



SUNCOR ENERGY PRODUCTS PARTNERSHIP

**PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT**

**121 HUME STREET
COLLINGWOOD, ONTARIO**

FINAL REPORT

September 26, 2016

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PROJECT # CB644.02

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1.0 EXECUTIVE SUMMARY

Terrapex Environmental Ltd. (Terrapex) was retained by Suncor Energy Products Partnership (Suncor), to conduct a phase one environmental site assessment (ESA) of the property located at 121 Hume Street in Collingwood, Ontario (referenced as the “phase one property” or the “site”). The property was first developed in 1836 and was used for agricultural purposes until 1949 wherein it was developed as a retail fuel outlet which operated until 2012.

It is understood that the study documented herein is being undertaken for the purposes of filing a Record of Site Condition (RSC) per Ontario Regulation (O. Reg.) 153/04 under the Environmental Protection Act, *Records of Site Condition - Part XV.1 of the Act*. Accordingly, the objective of the investigation was to identify actual and potential sources of contamination associated with the site arising from current and/or historical activities on the site and on properties within the “phase one study area” (refer to Section 4.1.1), in order to satisfy the following phase one ESA general objectives listed in O. Reg. 153/04:

- to develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the phase one property;
- to determine the need for a phase two ESA; and,
- to provide a basis for carrying out any phase two ESA required.

Following the completion of the preliminary records review, Terrapex determined the following:

- the site is an enhanced investigation property, as it has been used for commercial and/or industrial purposes;
- the phase one study area consists of the site and properties located wholly or partly within approximately 250 m from the nearest point on a boundary of the site, and that it need not include any properties beyond this limit; and,
- the date of the first developed use of the site was 1836.

Based on the review, evaluation, and interpretation of the information obtained from the records review, interviews, and site reconnaissance completed as part of the phase one ESA study, 18 potentially contaminating activities (PCAs) were identified relating to activities within the phase one study area that may be contributing to an area of potential environmental concern (APEC) on the site. Most of the off-site PCAs do not result in APECs as they were determined to be unlikely to impact the site. Two on-site PCAs and three off-site PCAs were considered to potentially impact the site. As such four APECs were identified:

APEC 1 – historical use of the property as an automotive service centre

APEC 2 – historical use of the property for storage of gasoline and/or associate products

APEC 3 – historical use of off-site property as an automotive service center and for storage of gasoline and/or associate products

APEC 4 – historical use of off-site property for storage paint and/or associate products

The contaminants of potential concern (COPCs) associated with the on-site and off-site PCAs comprise one or more of PHCs, metals, PAHs, and/or VOCs.

As a result, the completion of a phase two ESA is required in order to file a Record of Site Condition for the phase one property in accordance with the requirements of O. Reg. 153/04.

2.0 INTRODUCTION

Terrapex Environmental Ltd. (Terrapex) was retained by Suncor Energy Products Partnership (Suncor), to conduct a phase one environmental site assessment (ESA) of the property located at 121 Hume Street in Collingwood, Ontario (referenced as the “phase one property” or the “site”). It is understood that the study documented herein is being undertaken for the purposes of filing a Record of Site Condition (RSC) per Ontario Regulation (O. Reg.) 153/04 under the Environmental Protection Act, *Records of Site Condition - Part XV.1 of the Act*.

2.1 OBJECTIVE

The objective of the investigation was to identify actual and potential sources of contamination associated with the site arising from current and/or historical activities on the site and on properties within the “phase one study area” (refer to Section 4.1.1), in order to satisfy the following phase one ESA general objectives listed in O. Reg. 153/04:

- to develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the phase one property;
- to determine the need for a phase two ESA; and,
- to provide a basis for carrying out any phase two ESA required.

2.2 PHASE ONE PROPERTY INFORMATION

Information regarding the location and identification of the phase one property and those authorizing this study is provided in Table 1, below. Refer to Figure 1 for the location of the site, and Figure 2 for the general layout of the site at the time of the site reconnaissance.

TABLE 1 SUMMARY OF PHASE ONE PROPERTY INFORMATION

Address:	121 Hume Street Collingwood, Ontario, L9Y 1V6
Property Identification Number:	58289 – 0094 (LT)
Legal Description:	LT 13 W/S Market St PL 144 Collingwood; LT 14 W/S Market St PL 144 Collingwood; PT LT 14 E/S St. Marie St PL 144 Collingwood as in RO1309484; Collingwood
UTM Coordinates (centre of site):	17T East: 562564 m North: 4927289 m
Name and Address of Owner:	Suncor Energy Inc. 36 York Mills Road North York, Ontario, M2P 2C5
Name and Address of Authorizing Party:	Ken Tedder Suncor Energy Products Partnership 3275 Rebecca Street Oakville, Ontario, L6L 6N5
Site Area:	2,464.8 m ²
Structures:	None
Occupants (current):	Vacant

Other facilities of note:	None
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2.3 PLAN OF SURVEY

Suncor provided a plan of survey for the site, entitled *Surveyor's Real Property Report Part I) Plan of Lots 13 and 14, Registered Plan 144, Town of Collingwood, County of Simcoe, prepared by Sexton McKay Ltd.*, dated November 7, 2012. The plan of survey shows the Phase one study area (site) is comprised of two registered lots (13 and 14). The north half of the property is registered as Lot 13 and the south half is Lot 14. The survey also shows the site to vacant. A copy of the plan of survey is included in Appendix I.

2.4 ENHANCED INVESTIGATION PROPERTY

An enhanced investigation property is defined in O. Reg. 153/04 as a property that is being used or has been used, in whole or in part, for an industrial use or for commercial use as a garage, a bulk liquid dispensing facility (including a gasoline outlet), or for the operation of dry cleaning equipment.

Due to the former use of the site as a retail fuel outlet, the site is determined to be an enhanced investigation property.

3.0 SCOPE OF INVESTIGATION

The phase one ESA was conducted in accordance with the current requirements of O. Reg. 153/04 (*Records of Site Condition – Part XV.1 of the Act*), made under the *Environmental Protection Act* (Revised Statutes of Ontario (R.S.O.) 1990, c. E.19). The phase one ESA also meets or exceeds the requirements of a Phase I ESA as prescribed by Canadian Standards Association Standard Z768-01 (R2012). The five main components of the phase one ESA scope of work are described below.

Records Review: A review was conducted of available historic and current environmental information pertaining to the site and the phase one study area in accordance with Schedule D (Phase One Environmental Site Assessments) of O. Reg. 153/04.

Interviews: An interview was conducted with a representative of the current owner of the site, who is also knowledgeable regarding the former on-site activities.

Site Reconnaissance: A reconnaissance of the site and accessible properties within the phase one study area was conducted for evidence of potential environmental concerns.

Evaluation: The information obtained from the records review, interviews, and site reconnaissance was reviewed and evaluated by the Qualified Person for this project (see Section 3.1) in consideration of the phase one ESA general objectives and uncertainty associated with the data sources.

Reporting: In accordance with the requirements of Schedule D of O. Reg. 153/04, this report documents the findings, conclusions, and recommendations of the phase one ESA and includes:

- a table of the current and past uses of the phase one property;
- a table of identified potentially contaminating activities (PCAs) and a table of associated areas of potential environmental concern (APECs);
- a phase one conceptual site model (CSM); and,
- conclusions and recommendations made based on the evaluation and interpretation of information obtained for the phase one ESA.

3.1 QUALIFIED PERSON

The phase one ESA was supervised by Mr. Jeff Stevenson, P.Geo., Senior Reviewer at Terrapex, located at 920 Brant Street, Unit 16 in Burlington, Ontario. Mr. Stevenson is a licensed Professional Geoscientist in Ontario and is registered as a Qualified Person (QP) with the Ministry of the Environment (MOE) for the purpose of creating and submitting RSCs for filing on the *Brownfields Environmental Site Registry*.

3.2 LIMITATIONS

It should be noted that although Terrapex has attempted to verify information wherever possible, except where explicitly noted, we have relied upon the accuracy of information collected during the records review and interview components.

The general limitations of the study are provided in Section 8.3. Specific limitations of this phase one ESA are as follows:

- observations of the surrounding properties within the phase one study area were limited to areas visible from the site or from publicly accessible areas and vantage points; and,
- a response has not been received to our request for file information from the Ministry of Natural resources

The information that was requested from the Ministry of Natural Resources was generally available from other sources, including the Nottawasaga Valley Conservation Authority, and Ministry of Environment and Climate Change (MOECC) in addition to publically available maps. In the opinion of the QP, none of the above limitations are considered to have compromised the objectives of the phase one ESA.

4.0 RECORDS REVIEW

4.1 GENERAL

4.1.1 PHASE ONE STUDY AREA DETERMINATION

To determine the phase one study area, Terrapex conducted a preliminary records review to identify any conditions that might warrant an expansion of the phase one study area beyond the minimum required by O. Reg. 153/04. This review included searches/reviews of the following information:

- aerial photographs and satellite images;
- MOE waste disposal site inventory documents;
- the Brownfields Environmental Site Registry; and,
- reports documenting previously completed environmental investigations of the site.

The review indicated that lands within approximately 250 m of the property boundary have historically generally been used for a mix of residential, industrial, and commercial purposes. Other than the use of nearby properties for commercial and industrial purposes, no other potential concerns were identified. In order to encompass all of the large properties that were located in part within 250 m of the boundaries of the subject site, an irregularly shaped phase one study area was developed.

The boundary of the phase one study area is depicted in Figure 3. Documentation and interpretation of the records reviewed is provided in the sub-sections below. Note that all distances are calculated from the nearest property boundary of the site to the nearest boundary of the feature/site in question and are approximate.

4.1.2 FIRST DEVELOPED USE DETERMINATION

Information obtained during the records review portion of the work program was used to determine the date of first developed use of the site as per the definition of O. Reg. 153/04.

Based on information obtained from the title search and a review of various reports, it was determined that the first developed land use at the site was agricultural in 1836.

4.1.3 FIRE INSURANCE PLANS AND PRODUCTS

Terrapex requested a record search from Opta Information Intelligence of the Opta Historical Environmental Services ENVIROSCAN™, for the subject address of 121 Hume Street, Collingwood, ON. The search found a fire insurance map dating back to 1917. In the map, the site appears to be vacant and surrounded by residential buildings to the north,

east, and south. It appears to have a developing commercial establishment west of the building.

Terrapex has also requested a record search from Ecolog Eris Ltd. The search found a fire insurance map dating back to 1955. A summary of the fire insurance plan, for all properties within 250 m of the site, are presented in Table 2 below. Company operations that are considered to be potentially contaminating activities (PCAs) under O. Reg. 153/04 are identified in section 7.2

TABLE 2 SUMMARY OF FIRE INSURANCE PLANS

Address	Description	PCAs/Potential Concerns
121 Hume Street (Site)	- In 1917, the site is vacant - In 1955 the site is a full service station, single two storey building - UST located West of the building - Storage of oil and grease on the west part of the building	- The storage of fuel in fixed tanks and operation and an automotive garage on the site is flagged as a PCA.
279 St. Marie Street	- Listed as a paint shop building in 1955 - Single, one-storey building	- Storage and the use of paint and operation is flagged as a PCA
143 Hume street	- Vacant in 1917 - Listed as a gasoline service station in 1955 - One storey building - UST located west of the building	- Storage of fuel in fixed tanks and operations and an automotive garage on the site is flagged as a PCA
55 Hume Street (currently joint with 182 St. Marie Street)	- Listed as an institutional facility in 1917 and 1955 - Two-storey building	- Storage of coal in basement area is flagged as PCA
50 Hume Street	- Vacant in 1917 - Listed as full service garage in 1955 - Single storey building - UST located north of the building	- The storage of fuel in fixed tanks and operation and an automotive garage on the site is flagged as a PCA.
311 Hurontario Street	- Listed as gasoline service station in 1955 - Two storey building - UST located north of the building	- The storage of fuel in fixed tanks and operation and an automotive garage on the site is flagged as a PCA.
280 Hurontario Street	- Listed as an automotive sales garage in 1955 - One storey building with concrete floor - UST located east of the building	- The storage of fuel in fixed tanks and operation and an automotive garage on the site is flagged as a PCA.
247 Hurontario Street	- Listed as a gasoline service station in 1955 - One storey building - UST located west of the building	- The storage of fuel in fixed tanks and operation and an automotive garage on the site is flagged as a PCA.
228 Hurontario Street (currently 247 Hurontario Street)	- Listed as commercial garage in 1955 - Two storey building	- Due to commercial garage operation the site should be flagged as PCA; however the site is outside phase one study area

Address	Description	PCAs/Potential Concerns
236 Hurontario Street	- Listed as an auto repair shop in 1955 - One storey building - UST located east of the building	- The storage of fuel in fixed tanks and operation and an automotive garage on the site is flagged as a PCA.
209 Hurontario Street (currently 207 Hurontario Street)	- Listed as an auto accessory garage in 1955 - One storey building - Repair station located east of the building	- Due to commercial garage operation and automotive repair station present on site, this will be flagged as PCA
190 St. Marie Street	- Listed as coal and wood yard in 1917	- Due to storage of wood and coal, this site is flagged as a PCA

A copy of the EnviroScan™ search result is provided in Appendix II.

4.1.4 CHAIN OF TITLE

A land title search conducted on April 4, 2016 indicated that George Jackson received the site through a crown land parent grant in 1836 after the site was transferred between private individuals. On January 22, 1875, a small portion (Lot 14 e/s St. Marie St) of the site was transferred from Charles Gamon & George Moberly to James Storey. This portion of the site was transferred to private individuals as well as the remaining portion (Lot 13 & 14 w/s Market St) until Lawrence Smith had purchased both portions. In May 25, 1972, the site became a lease property, where Texaco Canada Limited was the leasee. Five months later, the site was transferred from Lawrence Smith to John & Joan Markovich. In 1983, the site was then purchased by Ultramar Canada Inc. from John and Joan Markovich and was transferred to Sunoco Inc. in 1996. Suncor Energy Products Inc. is the current owner of the site. A copy of the Chain of Title documentation is provided in Appendix III.

4.1.6 PROPERTY USE RECORDS

Polk's Barrie-Collingwood Midland and Orillia, Ontario Criss-Cross Directory for the site and 20 surrounding properties were searched by EcoLog ERIS for the years 1998 and 1999. The 1998 directory represents the earliest directory identified containing entries for the general vicinity of the site, while the 1999 directory represents the latest municipal directory currently available for review.

A summary of the search results is presented in Table 3 below. Company operations that are considered to be potentially contaminating activities (PCAs) under O. Reg. 153/04 are identified in Section 7.2.

TABLE 3 SUMMARY OF CITY DIRECTORY INFORMATION

Address	Proximity	Listing	Description
121 Hume Street	site	- John's Car Wash (1998, 1999) - Sears Rent A Car (1998 only) - Budget Rent A Car (1998 only) - Residential (1999)	- Car wash and rental retail outlet, considered a PCA
50 Hume Street	Southwest 104 m	- New Creation Book & Bible Shop (1998) - Tracks Youth Employment & Resource Centre (1999) - Georgian Staffing Services (1999) - Residential (1999)	- Commercial building
55 Hume Street	West , 50 m	- Admiral Collingwood Public School (1998, 1999) - Simcoe Country District School (1999)	- Institutional building
60 Hume Street	Southwest, 57 m	- Law Office (1998)	- Commercial Building
104 Hume Street	South, 19.5 m	- Residential (1998)	
Address	Proximity	Listing	Description

120 Hume Street	Southeast, 25 m	- Residential (1998)	
143 Hume Street	East, 50 m	- Petro Canada (1998, 1999) - Weir of Collingwood Motor Sales (1998, 1999)	- Dealership and fuel retail outlet, considered a PCA
200 Hume Street	Southeast, 102 m	- Address not listed (1998, 1999)	
20 Fourth Street East	Northwest, 206 m	- Residential (1998, 1999)	
236 Hurontario Street	Northwest, 253 m	- Becker Milk & Co (1998, 1999)	- Commercial building
247 Hurontario Street	Northwest, 135 m	- Address not listed (1998, 1999)	
263 Hurontario Street	Northwest, 124 m	- Residential (1998, 1999)	
280 Hurontario Street	West, 216 m	- Royal Bank (1998, 1999)	- Commercial building
311 Hurontario Street	Southwest, 149 m	- Collingwood Stove & Fireplace (1998, 1999) - Residential (1998)	- Commercial and Residential building
315 Hurontario Street	Southwest, 155 m	- Residential (1998, 1999)	
325 Hurontario Street	Southwest, 166 m	- Collingwood's Little People's Day Care (1998, 1999)	- Institutional building
271 St. Marie Street	Northwest, 18 m	- Residential (1998, 1999)	
279 St. Marie Street	Northwest, 5 m	- Hutcheson Gignac Limited (1998, 1999)	- Commercial building
282 St. Marie Street	Northwest, 66 m	- Address not listed (1998, 1999)	-
285 St. Marie Street	Northwest, 2 m	- State Farm Insurance Companies (1998, 1999)	- Commercial building
297 St. Marie Street	West, 2 m	- Residential (1998, 1999)	

A copy of the directory search result is included in Appendix IV.

4.1.7 ENVIRONMENTAL REPORTS

Terrapex was provided with two reports and a site data package regarding environmental conditions at the site for review. The document is summarized below.

Environmental Site Assessment (ESA) DRAFT, Ultramar Gas Bar – No. 63, 121 Hume Street, prepared by Central Projects Group (CPG) Inc. February 15, 1996.

A review of this report indicated that the site, at the time of the assessment was occupied by a gas bar, car wash, a two storey building containing a convenience store on the first level and a residential unit on the second level, office, and interior car cleaning area. There were four 22,700 litre steel underground storage tank (USTs) located southwest of the building and three fuel dispenser on the southeast. CPG had attained information from Sunoco (former owner) through an interview that a significant remedial program involving

MOEE occurred. In order to identify and assess the condition of the soil, a phase II ESA was implemented. The scope of work of the ESA was to advanced four boreholes using a truck mounted CME 55 drill rig to the depths of 3.2 m bg to 3.7 m bg. The soil samples collected during the ESA were then analyzed by MDS Environmental Laboratories for total petroleum hydrocarbon (TPH), benzene, toluene, ethylbenzene, and xylenes (BTEX). All samples had concentrations of all analytes below the Ontario MOEE "Interim Petroleum Contaminated Site Guidelines, Level I criteria; however, petroleum hydrocarbon (PHC) odours were observed in boreholes (BH-1, and BH-2) located on the northwest portion of the site, close to the UST nest. Free-phase, immiscible liquid PHC was not observed during the ESA.

Designated Substances Survey, 121 Hume street, Outlet # 60680, prepared by Terrapex Environmental Ltd. for Suncor Energy Products Partnership, June 25, 2007.

A review of this report indicated at the time of the survey the site comprised a two-storey building. According to the representative of the owner, the site with the building was purchased in 1969. The first floor of the building consisted of a convenience store, carwash, storage spaces, and vacant rooms. The upper floor of the building is occupied for residential use. Due to the presence of the tenant, the upper floor was not inspected.

Based on laboratory results and observations recorded during the DSS, Terrapex concluded the following:

- The sample taken from floor tile (A7) of the office area had asbestos concentration exceeding 0.5%, therefore, it was noted that any flooring material similar to the sample should be treated as Asbestos-Containing Material (ACM).
- lead was detected in three (P2, P3, and P10) of the five paint samples collected from the interior and exterior walls of the on-site structures at concentrations above the *Federal Hazardous Products Act* limits;
- Mercury in three (P5, P10, and P11) of the five paint samples had concentrations exceeding the Surface Coating Materials Regulations limits. Mercury may also to be present in electrical equipment and fluorescent light tubes located within the subject area.
- Other Designated Substances such as UFFI, ODSs, Hazardous Materials, and Wastes were not observed or suspected during the site survey the exception of silica and benzene.

Site Data Package – 2007, 121 Hume Street, Collingwood, ON, prepared by Terrapex Environmental Ltd.

The site data package summarizes the lab results of the UST Removal and Tank Nest Profile, the initial test pit program, and Phase II ESA that Terrapex conducted in 2007 at 121 Hume Street (site), Collingwood, ON.

On June 7, 2007, Terrapex had supervised a UST removal of the existing onsite fuel storage and distribution facilities. At the time of this investigation was completed the two storey building was present at the site. The tank nest was located southwest of the building. ECS Engineering decommissioned four 19,000 L single wall tar coated steel USTs. Prior to sampling, a vac truck was subcontracted to remove the remaining fuel in the lines and in the USTs, as well as any liquid that was present in the excavation. Grey staining was observed in soils in the excavation, but there was no liquid-phase petroleum hydrocarbons (LPH) observed. Four Confirmatory samples were collected and submitted to Maxxam Analytics (Maxxam) for the analysis of BTEX and PHC parameters. Concentrations of xylenes and PHC F1 and F2 fractions exceeded the 2004 table 3 site condition standards (SCS) from three (CS109, CS112, CS130) of the four samples submitted. The three samples that exceeded the standards at the time of the investigation were situated on the north, east and west excavation walls.

To further identify the soil conditions in the vicinity of the tank nest five test pits were advanced with Terrapex's supervision on June 6, 2007. There was evidence of petroleum impacts from the three test pits advance (TP102, TP103, and TP104A). The soil impacts were identified to extend from 2.3 m to 3.0 m. Additionally, on June 20, 2007, six more test pits were advanced south of the building. The stratigraphy observed were fine to medium sand, with traces of gravel. Competent bedrock was encountered at a depth of 3.0 m. Worst-case samples were collected and submitted to Maxxam Analytics for the analysis of BTEX and PHC parameters. The lab results indicated that samples TP103-2 and TP201-4 had concentrations of Xylene, and PHC F1 and F2 fractions exceeding the applicable table 3 SCS.

On August 7 and 8, 2007, Terrapex conducted a Phase II ESA to further investigate the soil and groundwater conditions at the site. Seven exterior boreholes were drilled using a truck mount CME 75, and one interior borehole using a pionjar sampler were advanced to the depths ranging from 2.9 m to 6.5 m. Monitoring wells were installed in all exterior boreholes. During the investigation, evidence of petroleum hydrocarbons was identified and observed to extend from 2.0 m to 3.0 m in seven of the eight boreholes, including the single interior borehole (BH108). The stratigraphy observed was fine to medium sand, with traces of gravel. Competent bedrock was encountered at a depth of 3.0 m. Worst-case samples were collected from each borehole and submitted to Maxxam Analytics for the analysis of BTEX, and PHCs. Soil samples analyzed did not exceed the applicable standards with the exception of MW101-3B, and BH108-4; which had concentrations of PHC F1 and F2 fractions exceeding the applicable table 3 SCS.

On August 9, 2007, all monitoring wells were monitored and groundwater sampled for BTEX and PHCs analysis. Headspace vapours in monitoring wells ranged from 15 ppm in MW102 to 5% LEL in MW106. The depth to groundwater in monitoring wells ranged from 1.94 m below top of pipe (btop) in MW105 to 2.41 m btop in MW106. All samples collected and submitted for analysis, had concentrations of all analytes less than the Table 3 SCS.

4.2 ENVIRONMENTAL SOURCE INFORMATION

4.2.1 MOE INVENTORIES AND BROWNFIELDS ESR

Terrapex reviewed available MOE inventory documents to identify any significant industrial sites, waste disposal sites, or PCB storage sites within approximately 1 km of the site. A search was also conducted of the *Brownfields Environmental Site Registry* to identify any properties within 1 km of the site for which Records of Site Condition or Transition Notices have been filed. The MOE inventories and the Brownfields ESR were also included in the search conducted by EcoLog ERIS, detailed below in Section 4.2.2.

MOE Inventory of Coal Gasification Plant Waste Sites in Ontario: A review of information provided in the inventory document did not identify former coal gasification plant waste sites at the site or within approximately 1 km of the site.

MOE Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario: A review of the inventory document did not identify industrial sites producing or using coal tar or related tars at the site or within 1 km of the site.

MOE Waste Disposal Site Inventory: A review of the inventory document identified three waste disposal sites within 1 km of the site. All three sites were listed containing Municipal/Domestic waste and were significantly down-gradient of the site. Therefore, these sites are not considered an environmental concern.

MOE PCB Storage Site Inventory: A review of the inventory document did not identify any PCB storage facilities within 1 km of the site.

Brownfields Environmental Site Registry: A review of this registry for filed RSCs and Transition Notices was conducted on April 4, 2016 and identified four RSC within approximately 1 km of the site.

- RSC No. 3632, located approximately 0.89 km northwest of the site, was filed on the basis of a Phase one ESA, Phase two ESAs, and using a "Full Depth Site Condition Standards" Risk Assessment (RA) on September 12, 2006. According to this RSC, approximately 1050 m³ of soil was removed off-site;

- RSC No. 5702, located approximately 0.89 km northwest of the site, was filed on the basis of a Phase one ESA, Phase two ESAs, and using a “Full Depth Site Condition Standards” Risk Assessment (RA) on October 26, 2006. According to this RSC, 141,500 m³ of soil was removed off-site. Also, through sump extraction method, approximately 50 m³ of water was removed by a vacuum truck;
- RSC No. 78311, located approximately 0.90 northwest of the site, was filed on the basis of a Phase one and Phase two ESAs on September 29, 2010. According to this RSC, 1770 m³ of soil was removed off-site and 2580 m³ of soil was brought in onsite for backfill;
- RSC No. 78313, located approximately 0.91 northwest of the site, was filed on the basis of a Phase one and Phase two ESAs on September 29, 2010. According to this RSC, 1970 m³ of soil was removed off-site and 2860 m³ was brought in onsite for backfill.

Although, the RSC properties are located within 1 km of the site, they were determined to not affect the phase one study area determination due to the distance from the site. Therefore, the RSC properties are not of environmental concern to the subject property.

4.2.2 ECOLOG ERIS ENVIRONMENTAL DATABASES

Terrapex ordered a RSC (Urban) report from EcoLog ERIS for any records associated with properties within the phase one study area. EcoLog ERIS searched government and privately owned databases for environmental source information, including the information and documents listed in paragraph 7 of subsection 3 (2) in Schedule D of O. Reg. 153/04, excluding the areas of natural significance maintained by the MNR, and environmental reports submitted to the MOE.

The report from EcoLog ERIS is provided in Appendix V and includes a detailed report which presents information for the records found, a site diagram which plots the locations of the properties for which records were found (provided sufficient address information was available), as well as, an appendix which contains a list and descriptions of the databases EcoLog ERIS searched.

Records found within the phase one study area which may represent a source of potential environmental concern for the site are summarized in Table 4, below. Activities that are considered to be PCAs under O. Reg. 153/04 are identified in Table 7 “Potentially Contaminating Activities within the Phase One Study Area”. A copy of the EcoLog ERIS report is provided in Appendix V.

TABLE 4 SUMMARY OF POTENTIAL CONCERNS IDENTIFIED BY ERIS

Address ¹	Business	PCAs/Potential Concerns
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121 Hume Street (site)	- John's Car Wash (Sunoco) - Ultramar Canada Inc. - Suncor Energy Products Inc	- Several records were identified under the list of TSSA Expired Facilities for a full serve gasoline station, including liquid fuel tanks and piping. - Several records of gasoline, oil, and gas service stations are listed in the Private and Retail Fuel Storage Tank database.
Intersection of Robinson Street and Hume Street. (8 m south)	- Town of Collingwood	- A Certificate of Approval was issued for Municipal sewage in April 24, 1994
97 Market Street (46 m northeast)	- Enbridge	- Natural gas pipeline hit in October 21, 2013
143 Hume Street (48 m East)	- 2299546 Ontario Inc O/A Hasty Market (Fuel outlet) - Weir of Collingwood Motor Sales - 2142578 Ontario Inc O/A Malina Arabzadah - 1101649 Ontario Inc - The Oil Shop	- As of August 2007, there are three active fuel storage tanks listed with the TSSA: - two 22,700 L single wall steel USTs containing gasoline, installed in 1992; - one 22,700 L single-wall steel USTs containing diesel, installed in 1992; - The site is still an active retail fuel outlet. - A Certificate of Approval was issued for Industrial Air in December 17, 1995 - In February 19, 1998, MOE had reported a diesel spill into the road and catch basin from the service station of this property. The source of the leak was from a valve leak or failure. - The storage of fuel in tanks on the site is flagged as a PCA
55 Hume Street (186 m west)	- Admiral Collingwood Public School (Simcoe County District School Board)	- This property was approved in 2004 as a registered waste generator of 3 different contaminants; - Waste Code 148 Inorganic laboratory Chemicals - Waste Code 263 Organic laboratory Chemicals - Waste 331 Waste Compressed Gasses - Storage of these chemicals is not likely not classified as bulk and therefore not considered a PCA.
57 Fourth St E, Suite 2 (110 m northwest)	- Residential	- Homeowner pipeline hit
125 Fourth St E (103 m Northeast)	- Digital Plus Printing Communications	- Company is listed with Scott's Manufacturing Directory as commercial printing company - SIC code 323114 Quick Printing - SIC code 323115 Digital Printing - SIC code 323119 Other Printing
247 Hurontario Street (139 m northwest)	- SMS Petroleum's Division of Sunoco, Nancy NG	- Several records were identified under the list of TSSA Expired Facilities for a full serve gasoline station, including liquid fuel tanks and piping. Due to the use of property, it is flagged as a PCA
21 Fourth St E (225 m northwest)	- Canadian Ski Council	- Company is listed with Scott's Manufacturing Directory as a business associations.
243 Hurontario Street (198 m northwest)	- Stackhouse Chiropractic Clinic	- This property was approved in 2003 as a registered waste generator of photo processing waste (waste code 264). It

Address ¹	Business	PCAs/Potential Concerns
		is not classified as bulk storage, therefore it is not considered a PCA
Intersection of Hamilton Street and Paterson Street (235 m southeast)	- The Corporation of the Town of Collingwood	- A Certificate of Approval was issued for Municipal and Private Sewage works in October 4, 2004.
231 Hurontario Street (265 m northwest)	- Lyons Dry Cleaner	- This property was approved in 1998 as a registered waste generator of Halogenated Solvents (Waste code 241). - TSSA had reported a distribution pipeline hit, where a casual analysis was completed. - The use of chemicals is flagged as PCA
252 Hurontario Street (219 m west)	- Cindy Lewis (Chiropody Clinic)	- As of May 2015, this property was registered as waste generator/storage of Pathological (Waste code 312) and Pharmaceutical (Waste code 261) wastes. It is not classified as bulk storage; therefore, it is not flagged as PCA
190 St. Marie Street (237 m north)	- Tora Collingwood Limited O/A Giant Tiger #184	- This property was registered in Ontario Ministry of Environment as a vendor of pesticides. It is not classified as bulk storage; therefore, it is not flagged as PCA
236 Hurontario Street (251 m northwest)	- MAC's Convenience Stores Inc - The Becker Milk Co Ltd.	- Several records of gasoline, oil, and natural gas service stations are listed in the Private and Retail Fuel Storage Tank database. - A record from TSSA indicated that a fuel storage with a capacity of 95,470 L existed within the property. The licensed of the fuel storage tank had expired on March 31, 1996. - As of December 2008, there are three active fuel storage tanks listed with TSSA: - Two 36370 L fibre glass single wall USTs containing gasoline, installed in 1985; - And one 22730 L fibre glass single wall UST containing gasoline, installed in 1985. - Due to the storage and operation of gasoline and fuel retail outlet, it is flagged as PCA
191 Hurontario Street, Unit 6 (267 m northwest)	- Simcoe County District Health Unit	- This property was approved in 2001 as a registered waste generator/storage of Pathological Waste (Waste Code 312). Due to the information given from the report, it is not flagged as PCA
200 Hume Street (260 m northwest)	- Town of Collingwood	- This property was approved in 2004 as a registered waste generator/storage of all other Amusement and Recreation Industries.

¹ Distances relative to site are approximate, and are measured from nearest property boundaries.

The Ecolog ERIS report also identified one off-site and three on site water wells within 250 m of the property. All of the wells were constructed between 2008 and 2012 and used as either monitoring wells or test holes.

Stratigraphy encountered in the majority of wells and boreholes in the area comprised of gravel, medium sand and/or silt. Limestone bedrock was encountered at roughly 3.0 mbg.

4.2.3 GOVERNMENT AND REGULATORY DOCUMENTATION

Terrapex contacted representatives of provincial and municipal government agencies to request any environmental information in their files related to the site, and/or any available information pertaining to nearby water bodies and areas of natural significance. Terrapex also conducted searches of available information provided on government websites. The responses received from the government agencies, as well as the additional information obtained through website searches, are summarized in the following sections. Copies of relevant documents and maps are included in Appendix VI.

Ontario Ministry of the Environment: Terrapex submitted a Freedom of Information (FOI) request regarding documented environmental concerns related to the address of 121 Hume Street in Collingwood, including infractions, complaints, notifications, or control orders. In response, the MOE provided several documents on May 11, 2016.

An incident report, filed on September 17, 2007, indicated that a liquid was found flowing from the conduit of the concrete floor during the demolition of the car wash area. The composition of the liquid was speculated to be ethylene glycol. It was mentioned in the report there was an equipment, historically, that was used or stored which contained hydraulic oil. There was no indication that the oil has been removed offsite. The concrete was hauled to the proper waste facilities. Also waste water from the oil water separator were hauled offsite via a vac truck.

Ontario Ministry of Natural Resources: A request was sent to MNR for information pertaining to documented environmental concerns, sewer use by law infraction, spills, site remediation, former waste disposal sites, potentially sensitive areas, nature reserves, areas of natural or specific interest, fish habitats, flood plains, environmental issues, complaints or known contamination. To date a response has not yet been received from the MNR. Any pertinent information provided by the will be forwarded upon its receipt. However, Terrapex has been able to access a map pertaining all the information mentioned above from a MNR website. Please see Appendix VI.

Technical Standards & Safety Authority: The TSSA was contacted by email regarding records of fuel storage tanks at the site. In response to Terrapex's request for file information, the TSSA provided records pertaining to the site under a cover letter dated April 28, 2016.

The documents showed that there was a full-serve gasoline station at the site from at least 1996 until 2003. As well, a cylinder exchange was operational at the site from at least December 2000.

There were four 22,700 L single-walled steel gasoline USTs, which were installed in 1983, and are currently expired.

Several inspection reports for the site were received which pertained to the site from the years, 1996, 1998, 2003.

In May 1996, Ultramar Service Centre was ordered to put up visible octane rating, and ensure training for each employee indicating that emergency training has been completed, and barriers for the vent pipes from all incoming vehicles.

In July 1998, John's Car Wash (Sunoco) was ordered to put a visible no smoking and ignition off sign at every pump islands.

In June 2003, John's Car Wash (Sunoco) was ordered to prove written operating or emergency procedures, and appropriately train each self-serve attendant on the procedures and provide a training manual. Additionally, the retail fuel outlet was ordered to put up proper signage for safety purpose such as no smoking and ignition off and to provide fire extinguishers accessible to the public, as well as certification and testing of the corrosion protective system in intervals not exceeding two years. Also all fuel pipes and equipment need to be maintained and tested at least annually and written records of the maintenance and testing provided. All infractions were subsequently noted as having been resolved voluntarily by June 2003.

The former operation of a retail fuel outlet on the site is flagged as a PCA. Discussion of this PCA is presented in Section 7.2.

It should be noted that the TSSA did not register private fuel underground/aboveground storage tanks prior to January 1990 or furnace oil tanks prior to May 1, 2002. Additionally, the TSSA does not register waste oil tanks or aboveground gas or diesel tanks in apartments, office buildings, or residences.

