-4	Reynolds-Lemmerz Ind.	200 Mountain Road Collingwood L9Y 4V5	4835	1997	801623	442955
			<u>Air</u>	<u>Water</u>	<u>Land</u>	<u>Units</u>
			0.00	0.00	0.00	tonnes
						<u>Substances Released</u>
						Hydrochloric acid
						Sulphuric acid

National Pollutant Release Inventory

Map Key	Company	Address	NPRI #	Year	Longitude	Latitude
NPRI-5	Reynolds-Lemmerz Industries	200 Mountain Road Collingwood L9Y 4V5	4835	1999	801623	442955
			<u>Air</u>	<u>Water</u>	<u>Land</u>	<u>Units</u>
			0.10	0.00	0.00	tonnes
			0.00	0.00	0.00	tonnes
			0.00	0.00	0.00	tonnes
			0.00	0.00	0.00	tonnes
						<u>Substances Released</u>
						Xylene (mixed isomers)
						Hydrochloric acid
						Sulphuric acid
						Methyl ethyl ketone
NPRI-6	Aluminum Company of America	200 Mountain Rd Collingwood L9Y 4V5	4835	2003		
			<u>Air</u>	<u>Water</u>	<u>Land</u>	<u>Units</u>
			1.27	0.00	0.00	tonnes
			0.50	0.00	0.00	tonnes
						<u>Substances Released</u>
						Hydrochloric acid
						Methyl ethyl ketone
NPRI-7	Aluminum Company of America	200 Mountain Road Collingwood L9Y 4V5	4835	2002		
			<u>Air</u>	<u>Water</u>	<u>Land</u>	<u>Units</u>
			0.281	0	0	tonnes
			0	0	0	tonnes
			1.27	0	0	tonnes
			0.201	0	0	tonnes
			0	0	0	kg
						<u>Substances Released</u>
						Xylene (mixed isomers)
						Aluminum (fume or dust)
						Hydrochloric acid
						Methyl ethyl ketone
						Hexavalent chromium compounds

National Pollutant Release Inventory

Map Key	Company	Address	NPRI #	Year	Longitude	Latitude			
NPRI-8	Aluminum Company of America	200 Mountain Road Collingwood L9Y 4V5	4835	2001			<u>Air</u>	<u>Water</u>	<u>Land</u>
							<u>Units</u>	<u>Substances Released</u>	
			0.30	0.00	0.00		tonnes	Xylene (mixed isomers)	
			0.65	0.00	0.00		tonnes	Hydrochloric acid	
			0.27	0.00	0.00		tonnes	Methyl ethyl ketone	
NPRI-9	Reynolds-Lemmerz Industries	200 Mountain Road Collingwood L9Y 4V5	4835	2000			<u>Air</u>	<u>Water</u>	<u>Land</u>
							<u>Units</u>	<u>Substances Released</u>	
			0.10	0.00	0.00		tonnes	Xylene (mixed isomers)	
			0.00	0.00	0.00		tonnes	Hydrochloric acid	
			0.00	0.00	0.00		tonnes	Methyl ethyl ketone	
NPRI-10	REYNOLDS METALS	200 MOUNTAIN ROAD COLLINGWOOD L9Y 4V5	4835	1998	801623	442955	<u>Air</u>	<u>Water</u>	<u>Land</u>
							<u>Units</u>	<u>Substances Released</u>	
			0.00	0.00	0.00		tonnes	Hydrochloric acid	
			0.00	0.00	0.00		tonnes	Sulphuric acid	
			0.00	0.00	0.00		tonnes	Methyl ethyl ketone	

Map Key	Company	Address	Spill ID	Medium	Environmental Impact	Date of Occurrence	Nature of Impact
ORIS-1	REYNOLDS-LEMMERZ INDUSTRIES	200 MOUNTAIN ROAD COLLINGWOOD PLANT 200 MOUNTAIN ROAD COLLINGWOOD TOWN L9Y 4V5	135220 Synopsis: Cause:	LAND	POSSIBLE REYNOLDS-LEMMERZ: 23 L OTHER CONTAINER LEAK ERROR	12/12/1996	Soil contamination LOT, CONTAINED, CLEANING
ORIS-2	REYNOLDS-LEMMERZ INDUSTRIES	200 MOUNTAIN ROAD COLLINGWOOD PLANT 200 MOUNTAIN ROAD COLLINGWOOD TOWN L9Y 4V5	168634 Synopsis: Cause:	LAND	CONFIRMED REYNOLDS-LEMMERZ-228 L OTHER TRANSPORTATION ACCIDENT ERROR	6/7/1999	Soil contamination DIESEL TO PVMT, SOIL TO CLEAN UP. FROM FUEL TANK.