Nottawasaga Valley Conservation Authority: A request was sent to the Nottawasaga Valley Conservation Authority on March 31, 2016 for information regarding environmentally sensitive areas, nature reserves, areas of natural or scientific interest, fish habitats, and significant wetlands. A map provided to Terrapex by NVCA showed no features within our prescribed study area. However, unevaluated wetland was identified within 900 m of the property. The map is available in appendix VI.

Town of Collingwood: A request was sent to the Town of Collingwood for documented environmental concerns, sewer use by-law infraction, spills, site remediation, former waste disposal sites, potentially sensitive areas, complaints or known contamination. An email response was received on April 5, 2016 from the Building Division stating that the site does not include, or is adjacent to, an environmentally significant area. Additionally, a representative from the Town of Collingwood Planning division office replied on our request regarding the zoning of the site. The current zoning of the property is Holding Thirteen (H13) and the site is zoned specifically as a Downtown Core Commercial (C-1).

Additionally, the representative had identified that the site is not located in any identified wellhead protection zone, or a flood plain.

4.2.4 CLIENT FILE INFORMATION

The client provided Terrapex with a current plan of survey for the site and the previous environmental reporting pertaining to the site for review. A copy of the plan of survey is included in Appendix I, and the previous reports for the site are summarized in Section 4.1.6.

4.3 PHYSICAL SETTING SOURCES

4.3.1 AERIAL PHOTOGRAPHS

Aerial photographs were selected (based on availability, quality, and scale) for review to identify changes to topographic features, as well as, development of the site and surrounding properties within the phase one study area over the years. The earliest aerial photograph obtained was from the year 1938, from the National Air Photo Library.

Terrapex reviewed aerial photographs, as well as, satellite images available from VuMAP First Base Solutions for the years 2002 and 2008. An approximate ten-year intervening time frame between successive photos/images was considered to be sufficient to permit a reasonable evaluation of the area development and apparent land use history.

The relevant features identified in the aerial photographs and satellite images are summarized in Table 5 below. It should be noted that identification of some specific features at the site and surrounding areas was precluded by the scale and resolution of the aerial photographs. Copies of the aerial photographs and the satellite images are included in Appendix VII.

TABLE 5 SUMMARY OF AERIAL PHOTOGRAPHS

Year	Source	Key Features - Site	Key Features - Surroundings	PCAs/Potential Concerns
1938	National Air Photo Library	- Site appears to be vacant with no structures.	- Surrounding properties appear to be residential lands. - Exhibition grounds is visible to the Southeast of the site	- None.
1965	National Air Photo Library	- Site appears to have a building situated in the middle of the site	- Collingwood Collegiate Institute has been built South of the Hurontario Street - A development is visible across the harbor north of the site and some residential development south of Hurontario St and east of Hume Street.	- None.

Year	Source	Key Features - Site	Key Features - Surroundings	PCAs/Potential Concerns
1973	National Air Photo Library	- Similar to 1965, but there is a sign property expansion towards the west.	- More Residential development on the southwest of Hurontario Street and northeast of Hume Street - The site remains to be surrounded by residential/commercial buildings - Highway 26 is developed on the northeast of the town. - Signs of development is visible on the northwest towards blue mountain (slopes)	- None.
1981	National Air Photo Library	- Similar to 1973, but with visible property expansion of the lower half of the west property	- Generally similar to 1973. - Exhibition grounds southeast of the site had signed of development.	- None.
1987	National Air Photo Library	- Similar to 1987	- Exhibition grounds southeast of the site had major development. It appears to be two baseball fields was built - More residential and commercial development, more noticeable on the northeast towards the blue mountain.	- None
1995	National Air Photo Library	- Similar to 1987	- More expansion of residential buildings on the southeast and southwest of site	- None
2002	VuMap	- Site has Mechanic garage and Retail fuel outlet	- Commercial/Industrial development east, west and southeast of site	- Retail fuel outlet visible on the site.
2008	VuMap	- Site is vacant	- The building on site was demo sometime between 2002 and 2008 - Demolition of the public school east of the site happen between 2002 and 2008. - A retail fuel outlet was develop east of the site.	- A retail fuel outlet is visible 30 meters east of site

4.3.2 TOPOGRAPHY, HYDROLOGY, GEOLOGY

Topographic Mapping: Review of a Natural Resources Canada topographic map (published in 2013) and a 1:22,000 OBM (published in 2010) shows that the site is at an elevation of approximately 184 m above sea level. The OBM and topographic map both show the site with mix residential and commercial properties around the site. There is a gradual increase in elevation going south and west of site. The general topography of the area slopes down to the north, towards Georgian Bay.

The closest water body is Georgian Bay and the Pretty River, which are approximately 1 km north and east of the site, respectively. Pretty River is one of the tributary that flows north towards Georgian Bay.

Copies of the NTS map and OBM map are provided in Appendix VIII.

Geologic Mapping: Quaternary geology mapping confirms that the geologic setting of the site is classified as gravelly sand and gravel. Ontario Geological Survey indicates that the surficial geology of the site is from a sandy silt till, which consist of nearshore and beach deposits. The site is situated in the Shadow Lake Formation within the physiographic region known as the Upper and Middle Ordovician.

The bedrock geology is classified as Shadow Lake formation which consists of limestone, dolostone, shale, arkose, and sandstone.

Inferred Groundwater Flow Direction: Based on topography and watershed information, the direction of regional groundwater flow is assumed to be generally north towards Georgian Bay.

4.3.3 FILL MATERIALS

No known fill material is present at the site, with the exception of pea stone within the former UST nest (peastone is not considered soil).

4.3.4 WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE

Water Bodies: The closest water body is Georgian Bay and the Pretty River, which is approximately 1 km north and east of the site, respectively

Areas of Natural Significance: Based on all the information sources consulted (see Section 4.2.3), the site is not located in or immediately adjacent to an area of natural significance as defined by O. Reg. 153/04.

4.3.5 WATER WELL RECORDS

Water well records were obtained from the MOE Water Well Information System (WWIS) Interactive Map Well Records and a ERIS historical search. Through the MOE's Interactive Map and ERIS Search, Terrapex identified 6 water well records within 300 m of the centre of the site. Out of the six water well records, four pertain to wells used as test holes, monitoring, and observation purposes; and two of the wells do not have a water use listed.

The records list a static groundwater level in one of the water wells on site as 2.0 m below grade. Bedrock was encountered from 3.0 m below grade and was reported as limestone.

A copy of the MOE water well search is provided in Appendix IX.

4.4 SITE OPERATING RECORDS

The site was formerly used as a gasoline outlet and therefore is considered an enhanced investigation property as per O. Reg. 153/04. Since the facility ceased operation in 2012, Site Operating Records regarding the former commercial activities were not available from the site operator. Any historical Site Operating Records that were relevant and reasonably accessible are available through Ecolog ERIS searches or MOE FOI search.

It should be noted that not all historical detail, underground utility drawings, maintenance documents related to areas of potential concern (APEC), or environmental audit reports were available to Terrapex for review during the current phase one ESA. However, the site reconnaissance did not identify any operations, manufactured products, or any hazardous materials, by-products and wastes, raw materials, drums, totes, bins, spills, or liquid discharge points (other than potable water). In addition, the site was remediated four years after the decommissioning of the gasoline service station on the site. Accordingly, the absence of detailed utility drawings and maintenance records is considered unlikely to be a significant limiting factor to the investigation documented herein.

5.0 INTERVIEWS

As of June 2016, Terrapex did not obtain any information about the history of the site during the interview process. Terrapex had contacted Suncor's remediation advisor, Monika Eby and Suncor's Construction and Maintenance supervisor Dave Reeds during this time. Both supervisors were not familiar and had limited knowledge of the site operations and issues at the site.

6.0 SITE RECONNAISSANCE

6.1 GENERAL REQUIREMENTS

The site reconnaissance was conducted to identify, describe, and document the following items at the site, in accordance with Schedule D of O. Reg. 153/04:

- the presence and condition of any structures, including buildings, below-ground structures, aboveground storage tanks (ASTs), and underground storage tanks (USTs), as well as potable and non-potable water sources;
- the type and approximate locations of any utilities and services;
- the interiors of any buildings, specifically noting exit and entry points, heating/cooling systems, drains, pits, sumps, unidentified substances, and stains/corrosion on floors;
- the presence and types of wells, sewage works, ground cover, and any current or former railway lines or spurs; and,
- the nature and extent of any areas of stained soil or pavement, stained or stressed vegetation, fill and debris materials, PCAs, and unidentified substances.

The site reconnaissance also included a cursory inspection of the surrounding properties within the phase one study area to identify, describe, and document any PCAs, water bodies, and areas of natural significance, as defined in O. Reg. 153/04. Observations of the surrounding properties within the phase one study area made during the site reconnaissance were limited to areas visible from the site or from publicly accessible areas and vantage points.

Details regarding the site reconnaissance, are provided in Table 6.

TABLE 6 SITE RECONNAISSANCE PARTICULARS

Date, Time and Duration of Investigation	Weather Conditions	Tour Guide	Occupant/Use of Facility During the Investigation	Names and Qualifications of Persons Conducting the Investigation
May 25, 2016	Sunny, 22°	None	Vacant	Mr. Philip Arlos , B. Sc.

The site location is shown on Figure 1, and the site layout is shown on Figure 2. Selected photographs of the site and phase one study area are provided in Appendix X.

6.2 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

6.2.1 SITE DESCRIPTION

General Site Features: The site area is approximately 2,464.8 m². It is located on the southeast corner of Hume Street and Market Street in Collingwood, Ontario. There are residential houses around the site and several commercial uses established to the east, northwest, and southwest of the site

The site is currently vacant, with no above or belowground structures remaining. The area is covered by gravel fill and has no noticeable slope. The site is surrounded by concrete barriers.

Additional details regarding surrounding properties are provided in Section 6.2.7.

Rights-of-Way: No evidence of underground utilities was observed in this vicinity during the site inspection.

Access and Roadways: Vehicular access to the site is gained through one entrance along Market Street.

Rail Spurs: No evidence of rail spurs was observed during the site inspection.

Debris and Fill Material: Gravel was observed across the surface of the site.

6.2.2 SITE INFRASTRUCTURE

The site currently does not have any buildings. Accordingly, the site is not being serviced with any active utilities.

Heating and Cooling Systems: No heating or cooling systems were present on the site at the time of the inspection.

Water Supplies: No evidence of a water supply connection was observed on the site.

Electrical Services: No evidence of a hydro connection was observed on the site.

Wastewater and Sewage Disposal: The site does not generate any wastewater or sewage.

Stormwater Management: Surface runoff most likely infiltrates into the ground as no catch basins were observed on the site. Catch basins were observed along Hume Street.

Drains, Pits or Sumps: No drains, pits, or sumps were present on the site at the time of the inspection.

Underground Utility and Service Corridors: The site is vacant, therefore the site is unserviced with the exception of a bell line that runs across the north site of the property from Market Street.

Since there were no underground utility installation plans of the former building available for review during the current phase one ESA, information pertaining to the locations of the

heating systems, water lines, electrical services, drains, pits, or sumps that were potentially present at the former buildings is unknown.

6.2.3 BUILDING DESCRIPTION

The site currently does not have any buildings.

6.2.4 MATERIALS HANDLING AND STORAGE

Storage Tanks: No evidence of historical underground or aboveground storage tanks, or other subsurface containment structures, was observed on the site during Terrapex's inspection for the current study.

Storage Containers: No storage containers were observed on the site during Terrapex's inspection for the current study.

Hazardous Materials: No hazardous materials were observed on the site during Terrapex's inspection for the current study.

Waste Management: The current use of the site does not generate any wastes.

Unidentified Substances: There were no unidentified substances observed on the site.

Residues and Staining: No staining was observed on the site during Terrapex's inspection for the current study.

Stressed Vegetation: No evidence of stressed vegetation was observed on the site during Terrapex's inspection for the current study.

Odours: No unusual or noxious odours were noted during Terrapex's inspection for the current study.

6.2.5 POTENTIALLY CONTAMINATING ACTIVITY

Based on the findings of the site reconnaissance, no uses or activities set out in Column A of Table 2 in Schedule D of O. Reg. 153/04 were identified as either occurring, or having occurred, on the site. However, a number of PCAs have occurred or are occurring within 250 m from the site (phase one study area). Refer to section 7.2 for discussion of these PCAs.

6.2.6 REGULATED MATERIALS AND DESIGNATED SUBSTANCES

Currently, there are no buildings on the site. No regulated materials or designated substances were observed on the site, with the exception of silica. Silica is present within the gravel pavement structures.

No particular concerns are associated with these findings.

6.2.7 ADJACENT PROPERTIES

Uses and occupants of the properties located immediately adjacent to the site at the time of the inspection are listed below.

North: Residential Subdivision.

Northeast: Market Street and residential subdivision beyond.

East: Market Street and mixture of residential and commercial buildings.

Southeast: Hume Street and mixture of commercial offices and residential subdivision.

South: Hume Street and mixture of commercial offices and residential subdivision.

Southwest: Hume Street and mixture of commercial offices and residential subdivision.

West: St. Marie Street and Commercial offices and stores.

Northwest: Residential Subdivision.

6.2.8 ENHANCED INVESTIGATION PROPERTY

The site is considered an enhanced investigation property due to its former use as a retail fuel outlet. However, at the time of the phase one ESA, there were no operating or manufacturing processes or equipment present on the site; therefore all available information regarding the operations of the enhanced investigation property is discussed in Section 4.0.

6.3 WRITTEN DESCRIPTION OF INVESTIGATION

The site reconnaissance was conducted to identify, describe, and document specific items at the site and at surrounding properties within the phase one study area, in accordance with Schedule D of O. Reg. 153/04. Written descriptions detailing the observations made by Terrapex personnel during the site reconnaissance are provided above in Section 6.2, for the site and the phase one study area.

Discussions regarding the identification of PCAs on the site and on surrounding properties with the phase one study area are provided below in Section 7.2.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 CURRENT AND PAST USES

A summary description of the current and past uses of the site to its first developed use is provided in Table 7, below.

TABLE 7 CURRENT AND PAST USES OF THE PHASE ONE PROPERTY

Year	Name Of Owner		Description Of Property Use	Property Use	Other Observations From Aerial Photographs, Fire Insurance Plans, etc.
	Lot 13 & 14 w/s of Market St.	Lot 14 e/s of St. Marie St.			
1836	Crown		None	Agricultural or Other Use	No other observations
1836 - 1848	George Jackson		Agricultural	Agricultural or Other Use	No other observations
1848 - 1854	David Layton		Agricultural	Agricultural or Other Use	No other observations
1854 - 1870	George Jackson		Agricultural	Agricultural or Other Use	No other observations
1870 - 1875	Charles Gamon & George Moberly to William Swan	James storey to Lawrence Pursell	Agricultural	Agricultural or Other Use	
1875 – 1878	William Swan	William Miller	Agricultural	Agricultural or Other Use	No other observations
1878 - 1896		William Harman	Agricultural	Agricultural or Other Use	No other observations
1896 – 1914		Elizabeth Smith	Agricultural	Agricultural or Other Use	No other observations
1914 - 1917	Len Gregory	Walter Mccullough	Agricultural	Agricultural or Other Use	1917 Fire Insurance Products: - A small shed is identified to occupy the southeast corner of Lot 14 e/s Marie St. - Lot 13 & 14 w/s of Market Street appears to be vacant
1917 – 1925			Agricultural	Agricultural or Other Use	No other observations
1925 – 1947		Vera Tymon then to Mark Tymon	Agricultural	Agricultural or Other Use	No other observations
1947 – 1949	Lawrence Smith		Agricultural	Agricultural or Other Use	No other observations

Year	Name Of Owner		Description Of Property Use	Property Use	Other Observations From Aerial Photographs, Fire Insurance Plans, etc.
	Lot 13 & 14 w/s of Market St.	Lot 14 e/s of St. Marie St.			
1949 – 1966		Gordon Mcqueen and Dorothy Mcqueen	Retail gasoline outlet and automotive garage	Commercial	<i>1955 Fire Insurance Products:</i> - A gasoline service station can identified to be present on Lot 13 & 14 of Market St with two underground storage tank - Several buildings/cabins are identified on Lot 14 e/s of St Marie Street. Aerial Photograph - In 1965, one single storey building can be identified on Lot 13 & 14 w/s of Market St - Lot 14 e/s of St Marie St appears to be occupied by either a residential or commercial building
1966 – 1969		Lawrence Smith	Retail gasoline outlet and automotive garage	Commercial	No other observations
1969 - 1972	John Markovich and Joan Markovich		Retail gasoline outlet and automotive garage	Commercial	Aerial Photograph - In 1973, site appears to have a single building in middle of the site of Lot 13 & 14 w/s of Market. Lot 14 e/s of St Marie St appears to be vacant
1972 - 1983	Ultramar Canada Inc.		Retail gasoline outlet and automotive garage	Commercial	Aerial Photograph - In 1973, site appears to have a single building in middle of the site of Lot 13 & 14 w/s of Market. Lot 14 e/s of St Marie St appears to be vacant
1983 – 1996	Sunoco Inc.		Retail gasoline outlet Automotive Garage	Commercial	<i>Aerial Photograph;</i> - In 1981, one single storey can be identified on site - More residential Development can be identified around the site - In 1987, the site appears to be consistent to the previous years

Year	Name Of Owner		Description Of Property Use	Property Use	Other Observations From Aerial Photographs, Fire Insurance Plans, etc.
	Lot 13 & 14 w/s of Market St.	Lot 14 e/s of St. Marie St.			
1996 – present	Suncor Energy Products Inc.		Retail gasoline outlet Automotive Garage	Commercial	<i>Aerial Photograph:</i> - In 2002, the site appears to be occupied by a single storey building and operates as fuel retail outlet on Lot 13 & 14 w/s of Market St. Pump Islands are visible south of the building. UST nest appears to be situated at Lot 14 e/s of St. Marie Street - In 2008, the site appears to be vacant - From 1955 to 2008, the site appears to be developed with a building configuration similar to that of the former fuel outlet. <i>City Directory:</i> - In 1998 and 1999, the site was listed as John's Car wash. Also it was listed as Sears Rent A car, Budget Rent A Car, and a residential property

7.2 POTENTIALLY CONTAMINATING ACTIVITY

A potentially contaminating activity as defined in O. Reg. 153/04 is a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in the phase one study area. The PCAs which are occurring or have previously occurred on properties within the phase one study area are listed in Table 7, below, and are shown on Figure 4.

TABLE 8 POTENTIALLY CONTAMINATING ACTIVITIES WITHIN PHASE I STUDY AREA

PCA	Address and Proximity To Site	Company and Description	Potential Environmental Concern	Data Source	Potentially Contaminating Activity (As Set Out In Column A Of Table 2 In Schedule D Of O. Reg. 153/04)	Uncertainty	Likelihood To Affect The Site
PCA 1	121 Hume Street (site)	- John's Car Wash (Sunoco) - Ultramar Canada Inc. - Suncor Energy Products Inc. (retail fuel outlet and automotive garage)	Historical use of the property as an automotive service centre.	ERIS report City Directory FIPs	52 – Storage, maintenance fueling and repair equipment, vehicles and material used to maintain transportation systems	None	Likely
PCA2			Historical use of the property for storage of gasoline and/or associate products.	ERIS report City Directory FIPs	28 – Gasoline and Associated Products Storage in Fixed Tanks	None	Likely
PCA 3	143 Hume Street (48 m East)	- 2299546 Ontario Inc O/A Hasty Market (Fuel outlet) - Weir of Collingwood Motor Sales - Petro Canada - 2142578 Ontario Inc O/A Malina Arabzadah - 1101649 Ontario Inc. - The Oil Shop (Retail fuel outlet and convenience store)	Historical use of the property for storage of gasoline and/or associate products. Spills were noted at the property	ERIS report City Directory FIPs	28 – Gasoline and Associated Products Storage in Fixed Tanks	No details regarding the nature of operations and materials used/stored.	Possible, due to close proximity to the Phase I property

PCA 4	143 Hume Street (48 m East)	- 2299546 Ontario Inc O/A Hasty Market (Fuel outlet) - Weir of Collingwood Motor Sales - Petro Canada - 2142578 Ontario Inc O/A Malina Arabzadah - 1101649 Ontario Inc. - The Oil Shop (Retail fuel outlet and convenience store)	Historical use of the property as an automotive service centre.	ERIS report City Directory FIPs	52 – Storage, maintenance fueling and repair equipment, vehicles and material used to maintain transportation systems	No details regarding the nature of operations and materials used/stored.	Possible, due to close proximity to the Phase I property
PCA 5	247 Hurontario Street (139 m northwest)	- SMS Petroleum's Division of Sunoco, Nancy NG (Gasoline Service Station)	Historical use of the property for storage of gasoline and/or associate products.	ERIS report FIPs	28 – Gasoline and Associated Products Storage in Fixed Tanks	No details regarding the nature of operations and materials used/stored.	Unlikely due to distance from the site and downgradient location. No Documented spills
PCA 6	231 Hurontario Street (265 m northwest)	- Lyons Dry Cleaner	Historical use of the property for dry cleaning operations	ERIS report	37 – Operation of Dry Cleaning Equipment	No details regarding the nature of operations and materials used/stored	Unlikely, no documented spills. Down-gradient location
PCA 7	236 Hurontario Street (251 m northwest)	- MAC's Convenience Stores Inc - The Becker Milk Co Ltd. - Automotive repair shop	Historical use of the property for storage of gasoline and/or associate products.	ERIS report FIPs	28 – Gasoline and Associated Products Storage in Fixed Tanks	No details regarding the nature of operations and materials used/stored	Unlikely due to distance from the site and downgradient location, no documented spills
PCA 8			Historical use of the property as an automotive service centre.	FIPs	52 – Storage, maintenance fueling and repair equipment, vehicles and material used to maintain transportation systems	No details regarding the nature of operations and materials used/stored	Unlikely due to distance from the site and downgradient location, no documented spills
PCA 9	190 St. Marie Street (218 m northwest)	- J. Wright Coal and Wood Yard	Historical use of the property for bulk coal storage	FIPs	9 – Coal Gasification	No details regarding the nature of operations and materials used/stored	Unlikely due to distance from the site and crossgradient location

PCA 10			Historical use of the property for bulk wood storage	FIPs	59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood	No details regarding the nature of operations and materials used/stored	Unlikely due to distance from the site and crossgradient location
PCA 11	279 St. Marie Street (5 m northwest)	- Company name not listed (Commercial Paint Shop)	Historical use of a property as a paint shop	FIPs	39 – Paints Manufacturing, Processing and Bulk Storage	No details regarding the nature of operations and materials used/stored.	Possible, due to close proximity to the Phase One property
PCA 12	55 Hume Street (currently joint with 182 St. Marie Street, 50 m west)	- Admiral Collingwood Public School - Simcoe County District School - Collingwood Senior Public School	It was identified historically as an institutional facility where coal were stored.	Eris report City Directory FIPs	9 – Coal Gasification	No details regarding the nature of operations and materials used/stored	Unlikely due to distance from the site and crossgradient location
PCA 13	50 Hume Street (104 m southwest)	- Company name not listed (Automotive garage)	Historical use of the property as an automotive service centre.	FIPs	52 – Storage, maintenance fueling and repair equipment, vehicles and material used to maintain transportation systems	No details regarding the nature of operations and materials used/stored	Unlikely due to distance from the site and crossgradient location
PCA 14			Historical use of the property for storage of gasoline and/or associate products	FIPs	28 – Gasoline and Associated Products Storage in Fixed Tanks	No details regarding the nature of operations and materials used/stored	Unlikely due to distance from the site and crossgradient location
PCA 15	311 Hurontario Street (149 m southwest)	- Company name not listed (Gasoline Service Station)	Historical use of the property for storage of gasoline and/or associate products	FIPs	28 – Gasoline and Associated Products Storage in Fixed Tanks	No details regarding the nature of operations and materials used/stored	Unlikely due to distance from the site and crossgradient location
PCA 16	280 Hurontario Street (216 m west)	- Company name not listed (Automotive garage/ dealership)	Historical use of the property for storage of gasoline and/or associate products	FIPs	28 – Gasoline and Associated Products Storage in Fixed Tanks	No details regarding the nature of operations and materials used/stored	Unlikely due to distance from the site and crossgradient location
PCA 17			Historical use of the property as an automotive service centre.	FIPs	52 – Storage, maintenance fueling and repair equipment, vehicles and material used to maintain transportation systems	No details regarding the nature of operations and materials used/stored	Unlikely due to distance from the site and crossgradient location

PCA 18	209 Hurontario Street (currently 207 Hurontario Street, 231 northwest)	- Rumble Motors Collingwood Ltd.	Historical use of the property as an automotive service centre.	FIPs	52 – Storage, maintenance fueling and repair equipment, vehicles and material used to maintain transportation systems	No details regarding the nature of operations and materials used/stored.	Unlikely due to distance from the site and downgradient location
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7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

An area of potential environmental concern, as defined in O. Reg. 153/04, is the area on, in, or under a phase one property where one or more contaminants are potentially present, as determined through the phase one ESA, including through, (a) identification of past or present uses on, in or under the phase one property and (b) identification of potentially contaminating activity. APECs are summarized in Table 9 below, and shown on Figure 5.

TABLE 9 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

APEC	Location Of APEC On Phase One Property	Potentially Contaminating Activity (As Set Out In Column A Of Table 2 In Schedule D Of O. Reg. 153/04)	Location Of PCA (On-Site Or OffSite)	Contaminants Of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
APEC 1	Area surrounding the former automotive garage building	52 – Storage, maintenance fueling and repair equipment, vehicles and material used to maintain transportation systems	On-site (PCA 1)	- PHCs - BTEX - VOCs - PAHs - Metals	- Soil - Groundwater
APEC 2	Areas surrounding the former tank nest and pump island	28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site (PCA2)	- PHCs - BTEX - VOCs	- Soil - Groundwater
APEC 3	Eastern portion of the site	28 – Gasoline and Associated Products Storage in Fixed Tanks 52 – Storage, maintenance fueling and repair equipment, vehicles and material used to maintain transportation systems	Off-site (PCA 3 and 4)	- PHCs - BTEX - VOCs - PAHs - Metals	- Groundwater - Soil
APEC 4	Northwestern portion of the site	39 – Paints Manufacturing, Processing and Bulk Storage	Off-site (PCA 11)	- Metals - VOCs	- Soil - Groundwater

VOCs: volatile organic compounds
PAHs: polycyclic aromatic hydrocarbons
PHCs: petroleum hydrocarbons (Fractions F1 to F4)
BTEX: benzene, toluene, ethylbenzene, xylenes
PCBs: Polychlorinated Biphenyls

7.4 PHASE ONE CONCEPTUAL SITE MODEL

The phase one ESA conceptual site model (CSM) showing the surrounding land use, PCAs, and APECs is presented on Figures 3, 4, and 5. A summary of the CSM is provided below. Refer to Sections 7.2 and 7.3 for detailed tables of APECs and PCAs identified on the site and/or adjacent properties.

Site Features: The site is located on the northwest corner of Hume Street and Market Street in Collingwood, Ontario. There are mixture of commercial office/stores and residential buildings to the west and east, and more residential buildings to the north and south of the site. The site comprises approximately 2,464.8 m² of land. The property was developed in 1949 and used as a bulk retail fuel outlet from 1955 until 2008. There are currently no on-site buildings.

Geology/Hydrogeology: According to well and borehole records in the EcoLog ERIS report, subsurface materials sand, silt and gravel until bedrock. Limestone bedrock was encountered around 3.0 mbg. The static water level encountered in one of the wells was listed at 2.0 m bg.

The general topography of the area slopes to the north, towards Georgian Bay. Based on topography, the direction of regional groundwater flow is assumed to be generally northerly. Surface runoff at the site most likely infiltrates into the ground as no catch basins were observed on the site. However, catch basins were observed along Hume Street south of the site.

Potentially Contaminating Activities (PCAs) / Areas of Potential Environmental Concern (APECs): Eighteen PCAs have been identified relating to activities within the phase one study area that may be contributing to an APEC. Thirteen (13) of the off-site PCAs do not result in APECs as they were determined to be unlikely to impact the site. Four APECs were identified, of which two were associated with the former on-site operations:

APEC 1 – historical use of the property as an automotive service centre

APEC 2 – historical use of the property for storage of gasoline and/or associate products

APEC 3 – historical use of off-site property as an automotive service center and for storage of gasoline and/or associate products

APEC 4 – historical use of off-site property for storage paint and/or associate products

Contaminants of Potential Concern: The contaminants of potential concern (COPCs) associated with the on-site and off-site PCAs comprise BTEX, PHCs, metals and inorganics parameters, PAHs, VOCs and PCBs. PCBs typically have low mobility in soil and groundwater and were therefore not considered as COPC for off-site PCAs

Migration Pathways: In general, potential preferential migration pathways for sub-surface contaminants at a site comprise buried utilities, naturally occurring sand seams, or other subsurface areas of increased permeability. Therefore, the granular fill within the former UST nest (as identified in the previous investigations), as well as, historical site infrastructure could act as potential migration pathways.

Uncertainty: The main uncertainty in the CSM is the lack of information regarding the previous storage and operation records of the site and neighbouring commercial / industrial properties. However, this uncertainty is offset by the considerable historical investigation of the site.

8.0 CONCLUSIONS

8.1 WHETHER PHASE TWO ESA REQUIRED BEFORE RSC SUBMITTED

Based on the findings and results of the phase one ESA, four APECs have been determined to exist on the site as the result of PCAs identified on the site and within the phase one study area. Therefore, the completion of a phase two ESA is required in order to file a Record of Site Condition for the phase one property, in accordance with the requirements of O. Reg. 153/04.

8.2 RSC BASED ON PHASE ONE ESA ALONE

Since APECs have been determined to exist on the site, a RSC cannot be filed for the phase one property based solely on this phase one ESA.

8.3 SIGNATURES

The environmental assessment described herein was conducted in accordance with the terms of reference for this project, agreed upon by Suncor Energy Products Partnership and Terrapex Environmental Ltd.

The phase one ESA of the property located 751 Ottawa Street South, Kitchener, Ontario, which included the review, evaluation, and interpretation of the information obtained from the records review, interviews, and site reconnaissance has been conducted in accordance with Ontario Regulation 153/04 (Records of Site Condition – Part XV.1 of the Environmental Protection Act), made under the *Environmental Protection Act*, by or under the supervision of a Qualified Person. The qualifications of the assessors are included in Appendix XI.

In assessing the environmental conditions and history of the site, Terrapex Environmental Ltd. has relied in good faith on information provided by others, as noted in this report, and has assumed the information provided to our firm is factual and accurate. Terrapex Environmental Ltd. accepts no responsibility for any deficiency, misstatement, or inaccuracy in this report resulting from the information provided by others. Further, Terrapex Environmental Ltd. shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the phase one environmental site assessment was conducted.

Terrapex Environmental Ltd. has exercised due care, diligence, and judgement in the performance of this phase one environmental site assessment; however, studies of this nature have inherent limitations. This report is intended to provide only a general assessment of the environmental conditions encountered at the Site. By necessity, the findings and observations regarding actual or potential contamination of the property are based solely on the extent of observations and information gathered during the phase one environmental site assessment, and subsequent investigations of differing scope may reveal conflicting results.

This report has been prepared for the sole use of Suncor Energy Products Partnership. Terrapex Environmental Ltd. accepts no liability for claims arising from the use of this report, or from actions taken or decisions made as a result of this report, by parties other than Suncor Energy Products Partnership.

A handwritten signature in blue ink, appearing to read "Philip John Arlos".

Philip John Arlos B.Sc.,
Environmental Scientist

A handwritten signature in blue ink, appearing to read "Jeff Stevenson".

Jeff Stevenson, P.Geo.
Senior Reviewer

9.0 REFERENCES

Regulations and Guidelines

Ontario Regulation 153/04, *Records of Site Condition – Part XV.1 of the Environmental Protection Act*

Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, March 9, 2004

Property Use Information:

Fire Insurance Plans and Property Underwriter's Reports available from the ENVIROSCAN Report

Site Plans:

Surveyor's Real Property Report Part Lots 13 and 15, Registered Plan 144, Town of Collingwood, County of Simcore, prepared by Sexton McKay Ltd., dated November 7, 2012.

Environmental Source Information:

Ontario Ministry of the Environment (MOE) inventory documents:

- Inventory of Coal Gasification Plant Waste Sites in Ontario, Volume II (April 1987), prepared for MOE by Intera Technologies Ltd. (Intera)
- Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, Volume I (November 1988), prepared for MOE by Intera
- Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, Volume II (November 1988), prepared for MOE by Intera
- Waste Disposal Site Inventory (June 1991)
- MOE *Brownfields Environmental Site Registry* website

Federal government, provincial government, and private source database records available through EcoLog Environmental Risk Information Services Ltd. (EcoLog ERIS) for locations within the phase one study area

Regulatory file information and documentation regarding environmental concerns related to the site, and/or information pertaining to water bodies and areas of natural significance within the Phase One Study Area, available from:

- MOE Freedom of Information and Protection of Privacy Office
- Ontario Ministry of Natural Resources (MNR) Land Information Ontario website
- Nottawasga Valley Conservation Authority
- Technical Standards & Safety Authority (TSSA) Fuels Safety Division Town of Collingwood

Physical Setting Sources

Aerial photographs for the years 1938, 1965, 1973, 1981, 1987, and 1995 from the National Air Photo Library

Satellite images for the years 2002, 2008 and 2015 from the VuMAP First Base Solutions website

Ontario Ministry of Natural Resources, 1:22,000 scale Ontario Base Map (OBM) of Kitchener, Ontario, 2010

Ontario Geological Survey, 1:22,000 scale map entitled *The Physiography of Southern Ontario*, Miscellaneous Release – Data 22, L.J. Chapman and D.F. Putnam, 2007

Ontario Geological Survey, 1:22,000 scale map entitled *The Surficial Geology of Southern Ontario*, Miscellaneous Release – Data 128, 2010

Ontario Geological Survey, 1:22,000 scale map entitled *Bedrock Geology of Ontario*, Miscellaneous Release – Data 126 – Revision 1, 2011

Well record information available from EcoLog ERIS on the Water Well Information System databases and from the MOE Environmental Monitoring and Reporting Branch

Interviews

Interview on June 2016 with Mrs. Monika Eby, Senior Environmental Advisor at Suncor Energy Products Partnership, via email

Environmental Reports

Designated Substances Survey, 121 Hume Street, Collingwood, N, prepared by Terrapex Environmental Ltd. for Suncor Energy Products Partnership June 25, 2007.

Site Data Package – 2007, 121 Hume Street, Collingwood, ON, prepared by Terrapex Environmental Ltd.

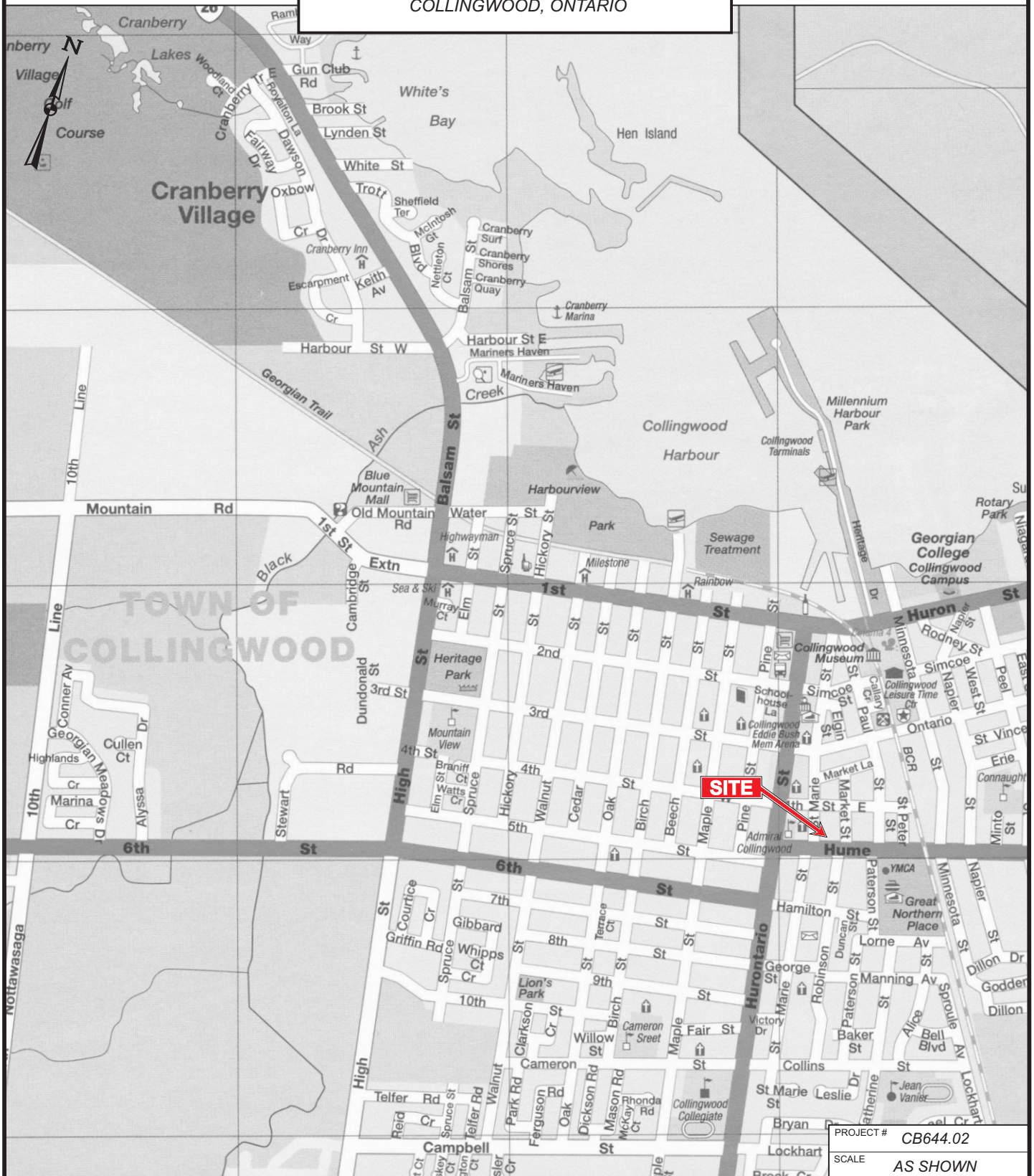
FIGURES



SITE LOCATION

121 HUME STREET
COLLINGWOOD, ONTARIO

CLIENT



0 500m 1km
(APPROXIMATE)

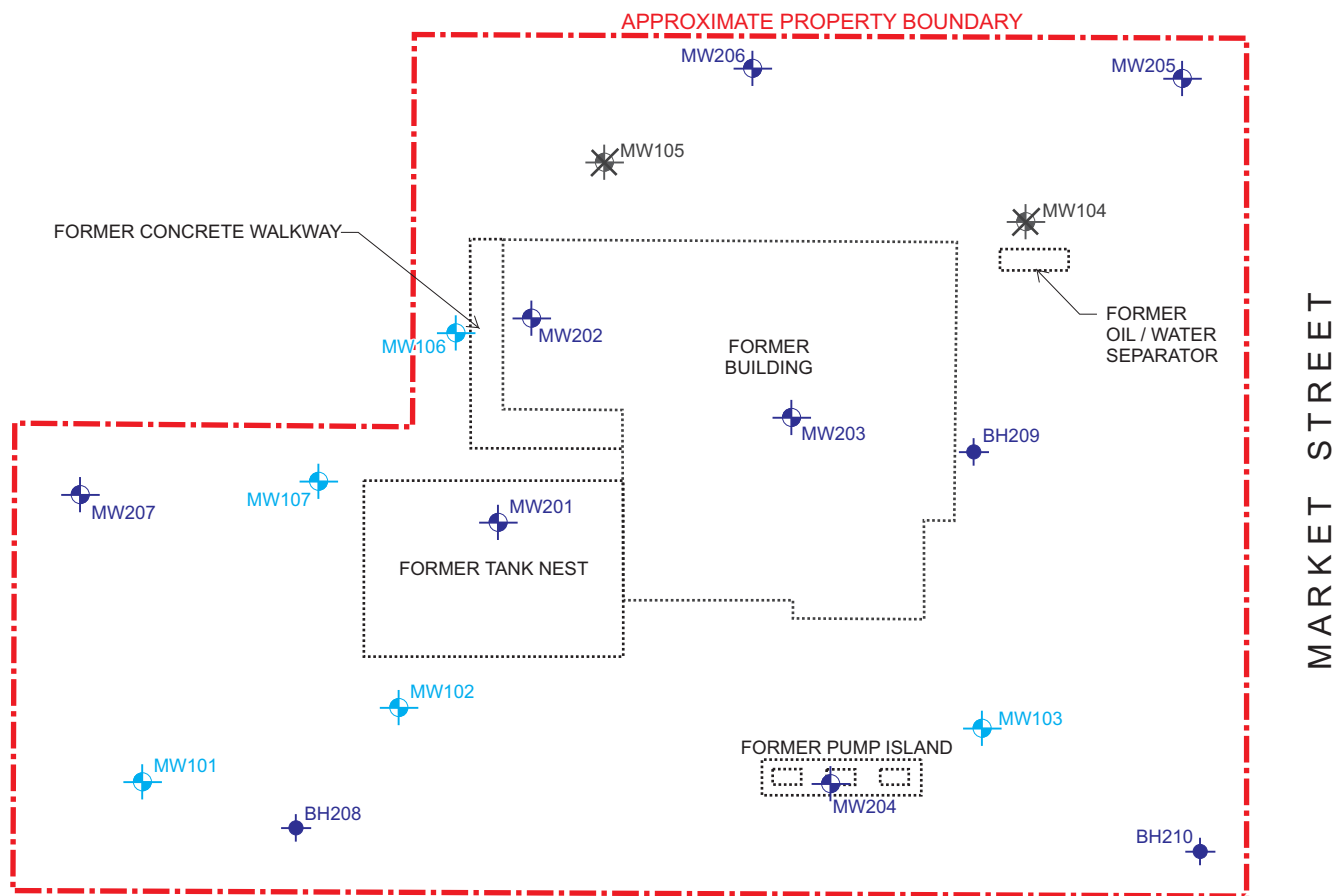
SOURCE: MAPART'S NORTHERN ONTARIO & COTTAGE COUNTRY 2007 EDITION, PAGE 60.

PROJECT #	CB644.02	
SCALE	AS SHOWN	
DATE	MAY 2016	
DRAWN	SF	CHECKED JS
DRAWING #	FIGURE 1	

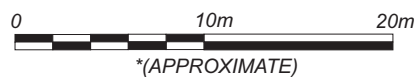
GENERAL SITE LAYOUT

121 HUME STREET
COLLINGWOOD, ONTARIO

CLIENT



HUME STREET

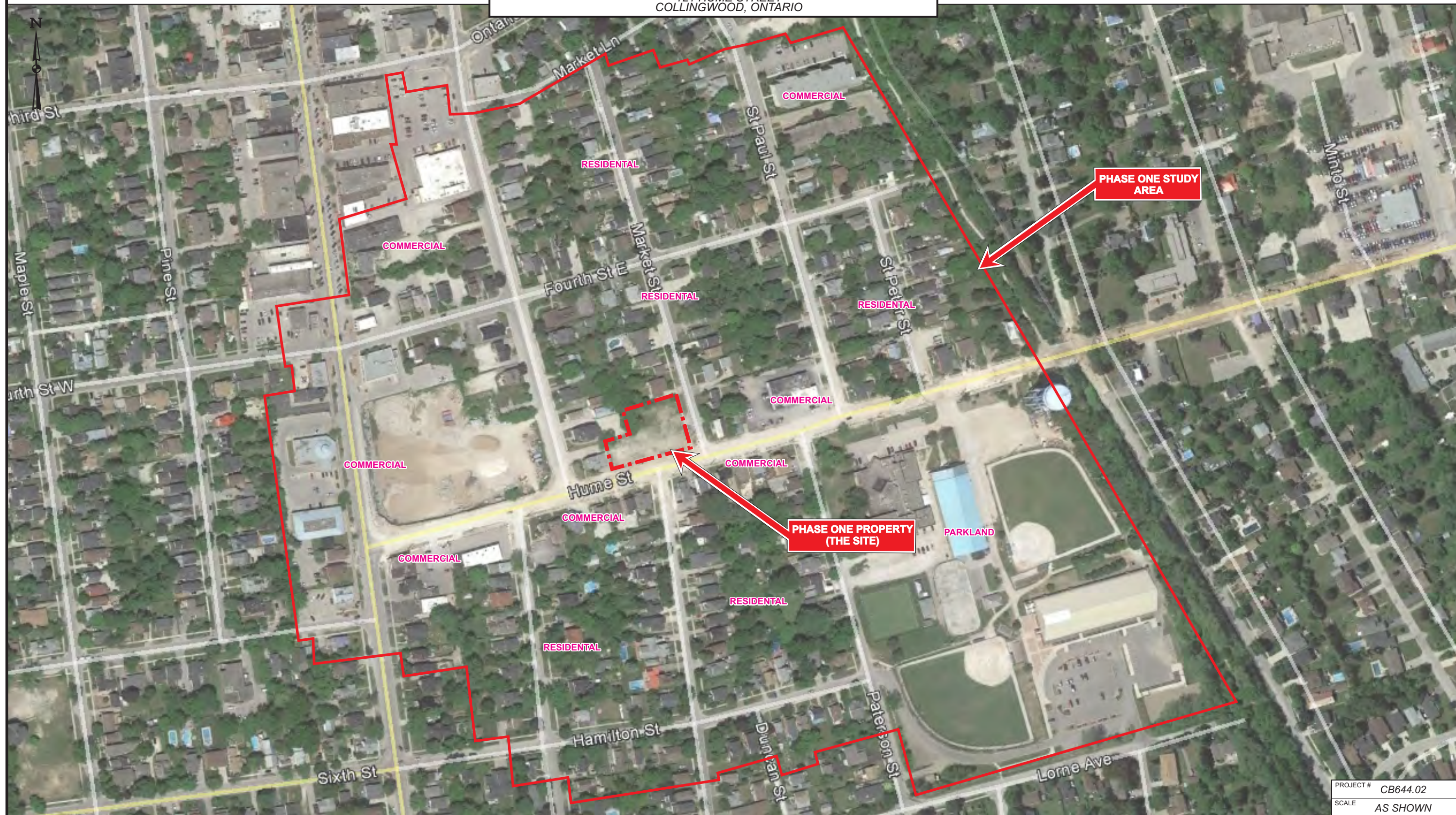


*NOTE: DRAWING TAKEN FROM SITE PLAN PROVIDED BY CLIENT, AND FROM FIELD MEASUREMENTS AND OBSERVATIONS. SCALE IS APPROXIMATE.

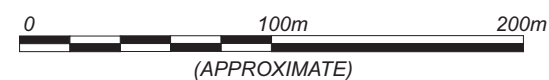
LEGEND

-  BOREHOLE
-  MONITORING WELL (2012)
-  EXISTING MONITORING WELL (2007)
-  DESTROYED MONITORING WELL

PROJECT #	CB644.02
SCALE	AS SHOWN
DATE	MAY 2016
DRAWN	ECV/SF
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DRAWING #	FIGURE 2



SOURCE: GOOGLE EARTH, 2015 IMAGERY.



PROJECT #	CB644.02
SCALE	AS SHOWN
DATE	MAY 2016
DRAWN	SF
CHECKED	JS
DRAWING #	

FIGURE 3



LEGEND

● POTENTIALLY CONTAMINATING ACTIVITIES (PCA)

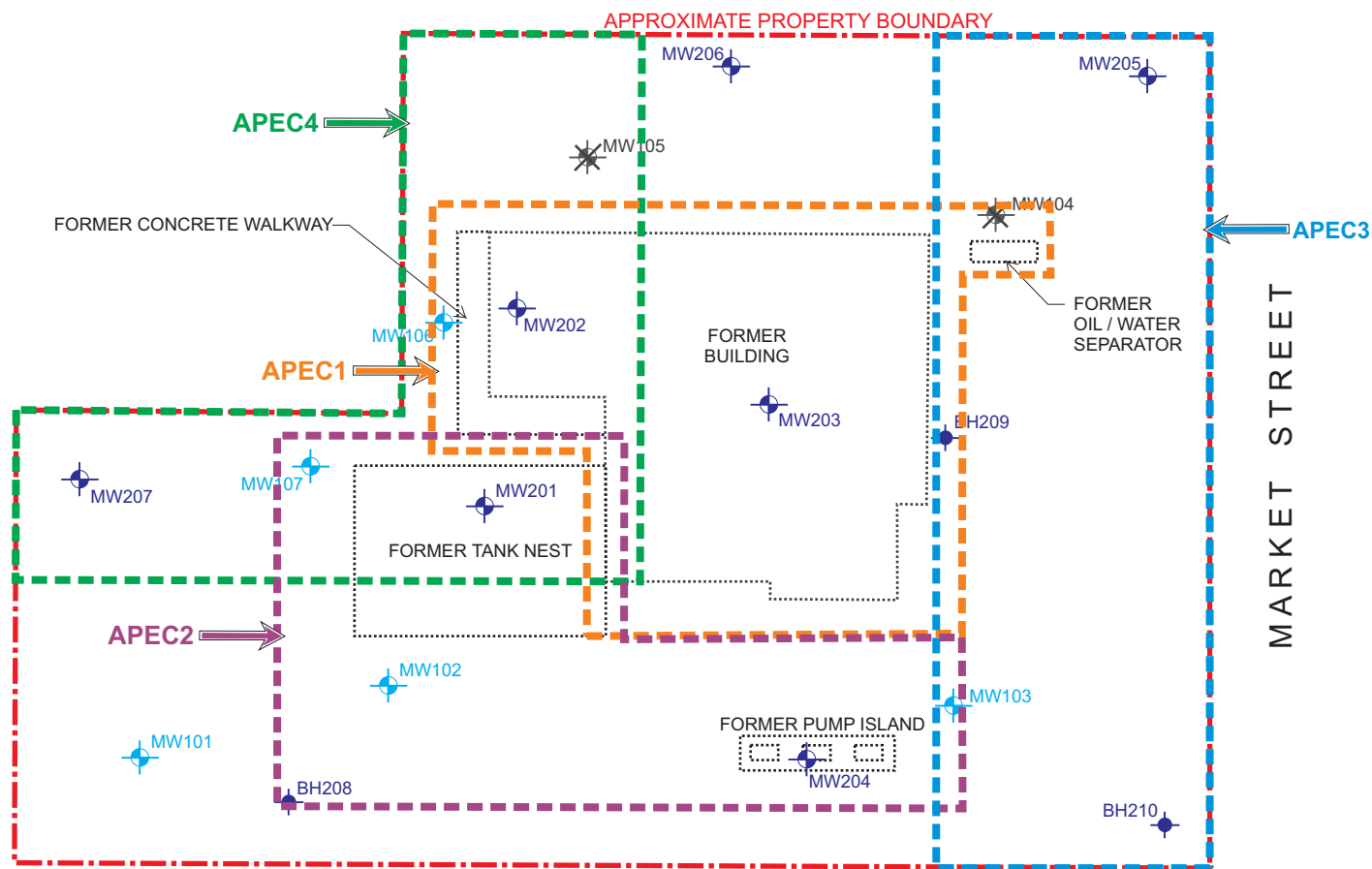
NOTE: PCA LOCATIONS SHOWN ARE FOR ILLUSTRATION PURPOSES, THESE ARE APPROXIMATE LOCATIONS AND DO NOT REPRESENT AREA OF STORAGE / OPERATIONS.

SOURCE: GOOGLE EARTH, 2015 IMAGERY.

0 100m 200m
(APPROXIMATE)

PROJECT #	CB644.02
SCALE	AS SHOWN
DATE	MAY 2016
DRAWN	SF
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DRAWING #	

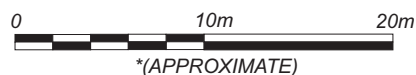
FIGURE 4



LEGEND

-  AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APEC)
-  BOREHOLE
-  MONITORING WELL (2012)
-  EXISTING MONITORING WELL (2007)
-  DESTROYED MONITORING WELL

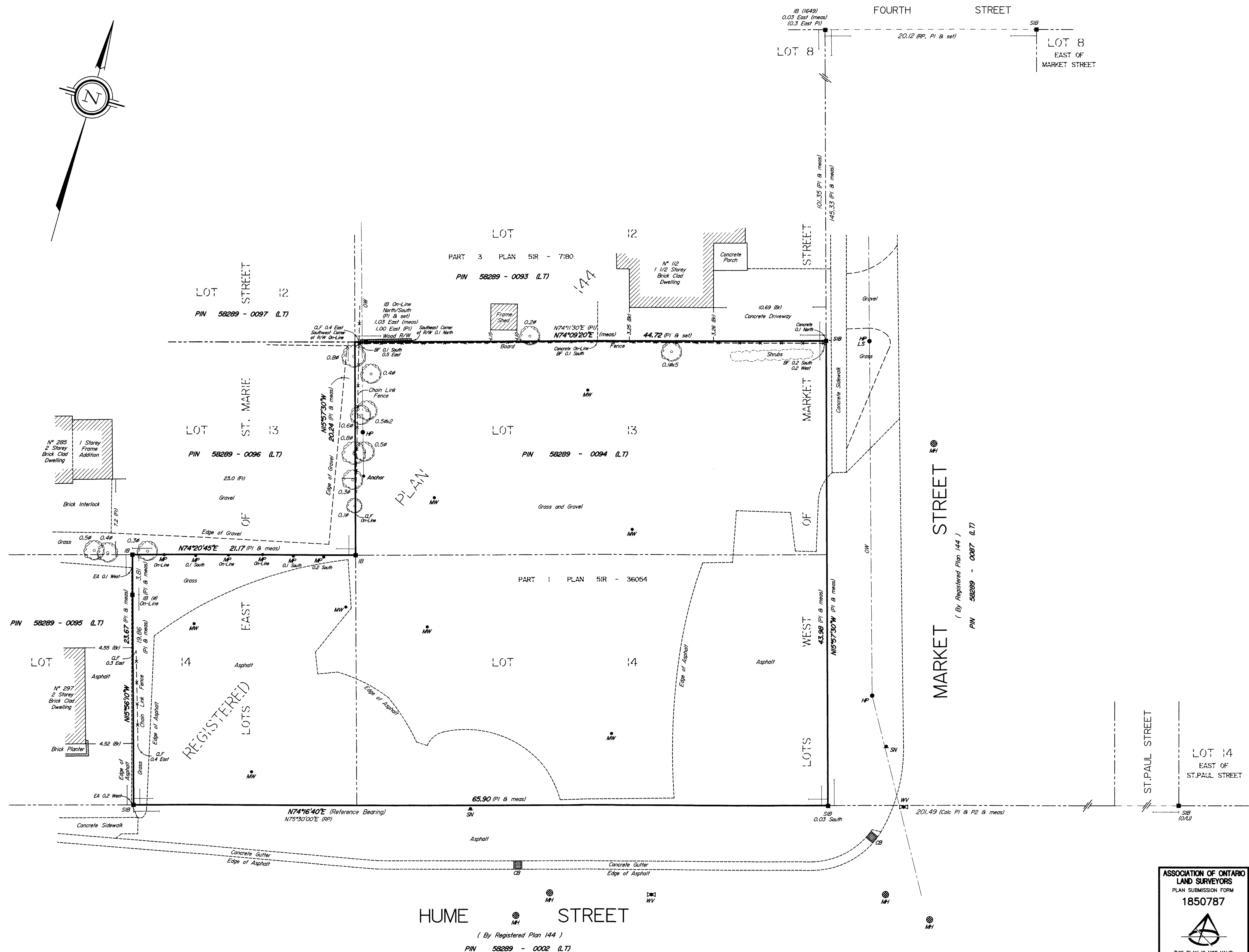
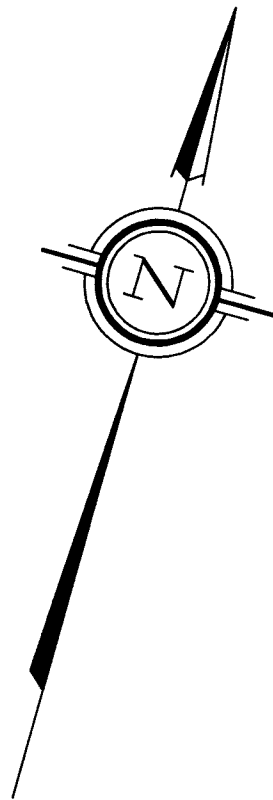
HUME STREET



*NOTE: DRAWING TAKEN FROM SITE PLAN PROVIDED BY CLIENT, AND FROM FIELD MEASUREMENTS AND OBSERVATIONS. SCALE IS APPROXIMATE.

PROJECT #	CB644.02
SCALE	AS SHOWN
DATE	MAY 2016
DRAWN	ECV/SF
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DRAWING #	FIGURE 5

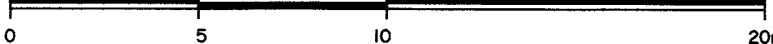
APPENDIX I
PLAN OF SURVEY



SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
LOTS 13 AND 14
WEST OF MARKET STREET AND
PART OF LOT 14
EAST OF ST. MARIE STREET
REGISTERED PLAN 144
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

SEXTON MCKAY LIMITED
ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYOR

SCALE 1 : 200



PART 2) Report Summary

DESCRIPTION OF LAND:

LOTS 13 AND 14, WEST OF MARKET STREET AND PART OF LOT 14, EAST OF ST. MARIE STREET, REGISTERED PLAN 144, PART 1 PLAN 51R-36054
PIN 58289-0094 (LT)

REGISTERED EASEMENTS and/or RIGHTS-OF-WAY:

NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

NOT CERTIFIED BY THIS REPORT

ADDITIONAL REMARKS:

NOTE LOCATION OF BOARD FENCE AND METAL POSTS ALONG THE NORTHERLY LIMIT AND CHAIN LINK FENCES ALONG THE WESTERLY LIMIT OF SUBJECT PROPERTY

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF HUME STREET, HAVING A BEARING OF N74°16'40"E AS SHOWN ON PLAN 51R-36054.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
O/U	DENOTES	ORIGIN UNKNOWN
1649	DENOTES	M.W. KNISLEY
RP	DENOTES	REGISTERED PLAN 144
P1	DENOTES	PLAN 51R-36054
P2	DENOTES	PLAN 51R-25808
R/W	DENOTES	RETAINING WALL
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
EA	DENOTES	EDGE OF ASPHALT
Br	DENOTES	BRICK
Fr	DENOTES	FRAME
HP	DENOTES	HYDRO POLE
LS	DENOTES	LIGHT STANDARD
OW	DENOTES	OVERHEAD WIRES
MH	DENOTES	MANHOLE
WV	DENOTES	WATER VALVE
CB	DENOTES	CATCHBASIN
MW	DENOTES	MONITORING WELL
MP	DENOTES	METAL POST
SN	DENOTES	SIGN
Ø	DENOTES	DIAMETER/ROUND

ALL SURVEY MONUMENTS FOUND WERE SET BY ZUBEK, EMO, PATTEN & THOMSEN LTD. O.L.S. UNLESS NOTED OTHERWISE

THIS REPORT WAS PREPARED FOR SUNCOR ENERGY INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

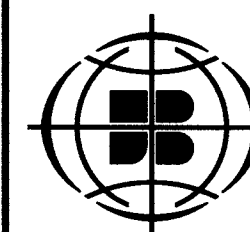
SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM;
- THE SURVEY WAS COMPLETED ON THE 2nd DAY OF NOVEMBER 2012

Nov. 7, 2012
DATE

G. C. Laframboise
G.C. LAFRAMBOISE
ONTARIO LAND SURVEYOR



SEXTON MCKAY

A wholly owned subsidiary of J.D. Barnes Limited
Ontario Land Surveyors / Canada Lands Surveyor
140 RENFREW DRIVE, SUITE 100, MARKHAM, ONTARIO, L3R 6B3
T: (905) 477-3800 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: VB CHECKED BY: GCL REFERENCE NO.: 12-12-613-00

FILE: S:\12-12-613-00\121261300.DWG DATED: NOVEMBER 7, 2012

PLOT DATE: NOVEMBER 7, 2012

APPENDIX II
Opta Historical Environmental Services Enviroscan™
RECORD SEARCH DOCUMENTS



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 Remonde

Site Address:

121 Hume Street Collingwood ON Canada

Project No:

CB644.02

Opta Order ID:

26701

Requested by:

Philip Arlos
Terrapex Environmental
Ltd.

Date Completed:

4/13/2016 9:17:12 AM

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protection. Please see the
full Terms and Conditions at
the front of this document.



Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

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

Disclaimer

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

Entire Agreement

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

Governing Document

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

Law

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

Page: 4

Project Name: 121 Hume Street
Collingwood ON

Project #: CB644.02

ENVIROSCAN Report**Report Index**

Requested by:

Philip Arlos

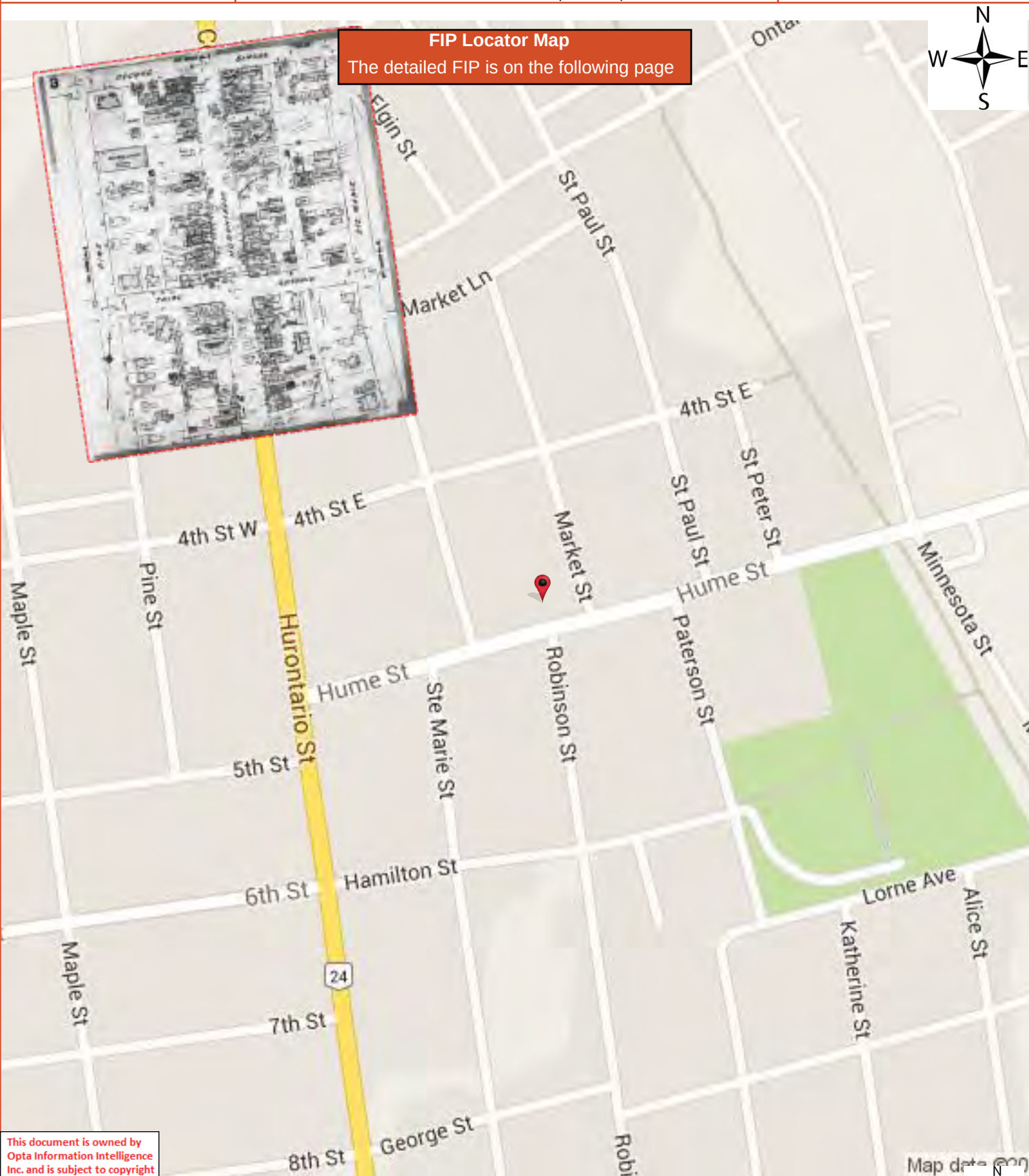
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OPTA INFORMATION INTELLIGENCE

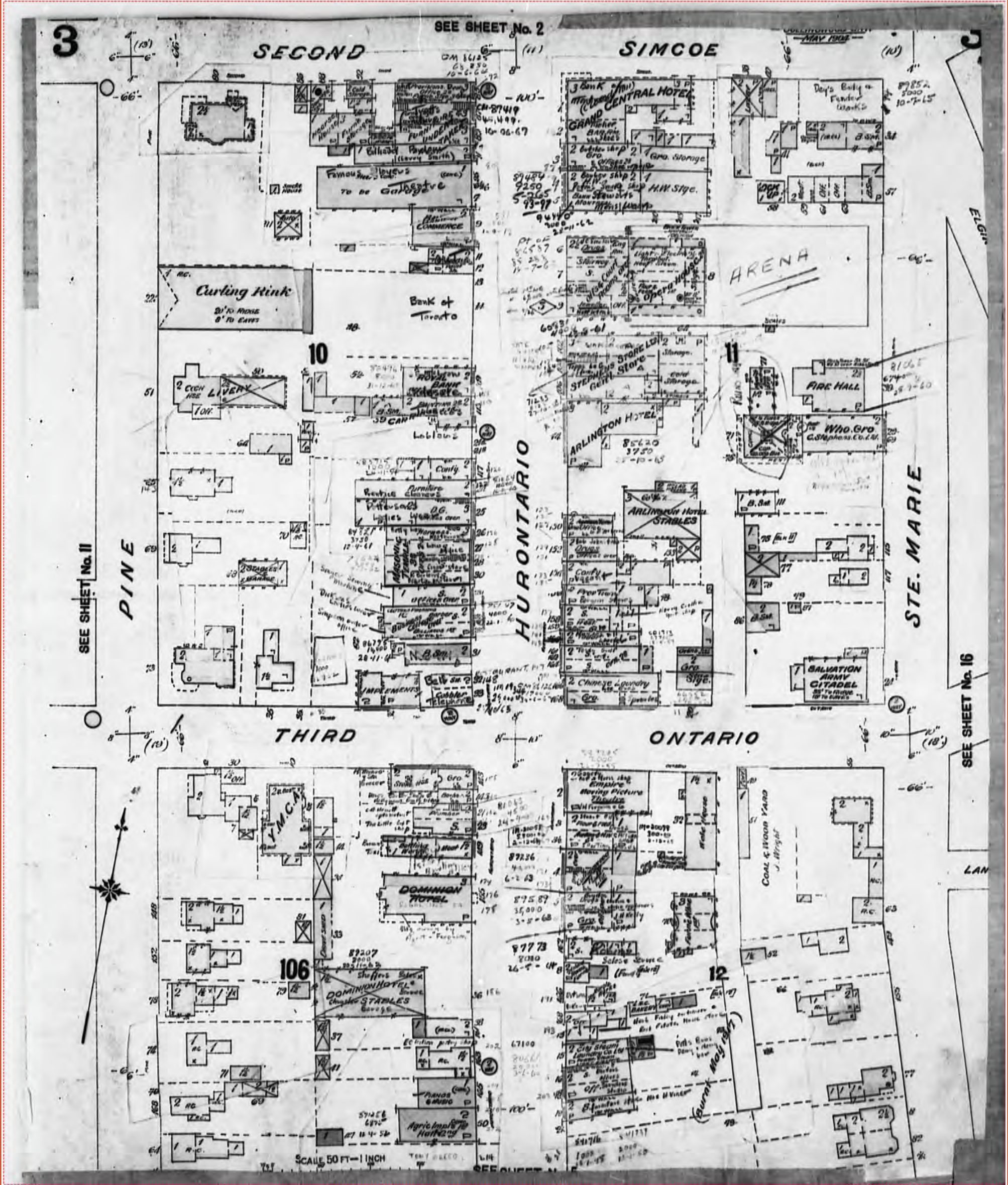
Page	Report Title
6	(1917) Volume: Ontario Firemap: 3
8	(1917) Volume: Ontario Firemap: 5
10	(1917) Volume: Ontario Firemap: 15
12	(1917) Volume: Ontario Firemap: 16
14	(1917) Volume: Ontario Firemap: 24
16	(1917) Volume: Ontario Firemap: 25