Scott's Manufacturing Directory

Map Key	Company	Address	Established	Plant Size (ft ²)	Employment	SIC/NAICS Code	Description
SCT-1	REYNOLDS - LEMMERZ INDUSTRIES	200 MOUNTAIN RD COLLINGWOOD L9Y 4V5	1987	0	580	3714 336390	MOTOR VEHICLE PARTS AND ACCESSORIES Other Motor Vehicle Parts Manufacturing
SCT-2	Alcoa Wheel Products - Collingwood	200 Mountain Rd Collingwood L9Y 4V5	1987		452	336390	Other Motor Vehicle Parts Manufacturing

Waste Disposal Sites - MOE 1991 Historical Approval Inventory

**Note: Status as of October 30, 1990.

Map Key	Company	Address	Site No.	Region	County	Concession	Lot
WDSH-1		PT 46 11 COLLINGWOOD	A250402	CENTRAL	SIMCOE	11	PT 46
Easting: 558840 Northing: 4927890 Zone: 17 Date Closed: n/a Status: ACTIVE Classification: B3 - POTENTIAL ENVIRONMENT IMPACT-URBAN MUNICIPAL/DOMESTIC WASTE %CommercialWste: 30 %DomesticWste Rec: 0 %LiquidWste Rec: 0 %HazardousWste Rec: 0 %Non-haz.Wste Rec: 50 %Sewage/Sludge Rec: 0 %Other Wste Rec: 20							

Water Well Information System

Map Key	Company	Address	Easting	Northing	Zone	Well ID	Well Depth (ft)	Primary Water Use	Secondary Use
WWIS-1		NOTTAWASAGA TOWNSHIP	559200 County: Lot: Concession: Location Reliability: Date Drilled:	4927300 SIMCOE 045 11 margin of error : 100 m - 300 m 3/12/1981	17	5717396	30.00	DOMESTIC	
WWIS-2		NOTTAWASAGA TOWNSHIP	559100 County: Lot: Concession: Location Reliability: Date Drilled:	4927250 SIMCOE 044 11 margin of error : 100 m - 300 m 11/24/1983	17	5718835	120.00	DOMESTIC	
WWIS-3		COLLINGWOOD TOWN	559674 County: Lot: Concession: Location Reliability: Date Drilled:	4927496 SIMCOE margin of error : 30 m - 100 m 3/20/1974	17	5710946	43.00	INDUSTRIAL	
WWIS-4		COLLINGWOOD TOWN	559650 County: Lot: Concession: Location Reliability: Date Drilled:	4927300 SIMCOE margin of error : 100 m - 300 m 9/14/1976	17	5713718	45.00	DOMESTIC	

APPENDIX C

PHOTOLOG



PHOTO 1: SITE OVERVIEW: VIEW OF THE WEST PORTION OF THE SITE FROM SOUTH PROPERTY BOUNDARY LOOKING WEST



PHOTO 2: SITE OVERVIEW: VIEW OF SITE FROM WEST PROPERTY BOUNDARY LOOKING EAST

PHOTOGRAPHIC LOG
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 PART OF LOT 45, CONCESSION 11
Town of Collingwood, Ontario





PHOTO 3: SITE OVERVIEW: VIEW OF SITE FROM NORTH PROPERTY BOUNDARY LOOKING SOUTH



PHOTO 4: SITE OVERVIEW: APPLE ORCHARD LOCATED ON EASTERN PORTION OF SITE

PHOTOGRAPHIC LOG
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PART OF LOT 45, CONCESSION 11
Town of Collingwood, Ontario





PHOTO 5: ADJACENT LAND: RESIDENCE/LANDSCAPING OFFICE/SKI RENTAL SHOP SURROUNDED BY SITE LOOKING NORTH



PHOTO 6: ADJACENT LAND: THICKLY VEGETATED FOREST WEST OF THE SITE

PHOTOGRAPHIC LOG
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 PART OF LOT 45, CONCESSION 11
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PHOTO 7: ADJACENT LAND: RESIDENTIAL LAND NORTH OF THE SITE



PHOTO 8: ADJACENT LAND: SIMCOE COUNTY LANDFILL No.2 FURTHER NORTH OF THE SITE

PHOTOGRAPHIC LOG
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