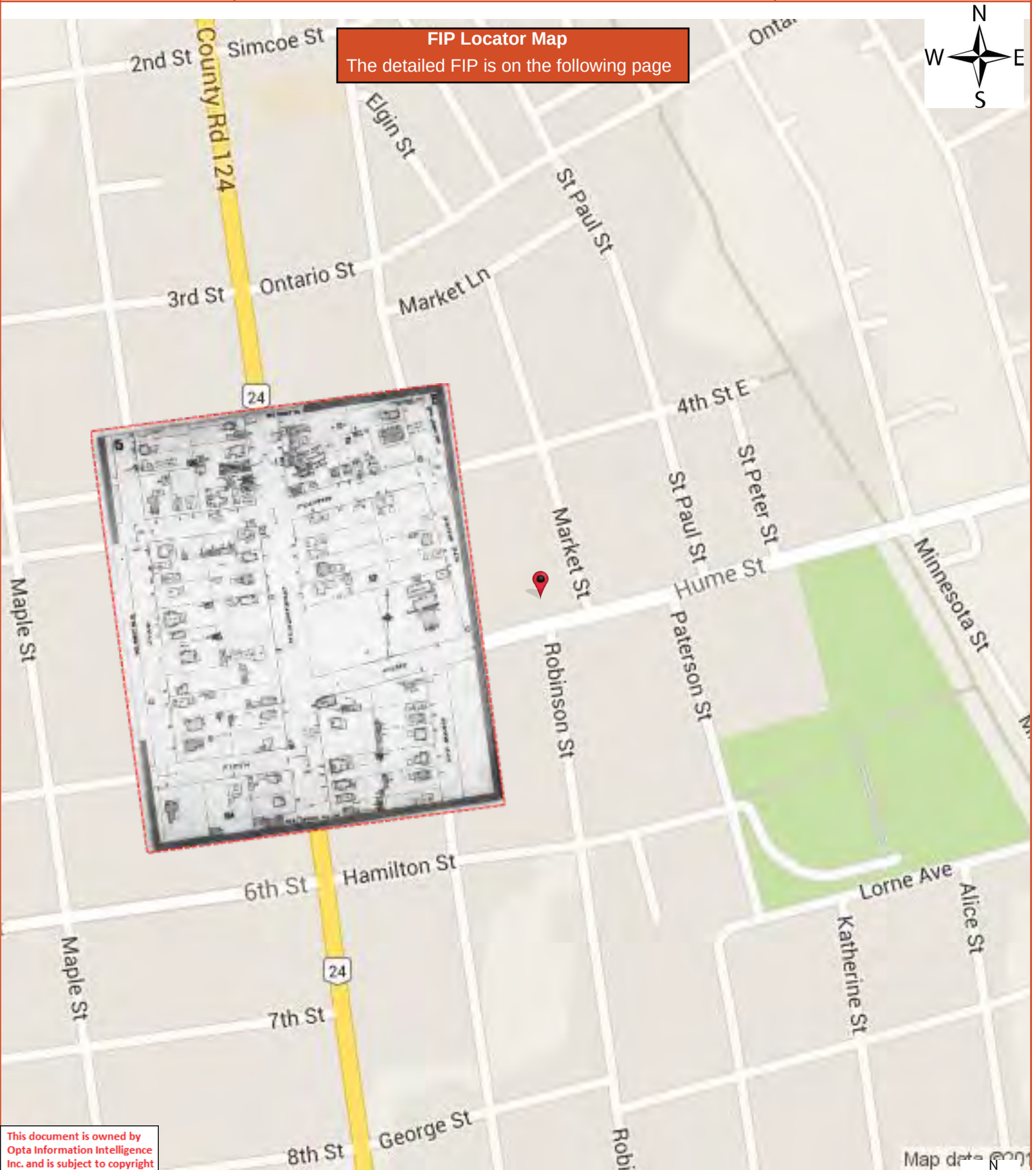


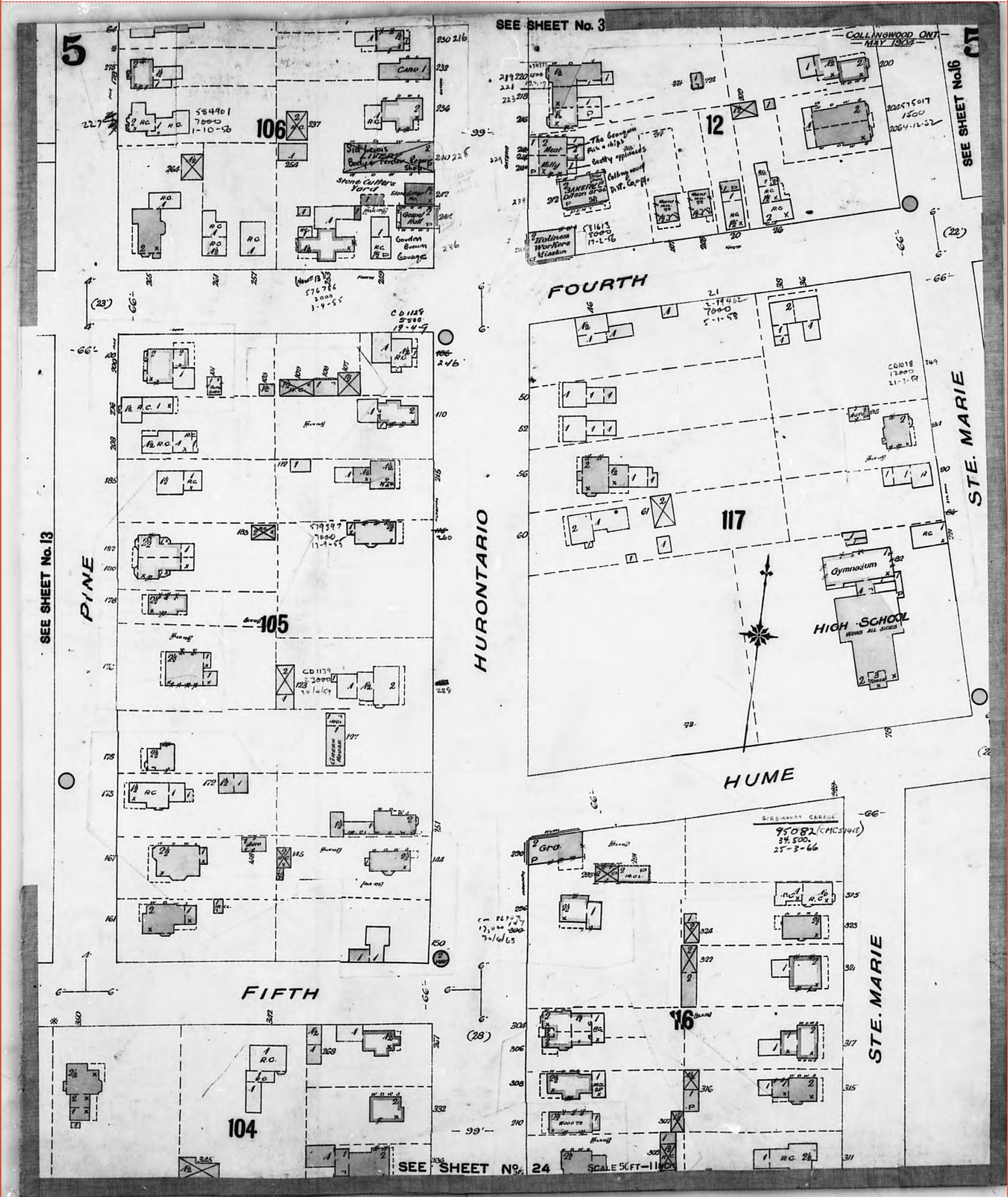


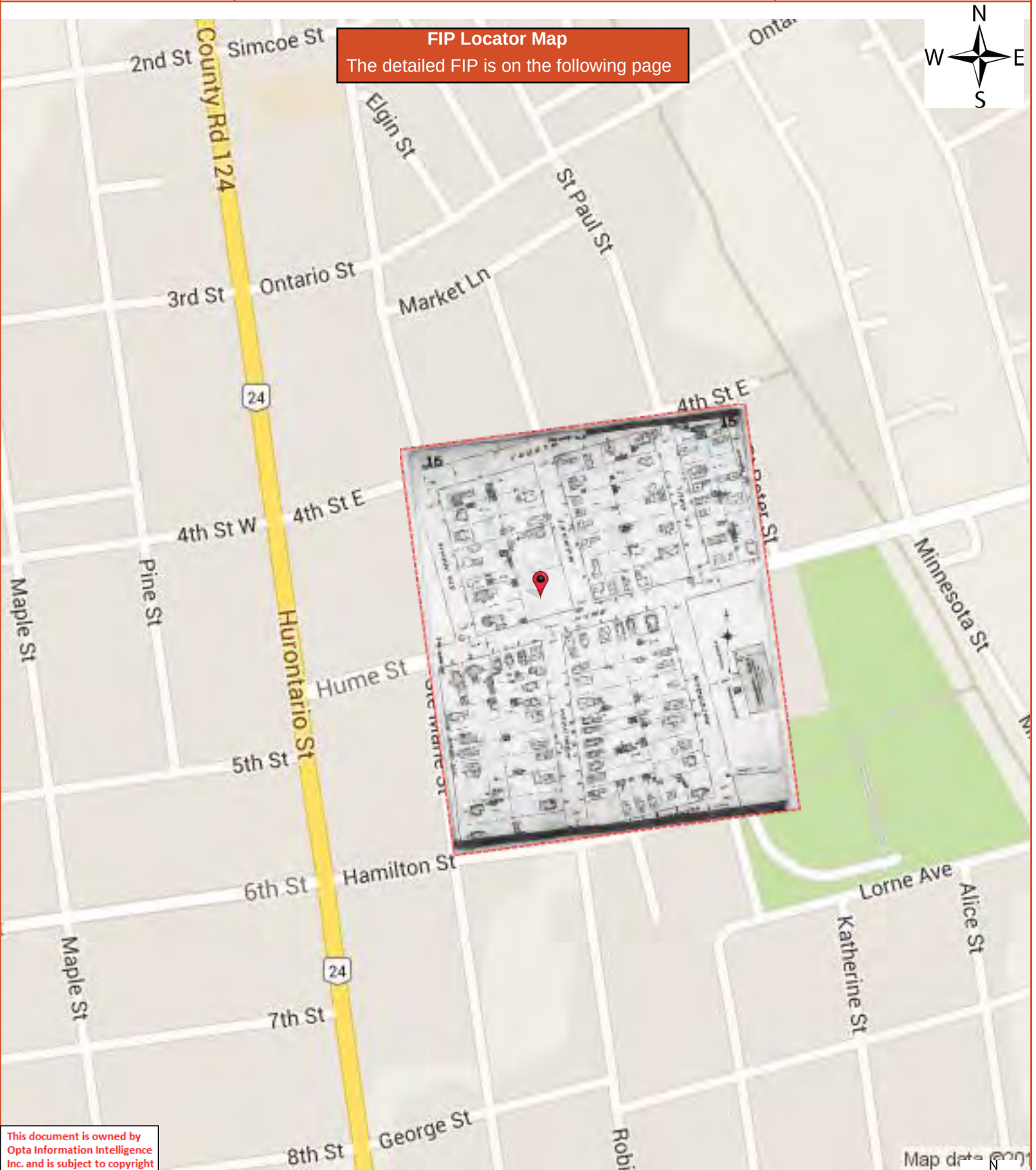
FIP Locator Map
The detailed FIP is on the following page

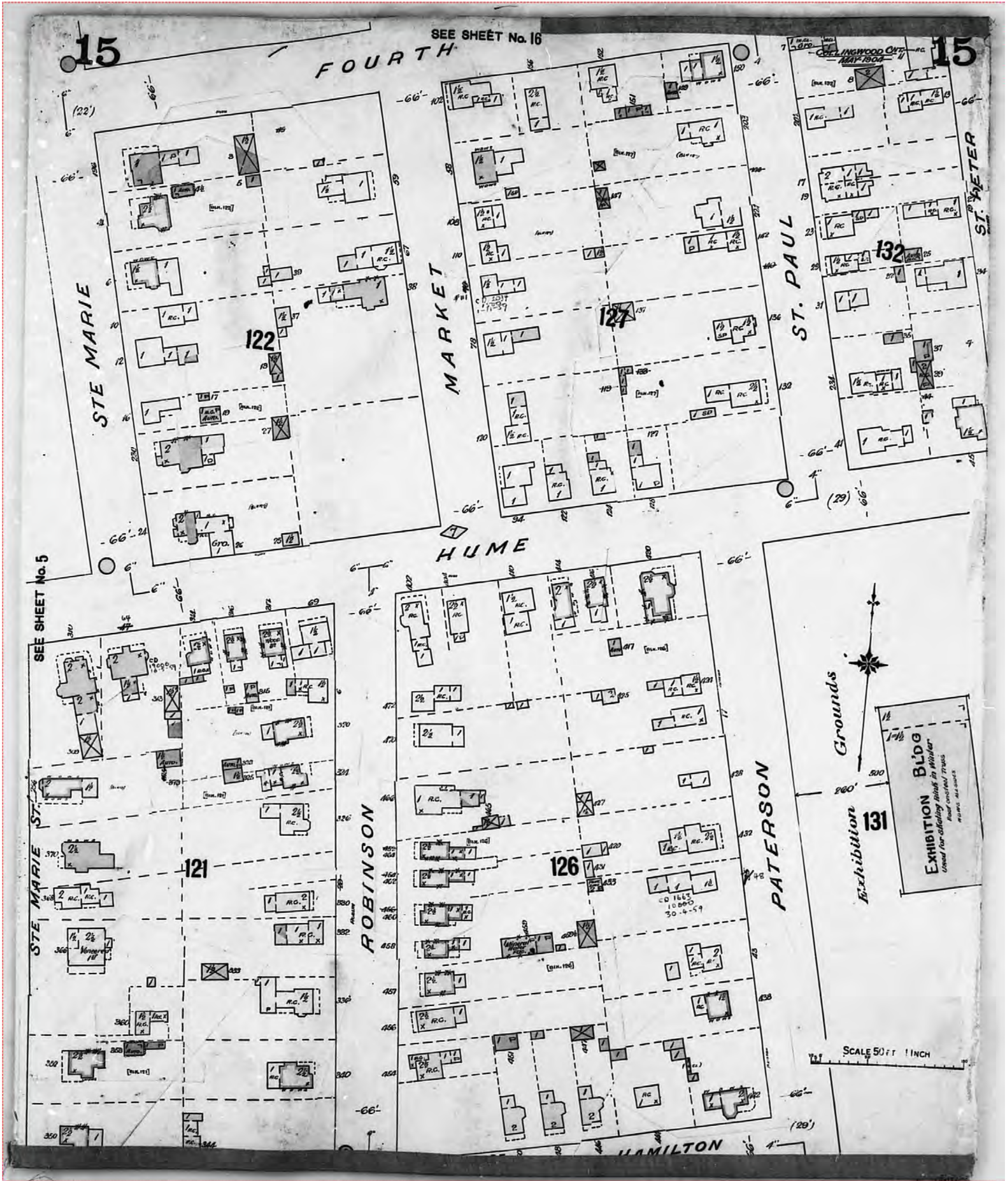


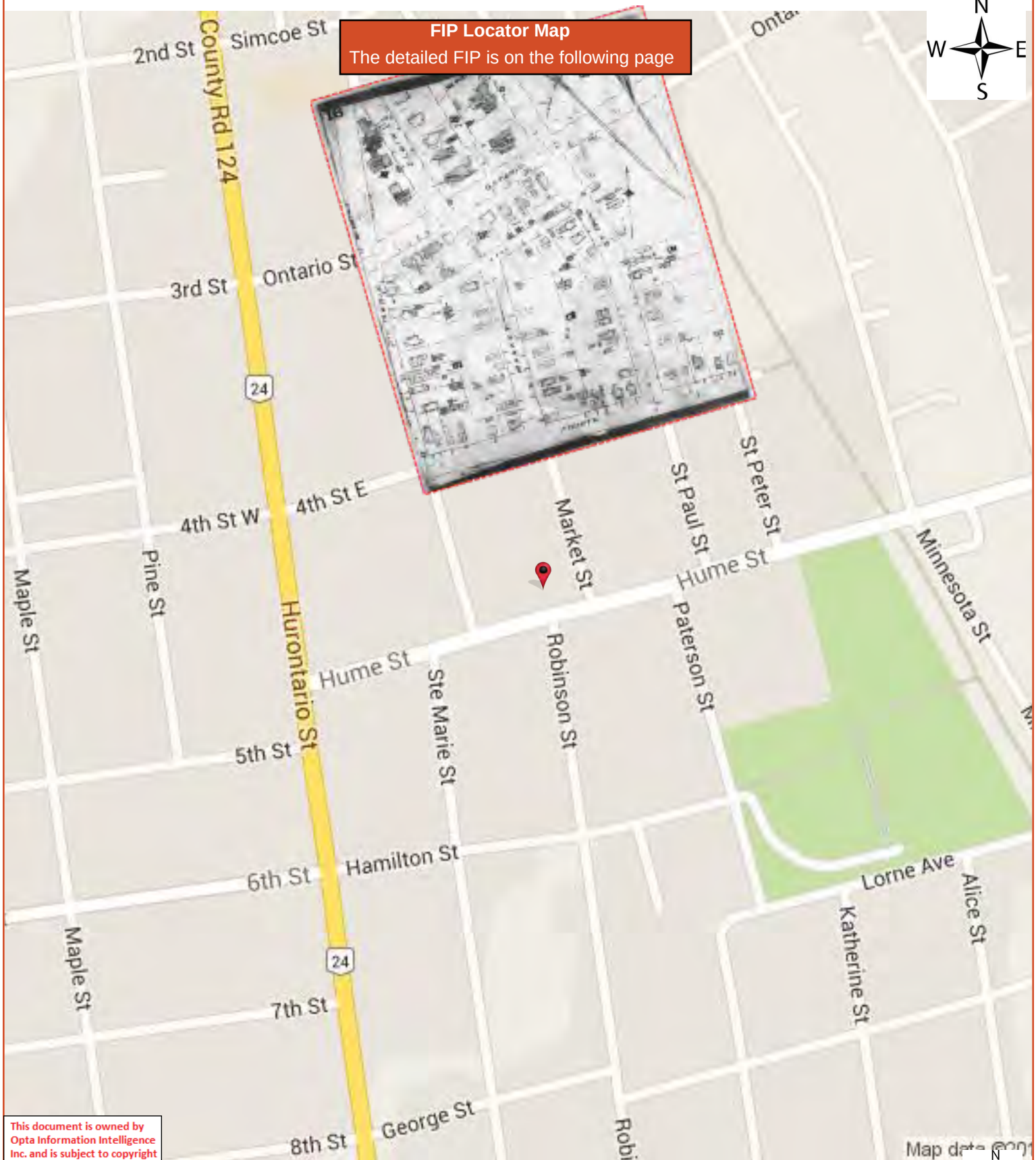




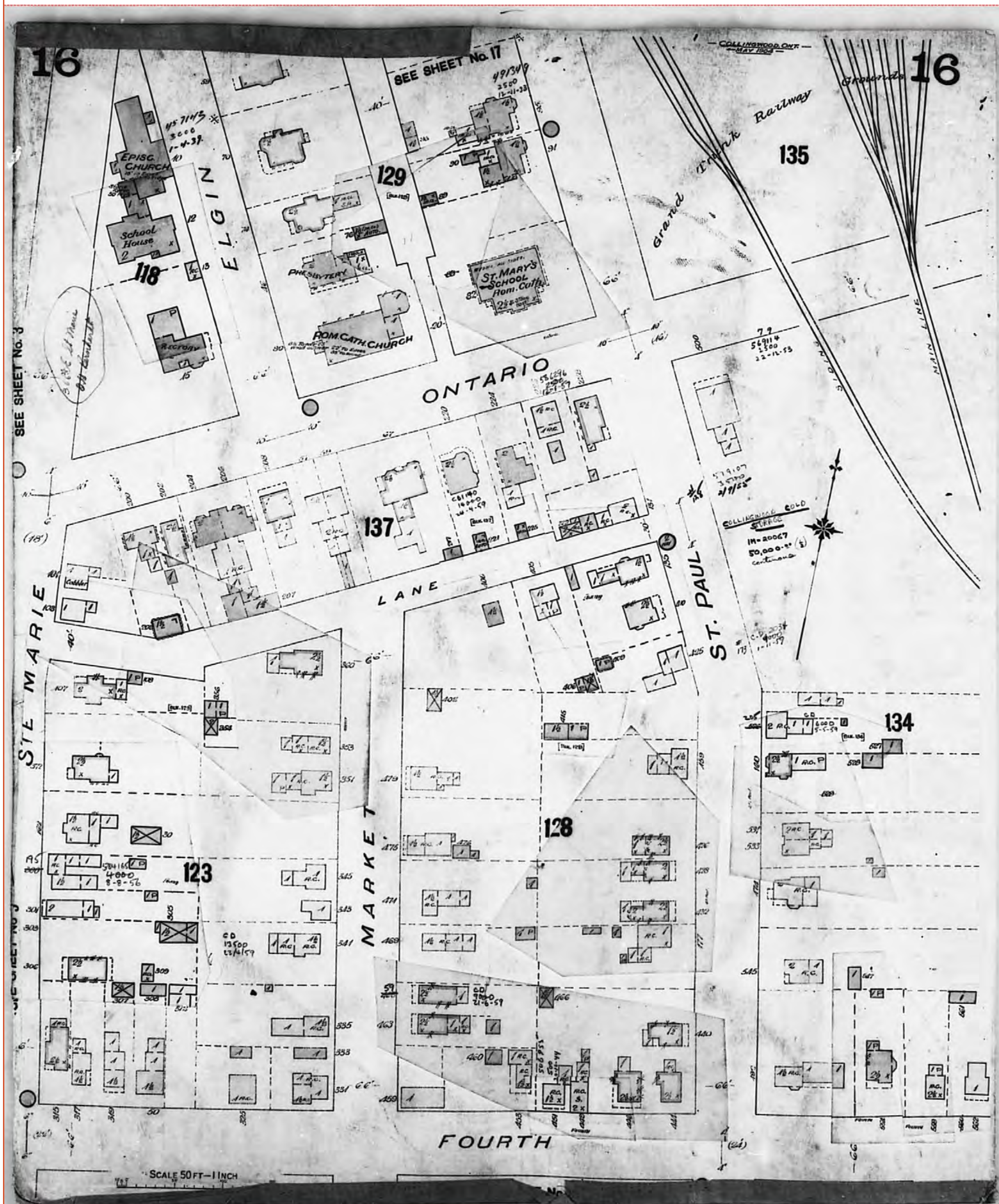








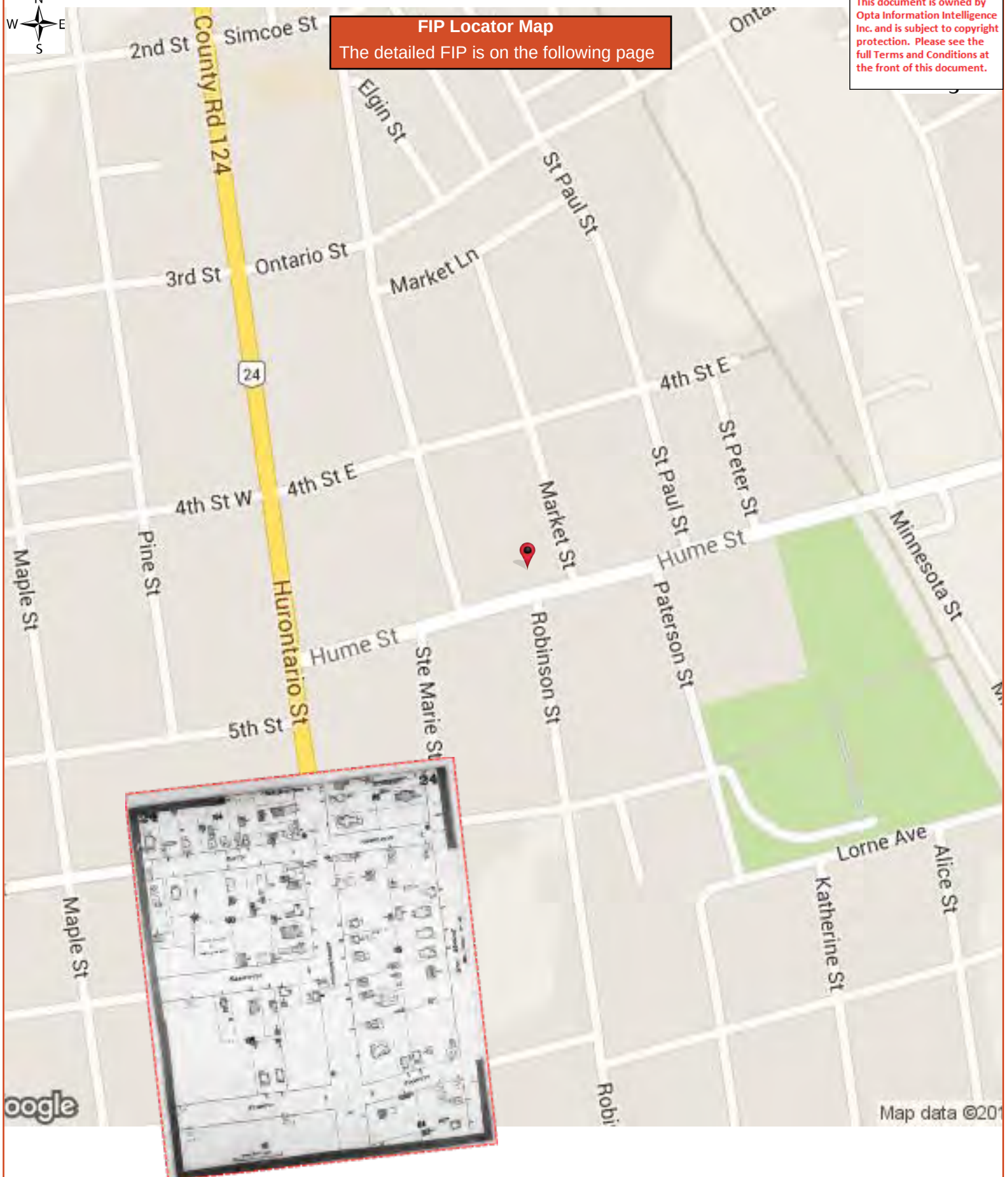
FIP Locator Map
The detailed FIP is on the following page

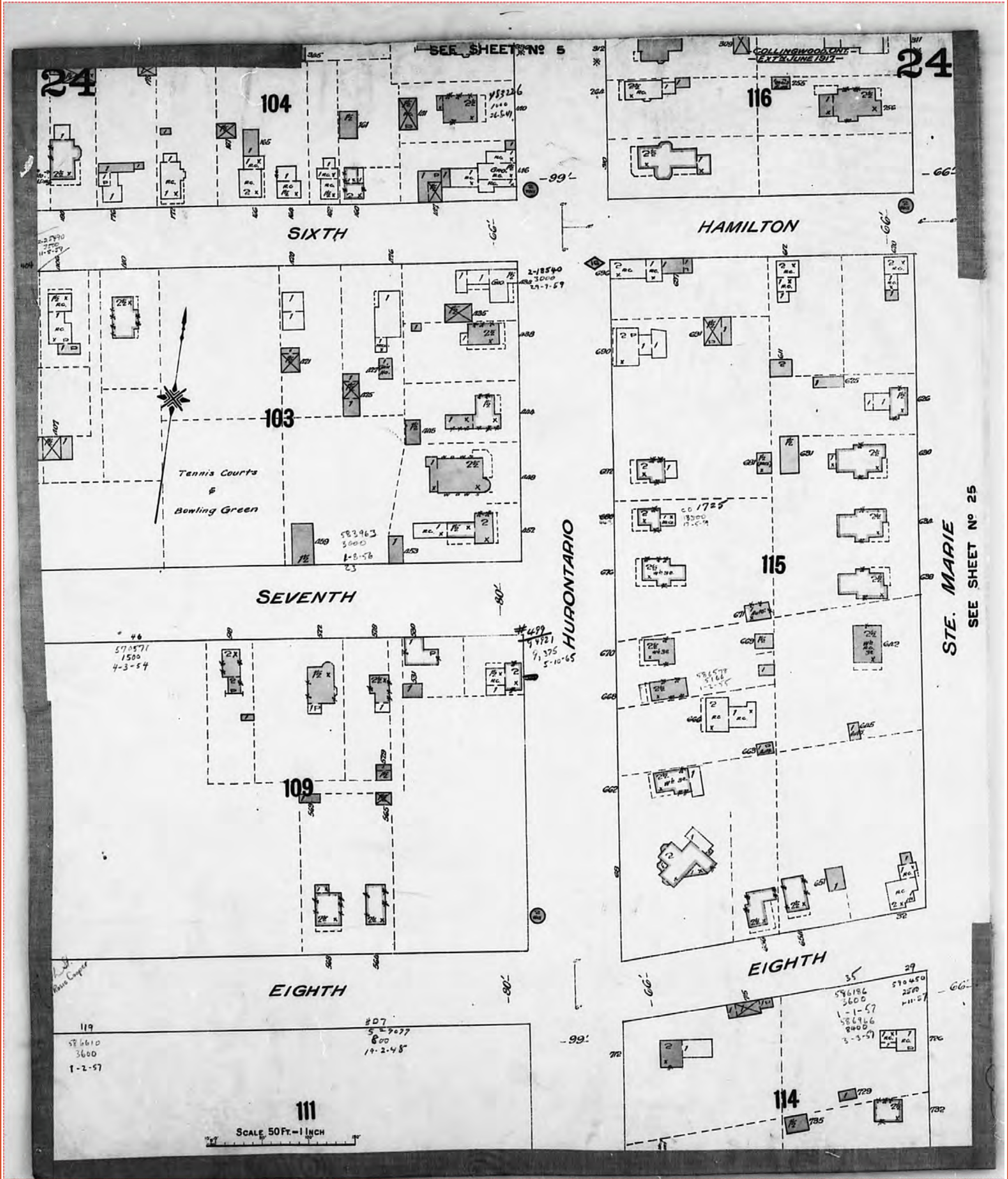




FIP Locator Map
The detailed FIP is on the following page

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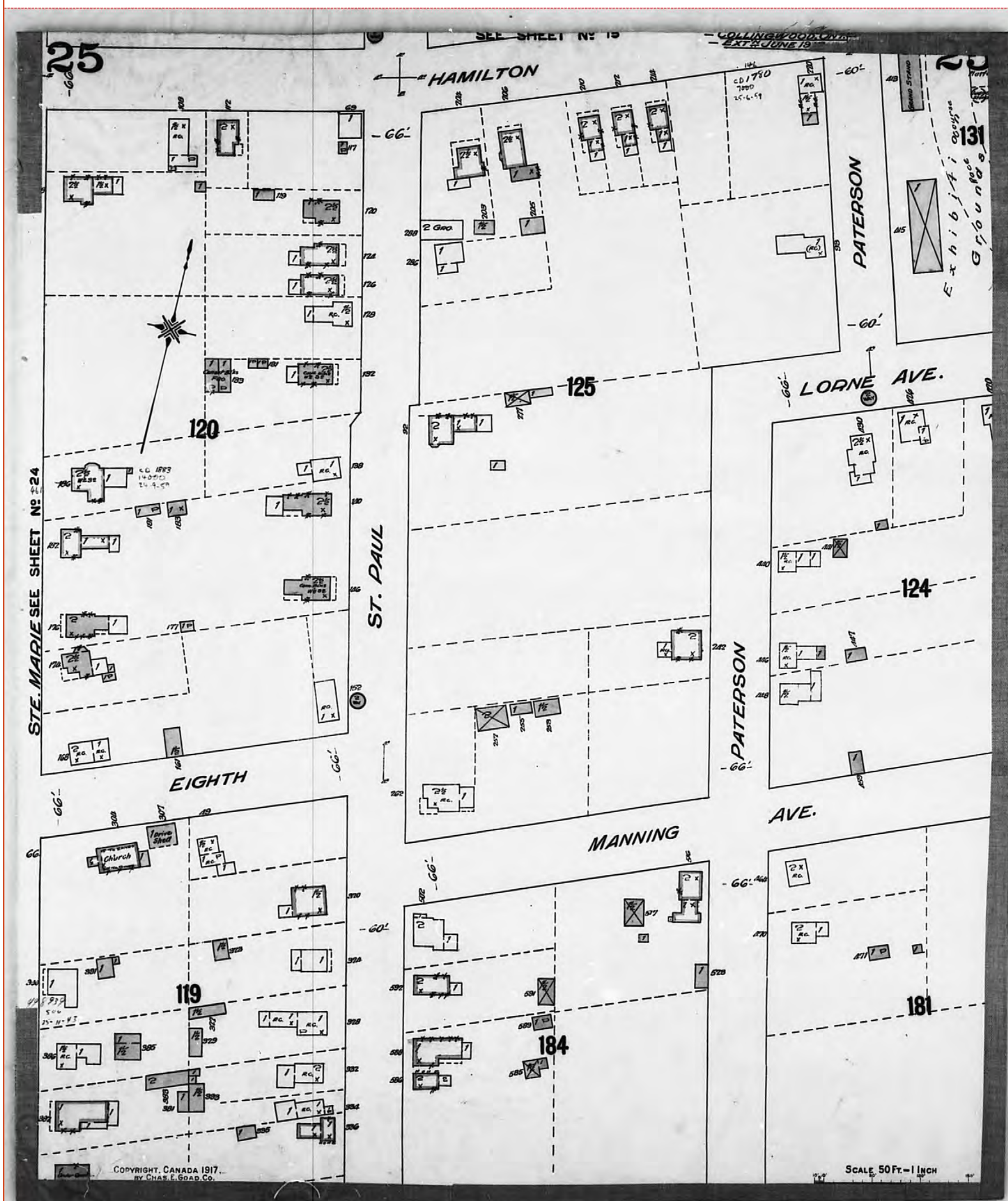




FIP Locator Map
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FIRE INSURANCE MAP RESEARCH RESULTS

Date: 4/6/2016

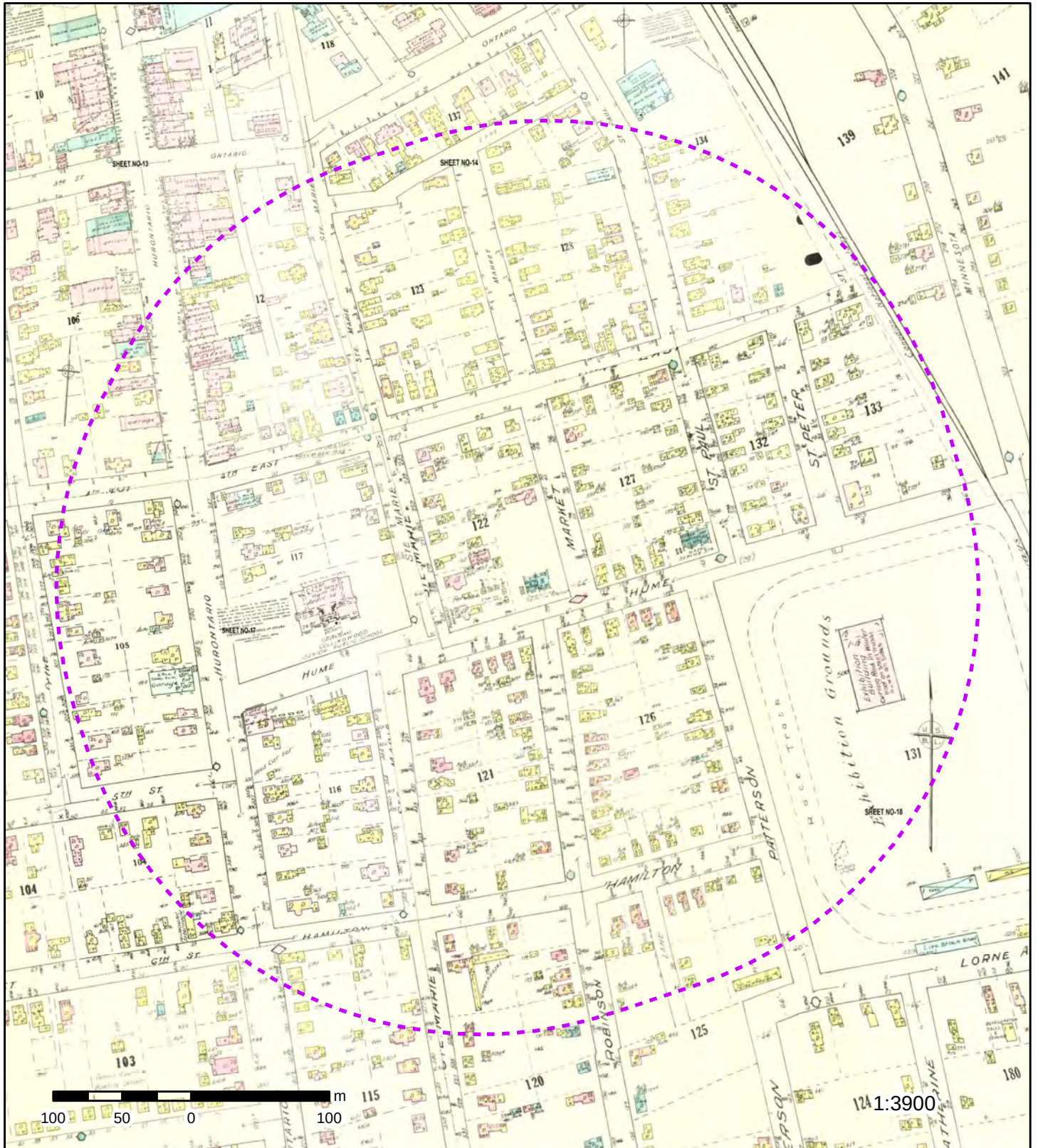
Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjunction with your ERIS report.

Order Number: 20160331035
121 Hume Street, Collingwood, ON

Province	City	Date	Volume	Sheet Number(s)
Ontario	Collingwood	1955	NA	13,14,16,17,18,19

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Collingwood, Ontario, 1955



Fire Insurance Map

Address: 121 Hume Street, Collingwood, ON

Map sheet(s): 13,14,16,17,18,19

The dashed line indicates the search radius around the site: 300 m

Order Number 20160331035



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**APPENDIX III
CHAIN OF TITLE**

CHAIN OF TITLE REPORT

Project #: 20160331035
Address: 121 Hume Street, Collingwood
Legal Description: lots 13 & 14 w/s Market St Plan 144;
Pt lot 14 e/s St. Marie St Plan 144
as in RO1309484
PIN #: 58289-0094(LT)

Searched at: Barrie
LRO #: 51

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	26 10 1836	Crown	George JACKSON
7419	Deed	12 04 1848	George Jackson	David LAYTON
13950	Deed	10 04 1854	David Layton	George JACKSON
55571	Deed	15 01 1870	George Jackson	Charles GAMON & George MOBERLY
81162	Deed (lot 14 e/s St.Marie St)	22 01 1875	Charles Gamon & George Moberly	James STOREY
81163	Deed	22 01 1875	James Storey	Lawrence PURSELL
83227	Deed (lots 13 & 14 w/s Market St)	29 04 1875	Charles Gamon & George Moberly	William SWAN
86621	Deed	11 01 1878	Lawrence Pursell	William MILLER
5825	Deed	14 12 1896	William Miller	William HARMAN

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: 20160331035
 Address: 121 Hume Street, Collingwood
 Legal Description: lots 13 & 14 w/s Market St Plan 144;
Pt lot 14 e/s St. Marie St Plan 144
as in RO1309484
 PIN #: 58289-0094(LT)

Searched at: Barrie
 LRO #: 51

Page 2

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
12053	Deed	14 04 1914	William Swan	Elizabeth SMITH
13041	Deed	12 09 1917	William Harman - estate	Walter MCCULLOUGH
15434	Deed	05 08 1925	Elizabeth Smith - estate	Len GREGORY
19536	Deed	09 01 1947	Walter McCullough	Vera TYMON
19537	Deed	09 01 1947	Vera TYMON	Mark TYMON
20933	Deed (lots 13 & 14 w/s Market St)	27 10 1949	Len Gregory	Lawrence SMITH
229443	Deed	09 09 1966	Mark Tymon	Gordon MCQUEEN & Dorothy MCQUEEN
298613	Deed (lot 14 e/s St. Marie St)	27 05 1969	Gordon & Dorothy McQueen	Lawrence SMITH
RO392360	Lease	25 05 1972	Lawrence Smith	Texaco Canada Limited (Lessee)

Cont'd on page 3

CHAIN OF TITLE REPORT

Project #: 20160331035
Address: 121 Hume Street, Collingwood
Legal Description: lots 13 & 14 w/s Market St Plan 144;
Pt lot 14 e/s St. Marie St Plan 144
as in RO1309484
PIN #: 58289-0094(LT)

Searched at: Barrie
LRO #: 51

Page 3

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
RO410332	Deed	24 10 1972	Lawrence Smith	John MARKOVICH & Joan MARKOVICH
RO814905	Deed	23 11 1983	John & Joan Markovich	Ultramar Canada Inc.
RO1309484	Deed	18 04 1996	Ultramar Canada Inc.	Sunoco Inc.
SC633927	Name Change (Present Owner)	26 03 2008	Sunoco Inc.	Suncor Energy Products Inc.
SC1027876	Surrender of Lease	30 11 2012	Lease RO392360 now discharged and surrendered	

LAND
REGISTRY
OFFICE #51

58289-0094 (LT)

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

PROPERTY DESCRIPTION: LT 13 W/S MARKET ST PL 144 COLLINGWOOD; LT 14 W/S MARKET ST PL 144 COLLINGWOOD; PT LT 14 E/S ST. MARIE ST PL 144 COLLINGWOOD AS IN R01309484; COLLINGWOOD

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2001/05/14

OWNERS' NAMES

SUNCOR ENERGY PRODUCTS INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2001/05/11 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 2001/05/14 **						
RO392360	1972/05/25	LEASE		*** COMPLETELY DELETED ***	TEXACO CANADA LIMITED	
RO1309484	1996/04/18	TRANSFER	\$445,097		SUNOCO INC.	C
SC633927	2008/03/26	APL CH NAME OWNER		SUNOCO INC.	SUNCOR ENERGY PRODUCTS INC.	C
51R36054	2008/04/30	PLAN REFERENCE				C
SC1027876	2012/11/30	APL (GENERAL)		*** COMPLETELY DELETED *** SUNCOR ENERGY PRODUCTS INC.		
REMARKS: DELETE RO392360						

APPENDIX IV
DIRECTORY SEARCH



City Directory Information Source

Polk's Barrie-Collingwood Midland And Orillia, Ontario Criss-Cross Directory

PROJECT NUMBER: 20160331035	
Site Address:	121 Hume Street, Collingwood, Ontario
Year: 1999	
Site Listing:	-John's Car Wash -Res (1 Tenant)
Adjacent Properties:	
50 Hume Street	-Georgian Staffing Services -Tracks Youth Employment & Resource Centre Res (2 Tenants)
55 Hume Street	-Admiral Collingwood Public School -Simcoe County District School
60 Hume Street	-Law Office

104 Hume Street	-Res (1 Tenant)
120 Hume Street	-Res (1 Tenant)
143 Hume Street	-Petro Canada -Weir Of Collingwood Motor Sales
200 Hume Street	-Address Not Listed
20 Fourth Street East	-Res (1 Tenant)
236 Hurontario Street	-Becker Milk & Co
247 Hurontario Street	-Address Not Listed
263 Hurontario Street	-Multi-Tenant Residential
280 Hurontario Street	-Royal Bank
311 Hurontario Street	-Collingwood Stove & Fireplace -Res (1 Tenant)
315 Hurontario Street	-Res (1 Tenant)
325 Hurontario Street	-Collingwood's Little People's Day Care

271 St. Marie Street	-Res (1 Tenant)
279 St. Marie Street	-Hutchesson Gignac Limited
282 St. Marie Street	-Address Not Listed
285 St. Marie Street	-State Farm Insurance Companies Agents
297 St. Marie Street	-Res (3 Tenants)

PROJECT NUMBER: 20160331035	
Site Address:	121 Hume Street, Collingwood, Ontario
Year: 1998	
Site Listing:	-John's Car Wash -Sears Rent A Car -Budget Rent A Car -Res (1 Tenant)
Adjacent Properties:	
50 Hume Street	-New Creation Book & Bible Shop Res (1 Tenant)
55 Hume Street	-Admiral Collingwood Public School

60 Hume Street	-Law Office
104 Hume Street	-Res (1 Tenant)
120 Hume Street	-Res (1 Tenant)
143 Hume Street	-Petro Canada -Weir Of Collingwood Motor Sales
200 Hume Street	-Address Not Listed
20 Fourth Street East	-Res (1 Tenant)
236 Hurontario Street	-Becker Milk & Co
247 Hurontario Street	-Address Not Listed
263 Hurontario Street	-Multi-Tenant Residential
280 Hurontario Street	-Royal Bank
311 Hurontario Street	-Collingwood Stove & Fireplace -Res (1 Tenant)
315 Hurontario Street	-Res (1 Tenant)

325 Hurontario Street	-Collingwood's Little People's Day Care
271 St. Marie Street	-Res (1 Tenant)
279 St. Marie Street	-Hutchesson Gignac Limited
282 St. Marie Street	-Address Not Listed
285 St. Marie Street	-State Farm Insurance Companies
297 St. Marie Street	-Res (2 Tenants)

*****Collingwood, Ontario Is Listed From 1998 To 1999 Within the City Directory Archives*****

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as "residential" with the number of tenants. The name of the residential tenant is not listed in the above city directory

APPENDIX V
ECOLOG ERIS REPORT

DATABASE REPORT

Project Property: 121 Hume Street, Collingwood, ON
121 Hume Street
Collingwood ON
CB644.02

Project No:

Report Type: RSC Premium Package (Urban)

Order No: 20160331035

Requested by: Terrapex Environmental Ltd

Date Completed: April 6, 2016

Ecolog ERIS Ltd.
Environmental Risk Information
Service Ltd. (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com
www.erisinfo.com

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Executive Summary

Property Information:

Project Property: 121 Hume Street, Collingwood, ON
121 Hume Street Collingwood ON

Project No: CB644.02

Order Information:

Order No: 20160331035
Date Requested: March 31, 2016
Requested by: Terrapex Environmental Ltd
Report Type: RSC Premium Package (Urban)

Additional Products:

Aerial Photographs	<i>National Collection - Digital (PDF)</i>
City Directory Search	<i>Subject Site plus 20 Adjacent Properties</i>
Fire Insurance Maps	<i>Canadian Fire Insurance Maps</i>
Land Title Search	<i>Historical Title Search</i>
Topographic Map	<i>National Topographic Maps</i>
Topographic Map	<i>Ontario Base Map (OBM)</i>

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.30km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	3	3
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	4	4
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	12	13	25
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	6	6
FSTH	Fuel Storage Tank - Historic	Y	0	4	4
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	9	9
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	1	1
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.30km	Total
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGW	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	2	2
PINC	TSSA Pipeline Incidents	Y	0	2	2
PRT	Private and Retail Fuel Storage Tanks	Y	1	3	4
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	2	1	3
SCT	Scott's Manufacturing Directory	Y	0	2	2
SPL	Ontario Spills	Y	0	1	1
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	3	1	4
Total:			18	52	70

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
1	EXP	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	-/0.0	0.00	19
1	EXP	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	-/0.0	0.00	19
1	EXP	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	-/0.0	0.00	19
1	EXP	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	-/0.0	0.00	20
1	EXP	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON	-/0.0	0.00	20
1	EXP	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	-/0.0	0.00	20
1	EXP	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	-/0.0	0.00	20
1	EXP	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON	-/0.0	0.00	21
1	EXP	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON	-/0.0	0.00	21
1	EXP	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON	-/0.0	0.00	21
1	EXP	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	-/0.0	0.00	22
1	EXP	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	-/0.0	0.00	22
2	PRT	ULTRAMAR CANADA INC	121 HUME ST COLLINGWOOD ON L9Y 1V6	-/0.0	0.00	22
2	RST	JOHN'S CAR WASH & SUNOCO	121 HUME ST COLLINGWOOD ON L9Y 1V6	-/0.0	0.00	22
2	RST	JOHN'S CAR WASH	121 HUME ST COLLINGWOOD ON L9Y 1V6	-/0.0	0.00	22
3	WWIS		ON	-/0.0	0.00	23

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
<u>4</u>	WWIS		COLLINGWOOD ON	-/0.0	0.00	<u>23</u>
<u>6</u>	WWIS		COLLINGWOOD ON	-/0.0	0.00	<u>24</u>

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
5	CA	COLLINGWOOD TOWN	ROBINSON ST./HUME ST. COLLINGWOOD TOWN ON	S/8.4	0.00	24
7	PINC		97 MARKET STREET., COLLINGWOOD ON	NNE/63.1	-1.00	24
8	FST	2299546 ONTARIO INC O/A HASTY MARKET	143 HUME ST COLLINGWOOD ON L9Y 1V7	ENE/79.5	0.00	25
8	FST	2299546 ONTARIO INC O/A HASTY MARKET	143 HUME ST COLLINGWOOD ON L9Y 1V7	ENE/79.5	0.00	26
8	FST	2299546 ONTARIO INC O/A HASTY MARKET	143 HUME ST COLLINGWOOD ON L9Y 1V7	ENE/79.5	0.00	26
9	CA	WEIR OF COLLINGWOOD MOTOR SALES LTD.	143 HUME STREET COLLINGWOOD TOWN ON L9Y 1V7	ENE/79.8	0.00	26
9	FSTH	2142578 ONTARIO INC O/A MALINA ARABZADAH	143 HUME ST COLLINGWOOD ON L9Y 1V7	ENE/79.8	0.00	27
9	FSTH	1101649 ONTARIO INC	143 HUME ST COLLINGWOOD ON L9Y 1V7	ENE/79.8	0.00	27
9	PRT	ALEX C WEIR WEIR OF COLLINGWOOD MOTOR SALES LTD	143 HUME ST COLLINGWOOD ON L9Y 1V7	ENE/79.8	0.00	28
9	RST	THE OIL SHOP	143 HUME ST COLLINGWOOD ON L9Y 1V7	ENE/79.8	0.00	28
10	EHS		243 St. Marie Street Collingwood ON	NW/111.6	-1.00	28
11	GEN	SIMCOE COUNTY DISTRICT SCHOOL BOARD	ADMIRAL COLLINGWOOD PUBLIC SCHOOL 55 HUME STREET COLLINGWOOD ON L9Y 1V3	W/127.8	0.00	28
12	PINC		57 4th st e suite 2 Collingwood ON	NW/152.4	-2.00	29
13	SCT	Digital Plus Printing Communications	125 Fourth St E Collingwood ON L9Y 1T6	NNE/160.0	-2.00	29
14	EXP	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	WNW/178.7	-1.00	30
14	EXP	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	WNW/178.7	-1.00	30
14	EXP	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	WNW/178.7	-1.00	30
14	EXP	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	WNW/178.7	-1.00	30
14	EXP	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON	WNW/178.7	-1.00	31

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
14	EXP	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	WNW/178.7	-1.00	31
14	EXP	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	WNW/178.7	-1.00	31
14	EXP	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	WNW/178.7	-1.00	32
14	EXP	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON	WNW/178.7	-1.00	32
14	EXP	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON	WNW/178.7	-1.00	32
14	EXP	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	WNW/178.7	-1.00	32
14	EXP	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	WNW/178.7	-1.00	33
14	EXP	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON	WNW/178.7	-1.00	33
14	PRT	SMS PETROLEUMS DIVISION OF SUNOCO	247 HURONTARIO ST COLLINGWOOD ON L9Y 2M4	WNW/178.7	-1.00	33
15	SPL	SERVICE STATION	WEIR MOTORS, 143 HUME STREET (N.O.S.) COLLINGWOOD TOWN ON	WSW/194.2	0.27	33
16	WWIS		lot 10 con 8 COLLINGWOOD ON	W/199.9	-0.08	34
17	SCT	Canadian Ski Council	21 Fourth St E Collingwood ON L9Y 1T2	WNW/207.5	-1.00	34
18	GEN	STACKHOUSE CHIROPRACTIC CLINIC	243 HURONTARIO STREET COLLINGWOOD ON L9Y 2M1	WNW/215.5	-1.00	34
18	GEN	STACKHOUSE CHIROPRACTIC CLINIC	243 HURONTARIO STREET COLLINGWOOD ON L9Y 2M1	WNW/215.5	-1.00	35
18	GEN	STACKHOUSE CHIROPRACTIC CLINIC	243 HURONTARIO STREET COLLINGWOOD ON L9Y 2M1	WNW/215.5	-1.00	35
19	EHS		247 Hurontario Street Collingwood ON L9Y 2M4	W/215.8	-1.00	35
20	CA	The Corporation of the Town of Collingwood	Hamilton Street & Paterson street Collingwood ON	SE/236.2	1.00	35
21	GEN	LYONS DRY CLEANERS 24-180	231 HURONTARIO STREET COLLINGWOOD ON L9Y 2M1	WNW/246.7	-1.00	36
21	GEN	LYONS DRY CLEANERS	231 HURONTARIO STREET COLLINGWOOD ON L9Y 2M1	WNW/246.7	-1.00	36
21	INC		231 Hurontario Street , Collingwood ON L9Y 2M1	WNW/246.7	-1.00	36
22	GEN	Cindy Lewis	252 Hurontario st Collingwood ON	W/257.1	-0.89	37
23	EHS		236 Hurontario Street Collingwood ON	WNW/263.3	-1.00	37

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>24</u>	PES	TORA COLLINGWOOD LIMITED O/A GIANT TIGER #184	190 SAINT MARIE ST COLLINGWOOD ON L9Y 3K5	NW/274.9	-3.00	<u>37</u>
<u>24</u>	PES	TORA COLLINGWOOD LIMITED O/A GIANT TIGER #184	190 SAINT MARIE ST COLLINGWOOD ON L9Y 3K5	NW/274.9	-3.00	<u>38</u>
<u>25</u>	EHS		236 Hurontario St Collingwood ON L9Y 2M2	WNW/281.1	-1.00	<u>38</u>
<u>25</u>	FST	MAC'S CONVENIENCE STORES INC**	236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	WNW/281.1	-1.00	<u>38</u>
<u>25</u>	FST	MAC'S CONVENIENCE STORES INC**	236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	WNW/281.1	-1.00	<u>38</u>
<u>25</u>	FST	MAC'S CONVENIENCE STORES INC**	236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	WNW/281.1	-1.00	<u>39</u>
<u>25</u>	FSTH	MAC'S CONVENIENCE STORES INC	236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	WNW/281.1	-1.00	<u>39</u>
<u>25</u>	FSTH	MAC'S CONVENIENCE STORES INC	236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	WNW/281.1	-1.00	<u>39</u>
<u>25</u>	PRT	THE BECKER MILK CO LTD	236 HURONTARIO ST COLLINGWOOD ON L9Y2M2	WNW/281.1	-1.00	<u>40</u>
<u>26</u>	GEN	SIMCOE COUNTY DISTRICT HEALTH UNIT	191 HURONTARIO STREET, UNIT 6 COLLINGWOOD ON L9Y 2M1	NW/285.0	-2.80	<u>40</u>
<u>27</u>	GEN	Town of Collingwood	200 Hume St. Collingwood ON L9Y 1V5	ESE/279.6	-1.03	<u>40</u>

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 3 CA site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
COLLINGWOOD TOWN	ROBINSON ST./HUME ST. COLLINGWOOD TOWN ON	8.4	<u>5</u>
WEIR OF COLLINGWOOD MOTOR SALES LTD.	143 HUME STREET COLLINGWOOD TOWN ON L9Y 1V7	79.8	<u>9</u>
The Corporation of the Town of Collingwood	Hamilton Street & Paterson street Collingwood ON	236.2	<u>20</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 2014 has found that there are 4 EHS site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	243 St. Marie Street Collingwood ON	111.6	<u>10</u>
	247 Hurontario Street Collingwood ON L9Y 2M4	215.8	<u>19</u>
	236 Hurontario Street Collingwood ON	263.3	<u>23</u>
	236 Hurontario St Collingwood ON L9Y 2M2	281.1	<u>25</u>

EXP - List of TSSA Expired Facilities

A search of the EXP database, dated Current to Nov 2015 has found that there are 25 EXP site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	0.0	<u>1</u>
JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON	0.0	<u>1</u>

Site	Address	Distance (m)	Map Key
JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	0.0	<u>1</u>
JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	0.0	<u>1</u>
JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON	0.0	<u>1</u>
JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON	0.0	<u>1</u>
JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON	0.0	<u>1</u>
JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	0.0	<u>1</u>
JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	0.0	<u>1</u>
JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	0.0	<u>1</u>
JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	0.0	<u>1</u>
JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	121 HUME ST COLLINGWOOD ON L9Y 1V6	0.0	<u>1</u>
SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	178.7	<u>14</u>
SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	178.7	<u>14</u>
SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	178.7	<u>14</u>
SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON	178.7	<u>14</u>
SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON	178.7	<u>14</u>
SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	178.7	<u>14</u>
SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	178.7	<u>14</u>
SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	178.7	<u>14</u>
SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON	178.7	<u>14</u>
SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	178.7	<u>14</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	178.7	<u>14</u>
SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG	247 HURONTARIO ST COLLINGWOOD ON	178.7	<u>14</u>

FST - Fuel Storage Tank

A search of the FST database, dated 2010-Nov 2015 has found that there are 6 FST site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
2299546 ONTARIO INC O/A HASTY MARKET	143 HUME ST COLLINGWOOD ON L9Y 1V7	79.5	<u>8</u>
2299546 ONTARIO INC O/A HASTY MARKET	143 HUME ST COLLINGWOOD ON L9Y 1V7	79.5	<u>8</u>
2299546 ONTARIO INC O/A HASTY MARKET	143 HUME ST COLLINGWOOD ON L9Y 1V7	79.5	<u>8</u>
MAC'S CONVENIENCE STORES INC**	236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	281.1	<u>25</u>
MAC'S CONVENIENCE STORES INC**	236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	281.1	<u>25</u>
MAC'S CONVENIENCE STORES INC**	236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	281.1	<u>25</u>

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 4 FSTH site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
1101649 ONTARIO INC	143 HUME ST COLLINGWOOD ON L9Y 1V7	79.8	<u>9</u>
2142578 ONTARIO INC O/A MALINA ARABZADAH	143 HUME ST COLLINGWOOD ON L9Y 1V7	79.8	<u>9</u>
MAC'S CONVENIENCE STORES INC	236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	281.1	<u>25</u>
MAC'S CONVENIENCE STORES INC	236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	281.1	<u>25</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-May 2015 has found that there are 9 GEN site(s) within

approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
SIMCOE COUNTY DISTRICT SCHOOL BOARD	ADMIRAL COLLINGWOOD PUBLIC SCHOOL 55 HUME STREET COLLINGWOOD ON L9Y 1V3	127.8	<u>11</u>
STACKHOUSE CHIROPRACTIC CLINIC	243 HURONTARIO STREET COLLINGWOOD ON L9Y 2M1	215.5	<u>18</u>
STACKHOUSE CHIROPRACTIC CLINIC	243 HURONTARIO STREET COLLINGWOOD ON L9Y 2M1	215.5	<u>18</u>
STACKHOUSE CHIROPRACTIC CLINIC	243 HURONTARIO STREET COLLINGWOOD ON L9Y 2M1	215.5	<u>18</u>
LYONS DRY CLEANERS 24-180	231 HURONTARIO STREET COLLINGWOOD ON L9Y 2M1	246.7	<u>21</u>
LYONS DRY CLEANERS	231 HURONTARIO STREET COLLINGWOOD ON L9Y 2M1	246.7	<u>21</u>
Cindy Lewis	252 Hurontario st Collingwood ON	257.1	<u>22</u>
SIMCOE COUNTY DISTRICT HEALTH UNIT	191 HURONTARIO STREET, UNIT 6 COLLINGWOOD ON L9Y 2M1	285.0	<u>26</u>
Town of Collingwood	200 Hume St. Collingwood ON L9Y 1V5	279.6	<u>27</u>

INC - TSSA Incidents

A search of the INC database, dated June 2009 - Nov 2015 has found that there are 1 INC site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	231 Hurontario Street , Collingwood ON L9Y 2M1	246.7	<u>21</u>

PES - Pesticide Register

A search of the PES database, dated 1988-Jun 2013 has found that there are 2 PES site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
TORA COLLINGWOOD LIMITED O/A GIANT TIGER #184	190 SAINT MARIE ST COLLINGWOOD ON L9Y 3K5	274.9	<u>24</u>
TORA COLLINGWOOD LIMITED O/A GIANT TIGER #184	190 SAINT MARIE ST COLLINGWOOD ON L9Y 3K5	274.9	<u>24</u>

PINC - TSSA Pipeline Incidents

A search of the PINC database, dated June 2009-2014 has found that there are 2 PINC site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	97 MARKET STREET., COLLINGWOOD ON	63.1	<u>7</u>
	57 4th st e suite 2 Collingwood ON	152.4	<u>12</u>

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 4 PRT site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
ULTRAMAR CANADA INC	121 HUME ST COLLINGWOOD ON L9Y 1V6	0.0	<u>2</u>
ALEX C WEIR WEIR OF COLLINGWOOD MOTOR SALES LTD	143 HUME ST COLLINGWOOD ON L9Y 1V7	79.8	<u>9</u>
SMS PETROLEUMS DIVISION OF SUNOCO	247 HURONTARIO ST COLLINGWOOD ON L9Y 2M4	178.7	<u>14</u>
THE BECKER MILK CO LTD	236 HURONTARIO ST COLLINGWOOD ON L9Y2M2	281.1	<u>25</u>

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Jul 2014 has found that there are 3 RST site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
JOHN'S CAR WASH	121 HUME ST COLLINGWOOD ON L9Y 1V6	0.0	<u>2</u>
JOHN'S CAR WASH & SUNOCO	121 HUME ST COLLINGWOOD ON L9Y 1V6	0.0	<u>2</u>
THE OIL SHOP	143 HUME ST COLLINGWOOD ON L9Y 1V7	79.8	<u>9</u>

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 2 SCT site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Digital Plus Printing Communications	125 Fourth St E Collingwood ON L9Y 1T6	160.0	<u>13</u>
Canadian Ski Council	21 Fourth St E Collingwood ON L9Y 1T2	207.5	<u>17</u>

SPL - Ontario Spills

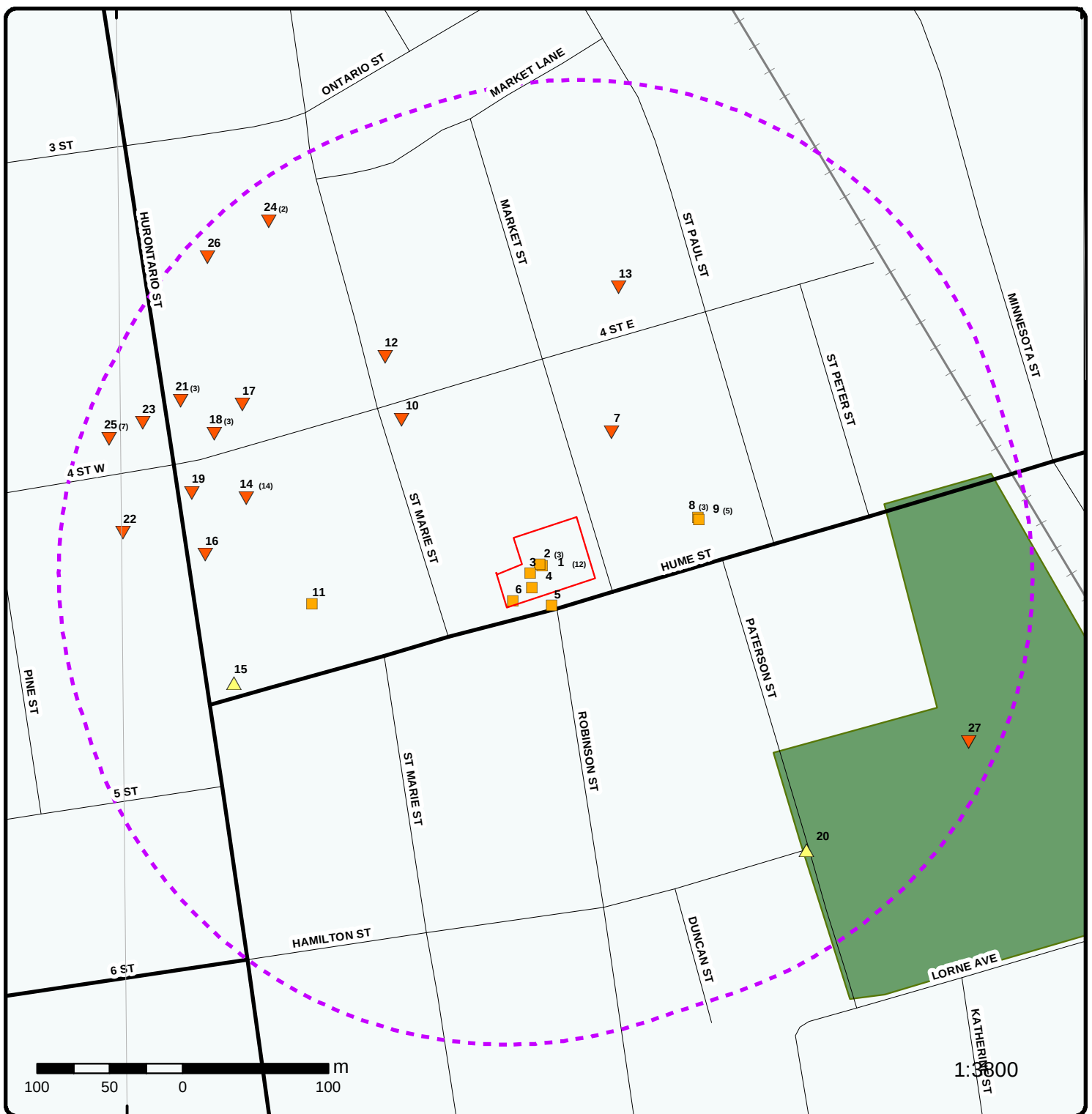
A search of the SPL database, dated 1988-Jun 2015 has found that there are 1 SPL site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
SERVICE STATION	WEIR MOTORS, 143 HUME STREET (N.O.S.) COLLINGWOOD TOWN ON	194.2	<u>15</u>

WWIS - Water Well Information System

A search of the WWIS database, dated 1955-Mar 2014 has found that there are 4 WWIS site(s) within approximately 0.30 kilometers of the project property.

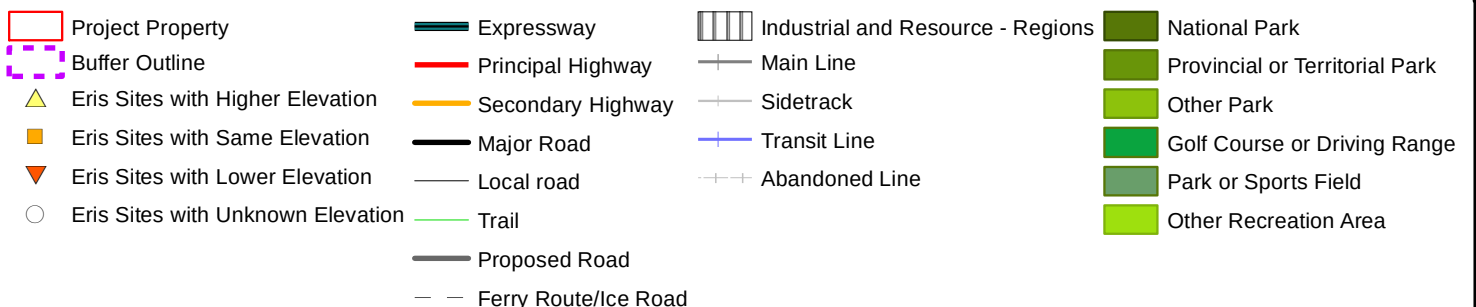
<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	0.0	<u>3</u>
	COLLINGWOOD ON	0.0	<u>4</u>
	COLLINGWOOD ON	0.0	<u>6</u>
	lot 10 con 8 COLLINGWOOD ON	199.9	<u>16</u>

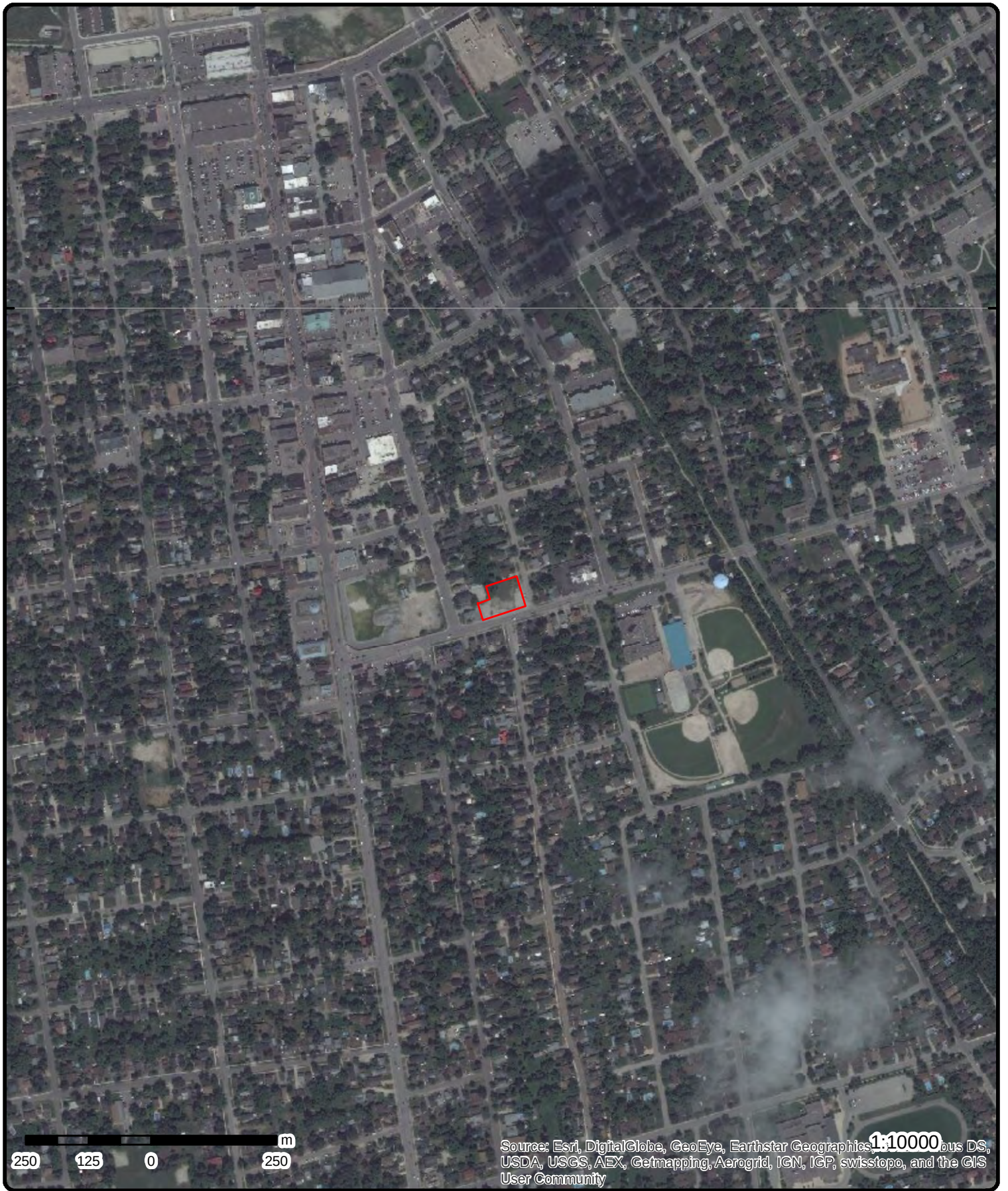


Map

Order No: 20160331035

Address: 121 Hume Street, Collingwood, ON





Aerial

Order No: 20160331035

Address: 121 Hume Street, Collingwood, ON

Source: ESRI World Imagery, Updated October 2014

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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	1 of 12	-/0.0	184.0	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH 121 HUME ST COLLINGWOOD ON L9Y 1V6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		34069 FS Liquid Fuel Tank 4/14/1998 10683343 FS Liquid Fuel Tank EXPIRED FS Gasoline Station - Full Serve			
1	2 of 12	-/0.0	184.0	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH 121 HUME ST COLLINGWOOD ON L9Y 1V6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		31804 FS Liquid Fuel Tank 4/14/1998 10683371 FS Liquid Fuel Tank EXPIRED FS Gasoline Station - Full Serve			
1	3 of 12	-/0.0	184.0	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH 121 HUME ST COLLINGWOOD ON L9Y 1V6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		32914 FS Liquid Fuel Tank 4/14/1998 10683288 FS Liquid Fuel Tank EXPIRED FS Gasoline Station - Full Serve			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	4 of 12	-/0.0	184.0	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH 121 HUME ST COLLINGWOOD ON L9Y 1V6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		33267 FS Liquid Fuel Tank 4/14/1998 10683318 FS Liquid Fuel Tank EXPIRED FS Gasoline Station - Full Serve			
1	5 of 12	-/0.0	184.0	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH 121 HUME ST COLLINGWOOD ON	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		32613 10683357 FS Piping EXPIRED FS Piping			
1	6 of 12	-/0.0	184.0	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH 121 HUME ST COLLINGWOOD ON L9Y 1V6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		 4/14/1998 10683343 FS Liquid Fuel Tank EXPIRED			
1	7 of 12	-/0.0	184.0	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH 121 HUME ST COLLINGWOOD ON L9Y 1V6	EXP
Instance ID: TSSA Program Area:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Maximum Hazard Rank: Facility Type: Expired Date: 4/14/1998 Instance Number: 10683318 Instance Type: FS Liquid Fuel Tank Status: EXPIRED Description:					
1	8 of 12	-/0.0	184.0	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH 121 HUME ST COLLINGWOOD ON	EXP
Instance ID: 33044 TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: 10683305 Instance Type: FS Piping Status: EXPIRED Description: FS Piping					
1	9 of 12	-/0.0	184.0	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH 121 HUME ST COLLINGWOOD ON	EXP
Instance ID: 32583 TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: 10683329 Instance Type: FS Piping Status: EXPIRED Description: FS Piping					
1	10 of 12	-/0.0	184.0	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH 121 HUME ST COLLINGWOOD ON	EXP
Instance ID: 33832 TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: 10683383 Instance Type: FS Piping Status: EXPIRED Description: FS Piping					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	11 of 12	-/0.0	184.0	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH 121 HUME ST COLLINGWOOD ON L9Y 1V6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: 4/14/1998 Instance Number: 10683371 Instance Type: FS Liquid Fuel Tank Status: EXPIRED Description:					
1	12 of 12	-/0.0	184.0	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH 121 HUME ST COLLINGWOOD ON L9Y 1V6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: 4/14/1998 Instance Number: 10683288 Instance Type: FS Liquid Fuel Tank Status: EXPIRED Description:					
2	1 of 3	-/0.0	184.0	ULTRAMAR CANADA INC 121 HUME ST COLLINGWOOD ON L9Y 1V6	PRT
Location ID: 3340 Type: retail Expiry Date: 1995-09-30 Capacity (L): 90800 Licence #: 0050718001					
2	2 of 3	-/0.0	184.0	JOHN'S CAR WASH & SUNOCO 121 HUME ST COLLINGWOOD ON L9Y 1V6	RST
Facility: Service Stations-Gasoline, Oil & Natural Gas Description:					
2	3 of 3	-/0.0	184.0	JOHN'S CAR WASH 121 HUME ST COLLINGWOOD ON L9Y 1V6	RST

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Facility: Service Stations-Gasoline, Oil & Natural Gas Description:					
3	1 of 1	-/0.0	184.0	ON	WWIS
Well ID: 7190143 Concession: County: SIMCOE Easting Nad83: 562556 Zone: 17 Primary Water Use: Sec. Water Use: Pump Rate: Flow Rate: Specific Capacity: Construction Method: Elevation (m): Depth to Bedrock: Water Type:		Lot: Concession Name: Municipality: COLLINGWOOD TOWN Northing Nad83: 4927291 Utm Reliability: margin of error : 30 m - 100 m Construction Date: 23-AUG-12 Well Depth: Static Water Level: Clear/Cloudy: Final Well Status: Flowing (y/n): Elevation Reliability: Overburden/Bedrock: k: Casing Material:			
4	1 of 1	-/0.0	184.0	COLLINGWOOD ON	WWIS
Well ID: 7050173 Concession: County: SIMCOE Easting Nad83: 562557 Zone: 17 Primary Water Use: Monitoring Sec. Water Use: Pump Rate: Flow Rate: Specific Capacity: Construction Method: Boring Elevation (m): 184.22 Depth to Bedrock: Water Type: FRESH --- Details --- Thickness: .6 m Material Colour: BROWN + Thickness: 1.8 m Material Colour: BROWN + Thickness: .6 m Material Colour: BROWN		Lot: Concession Name: Municipality: COLLINGWOOD TOWN Northing Nad83: 4927281 Utm Reliability: margin of error : 10 - 30 m Construction Date: 07-AUG-07 Well Depth: 5.2 m Static Water Level: Clear/Cloudy: Final Well Status: Observation Wells Flowing (y/n): Elevation Reliability: Overburden/Bedrock: k: Casing Material: Not stated Original Depth: .6 m Material: SAND, GRAVEL Original Depth: 2.4 m Material: MEDIUM SAND, , LOOSE Original Depth: 3 m Material: MEDIUM SAND, SILT, GRAVEL			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
+ Thickness: 2.2 m Material Colour: GREY Original Depth: 5.2 m Material: LIMESTONE, , FRACTURED					
6	1 of 1	-/0.0	184.0	COLLINGWOOD ON	WWIS
Well ID: 7050174 Concession: County: SIMCOE Easting Nad83: 562544 Zone: 17 Primary Water Use: Monitoring Sec. Water Use: Pump Rate: Flow Rate: Specific Capacity: Construction Method: Boring Elevation (m): 184.31 Depth to Bedrock: Water Type: FRESH Lot: Concession Name: Municipality: COLLINGWOOD TOWN Northing Nad83: 4927272 Utm Reliability: margin of error : 10 - 30 m Construction Date: 07-AUG-07 Well Depth: 3 m Static Water Level: Clear/Cloudy: Final Well Status: Observation Wells Flowing (y/n): Elevation Reliability: Overburden/Bedrock: Casing Material: Not stated --- Details --- Thickness: .6 m Material Colour: BROWN + Thickness: 1.8 m Material Colour: BROWN + Thickness: .6 m Material Colour: BROWN Original Depth: .6 m Material: SAND, GRAVEL Original Depth: 2.4 m Material: MEDIUM SAND, , LOOSE Original Depth: 3 m Material: MEDIUM SAND, SILT, GRAVEL					
5	1 of 1	S/8.4	184.0	COLLINGWOOD TOWN ROBINSON ST./HUME ST. COLLINGWOOD TOWN ON	CA
Certificate #: 3-0326-94- Application Year: 94 Issue Date: 4/27/1994 Approval Type: Municipal sewage Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
7	1 of 1	NNE/63.1	183.0	97 MARKET STREET., COLLINGWOOD ON	PINC

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Incident ID: Tank Status: RC Established Attribute Category: Excavation practices not sufficient Task Number: 4666410 SR Type: FS-Pipeline Incident Incident Number: 1255488 Status Code: Pipeline Damage Reason Est Summary: 97 MARKET STREET., COLLINGWOOD - PIPELINE HIT 1/2" Spills Action Centre: Reported By: adam.broderick@enbridge.com Affiliation: Method Details: E-mail Fuel Category: Natural Gas Fuel Occurrence Type: Date of Occurrence: Occurrence Start Date: 2013/10/21 Health Impact: Occurrence Desc: Environment Impact: Property Damage: Yes Service Interrupt: Fuel Type: Enforce Policy: Yes Operation Type: Damage Reason: FS-Perform P-line Inc Invest Public Relation: Pipeline System: Pipeline Type: Depth: Pipe Material: Regualtor Location: PSIG: Regulator Type: Notes:					
8	1 of 3	ENE/79.5	184.0	2299546 ONTARIO INC O/A HASTY MARKET 143 HUME ST COLLINGWOOD ON L9Y 1V7	FST
Instance Number: 10683437 Cont Name: Instance Type: FS Liquid Fuel Tank Fuel Type: Diesel Status: Active Capacity: 22700 Tank Material: Steel Corrosion Protection: Sacrificial anode Tank Type: Single Wall UST Install Year: 1992 Parent Facility Type: FS Gasoline Station - Full Serve Facility Type: FS Liquid Fuel Tank					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
8	2 of 3	ENE/79.5	184.0	2299546 ONTARIO INC O/A HASTY MARKET 143 HUME ST COLLINGWOOD ON L9Y 1V7	FST
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		10683395 FS Liquid Fuel Tank Gasoline Active 22700 Steel Sacrificial anode Single Wall UST 1992 FS Gasoline Station - Full Serve FS Liquid Fuel Tank			
8	3 of 3	ENE/79.5	184.0	2299546 ONTARIO INC O/A HASTY MARKET 143 HUME ST COLLINGWOOD ON L9Y 1V7	FST
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		10683416 FS Liquid Fuel Tank Gasoline Active 22700 Steel Sacrificial anode Single Wall UST 1992 FS Gasoline Station - Full Serve FS Liquid Fuel Tank			
9	1 of 5	ENE/79.8	184.0	WEIR OF COLLINGWOOD MOTOR SALES LTD. 143 HUME STREET COLLINGWOOD TOWN ON L9Y 1V7	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		8-5120-95-006 95 11/17/95 Industrial air Approved WASTE OIL FURNACE MODEL REZNOR RA-235			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
9	2 of 5	ENE/79.8	184.0	2142578 ONTARIO INC O/A MALINA ARABZADAH 143 HUME ST COLLINGWOOD ON L9Y 1V7	FSTH
License Issue Date:		8/15/2008 1:30:00 PM			
Tank Status:		Licensed			
Tank Status As Of:		December 2008			
Operation Type:		Retail Fuel Outlet			
Facility Type:		Gasoline Station - Full Serve			
--- Details ---					
Status:		Active			
Capacity:		22700			
Year of Installation:		1992			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
+					
Status:		Active			
Capacity:		22700			
Year of Installation:		1992			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
+					
Status:		Active			
Capacity:		22700			
Year of Installation:		1992			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Single Wall UST - Diesel			
9	3 of 5	ENE/79.8	184.0	1101649 ONTARIO INC 143 HUME ST COLLINGWOOD ON L9Y 1V7	FSTH
License Issue Date:		9/24/2003			
Tank Status:		Licensed			
Tank Status As Of:		August 2007			
Operation Type:		Retail Fuel Outlet			
Facility Type:		Gasoline Station - Full Serve			
--- Details ---					
Status:		Active			
Capacity:		22700			
Year of Installation:		1992			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
+					
Status:		Active			
Capacity:		22700			
Year of Installation:		1992			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
+					
Status:		Active			
Capacity:		22700			
Year of Installation:		1992			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Corrosion Protection: Tank Fuel Type:		Liquid Fuel Single Wall UST - Diesel			
9	4 of 5	ENE/79.8	184.0	ALEX C WEIR WEIR OF COLLINGWOOD MOTOR SALES LTD 143 HUME ST COLLINGWOOD ON L9Y 1V7	PRT
Location ID:		3341			
Type:		retail			
Expiry Date:		1995-08-31			
Capacity (L):		68100			
Licence #:		0024537001			
9	5 of 5	ENE/79.8	184.0	THE OIL SHOP 143 HUME ST COLLINGWOOD ON L9Y 1V7	RST
Facility: Description:		OIL CHANGES & LUBRICATION SERVICE			
10	1 of 1	NW/111.6	183.0	243 St. Marie Street Collingwood ON	EHS
Order No.:		20120508009			
Report Date:		16-MAY-12			
Report Type:		Standard Report			
Search Radius (km):		.25			
Addit. Info Ordered:		Title Searches			
11	1 of 1	W/127.8	184.0	SIMCOE COUNTY DISTRICT SCHOOL BOARD ADMIRAL COLLINGWOOD PUBLIC SCHOOL 55 HUME STREET COLLINGWOOD ON L9Y 1V3	GEN
Generator #:		ON2524303			
Approval Yrs:		99,00,01,02,03,04			
SIC Code:		8511			
SIC Description:		ELEM.T./SECON. EDUC.			
--- Details ---					
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
+					
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
+					
Waste Code:		331			
Waste Description:		WASTE COMPRESSED GASES			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
12	1 of 1	NW/152.4	182.0	57 4th st e suite 2 Collingwood ON	PINC
Incident ID: 2779676 Tank Status: Attribute Category: Task Number: SR Type: FS-Pipeline Incident Incident Number: 623032 Status Code: Home Owner Pipeline Strike Summary: 57 4th st e suite 2 Collingwood - home owner1/2" Pipeline Hit Spills Action Centre: Reported By: Dempster, Don Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) Method Details: Fuel Category: Heating Fuel Fuel Occurrence Type: Date of Occurrence: Occurrence Start Date: Health Impact: Occurrence Desc: Environment Impact: Property Damage: Service Interrupt: Fuel Type: Enforce Policy: Operation Type: Damage Reason: Public Relation: Pipeline System: Pipeline Type: Depth: Pipe Material: Regualtor Location: PSIG: Regulator Type: Notes:					
13	1 of 1	NNE/160.0	182.0	Digital Plus Printing Communications 125 Fourth St E Collingwood ON L9Y 1T6	SCT
Established: 1989 Plant Size (ft²): Employment: 2 --- Details --- SIC/NAICS Code: 323114 Description: Quick Printing + SIC/NAICS Code: 323115 Description: Digital Printing + SIC/NAICS Code: 323119 Description: Other Printing					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
14	1 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG 247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		33307 FS Liquid Fuel Tank 6/4/1992 10683616 FS Liquid Fuel Tank EXPIRED FS Gasoline Station - Self Serve			
14	2 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG 247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		31812 FS Liquid Fuel Tank 6/4/1992 10683598 FS Liquid Fuel Tank EXPIRED FS Gasoline Station - Self Serve			
14	3 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG 247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		32948 FS Liquid Fuel Tank 6/4/1992 10683610 FS Liquid Fuel Tank EXPIRED FS Gasoline Station - Self Serve			
14	4 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG 247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type:		33622 FS Liquid Fuel Tank			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Expired Date: Instance Number: Instance Type: Status: Description:		6/4/1992 10683604 FS Liquid Fuel Tank EXPIRED FS Gasoline Station - Self Serve			
14	5 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG 247 HURONTARIO ST COLLINGWOOD ON	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		32626 10683619 FS Piping EXPIRED FS Piping			
14	6 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG 247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		 6/4/1992 10683616 FS Liquid Fuel Tank EXPIRED			
14	7 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG 247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		 6/4/1992 10683610 FS Liquid Fuel Tank EXPIRED			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
14	8 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG 247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: 6/4/1992 Instance Number: 10683604 Instance Type: FS Liquid Fuel Tank Status: EXPIRED Description:					
14	9 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG 247 HURONTARIO ST COLLINGWOOD ON	EXP
Instance ID: 33620 TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: 10683607 Instance Type: FS Piping Status: EXPIRED Description: FS Piping					
14	10 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG 247 HURONTARIO ST COLLINGWOOD ON	EXP
Instance ID: 33845 TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: 10683601 Instance Type: FS Piping Status: EXPIRED Description: FS Piping					
14	11 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG 247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Expired Date: Instance Number: Instance Type: Status: Description:		6/4/1992 9524545 FS Facility EXPIRED			
14	12 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG 247 HURONTARIO ST COLLINGWOOD ON N8X 1L6	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		6/4/1992 10683598 FS Liquid Fuel Tank EXPIRED			
14	13 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO NANCY NG 247 HURONTARIO ST COLLINGWOOD ON	EXP
Instance ID: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date: Instance Number: Instance Type: Status: Description:		33056 10683613 FS Piping EXPIRED FS Piping			
14	14 of 14	WNW/178.7	183.0	SMS PETROLEUMS DIVISION OF SUNOCO 247 HURONTARIO ST COLLINGWOOD ON L9Y 2M4	PRT
Location ID: Type: Expiry Date: Capacity (L): Licence #:		3348 retail 1993-06-30 20000 0019089266			
15	1 of 1	WSW/194.2	184.3	SERVICE STATION WEIR MOTORS, 143 HUME STREET (N.O.S.) COLLINGWOOD TOWN ON	SPL
Ref NO:		152607			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Contaminant Code: Contaminant Name: Contaminant Quantity: Incident Cause: VALVE/FITTING LEAK OR FAILURE Incident Dt: 2/19/1998 Incident Reason: ERROR Incident Summary: WEIR MOTORS: UNKNOWN QUANTITY DIESEL SPILLED TO ROAD AND INTO C/B. MOE Reported Dt: 2/19/1998 Environmental Impact: POSSIBLE Nature of Impact: Water course or lake Receiving Medium: LAND / WATER SAC Action Class: Sector Source Type: Site Municipality: 70403					
16	1 of 1	W/199.9	183.9	lot 10 con 8 COLLINGWOOD ON	WWIS
Well ID: 7105010 Concession: 08 County: SIMCOE Easting Nad83: 8012856 Zone: 17 Primary Water Use: Sec. Water Use: Pump Rate: Flow Rate: Specific Capacity: Construction Method: Other Method Elevation (m): Depth to Bedrock: Water Type: --- Details --- Thickness: m Material Colour:					
Lot: 010 Concession Name: CON Municipality: COLLINGWOOD TOWN Northing Nad83: 4429785 Utm Reliability: margin of error : 10 - 30 m Construction Date: 11-APR-08 Well Depth: m Static Water Level: Clear/Cloudy: Final Well Status: Abandoned-Other Flowing (y/n): Elevation Reliability: Overburden/Bedrock: Casing Material: Original Depth: m Material:					
17	1 of 1	WNW/207.5	183.0	Canadian Ski Council 21 Fourth St E Collingwood ON L9Y 1T2	SCT
Established: 01-DEC-77 Plant Size (ft²): 1800 Employment: --- Details --- SIC/NAICS Code: 813910 Description: Business Associations					
18	1 of 3	WNW/215.5	183.0	STACKHOUSE CHIROPRACTIC CLINIC 243 HURONTARIO STREET COLLINGWOOD ON L9Y 2M1	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Generator #: Approval Yrs: SIC Code: SIC Description:		ON1816201 04			
18	2 of 3	WNW/215.5	183.0	STACKHOUSE CHIROPRACTIC CLINIC 243 HURONTARIO STREET COLLINGWOOD ON L9Y 2M1	GEN
Generator #: Approval Yrs: SIC Code: SIC Description:		ON1816201 02			
18	3 of 3	WNW/215.5	183.0	STACKHOUSE CHIROPRACTIC CLINIC 243 HURONTARIO STREET COLLINGWOOD ON L9Y 2M1	GEN
Generator #: Approval Yrs: SIC Code: SIC Description:		ON1816201 94,95,96,97,98,99,00,01,03 8661 CHIRO./OSTEOPATHS			
--- Details --- Waste Code: Waste Description:		264 PHOTOPROCESSING WASTES			
19	1 of 1	W/215.8	183.0	247 Hunrontario Street Collingwood ON L9Y 2M4	EHS
Order No.: Report Date: Report Type: Search Radius (km): Addit. Info Ordered:		20100513018 5/25/2010 Standard Report 0.25			
20	1 of 1	SE/236.2	185.0	The Corporation of the Town of Collingwood Hamilton Street & Paterson street Collingwood ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description:		2905-655M6H 2004 10/4/2004 Municipal and Private Sewage Works Revoked and/or Replaced			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Contaminants: Emission Control:					
21	1 of 3	WNW/246.7	183.0	LYONS DRY CLEANERS 231 HURONTARI STREET COLLINGWOOD ON L9Y 2M1	24-180 GEN
Generator #: Approval Yrs: SIC Code: SIC Description:		ON0507600 92,93,94,95,96,97,98 9721 POWER LAUND./CLEANER			
--- Details --- Waste Code: Waste Description:		241 HALOGENATED SOLVENTS			
21	2 of 3	WNW/246.7	183.0	LYONS DRY CLEANERS 231 HURONTARI STREET COLLINGWOOD ON L9Y 2M1	GEN
Generator #: Approval Yrs: SIC Code: SIC Description:		ON0507600 86,87,88,89 9721 POWER LAUND./CLEANERS			
--- Details --- Waste Code: Waste Description:		241 HALOGENATED SOLVENTS			
21	3 of 3	WNW/246.7	183.0	231 Hurontario Street , Collingwood ON L9Y 2M1	INC
Incident ID: Incident Number: SR Type: Status Code: Summary: Drainage System: Sub Surface Contam.: Aff. Prop. Use Water: Contam. Migrated: Contact Natural Env.: Near Body of Water: Approx. Quant. Rel.: Equipment Model: Serial No: Residential App. Type: Commercial App. Type: Industrial App. Type: Institutional App. Type: Venting Type: Vent Connector Mater.: Vent Chimney Mater.: Notes: Pipeline Type:		2521710 370140 FS-Incident Causal Analysis Complete 231 Hurontario Street , Collingwood - 1/2" Pipeline Hit			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Pipeline Involved: Pipe Material: Plastic Depth Ground Cover: Regulator Location: Outside Regulator Type: Service Regulator (up to 60 psi intake) Operation Pressure: IP Pipeline Notes: Liquid Prop Make: Liquid Prop Model: Liquid Prop Serial No: Equipment Type: Cylinder Capacity: Cylinder Capac. Units: Cylinder Material Type: Tank Capacity: Tank Material Type: Tank Storage Type: Tank Location Type: Pump Flow Rate Capac.: Liquid Prop Notes:					
22	1 of 1	W/257.1	183.1	Cindy Lewis 252 Hurontario st Collingwood ON	GEN
Generator #: ON2688395 Approval Yrs: As of May 2015 SIC Code: SIC Description: --- Details --- Waste Code: 312 Waste Description: Pathological wastes + Waste Code: 261 Waste Description: Pharmaceuticals					
23	1 of 1	WNW/263.3	183.0	236 Hurontario Street Collingwood ON	EHS
Order No.: 20131030065 Report Date: 06-NOV-13 Report Type: Custom Report Search Radius (km): .25 Addit. Info Ordered:					
24	1 of 2	NW/274.9	181.0	TORA COLLINGWOOD LIMITED O/A GIANT TIGER #184 190 SAINT MARIE ST COLLINGWOOD ON L9Y 3K5	PES
Licence No.: Licence Type: Vendor					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
24	2 of 2	NW/274.9	181.0	TORA COLLINGWOOD LIMITED O/A GIANT TIGER #184 190 SAINT MARIE ST COLLINGWOOD ON L9Y 3K5	PES
Licence No.: Licence Type:		23-01-15799-0 LIMITED			
25	1 of 7	WNW/281.1	183.0	236 Hurontario St Collingwood ON L9Y 2M2	EHS
Order No.:		20071116061			
Report Date:		11/23/2007			
Report Type:		CAN - Basic Report			
Search Radius (km):		0.25			
Addit. Info Ordered:		Fire Insur. Maps And /or Site Plans			
25	2 of 7	WNW/281.1	183.0	MAC'S CONVENIENCE STORES INC** 236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	FST
Instance Number:		10683592			
Cont Name:					
Instance Type:		FS Liquid Fuel Tank			
Fuel Type:		Gasoline			
Status:		Active			
Capacity:		22730			
Tank Material:		Fiberglass (FRP)			
Corrosion Protection:		Fiberglass			
Tank Type:		Single Wall UST			
Install Year:		1985			
Parent Facility Type:		FS Gasoline Station - Self Serve			
Facility Type:		FS Liquid Fuel Tank			
25	3 of 7	WNW/281.1	183.0	MAC'S CONVENIENCE STORES INC** 236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	FST
Instance Number:		10683586			
Cont Name:					
Instance Type:		FS Liquid Fuel Tank			
Fuel Type:		Gasoline			
Status:		Active			
Capacity:		36370			
Tank Material:		Fiberglass (FRP)			
Corrosion Protection:		Fiberglass			
Tank Type:		Single Wall UST			
Install Year:		1985			
Parent Facility Type:		FS Gasoline Station - Self Serve			
Facility Type:		FS Liquid Fuel Tank			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
25	4 of 7	WNW/281.1	183.0	MAC'S CONVENIENCE STORES INC** 236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	FSTH
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		10683579 FS Liquid Fuel Tank Gasoline Active 36370 Fiberglass (FRP) Fiberglass Single Wall UST 1985 FS Gasoline Station - Self Serve FS Liquid Fuel Tank			
25	5 of 7	WNW/281.1	183.0	MAC'S CONVENIENCE STORES INC 236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	FSTH
License Issue Date: Tank Status: Tank Status As Of: Operation Type: Facility Type:		12/28/2001 Licensed August 2007 Retail Fuel Outlet Gasoline Station - Self Serve			
--- Details ---					
Status: Capacity: Year of Installation: Corrosion Protection: Tank Fuel Type: +		Active 36370 1985 Liquid Fuel Single Wall UST - Gasoline			
Status: Capacity: Year of Installation: Corrosion Protection: Tank Fuel Type: +		Active 36370 1985 Liquid Fuel Single Wall UST - Gasoline			
Status: Capacity: Year of Installation: Corrosion Protection: Tank Fuel Type:		Active 22730 1985 Liquid Fuel Single Wall UST - Gasoline			
25	6 of 7	WNW/281.1	183.0	MAC'S CONVENIENCE STORES INC 236 HURONTARIO ST COLLINGWOOD ON L9Y 2M2	FSTH
License Issue Date: Tank Status: Tank Status As Of: Operation Type: Facility Type:		12/28/2001 Pending Renewal December 2008 Retail Fuel Outlet Gasoline Station - Self Serve			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
--- Details ---					
Status:		Active			
Capacity:		36370			
Year of Installation:		1985			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
+					
Status:		Active			
Capacity:		36370			
Year of Installation:		1985			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
+					
Status:		Active			
Capacity:		22730			
Year of Installation:		1985			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
25	7 of 7	WNW/281.1	183.0	THE BECKER MILK CO LTD 236 HURONTARIO ST COLLINGWOOD ON L9Y2M2	PRT
Location ID:		3347			
Type:		retail			
Expiry Date:		1996-03-31			
Capacity (L):		95470			
Licence #:		0052306001			
26	1 of 1	NW/285.0	181.2	SIMCOE COUNTY DISTRICT HEALTH UNIT 191 HURONTARIO STREET, UNIT 6 COLLINGWOOD ON L9Y 2M1	GEN
Generator #:		ON1115106			
Approval Yrs:		97,98,99,00,01			
SIC Code:		8635			
SIC Description:		PUB. HEALTH CLINICS			
--- Details ---					
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			
27	1 of 1	ESE/279.6	183.0	Town of Collingwood 200 Hume St. Collingwood ON L9Y 1V5	GEN
Generator #:		ON6684905			
Approval Yrs:		04			
SIC Code:		713990			
SIC Description:		All Other Amusement and Recreation Industries			

Unplottable Summary

Total: **13** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	SIMCOE COUNTY	LOT 43, CONC. 8, SUNSET MANOR	COLLINGWOOD TOWN ON	
CA	The Corporation of the Town of Collingwood	Maple St Cameron Street, Fourth Street, St. Paul Street and Tremont Lane	Collingwood ON	
CA	The Corporation of the Town of Collingwood	St. Marie St	Collingwood ON	
CFOT	DAVID B. GRANT	HWY# 24, CONC 9, RR#1 NOTTAWA	SIMCOE ON	L0M 1P0
ECA	The Corporation of the Town of Collingwood	Market Lane, Market Street and Napier Street	Collingwood ON	
GEN	M. LUDWIG & SONS LTD.	HWY. #24 SOUTH	SIMCOE ON	
PES	COLLINGWOOD H.H.B.C.	HWY. 24 SOUTH, R. R. #2	COLLINGWOOD ON	L9Y 3Z1
SCT	JOHN BROWN CUSTOM SPORTING	HWY 24 S	COLLINGWOOD ON	L9Y 3Z4
SCT	JOHN BROWN CUSTOM SPORTING	HIGHWAY 24	COLLINGWOOD ON	L9Y 3Z4
SCT	John Brown Custom Sporting Equipment Ltd.	Highway 24	Collingwood ON	L9Y 3Z4
SPL	PUC	WASTE TRANSFER SITE AT 14TH ST. E. MOTOR VEHICLE (OPERATING FLUID)	SIMCOE TOWN ON	
SPL	LIQUITERMINALS	HIGHWAY 24, NORTH OF SIMCOE	SIMCOE TOWN ON	
SPL	UNKNOWN	HWY 24 2KM N OF TOWN	SIMCOE TOWN ON	

Unplottable Report

Site: SIMCOE COUNTY
LOT 43, CONC. 8, SUNSET MANOR COLLINGWOOD TOWN ON

Database:
CA

Certificate #: 8-5026-95-
Application Year: 95
Issue Date: 3/14/1995
Approval Type: Industrial air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: (2) NATURAL GAS-FIRED BOILERS
Contaminants: Nitrogen Oxides
Emission Control: No Controls

Site: The Corporation of the Town of Collingwood
Maple St Cameron Street, Fourth Street, St. Paul Street and Tremont Lane Collingwood ON

Database:
CA

Certificate #: 7875-7FJQ7J
Application Year: 2008
Issue Date: 6/13/2008
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: The Corporation of the Town of Collingwood
St. Marie St Collingwood ON

Database:
CA

Certificate #: 6373-745H5H
Application Year: 2007
Issue Date: 7/20/2007
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:

Contaminants:
Emission Control:

Site: DAVID B. GRANT
HWY# 24, CONC 9, RR#1 NOTTAWA SIMCOE ON L0M 1P0

Database:
CFOT

Registration No.:
Licence No.:
Tank Size: 1892
Instance Number: 61348652
Facility Type: FS Fuel Oil Tank
Status Name: Active
Corrosion Protection:
Fuel Type: Fuel Oil
Year Installed: 1982
Tank Material: Steel
Distributor:
Contact Name:
Contact Address:
Contact Address2:
Contact City:
Comments:

Site: The Corporation of the Town of Collingwood
Market Lane, Market Street and Napier Street Collingwood ON

Database:
ECA

CofA Number: 5932-8QFP8M
Date: 1/31/2012
Status: Approved
Project Type: Municipal and Private Sewage

Site: M. LUDWIG & SONS LTD.
HWY. #24 SOUTH SIMCOE ON

Database:
GEN

Generator #: ON2015500
Approval Yrs: 95,96
SIC Code: 3251
SIC Description: VEHICLE ENGINE IND.

--- Details ---
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Site: COLLINGWOOD H.H.B.C.
HWY. 24 SOUTH, R. R. #2 COLLINGWOOD ON L9Y 3Z1

Database:
PES

Licence No.: 23-01-05738-0
Licence Type: Limited Vendor

Site: JOHN BROWN CUSTOM SPORTING
HWY 24 S COLLINGWOOD ON L9Y 3Z4

Database:
SCT

Established: 1970

Plant Size (ft²): 0
Employment: 50

--- Details ---

SIC/NAICS Code: 3949
Description: SPORTING AND ATHLETIC GOODS, NOT ELSEWHERE CLASSIFIED

Site: JOHN BROWN CUSTOM SPORTING
HIGHWAY 24 COLLINGWOOD ON L9Y 3Z4

Database:
SCT

Established: 1970
Plant Size (ft²): 0
Employment: 50

--- Details ---

SIC/NAICS Code: 339920
Description: Sporting and Athletic Goods Manufacturing

Site: John Brown Custom Sporting Equipment Ltd.
Highway 24 Collingwood ON L9Y 3Z4

Database:
SCT

Established: 1970
Plant Size (ft²):
Employment: 20

Site: PUC
WASTE TRANSFER SITE AT 14TH ST. E. MOTOR VEHICLE (OPERATING FLUID) SIMCOE TOWN ON

Database:
SPL

Ref NO: 107805
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: PIPE/HOSE LEAK
Incident Dt: 11/29/1994
Incident Reason: DAMAGE BY MOVING EQUIPMENT
Incident Summary: TOWN OF SIMCOE - 68L HYDRAULIC OIL TO LAND FROM OVERTURNED DUMPTRUCK
MOE Reported Dt: 11/29/1994
Environmental Impact: POSSIBLE
Nature of Impact: Soil contamination
Receiving Medium: LAND
SAC Action Class:
Sector Source Type:
Site Municipality: 12403

Site: LIQUITERMINALS
HIGHWAY 24, NORTH OF SIMCOE SIMCOE TOWN ON

Database:
SPL

Ref NO: 19320
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: OTHER TRANSPORTATION ACCIDENT
Incident Dt: 5/30/1989
Incident Reason: ADVERSE ROAD CONDITION
Incident Summary: LIQUID TERMINALS- SPILL OF UNKNOWN AMOUNT OF POLYPROPYLENE GLYCOL

MOE Reported Dt: 5/30/1989
Environmental Impact:
Nature of Impact:
Receiving Medium: LAND
SAC Action Class:
Sector Source Type:
Site Municipality: 12403

Site: UNKNOWN
HWY 24 2KM N OF TOWN SIMCOE TOWN ON

Database:
SPL

Ref NO: 23925
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: OTHER CONTAINER LEAK
Incident Dt: 8/19/1989
Incident Reason: UNKNOWN
Incident Summary: BARREL FELL OFF TRUCK, SPILLING PESTICIDE TO ROAD
MOE Reported Dt: 8/19/1989
Environmental Impact: NOT ANTICIPATED
Nature of Impact:
Receiving Medium: LAND
SAC Action Class:
Sector Source Type:
Site Municipality: 12403

Appendix: Database Descriptions

*EcoLog Environmental Risk Information Services Ltd (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 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.*

*Government Publication Date: Sept 2002**

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Mar 2015

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-Oct 2014

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 2001-Jul 2014

Borehole:Provincial [BORE](#)

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval:Provincial [CA](#)

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

*Government Publication Date: 1985-Oct 30, 2011**

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

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Government Publication Date: 1948-Dec 2015

Chemical Register:Private [CHEM](#)

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

Government Publication Date: 1992, 1999-Jul 2014

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-Feb 2014

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

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

Government Publication Date: 1994-Jan 2016

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-Jun 2014

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 31 2011-Oct 2015

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-Jan 2016

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 31, 2011-Jun 2015

Environmental Effects Monitoring:Federal [EEM](#)

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

*Government Publication Date: 1992-2007**

ERIS Historical Searches:Private [EHS](#)

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

Government Publication Date: 1999-Aug 2014

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

The Emergency Management Historical Event data class will store the locations of historical occurrences of emergency events. Events captured will include 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.

Government Publication Date: May 31, 2014

List of TSSA Expired Facilities:

Provincial EXP

This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Current to Nov 2015

Federal Convictions:

Federal FCON

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

*Government Publication Date: 1988-Jun 2007**

Contaminated Sites on Federal Land:

Federal FCS

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

Government Publication Date: June 2000-Oct 2015

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-Sept 2003

Fuel Storage Tank:

Provincial FST

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Government Publication Date: 2010-Nov 2015

Fuel Storage Tank - Historic:Provincial **FSTH**

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

*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-May 2015

TSSA Historic Incidents:Provincial **HINC**

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. 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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

*Government Publication Date: 2006-June 2009**

Indian & Northern Affairs Fuel Tanks:Federal **IAFT**

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

*Government Publication Date: 1950-Aug 2003**

TSSA Incidents:Provincial **INC**

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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: June 2009 - Nov 2015

Landfill Inventory Management Ontario:Provincial **LIMO**

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

Government Publication Date: 2012

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-Apr 2013

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: 1994-2013

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-Aug 2010

National Defense & 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 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: 1993-2013

Oil and Gas Wells:

Private

OGW

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

Government Publication Date: 1988-2015

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 2015

Inventory of PCB Storage Sites:

Provincial

OPCB

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

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

Orders:Provincial [ORD](#)

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

Government Publication Date: 1994-Jan 2016

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

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

Government Publication Date: 1988-Jun 2013

TSSA Pipeline Incidents:Provincial [PINC](#)

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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Government Publication Date: June 2009-2014

Private and Retail Fuel Storage Tanks:Provincial [PRT](#)

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

*Government Publication Date: 1989-1996**

Permit to Take Water:Provincial [PTTW](#)

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

Government Publication Date: 1994-Jan 2016

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: 1986-2013

Record of Site Condition:

Provincial RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Jan 2016

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-Jul 2014

Scott's Manufacturing Directory:

Private SCT

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

*Government Publication Date: 1992-Mar 2011**

Ontario Spills:

Provincial SPL

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

Government Publication Date: 1988-Jun 2015

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: 1990-2013

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-Mar 2007

TSSA Variances for Abandonment of Underground Storage Tanks:Provincial [VAR](#)

The TSSA, under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

Government Publication Date: Current to Nov 2015

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: 1970-Jun 2015

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:Provincial [WDSH](#)

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

*Government Publication Date: Up to Oct 1990**

Water Well Information System:Provincial [WWIS](#)

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

Government Publication Date: 1955-Mar 2014

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 were included as reference.

APPENDIX VI
GOVERNMENT AND REGULATORY INFORMATION

(MOE) FOI DOCUMENTS

Ministry of the Environment
and Climate Change

Freedom of Information and
Protection of Privacy Office

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

Ministère de l'Environnement et de
l'Action en matière de changement
climatique

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Télééc.: (416) 314-4285



May 11, 2016

Philip John Arlos
Terrapex Environmental Ltd.
920 Brant Str, Unit 16
Burlington, ON L7R 4J1

Dear Philip John Arlos:

RE: *Freedom of Information and Protection of Privacy Act Request*
Our File #: A-2016-02265, Your Reference #: CB644.02

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 121 Hume Str, Collingwood.

After a thorough search of the Ministry's Barrie District Office, Central Regional Office, Investigations and Enforcement Branch, Environmental Approvals Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide partial access to the attached information as the identity of complainants has been removed to protect privacy (Section 21(1)(f) of the Act).

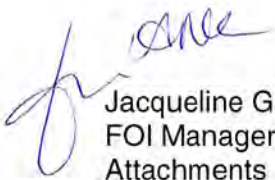
In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 15 pages @ \$0.20/page	\$3.00
• Delivery	3.00
• Total	\$ 36.00
• Deposit Received	- 30.00
• BALANCE WAIVED (NOT REQUIRED)	\$ 6.00

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

If you have any questions regarding this matter, please contact Ayesha Kapadia at ayesha.kapadia@ontario.ca.

Yours truly,


Jacqueline Gallacher
FOI Manager (A)
Attachments

TOWN OF COLLINGWOOD

New file 19200



SITE DEMOLITION

Cathy de Rulter
Building Services Department
P.O. Box 157, 97 Hurontario Street
Collingwood, Ontario L8Y 3Z5
Tel: (705) 445-1290 ex. 3243
Fax: (705) 445-4755

To: Ministry of the Environment – Att: Darren **From:** Cathy de Rulter
Fax: 739-6440 **Pages:** 7
Phone: **Date:** 13 September 2007
Re: 121 Hume St Report **CC:**

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

• Comments:

As requested ...

THIS INFORMATION IS INTENDED FOR USE OF THE INDIVIDUAL OR ENTITY, TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT.

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Date codes were not visible on the light ballasts at the time of the site inspection and equipment would have to be de-energized prior to dismantling for inspection. It may be possible to verify whether PCBs are present in ballasts or other equipment by further inspection during site decommissioning. Once de-energized, equipment may be evaluated using the *Identification of Light Ballasts Containing PCBs*, Environment Canada, 1991 and the *Handbook on PCBs in Electrical Equipment*, Environment Canada, 1988. If date codes are not evident, sampling by a qualified contractor may be necessary, otherwise, equipment should be considered PCB-containing. Any PCB-containing equipment must be disposed in accordance with applicable regulations.

Asbestos-Containing Material (ACM): Any material which contains greater than 0.5% asbestos fibre (by dry weight) is considered to be an asbestos-containing material (ACM) with respect to the requirements of the *Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations* (O.Reg. 278/05). Ontario Regulation 278/05 defines "friable material" as material that when dry can be crumbled, pulverized or powdered by hand pressure, or is crumbled, pulverized or powdered. Disposal of asbestos waste in Ontario is governed by the *General - Waste Management* regulation (O. Reg. 347).

Based on the age of the building, it is possible that ACM could be present in materials such as drywall, roofing and insulating materials, and/or floor and ceiling tiles.

Wall and ceiling finishes appeared to be painted drywall, concrete block, or aluminum with the exception of the carwash, where waterproof vinyl panels were used on the walls. Floors in the carwash, storage areas, and empty rooms were exposed concrete. Floors in the convenience store and washroom areas were finished with ceramic tiles. Vinyl tiles were used to finish floors in the office room. Due to the height of the structure, roofing materials could not be safely inspected. However, the roof appeared to be flat, likely tar and gravel construction and not likely to contain asbestos.

Potential ACM observed during the site inspection was limited to acoustic ceiling tiles in the hydraulic equipment room and back room of the convenience store, wall and ceiling insulation, vinyl flooring in the office area, and vinyl wall panels from the car wash area. A total of seven bulk samples were collected, six which were submitted for analysis of asbestos content as follows (locations shown on Figure 1):

- A1: sample of ceiling tile from the back room of the convenience store;
- A2: drywall from storage area;
- A4: vinyl wall panel from the car wash;
- A5: sample of pressed paper ceiling panel from the hydraulic equipment room;
- A6: ceiling insulation from the hydraulic equipment room; and,
- A7: sample of the vinyl floor tile from the office area.

The laboratory analysis indicated that asbestos exceeding 0.5% was detected in only one of the six samples. Sample A7 (vinyl floor tile) was found to contain chrysotile asbestos. The laboratory certificates of analysis are attached.

- layers of white, light green, olive green and grey paints from the vacant room in the southwestern portion of the building (P3);
- layers of white and beige paints from the carwash area (P5);
- layered grey, blue and beige paints from the east exterior wall of the building (P10); and,
- layers of light grey, dark grey, blue and beige paints from the north exterior wall of the building (P11).

The results of laboratory analyses indicated that lead concentrations in three (P2, P3 and P10) of the five paint samples exceeded 0.06%. Lead concentrations in these samples were 0.76%, 2.52% and 0.112%, respectively. Therefore, paints represented by samples P2, P3 and P10 are to be considered lead based. The laboratory certificates of analysis are attached.

Mercury: Mercury-containing devices are commonly found in many industrial settings. Devices which may contain mercury include fluorescent lamps, high Intensity discharge (HID) lamps, temperature sensitive switches, tilt switches, thermostats, float switches, and flow meters.

Visible devices identified during the site inspection which could potentially contain mercury included fluorescent light fixtures, switches on various equipment, and thermostats. A small amount of mercury may be present in this equipment but is not of concern provided the thermostats or switches are not deliberately tampered with, and appropriately disposed of during any renovation or demolition activities at the site.

Mercury may also be present in surface coatings such as paint. The current *Surface Coating Materials Regulation* limits the permissible mercury content in many surface coating materials, including interior paints, to 0.001% or 10 ppm. While this limit does not apply to paints already applied, it is generally accepted as the level over which a paint is considered "mercury-containing".

Paint samples submitted for analysis of lead (described above) were also analyzed for mercury content. The results of laboratory analyses indicated that the concentration of mercury in three of the five paint samples submitted (P5, P10 and P11) exceeded 10 ppm. Concentrations in these samples were 17.6 ppm, 15.4 ppm, and 70.5 ppm, respectively. Therefore, paints represented by samples P5, P10 and P11 are considered to be mercury-based. Copies of the Laboratory Certificates of Analysis for the analyzed samples are attached.

Other Designated Substances: In addition to asbestos, lead, and mercury, other designated substances include acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, mercury, silica, and vinyl chloride. None of these substances were observed or suspected with the exception of silica and benzene.

Silica is present in many building construction materials such as concrete, mortar, etc., but is generally not of concern provided it is not disturbed. Given the pending demolition, workers should be protected from inhaling silica dust using personal protective equipment.

CLOSURE

Terrapex Environmental Ltd. has exercised due care, diligence, and judgement in the performance of this survey, however, studies of this nature have inherent limitations. This report is intended to provide only a general assessment of substances of concern that may be present within the buildings at the site.

By necessity, the findings and observations regarding actual or potential presence of such substances are based solely on the extent of observations and information gathered during the assessment, and subsequent investigations of differing scope may reveal conflicting results. In particular, it should be noted that the assessment was limited to accessible areas; inspection and/or testing of materials behind walls, in ceilings, etc., except where explicitly noted, was not completed as part of this work program. The second storey of the building was not accessible at the time of the site inspection.

This report has been prepared for the sole use of Suncor Energy Products Inc. Terrapex Environmental Ltd. accepts no liability for claims arising from the use of this report, or from actions taken or decisions made as a result of this report, by parties other than Suncor Energy Products Inc.

I trust this letter meets your current requirements. If there are any questions or comments, please do not hesitate to contact me.

Sincerely,

TERRAPEX ENVIRONMENTAL LTD.

for 
Sergei Shurygin, B.Sc.
Project Scientist


Elise Croll, P.Geo., C.E.S.A.
Senior Project Manager

Attachments: Figure 1
Laboratory Certificates of Analyses

ERP Call-out Initiated:			
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Client(s)

Client Details
Suncor Energy Products Inc. Mailing Address: 1138 Finch Ave W, North York, Ontario, Canada, M3J 2E2 Physical Address: Concession: , Plan: , 1138 Finch Ave W, Toronto, City, Ontario, Canada, M3J 2E2 Telephone: (416)661-7805, FAX: (416)661-6044 Client #: 5083-5UBLUF, Client Type: Corporation, NAICS: 42271

Site(s)

Site Details
121 Hume Street<UNOFFICIAL> Address: Lot: , Part: , Collingwood, Town, County of Simcoe District Office: Barrie

Incident Information

Incident Summary:	Waste disposed of contrary to EPA <i>cannot be longer than 60 characters</i>
Incident Description:	19 Sept 2007, received a call from persons expressing concern with the demolition of an old Sunoco Gas Station/Car Wash located at 121 Hume Street in Collingwood. Same advised that the floors in the car wash area had conduit with ethylene glycol in it. During the demo the concrete was ripped up and liquid was observed leaking from the conduit in the concrete. Further to this, historically there was some equipment with hydraulic oil and that there was no indication that the oil had been removed from the site. same advised that the demo contractor was ECS and the concrete was hauled offsite by Huronia Auto Wreckers. 24 Sept 2007, attended Huronia Auto Wreckers in Collingwood and spoke with Brendan Thompson who advised that his company hauled the waste offsite to Barrie Recycling on Tiffin Street and the concrete was hauled offsite by Wellington Haulage for ECS. Spoke with John Dogias (Project Supervisor) from ECS and same advised that the concrete was hauled from 121 Hume Street to Lafarge on Dunlop Street in Barrie. Spoke with Enzo Ristagno (Project Manager) with ECS who advised that the concrete which he believes to be clean was sent to Lafarge and that they approved the receipt of same. Same further advised that Wellington Haulage from Aurora (416) 802-5368 is their normal sub-contractor. Enzo further advised that the waste oily water from the Oil/grit separator went offsite via Petronix. 25 Sept 2007 left vmail and email for Enzo asking same to provide C of A number for Petro Tronix and manifest. Received vmail back advising they are exempt from obtaining a generator number and the C of A for Petro Tronix is A719547TA2. 26 Sept 2007 spoke with Les Wojtanowski, Environmental Manager with Suncor who advised that the 3 stage oil/water interceptor has solids removed and sent off for processing and/or disposal and that the material is part of a regular maintenance program done twice a year. NFA, recommend file closed. No evidence of improper waste management.

Links & Comments:	
Attachments Names:	

Date & Time of Incident	Incident Date Confirmation? Estimated 2007/09/18		
Source Type:		Sector Type:	
Nearest Watercourse:		Watershed Category Code:	

Date:

2008/04/25

Signature:

Site(s)

Site Details

121 Hume St<UNOFFICIAL>

Address: Lot: , Part: , 121 Hume St, Collingwood, Town, County of Simcoe

District Office: Barrie

Incident Summary:

inquiry regarding old gas station contaminant delineation

Initial Incident Description (as reported):

Created: Matthew Dmytrenko (Barrie District Office) - 2016/02/01 13:51:15

- neighbouring property, located at 121 Hume St (@ corner of Ste. Marie/Hume) was an old gas station
- concerns with respect to how far contamination extends at the site
- [REDACTED] is aware that a phase I and II ESA has been conducted at 121 Hume
- current work being undertaken at site to replace area with clean fill.
- BDO Duty advised of MOU between TSSA/MOECC regarding gas station sites but would advise local EO of concern.
- IDS and file review conducted - note SI SI CO HU 140
- note, 2 anonymous PIRs in 2007, potentially relating to site 2074-77CLX6, 7857-76ZJHC.
- BDO EO Shaw advised of the callers concerns 2016/02/01, will follow-up accordingly

SAC Action Class:

Non-Standard Procedure:

No

Incident Description:

Last update: Jake Shaw (Barrie District Office) - 2016/02/08 14:57:34

Feb. 1, 2015

15:37 - Spoke with [REDACTED] advised that she owns the neighbouring property to the historical fuel station and has concerns about the potential for contamination as the excavation has extended to the property line. I advised of the role of the MOECC vs the role of the TSSA. I advised that we are not made aware of the site or contamination unless/until a determination has been made that there are offsite impacts. I advised that at this time TSSA is the lead agency as we have not been made aware of the incident and that I would attempt to collect information from the TSSA.

Email sent to Norm Lavesque, Inspector, TSSA.

February 2, 2015

Received an email back from N. Lavesque advising that he would follow up in Collinwood.

Incident Description Continuation:

Not Available

s.21

Document Related Information

Cross Reference:	(doc link)	Task Link:	8212-A6QQBN 
Originating Document:		Created by:	Matthew Dmytrenko
Date Created:	2016/02/01	Date Completed:	
Office Receiving Incident Report:	Barrie District Office	Incident Info Received By:	Matthew Dmytrenko
Bring Forward Date:		Bring Forward Reason:	

Signatures

Provincial Officer:

Name:	
Badge No:	
Work Unit:	
District/Area Office:	
Date:	
Signature:	

District/Area Supervisor:

Name:	
Work Unit:	
District/Area Office:	
Date:	
Signature:	

(MNR) FILE SEARCH



April 5, 2016
CB644.02

Ministry of Natural Resources
Midhurst Office
2284 Nursery Road
Midhurst, ON, L0L 1X0

By Email: maria.juwaid@ontario.ca

**Re: Request for Information
121 Hume Street, Collingwood, Ontario**

Dear Mrs. Juwaid:

Terrapex Environmental Ltd. has been authorized by Suncor Energy Products Partnership to conduct a Phase One Environmental Site Assessment (ESA) of the property located at 121 Hume Street in Collingwood, Ontario.

Can you please advise whether the site is located within 1 km of any of the potentially sensitive areas listed below, and if so, please advise where they are relative to the site:

- environmentally significant areas;
- nature reserves;
- areas of natural or scientific interest;
- fish habitats;
- floodplains;
- endangered or vulnerable species habitat;
- provincial park; and,
- significant wetlands.

Also, any information your office may have on file for the vicinity of the site regarding spills, soil or groundwater contamination, site remediations, known former waste disposal sites, or other issues or complaints of an environmental nature would be very much appreciated.

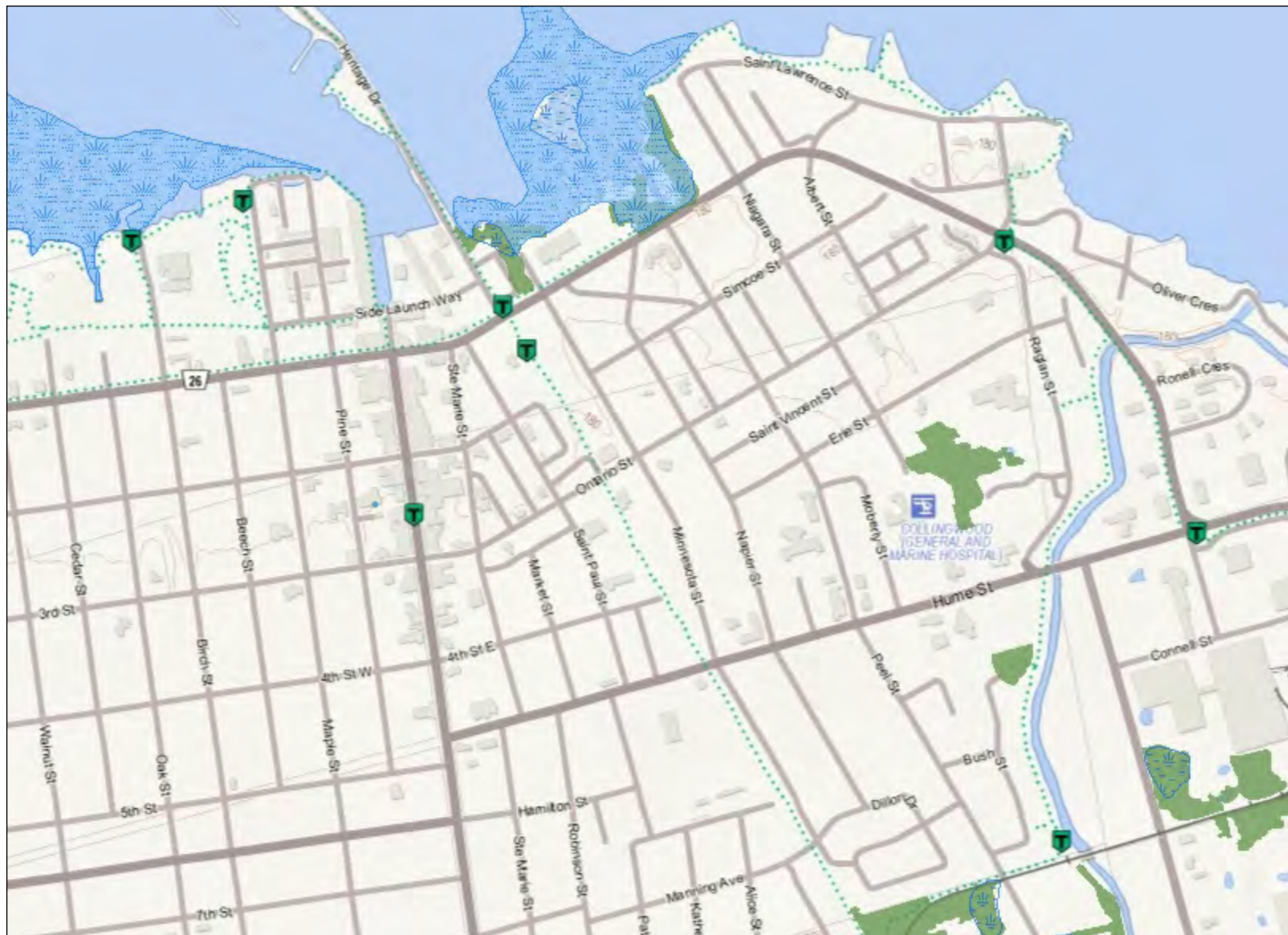
If you have any questions, or require further information, please call or email at p.arlos@terrapex.com. Thank you in advance for your time and consideration.

Sincerely,

TERRAPEX ENVIRONMENTAL LTD.

A handwritten signature in blue ink, appearing to read "Philip John Arlos".

Philip John Arlos, B.Sc.,
Environmental Scientist



Legend

- Assessment Parcel
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System
- Ecoregion
- Wetland**
 - Provincially Significant Wetland Evaluated
 - Non - Provincially Significant Wetland Evaluated
 - Unevaluated Wetland
- Area of Natural Heritage & Scientific Interest (ANSI)**
 - Provincially Significant Life Science ANSI
 - Provincially Significant Earth Science ANSI
- Greenbelt Plan**
 - Boundary
 - River Valley Connections
- Land Use Designations**
 - Protected Countryside
 - Towns and Villages
 - Hamlets
 - Urban River Valley
 - Specialty Crop Area
- Niagara Escarpment Plan (NEP)**
 - Boundary
 - Parks and Open Space System
- Land Use Designations**
 - Escarpment Natural Area
 - Escarpment Protection Area
 - Escarpment Rural Area
 - Mineral Resource Extraction Area
 - Escarpment Recreation Area
 - Urban Area
 - Minor Urban Centre
- Oak Ridges Moraine Conservation Plan (ORM)**
 - Boundary
- Land Use Designations**
 - Natural Core Area
 - Natural Linkage Area
 - Countryside Area
 - Rural Settlement
 - Palgrave Estates Residential Community
 - Settlement Area

0 0.7 km

Projection: Web Mercator



The Ontario Ministry of Natural Resources and Forestry shall not be liable in any way for the use of, or reliance upon, this map or any information on this map. This map should not be used for: navigation, a plan of survey, routes, nor locations.

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**(NVCA) NOTTAWASAGA VALLEY CONSERVATION
AUTHORITY PLAN**

Philip Arlos

From: Logan Juffermans <ljuffermans@nvca.on.ca>
Sent: April-05-16 2:16 PM
To: Philip Arlos
Subject: NVCA Inquiry: Environmental Information Request, 121 Hume Street, Collingwood
Attachments: 121 Hume Street, Collingwood.pdf; 121 Hume Street, Collingwood (1km radius).pdf

Hello Mr. Arlos,

Thank you for consulting with the Nottawasaga Valley Conservation Authority (NVCA) regarding the Environmental Site Assessment being conducted on 121 Hume Street in Collingwood. The property in question is not located within the area regulated by the Conservation Authority. Unevaluated wetlands have been identified within 900 metres of the property however, no other significant environmental heritage features (e.g. habitat, ANSI, significant wetlands, etc.) have been identified within 1km of the noted property.

I have attached our available mapping showing the extent of the NVCA regulation boundary to the southeast of the property, part of a flood hazard associated with the Pretty River.

Please feel free to contact the NVCA Planning department directly should you have any additional questions moving forward in the Environmental Site Assessment.

With thanks,

Logan

Logan Juffermans | Planning Assistant

Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext. 244 | F 705-424-2115
ljuffermans@nvca.on.ca | nvca.on.ca

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From: Philip Arlos [<mailto:P.Arlos@terrapex.com>]
Sent: March-31-16 3:12 PM
To: Logan Juffermans
Cc: Jeff Stevenson
Subject: Environmental Information Request

Hi Logan,

As per our conversation, please see attached file for the environmental request. It specifies the information we need that NVCA might be able to provide us. If you have any questions, please give me a call or email.

Regards,
Philip

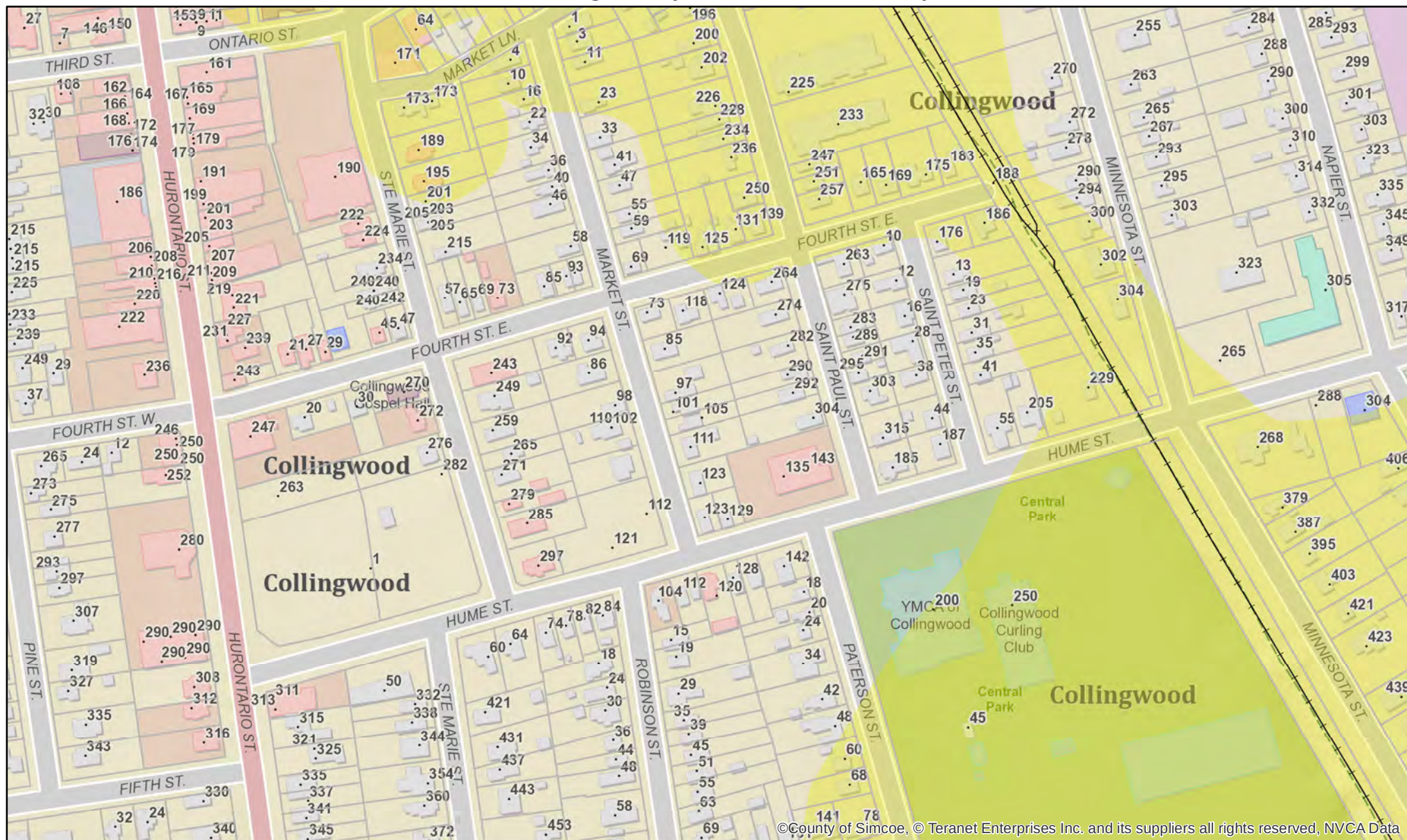
Philip Arlos
Environmental Scientist



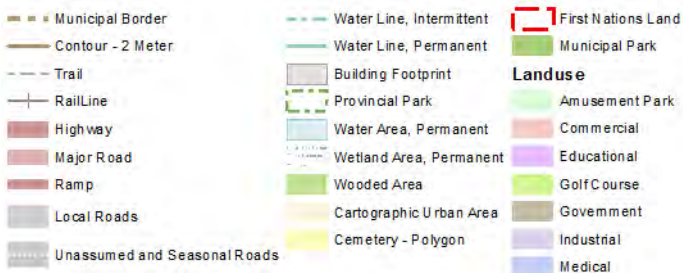
Tel: 905-632-5939 x231
Fax: 905-632-6793
Cell: 289-230-6385
Email: P.Arlos@terrapex.com

920 Brant Street, Unit 16
Burlington, Ontario
L7R 4J1

Nottawasaga Valley Conservation Authority



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1:4,514

0 0.035 0.07 0.14 km



March 31, 2016

(TSSA) FILE SEARCH



14th Floor, Centre Tower
3300 Bloor Street West
Toronto, Ontario
Canada M8X 2X4
Tel.: 416.734.3300
Fax: 416.231.1626
Toll Free: 1.877.682.8772
www.tssa.org

Tel: (416) 734-3570

Fax: (416) 734-3568

28 April 2016

File No: FS 55064A

Philip John Arlos
Environmental Scientist
TERRAPEX ENVIRONMENTAL LTD.
920 Brant Street
Unit 16
BURLINGTON ON L7R 4J1

Dear Sir:

RE: 121 Hume Street, Collingwood, Ontario – Your Project No: CB644.02

This is with reference to your request and fee of \$50.00 + HST, for information on the above location.

Enclosed are computerised screen prints showing an abandoned self-serve gas station and an active cylinder exchange facility along with equipment details showing underground fuel storage tank details (expired). Copies of the inspection reports are also enclosed.

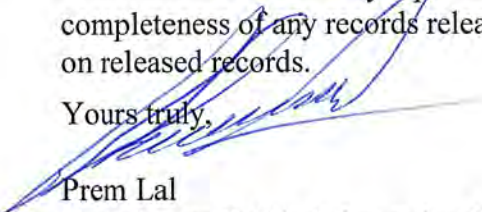
After a search of our files, TSSA has no record of any further outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

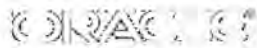
This is all the information the Fuels Safety Division has at this time regarding the above address.

It should be noted that the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released by TSSA, and the user assumes all risk in using or relying on released records.

Yours truly,


Prem Lal
Coordinator Public Information Services



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Item Instance Details

[Owner](#)[Parties](#)[Accounts](#)[Contacts](#)[Summary](#)[Pricing](#)[Counters](#)[Contracts](#)[Notes](#)[Transactions](#)[Service Requests](#)[Repair Orders](#)[History](#)[Operating Units](#)[Configuration](#)

Item Instance: 9702438

Item: FS GASOLINE STATION - FULL SERVE

Item Description: FS Gasoline Station - Full Serve

General Attributes

Organization Name TSSA Item Master

Last Version Label 1

Revision

System

Go

Item Instance Type

Operational Status Not Used

Status Abandoned

Quantity 1

Start Date 13-APR-1998

Shipped On Date

End Date

Return By Date

Actual Return Date

Instance Name

Version Label Date 13-APR-1998 0:00

New Version Label

External Reference

Accounting

Classification

Customer Product

Lot Number : not lot-controlled

Condition

UOM Each

Start Time 0:00

Shipped On Time

End Time

Return By Time

Actual Return Time

* Indicates required field.

Time format is HH24:MM

Note: You do not have permission to make updates in this page.

☒ Creation

Completed

Owner

Party Type Party

JOHN'S CAR WASH

Party Name: (SUNOCO) ATTN JOHN T MARKOVICH

Party Number: 208673

Account Number: 94949

JOHN'S CAR WASH
Account Name (SUNOCO) ATTN JOHN T MARKOVICH

Current Location

* Type Party Site

Go

Party Name

JOHN'S CAR WASH

Go

Party Number

208673

Go

*Line 1

121 HUME ST

Go

Site Number

210001

Go

Address

121 HUME ST

COLLINGWOOD, L9Y 1V6, CA

Installed At

Installed Date 13-APR-1998

Installed Time 0:00

Time format is HH24:MM

Change in installed date does not change contract date.

Type

Go

Order	
Sales Order Number	Sales Order Date
Sales Order Line	
Purchase Order Number	Agreement Name
Item Flags	
☒ BOM Enabled	
☒ IB Trackable	☐ Inventory Trackable
☒ Sellable	☐ Shippable
Item Views	
☐ Merchant	☒ Customer
Descriptive Flexfields	
Context Value	FS Facility 
Select Context Value and click 'Go' to show relevant fields.	
Facility Type 2	
Facility Type 3	
Total Capacity - Liquid Fuel Tanks (L)	0
Total Capacity - Propane Tank s (USWG)	
* Previous Facility Type	
Previous Instance Number	

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Item	FS LIQUID FUEL TANK	System	
Item Description	FS Liquid Fuel Tank	Owner	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH
		Account Number	94949

Other Item Instance Details[Transaction History](#)
[Item Instance History](#)
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[Contracts](#)
[Orders](#)
[Service Requests](#)
[Orders and Directives](#)
[View Relationship Graphically](#)
[OMS Orders](#)[General](#) | [Location](#) | [Associations](#) | [Configuration](#) | [Counters](#) | [Notes](#)

External Reference		New Version Label	
Organization	TSSA Item Master	Last Version Label	1
Revision		Creation Date	02-Oct-1989 00:00:00
Instance Name		Status	EXPIRED
Quantity	1	Install Date	02-Oct-1989 00:00:00
UOM	Each	Expiration Date	14-Apr-1998 00:00:00
Item Instance Type		Shipped On Date	
Item Condition		Return By Date	
Accounting Classification	Customer Product	Actual Return Date	
Operational Status Code	Not Used		

☐ Hide Instance Flex Fields☒ Show Additional Attributes

Fuel Type1	Gasoline
	Gasoline
Fuel Type2	
Fuel Type3	
Capacity (L)	22700
Tank Material	Steel
	Steel
Tank Type	Liquid Fuel Single Wall UST
	Liquid Fuel Single Wall UST
FS Corrosion Protection	Sacrificial anode
	Sacrificial anode
Overfill Protection Type	
Installation Year	1983
ULC Standard	
Manufacturer	
Model	
Serial Number	
Description	UNDERGROUND TANK

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Item	FS LIQUID FUEL TANK	System	
Item Description	FS Liquid Fuel Tank	Owner	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH
		Account Number	94949

Other Item Instance Details

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[Item Instance History](#)
[Operating Units](#)
[Contracts](#)
[Orders](#)
[Service Requests](#)
[Orders and Directives](#)
[View Relationship](#)
[Graphically](#)
[OMS Orders](#)[General](#) | [Location](#) | [Associations](#) | [Configuration](#) | [Counters](#) | [Notes](#)

External Reference		New Version Label	
Organization	TSSA Item Master	Last Version Label	1
Revision		Creation Date	02-Oct-1989 00:00:00
Instance Name		Status	EXPIRED
Quantity	1	Install Date	02-Oct-1989 00:00:00
UOM	Each	Expiration Date	14-Apr-1998 00:00:00
Item Instance Type		Shipped On Date	
Item Condition		Return By Date	
Accounting Classification	Customer Product	Actual Return Date	
Operational Status Code	Not Used		

☐ Hide Instance Flex Fields☐ Show Additional Attributes

Fuel Type1	Gasoline
	Gasoline
Fuel Type2	
Fuel Type3	
Capacity (L)	22700
Tank Material	Steel
	Steel
Tank Type	Liquid Fuel Single Wall UST
	Liquid Fuel Single Wall UST
FS Corrosion Protection	Sacrificial anode
	Sacrificial anode
Overfill Protection Type	
Installation Year	1983
ULC Standard	
Manufacturer	
Model	
Serial Number	
Description	UNDERGROUND TANK

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Item	FS LIQUID FUEL TANK	System	JOHN'S CAR WASH (SUNOCO) ATTN	Other Item Instance Details Transaction History Item Instance History Operating Units Contracts Orders Service Requests Orders and Directives View Relationship Graphically OMS Orders
Item Description	FS Liquid Fuel Tank	Owner	JOHN T MARKOVICH	
		Account Number	94949	
General Location Associations Configuration Counters Notes				
External Reference		New Version Label		
Organization	TSSA Item Master	Last Version Label	1	
Revision		Creation Date	02-Oct-1989 00:00:00	
Instance Name		Status	EXPIRED	
Quantity	1	Install Date	02-Oct-1989 00:00:00	
UOM	Each	Expiration Date	14-Apr-1998 00:00:00	
Item Instance Type		Shipped On Date		
Item Condition		Return By Date		
Accounting Classification	Customer Product	Actual Return Date		
Operational Status Code	Not Used			

☐ Hide Instance Flex Fields☐ Show Additional Attributes

Fuel Type1	Gasoline
	Gasoline
Fuel Type2	
Fuel Type3	
Capacity (L)	22700
Tank Material	Steel
	Steel
Tank Type	Liquid Fuel Single Wall UST
	Liquid Fuel Single Wall UST
FS Corrosion Protection	Sacrificial anode
	Sacrificial anode
Overfill Protection Type	
Installation Year	1983
ULC Standard	
Manufacturer	
Model	
Serial Number	
Description	UNDERGROUND TANK

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[View : Item Instance : 10683371](#) > [View : Item Instance : 10683288](#) >

[View : Item Instance : 10683318](#)

Item	FS LIQUID FUEL TANK	System	Owner	JOHN'S CAR WASH (SUNOCO) ATTN JOHN T MARKOVICH	Other Item Instance Details Transaction History Item Instance History Operating Units Contracts Orders Service Requests Orders and Directives View Relationship Graphically OMS Orders
Item Description	FS Liquid Fuel Tank	Account Number	94949		
General Location Associations Configuration Counters Notes					
External Reference		New Version Label			
Organization	TSSA Item Master	Last Version Label	1		
Revision		Creation Date	02-Oct-1989 00:00:00		
Instance Name		Status	EXPIRED		
Quantity	1	Install Date	02-Oct-1989 00:00:00		
UOM	Each	Expiration Date	14-Apr-1998 00:00:00		
Item Instance Type		Shipped On Date			
Item Condition		Return By Date			
Accounting Classification	Customer Product	Actual Return Date			
Operational Status Code	Not Used				

☒ Hide Instance Flex Fields

☒ Show Additional Attributes

Fuel Type1	Gasoline
	Gasoline
Fuel Type2	
Fuel Type3	
Capacity (L)	22700
Tank Material	Steel
	Steel
Tank Type	Liquid Fuel Single Wall UST
	Liquid Fuel Single Wall UST
FS Corrosion Protection	Sacrificial anode
	Sacrificial anode
Overfill Protection Type	
Installation Year	1983
ULC Standard	
Manufacturer	
Model	
Serial Number	
Description	UNDERGROUND TANK

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[illegible]



Technical
Standards and
Safety Authority

FS 2002 - 0066152

FS PIN 2002-06152

Inspector's Report - Part A

Issued under Ontario's Energy Act and/or Gasoline Handling Act

Report No.

E- 065563

PLEASE PRINT

Location Inspected John's Car Wash (Sunoco)		Owner's Name	
Address 121 Hume St.		Address	
City/Town Collingwood		City/Town	
Postal Code L9Y 1V6	Tel. No. 705-444-1704	Postal Code	Tel. No.
Operator's Name John T. Markovich		Fuel Supplier Sunoco	City
Licence No. 0076518778		Registration No.	
Contractor exp 2003/07/31			

OPERATION/SUB 10	LOC TYPE 07	POP DEN 01	FUEL GAS	CLASS 03	REASON 26	TRIGGER 01	ACTION 01
ACT TSS	REG 217/01	DURATION 1.5	TRAVEL .5	BILLABLE 20	BILL 1 2 3	OCC RATE	CAUSE
CON FACT	OCC DATE	OCC TIME	FIELD 1	SITE REM ☐ Yes ☐ No	COMPLETED? ☐ Yes ☐ No		

Investigation/Audit/Occurrence Summary

27.700 (22.500 l.) GTL

- 4 underground tanks. 2 reg, 1 premium + 1 diesel
- signage - no Smoking
- fire extinguisher
- fuel pipes locked

Equipment/Appliance/Component		Equipment/Appliance/Component	
Type		Type	
Description		Description	
Manufacturer		Manufacturer	
Model	Serial No.	Model	Serial No.
Material		Material	
Fuel Input Rating		Fuel Input Rating	
Date of Manufacture		Date of Manufacture	
Installation Date		Installation Date	
Supply Pressure	Manifold Pressure	Supply Pressure	Manifold Pressure

As a not-for-profit regulatory authority, the Technical Standards and Safety Authority operates on a cost recovery basis.
An invoice will be issued for this activity.

Client's Signature John T. Markovich	Inspector's Name P. CANNING	Badge #	Date of Inspection May 20/03
--	---------------------------------------	---------	--



Technical
Standards and
Safety Authority

Inspector's Instructions/Orders
Part B

Report No.

E065563

Date:

03 05 28
Y M D

Issued under Ontario's Energy Act and Gasoline Handling Act

Location Address (No RR's)

John's

Issued To

Position

Mailing Address

Your attention is requested pursuant to:

Act

TSS

Regulation

217/01

Licence #

Expiry

Registration #

Expiry

Certificate #

Expiry

0076518778

Order #	Section	You are hereby instructed to correct the following infraction(s)	Compliance Date
01	2.3.13	The casing and protection systems for an underground tank shall be tested & certified to be in working order at intervals not exceeding two years.	June 30/01
02	4.2.17	Spill pipes shall be kept locked.	June 30/01
03	4.6.1	Submersible pump equipment shall be maintained & OTESTED at least ANNUALLY and a written record of maintenance & testing shall be retained.	June 30/01
04	6.2.1	Signage required: No Smoking - Ignition Off.	June 30/01
05	6.2.3	Signage required that sets forth the types of portable containers acceptable for filling.	June 30/01
06	6.5.7	The operator of a facility shall ensure that all employees are trained in the use of emergency procedures (sect 6.5.1).	June 30/01

Received By: (print)

John T. Markovich

Inspector: (print)

P. CANNING

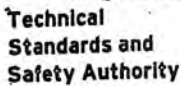
Position:

Signature:

Signature:

John T. Markovich

Inspector's Badge #:



6152
Inspector's Instructions/Orders
Part B

Report No.

E065563.

Date: 03 05 28
Y M D.

Issued under Ontario's Energy Act and Gasoline Handling Act

Issued under Ontario's Energy Act and Gasoline Handling Act			
Location Address (No RR's)		John's	
Issued To		Position	
Mailing Address			
Your attention is requested pursuant to:		Act	Regulation
		TSS	217/01
Licence #	Expiry	Registration #	Certificate #
0076518778			

Order #	Section	You are hereby instructed to correct the following infraction(s)	Compliance Date
076	cont'd	and shall maintain a record signed by the employee performing such training. Record shall be kept for the life of the facility (Sec. 1.1.3 & 1.1.4)	July 17/02
07	6.9.1.1	Each facility shall have two (2) fire extinguishers which are located so as to be readily accessible & maintained to have an effective rating of 20 B.C.	June 7/02

Received By: (print)	Inspector: (print) P. CANNING
Position:	Signature: P. Canning
Signature: [Signature]	Inspector's Badge #: 17

FS 09221 (09/98)

Page 7 of 7

Perform Pre-License/Modification Inspection (FS) for Job 009702448-002 (0076518778-C)

Description: E021664 Gasoline Statio Pre-license

Assignments

Status: Complete by FERRARIM

Schedule

Assigned To: Mary Ferrari

Scheduled Start: mmm dd, yyyy

Reports

Outcome: Inspection Complete & Issue Temp License

Scheduled Complete: mmm dd, yyyy

Actual Start: Jul 08, 1998 00:00

Actual Complete: Jul 08, 1998 00:00

Details	Deficiencies	Facility/Location	Time	Documents	Comments	O/S Orders	Resolved/Orders
Note Type	Last Updated By		On	Locked Note			
FS Deficiency Resolved	Mary Ferrari		Jul 08, 1998 00:00:00	☐	GASOLINE HANDLING ACT, RSO 1990, C G.4 Section# 08.25		



Technical
Standards and
Safety Authority

Inspector's Report/
Rapport de l'inspecteur(trice)
Part A/Partie A

Report No / N° de rapport

E- 021664

Issued under Ontario's Energy Act and/or Gasoline Handling Act
Délivré en vertu de Loi sur les hydrocarbures ou de la Loi sur la manutention de l'essence de l'Ontario

Location Inspected / Lieu inspecté <i>John's Car Wash</i>		Owner's Name / Nom du/de la propriétaire <i>Sundco</i>	
Address / Adresse <i>61 Huron St</i>		Address / Adresse <i>36 York Mills Rd</i>	
City/Town / Ville <i>Scarborough</i>		City/Town / Ville <i>Scarborough, ON</i>	
Postal Code / Code postal <i>M1S 1B4</i>		Postal Code / Code postal <i>M1S 1B4</i>	
Tel. No. / N° de tél.		Tel. No. / N° de tél.	
Operator's Name / Nom de la personne responsable <i>John Marovich</i>		Fuel Supplier / Fournisseur de combustible <i>Sundco</i>	
Licence No / N° de permis <i>0076518770</i>		City / Ville	
Contractor / Entrepreneur		Registration # / N° d'inscription	

OPERATION/ACTIVITÉ <i>10</i>	SUB TYPE/SOUS TYPE	LOC TYPE/ TYPE DE LIEU <i>30</i>	POP DENS/ DENS. DE POP. <i>01</i>	FUEL/COMBUSTIBLE <i>GAS</i>	CLASS/CATÉGORIE <i>01</i>	REASON/RAISON <i>22</i>	TRIGGER/ MOTIVÉ PAR : <i>01</i>
ACTION / MESURES PRISES <i>01</i>	ACT/LOI <i>54A</i>	REG/RÈGLEMENT <i>521/93</i>	DURATION/DURÉE <i>1.50</i>	BILLABLE/ À FACTURER <i>1.00</i>	TRAVEL/VOYAGE <i>2.00</i>	BILL FACTURER <i>Y/N</i>	Y/N O/N
DAMAGE /DOMMAGES	OCC RATE/ GRAV. DE L'ACC.	CAUSE/CAUSE	CON FACT/ FACT. CONTR.	OCC DATE/ DATE DE L'ACC.	OCC TIME/ HEURE DE L'ACC.	MANDATED MANDAT	Y/N O/N
FIELD 1/DOMAIN 1	CALL/INTERVENTION	CONSULT CONSULT.	Y/N O/N	SITE REM REMÉDIER	Y/N O/N		COMPLETED? Y/N TERMINÉE? O/N <i>YES</i>

Comments/Commentaires
*Pre-licence inspection complete.
infraction noted & inspectors instructions
issued to operator.
OK to licence*

Equipment/Appliance/Component / Matériel/Appareil/Composant		Equipment/Appliance/Component / Matériel/Appareil/Composant	
Type/Type	Code/Code	Type/Type	Code/Code
Description/Description		Description/Description	
Manufacturer/Fabricant		Manufacturer/Fabricant	
Model/Modèle	Serial No/ N° de serie	Model/Modèle	Serial No/ N° de serie
Material/Matériel		Material/Matériel	
Corrosion Protection/Protection contre la corrosion		Corrosion Protection/Protection contre la corrosion	
Fuel Input Rating/Débit de combustible		Fuel Input Rating/Débit de combustible	
Capacity/Capacité		Capacity/Capacité	
Installation Date/Date d'installation		Installation Date/Date d'installation	
Manufacture Date/Date de fabrication		Manufacture Date/Date de fabrication	
Supply Pressure/ Pression d'alimentation	Manifold Pressure/ Pression d'admission	Supply Pressure/ Pression d'alimentation	Manifold Pressure/ Pression d'admission

Client's Signature/Signature du client/de la cliente <i>[Signature]</i>	Inspector's Name/Nom de l'inspecteur(trice) <i>[Signature]</i>	Badge No / N° d'insigne <i>187</i>
Date of Inspection/ Date d'inspection		Y/A M/M D/J <i>9/20/08</i>

Head Office



Inspector's Instructions/orders
Les ordres et directives des inspecteurs
Part B/Partie B

Report #/N° de rapport

7-21664

Date: 98 07 08
Y/A M/M D/J

Issued under Ontario's **Energy Act** and **Gasoline Handling Act**

Délivré en vertu de la Loi sur les hydrocarbures et de la Loi sur la manutention de l'essence de l'Ontario

Location Address (No RR's) Adresse des locaux (pas de R.R.)		121 Hume St - Collingwood	
Issued To/Délivré à		Rudi Markovich Operator	
Mailing Address/Adresse poste		Same	
Your attention is requested pursuant to: On attire votre attention sur les dispositions suivantes :		Act Loi	Regulation Règlement 521/93
Licence # N° de permis	Expiry/Echéance	Registration # N° d'inscription	Expiry/Echéance
76518770			
Certificate # N° de certificat		Expiry/Echéance	

[illegible]

Received By: (print) <i>R. Markovich</i> Reçu par : (lettres moulées)	Inspector: (print) <i>M. Ward</i> Inspecteur (trice): (lettres moulées)
Position/Fonction : <i>operator</i>	Signature: <i>[Signature]</i>
Signature: <i>[Signature]</i>	Inspector's Badge#: N° d'insigne de l'inspecteur (trice) : <i>285</i>

FS 09221 (05/97)

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Head Office

Perform Periodic Inspection (FS) for Job 009702448-003 (D024991)

Description: D024991 Gasoline Statio 26

Assignments

Status: Complete by EMPLOYEE

Schedule

Scheduled Start: mmm dd, yyyy

Reports

Assigned To: CONV

Scheduled Complete: mmm dd, yyyy

Outcome: Inspection Complete

Actual Start: Apr 29, 1996 00:00

Actual Complete: Apr 29, 1996 00:00

Details	Deficiencies	Time	Documents	Comments	O/S Orders	Resolved/Orders	Create Def
Note Type	Last Updated By		On	Locked	Note		
FS Deficiency Resolved	FORMER EMPLOYEE		Apr 29, 1996 00:00:00	☐	GASOLINE REVISED REGULATION 521/93 Section# 08.28		
FS Deficiency Resolved	FORMER EMPLOYEE		Apr 29, 1996 00:00:00	☐	GASOLINE REVISED REGULATION 521/93 Section# 08.41		
FS Deficiency Resolved	FORMER EMPLOYEE		Apr 29, 1996 00:00:00	☐	GASOLINE REVISED REGULATION 521/93 Section# 05.51		



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la Consommation
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Direction de l'inspection
et de l'application
des mesures législatives

Inspector's Report/
Rapport de l'inspecteur/inspectrice
Part A/Partie A

Report #/N° de rapport :

D- 24991



Location Inspected/Lieu inspecté
ULTRAMAR
Address/Adresse
121 HUME ST
City/town/Ville
COLLINGWOOD
Postal Code/Code postal
L9Y-1V6
Tel.No./N° de tél.
Operator's Name/Nom de la personne responsable
John T. Markovich
Licence #/N° de permis
0050718001

Owner's Name / Nom du/de la propriétaire
ULTRAMAR CANADA
Address/Adresse
2700 DUFFERIN ST SUITE 54
City/town/Ville
TORONTO
Postal Code/Code postal
M6B-4J3
Tel.No. /N° de tél.
Fuel Supplier/Fournisseur de combustible
SUNOCO
City/Ville
Finch

Contractor/Entrepreneur
Registration #/N° d'inscription

OPERATION/ACTIVITÉ 10	SUB TYPE/ SOUS-TYPE -	LOC TYPE/ TYPE DE LIEU 02	POP DENS/ DENS. DE POP. 02	FUEL/ COMBUSTIBLE GAS	CLASS/ CATÉGORIE 03	REASON/ RAISON 26	TRIGGER/ MOTIVÉ PAR : 01
ACTION/ MESURES PRISES 01	ACT/LOI G.H.A	REG/RÈGLEMENT 521	DURATION/ DURÉE 1	BILLABLE/ À FACTURER 1	TRAVEL/ DÉPLACEMENT 125	BILL FACTURER Y/N Y2	
DAMAGE/ DOMMAGES	OCC RATE/ GRAV. DE L'ACC.	CAUSE/CAUSE	CON FACT/ FACT. CONTR.	OCC DATE/ DATE DE L'ACC.	OCC TIME/ HEURE DE L'ACC.	MANDATED MANDAT Y/N (O/N)	
FIELD 1/ DOMAINE 1	CALL/ INTERVENTION	CONSULT CONSULT. Y/N (O/N)	SITE REM REMÉDIER Y/N (O/N)			F/U REQ'D? SUIVI REQUIS? Y/N (O/N)	

Comments/Remarques

Equipment/Appliance/Component / Matériel/Appareil/Composant

Type/Type	Code/Code
Description/Description	
Manufacturer/Fabricant	
Model/Modèle	Serial #/N° de série
Material/Matériel	
Corrosion Protection/Protection contre la corrosion	
Fuel Input Rating/Débit de combustible	
Capacity/Capacité	
Installation Date/Date d'installation	
Manufacture Date/Date de fabrication	
Supply Pressure/ Pression d'alimentation	Manifold Pressure/ Pression d'admission

Equipment/Appliance/Component / Matériel/Appareil/Composant

Type/Type	Code/Code
Description/Description	
Manufacturer/Fabricant	
Model/Modèle	Serial #/N° de série
Material/Matériel	
Corrosion Protection/Protection contre la corrosion	
Fuel Input Rating/Débit de combustible	
Capacity/Capacité	
Installation Date/Date d'installation	
Manufacture Date/Date de fabrication	
Supply Pressure/ Pression d'alimentation	Manifold Pressure/ Pression d'admission

Client's Signature / Signature du client/de la cliente John T. Markovich	Inspector's Name / Nom de l'inspecteur/inspectrice DOUG HENEBURY	Badge #/N° d'insigne 157
	Date of Inspection/ Date de l'inspection 96 04 29	Y/A M/M D/J



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Direction de l'inspection
et de l'application
des mesures législatives

Inspector's Instructions/Orders
Directives et ordres de l'inspecteur/inspectrice
Part B/Partie B

Report #/N° de rapport :

D-24991 ✓

Date : 96 04 29
Y/A M/M D/J

00126060

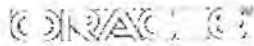
Location Address (No RR's) Adresse du lieu inspecté (pas de RR)		121 HUME ST L4Y-1V6	
Issued To/Déjà livré à John T. Markovich		Position/Fonction Manager	
Mailing Address/Adresse postale 2700 DUFFERIN ST SUITE 54 TORONTO M6R-4J3			
Your attention is required pursuant to: Ces ordres ou directives vous sont donnés en vertu :		Act de la Loi G.H.A	Regulation du Règlement 521
Licence # N° de permis 02552718221	Expiry/Expiration 9/6/09/30	Registration # N° d'inscription	Expiry/Expiration
		Certificate # N° de certificat	Expiry/Expiration

CALL/INTERVENTION	ACTION/MESURES PRISES	DURATION/DURÉE	BILLABLE/À FACTURER	TRAVEL/DÉPLACEMENT	BILL Y/N / FACTURER (O/N)
-------------------	-----------------------	----------------	---------------------	--------------------	---------------------------

[illegible]

Received By: (print) Reçu par : (en lettres moulées)	John T. Mackand	Inspector: (print) Inspecteur(trice) : (en lettres moulées)	Doug HENEBURY
Position:/Fonction :	Set Manager	Signature :	Doug Henebury
Signature :	John T. Mackand	Inspector's Badge#: N° d'insigne de l'inspecteur(trice) :	159

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Item Instances

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Item Instance Details

Item Instance: 10370081
Item: FS CYLINDER EXCHANGE
Item Description: FS Cylinder Exchange

General Attributes

Organization Name TSSA Item Master

Last Version Label 1

Revision

System

Item Instance Type

Operational Status Not Used

Status Active

Quantity 1

Start Date 19-JUL-2000

Shipped On Date

End Date

Return By Date

Actual Return Date

Instance Name

Version Label Date 19-JUL-2000 20:15

New Version Label

External Reference

Accounting
Classification

Lot Number : not lot-controlled

Condition

UOM Each

Start Time 20:15

Shipped On Time

End Time

Return By Time

Actual Return Time

* Indicates required field.

Time format is HH24:MM

Note: You do not have permission to make updates in this page.

☒ Creation
Completed

Owner

Party Type Party

JOHN'S CAR WASH

Party Name: (SUNOCO) ATTN JOHN
T MARKOVICH

Party Number: 208673

Account Number: 94949

JOHN'S CAR WASH
Account Name (SUNOCO) ATTN JOHN T
MARKOVICH

Current Location

* Type

Party Name

Party Number

*Line 1

Site Number

Address

Installed At

Installed Date 19-JUL-2000

Installed Time 20:15

Time format is HH24:MM

Change in installed date does not change contract date.

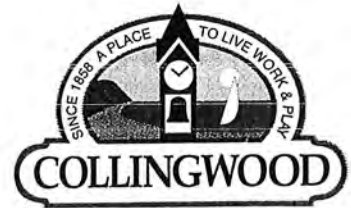
Type

Order	
Sales Order Number	Sales Order Date
Sales Order Line	
Purchase Order Number	Agreement Name
Item Flags	
☒ BOM Enabled	
☒ IB Trackable	☐ Inventory Trackable
☒ Sellable	☐ Shippable
Item Views	
☐ Merchant	☒ Customer
Descriptive Flexfields	
Context Value	FS Facility 
Select Context Value and click 'Go' to show relevant fields.	
Facility Type 2	
Facility Type 3	
Total Capacity - Liquid Fuel Tanks (L)	
Total Capacity - Propane Tank s (USWG)	
* Previous Facility Type	
Previous Instance Number	

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TOWN OF COLLINGWOOD



Trevor Houghton, C.P.T.
97 Hurontario St., P.O. Box 157
Collingwood, Ontario L9Y 3Z5
Phone (705) 445-1290 Fax (705) 445-4704

March 27, 2002

John's Car Wash
121 Hume Street
Collingwood, Ontario
L9Y 1V6

Attention: Mr. John T. Markovich

Dear Sir:

Re: 121 Hume Street

With regard to your letter dated March 21, 2002, we respectfully submit the following comments.

Schedule "H" of the Town of Collingwood Zoning By-law No. 87-61, as amended, zones the subject property as Residential Sixth Density-Exception One (R6-1). An existing, motor vehicle gasoline bar (i.e. the Sunoco Gas Station) is listed as a permitted use within the R6-1 zone. General Provision 4.5 entitled Accessory Buildings, Structures And Uses states in part that where this by-law provides that a lot may be used for a principal use, then accessory uses incidental to that principal use are also permitted.

Therefore, it is our planning opinion that a propane tank exchange depot, as an accessory use the motor vehicle gasoline bar (i.e. the Sunoco Gas Station) is also permitted. Should you have any questions regarding the above, please do not hesitate in contacting the undersigned. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Houghton", is written above the printed name.

Trevor Houghton, C.P.T.
Planner

c.c. Mr. Robert Bolt
Fire Prevention Officer

(TOWN OF COLLINGWOOD) FILE SEARCH

Philip Arlos

From: Trevor Houghton <thoughton@collingwood.ca>
Sent: April-05-16 1:35 PM
To: Philip Arlos
Cc: Brian Macdonald; John Velick; Nancy Farrer
Subject: RE: Environmental Information Request
Attachments: Zoning.pdf

Phillip;

With respect to your letter dated March 31st, 2016 regarding 121 Hume Street, Collingwood we can provide the following;

1. The current zoning of the property is Holding Thirteen – Downtown Core Commercial (H13) C1. The H13 holding symbol conditions, the C1 permitted uses and lot provisions, and Schedule “A” - Zone Map 21 are attached.
2. The property is presently a vacant lot, therefore there is no “use” to determine conformity with the Town’s Zoning By-law and Official Plan. Any future development and use of the property will have to be in conformity with the Town’s Zoning By-law and Official Plan.
3. This site is not located in any identified wellhead protection zone, or a floodplain, and is not known to have (or be abutting) any natural heritage resources.

Trevor

Trevor Houghton, MCIP, RPP
Senior Planner

Town of Collingwood
55 Ste. Marie Street, P.O. Box 157
Collingwood, ON L9Y 3Z5
T. 705-445-1290 Ext. 3270
F. 705-445-1463
www.collingwood.ca

Individuals who are making written submissions with respect to a *Planning Act* application should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

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Please consider the environment before printing this e-mail.

From: Brian Macdonald
Sent: Monday, April 04, 2016 4:59 PM
To: John Velick; Trevor Houghton
Subject: FW: Environmental Information Request

John and Trevor,

Can you help respond to this request.

Thanks

Brian

Brian MacDonald

Director, Public Works and Engineering
705-445-1292 Ext. 4201

From: Philip Arlos [<mailto:P.Arlos@terrapex.com>]

Sent: Thursday, March 31, 2016 3:24 PM

To: Brian Macdonald

Cc: Jeff Stevenson

Subject: Environmental Information Request

Hi Brian,

I hope you are doing well.

I am emailing to request environmental information that the Town of Collingwood might provide. We are conducting a regulatory search for our site located at 121 Hume Street, Collingwood, ON. Please see the attached file detailing the request. If you have any questions or concerns, please give me a call or email.

Regards,
Philip Arlos

Philip Arlos
Environmental Scientist



Tel: 905-632-5939 x231
Fax: 905-632-6793
Cell: 289-230-6385
Email: P.Arlos@terrapex.com

920 Brant Street, Unit 16
Burlington, Ontario
L7R 4J1

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Collingwood Zoning By-law

Holding Zone	Conditions
H11	RESERVED
H12	• Confirmation of adequate and functional municipal services.
H13	• No sensitive land use is permitted until the completion and acceptance of a record of site condition confirming that the land is appropriate for such use. • All other uses permitted by the underlying parent zone, or the exception zone, are lawfully permitted while the H13 symbol is in place.
H14	• The adoption of an authorization by-law for a site plan control agreement.
H15	RESERVED
H16	• That it be demonstrated through appropriate soil tests that the land is suitable for residential development, if required. • That a 1.8 metre high fence be erected for screening purposes from the existing motor vehicle repair garage. This fence is to be located along the entire length of the zone boundary that separates the RU-6 zone from the RU-7 zone.
H17	• The completion and acceptance of the necessary Taylor's Creek channelization improvements.
H18	• The completion and acceptance of a parking study. • The completion and acceptance of an urban design brief. • The completion and acceptance of a market study in accordance with Section 4.4.3.7 of the Official Plan prior to the establishment of the commercial uses in the R4-3 zone.

2.6 “T” symbol – Temporary Use Zones

- 2.6.1 The symbol “T” following a zone classification signifies that a temporary use by-law is in force. When the temporary use by-law expires, the special permission granted by the temporary use by-law shall cease and desist, and such temporary use shall not then enjoy any protection as a legal, non-conforming use.
- 2.6.2 Unless the lands have been subsequently rezoned, the zone classification of the lands that were subject to the temporary use by-law shall revert back, without the need to amend this Zoning By-law, to the identical zoning classification that existed on the lands prior to the date of the passing of the temporary use by-law.

Section 7.0 Commercial Zones

7.1 Commercial Permitted Uses

7.1.1 No person shall use any land or construct or use any building or structure in any Commercial zone except in accordance with Table 7.1.2.1, entitled Commercial Permitted Uses.

7.1.2 Permitted uses for lands zoned Restrictive Commercial (C7) are found in Section 7.5, entitled Commercial Exception Zones.

Table 7.1.2.1 Commercial Permitted Uses



Uses	Zones					
	C1	C2	C3	C4	C5	C6
Accessory sales outlet	✓	✓	✓	✓	✓	✓
Adventure game	✓	✓	✓(f)	✓	✓	
Ambulance service	✓	✓	✓	✓	✓	
Arcade	✓	✓	✓(f)	✓	✓	
Arena	✓		✓(f)			
Art gallery	✓	✓(l)		✓		
Art studio, live-in	✓			✓		✓
Assembly hall	✓	✓	✓(f)	✓		
Broadcasting	✓			✓	✓	
Business office	✓			✓	✓	
Business service establishment	✓	✓		✓	✓	✓
Business type hotel/motel	✓		✓	✓	✓	
Catalogue store	✓	✓(l)				
Catering service	✓	✓				
Commercial parking lot	✓	✓	✓(f)	✓	✓	
Commercial school	✓	✓		✓	✓	
Community garden	✓	✓	✓	✓	✓	✓
Computer and software store	✓	✓(l)		✓	✓	
Convenience store	✓	✓(l)	✓(f)	✓	✓	✓
Conference centre	✓	✓	✓	✓	✓	
Custom workshop	✓	✓		✓	✓	
Day care centre	✓	✓	✓(f)	✓	✓	✓
Department store		✓(l)				
Deposit taking institution	✓					

Collingwood Zoning By-law



Uses	Zones					
	C1	C2	C3	C4	C5	C6
Dry cleaner's establishment	✓	✓	✓(f)	✓	✓	✓
Dry cleaning distribution Outlet	✓	✓	✓(f)	✓	✓	✓
Dwelling, portion of a non-residential building	✓(a)(h)			✓(h)(k)		✓(h)
Electronics & appliance store	✓	✓(l)		✓	✓	
Equipment rental	✓	✓		✓	✓	
Fabric & textile sales outlet	✓	✓(l)		✓	✓	
Financial & insurance service office	✓			✓	✓	
Financial institution	✓					
Food supermarket		✓(l)				
Funeral home	✓			✓		
Furniture store	✓	✓(l)		✓	✓	
Garden supply outlet	✓	✓(l)		✓	✓	
General merchandise store	✓	✓(l)		✓	✓	
Hardware store	✓	✓(l)		✓	✓	
Health club	✓	✓	✓(f)	✓	✓	✓
Home & auto supply		✓(l)				
Home centre		✓			✓	
Home for the aged or rest home	✓		✓	✓		
Home improvement store	✓	✓(l)		✓	✓	
Hospice	✓					
Hotel	✓		✓	✓	✓	
Laundromat	✓	✓	✓(f)	✓	✓	✓
Life skills centre	✓	✓		✓	✓	✓
Machinery dealership					✓	
Medical clinic	✓			✓		
Medical office	✓			✓	✓	
Mini-golf course			✓(f)		✓	
Motel	✓		✓	✓	✓	
Motor vehicle gasoline station				✓(i)	✓(i)	
Motor vehicle repair garage				✓	✓	
Motor vehicle sales establishment					✓	
Motor vehicle supply outlet	✓	✓(l)		✓	✓	
Motor vehicle towing					✓	
Motor vehicle wash				✓	✓	
Museum	✓	✓		✓		

Collingwood Zoning By-law



Uses	Zones					
	C1	C2	C3	C4	C5	C6
Newspaper	✓			✓	✓	
Nursing facility	✓		✓	✓		
Open market	✓	✓				
Personal service shop	✓	✓	✓(f)	✓	✓	✓
Pet day care centre	✓(e)			✓(e)	✓(e)	
Pet store	✓(e)			✓	✓	
Pharmacy	✓	✓(l)				
Place of entertainment	✓	✓	✓(f)	✓(g)	✓	
Place of worship	✓			✓		
Pool and spa store	✓	✓(l)		✓	✓	
Professional service office	✓			✓	✓	
Real estate services office	✓			✓	✓	
Recreational vehicle dealership					✓	
Refreshment Vehicle	✓(j)	✓(j)	✓(j)	✓(j)	✓(j)	✓(j)
Repair shop	✓	✓		✓		
Restaurant	✓	✓	✓(f)	✓	✓	✓
Retail commercial establishment	✓	✓				
Retail outlet for the sale of alcoholic beverages	✓					
Retirement home	✓		✓	✓		
Senior citizen housing	✓		✓	✓		
Self Brewery	✓	✓		✓	✓	
Shopping centre	✓	✓(l)				
Specialty food store	✓	✓(l)		✓		✓
Sporting equipment sales	✓	✓(l)		✓(g)		
Storage, concealed outside	✓(c)			✓(c)	✓(c)	
Storage, outside					✓(b)	
Storage, outside display and sale	✓(d)	✓(d)	✓(d)	✓(d)	✓(d)	✓(d)
Taxi establishment	✓			✓	✓	
Veterinarian clinic	✓(e)			✓(e)	✓(e)	
Video outlet	✓	✓(l)	✓(f)	✓	✓	✓
Warehouse membership club		✓(l)				
Wholesale outlet	✓	✓		✓	✓	
Other provisions						

7.2 Commercial Footnotes

- 7.2.1 Where the permitted uses in Table 7.1.2.1 are also followed by a letter in brackets, which indicates a footnote, then the additional provision associated with the following footnote shall also apply.

7.2.1.1 Footnote (a) – Dwelling unit in a Non-Residential building

A dwelling unit in a portion of a non-residential building is subject to the following provisions:

- i. The dwelling unit shall be constructed entirely above the first storey,
- ii. The dwelling unit shall have separated access from the commercial portion of the non-residential building. A dwelling unit and the commercial portion may share a common hallway, vestibule or similar space, and
- iii. If the entrance is directly onto Hurontario Street, the maximum width of the first storey entrance to the dwelling unit shall be a maximum of 3.0 m.

7.2.1.2 Footnote (b) – Outside Storage

Accessory outside storage of goods is permitted on a portion of a lot in conformity with the following provisions:

- i. Minimum required setback for an interior side yard shall be 1.5 m,
- ii. Minimum required setback for a rear yard shall be 1.5 m,
- iii. Minimum required setback for a front yard or an exterior side yard shall be the same as that required for a main building, and
- iv. The maximum height of the stored goods shall be 6.0 m.

7.2.1.3 Footnote (c) – Concealed Outside Storage

Accessory concealed outside storage of goods is permitted on a portion of a lot in conformity with the following provisions:

- i. Minimum required setback for an interior side yard shall be 1.5 m,
- ii. Minimum required setback for a rear yard shall be 1.5 m,
- iii. Minimum required setback for a front yard or an exterior side yard shall be the same as that required for a main building or structure, and
- iv. The maximum height of the stored goods shall be 6.0 m.

Collingwood Zoning By-law

7.2.1.4 **Footnote (d) – Outside Display and Sale of Goods**

The outside display and sale of goods and materials is permitted on a portion of a lot in conformity with the following provisions;

- i. Where a front or exterior yard is required, the area used for outside display and sales in these yards shall be separated from any adjacent street line by a buffer area of a minimum width of 3.0 m, and
- ii. The maximum height of outside display and sale of goods and materials shall be 6.0 m.
- iii. No outside display and sale of goods and materials shall be permitted in any yard abutting a Residential zone.

7.2.1.5 **Footnote (e) – Veterinarian Clinic or Pet Day Care Centre**

A veterinarian clinic, pet store or pet day care centre shall not include any outside runs or open exercise areas.

7.2.1.6 **Footnote (f) – Additional Commercial Uses**

This commercial use shall only be permitted as an accessory use to a hotel, motel, conference centre or business type hotel or motel that is established on the lot.

7.2.1.7 **Footnote (g) – First Street Uses**

This commercial use shall only be permitted on the lands zoned C4 located along the First Street Corridor.

7.2.1.8 **Footnote (h) – Residential Density in Commercial Zones**

The total number of dwelling units permitted in a commercial building shall be in conformity with the density limits set out in the Town's Official Plan, or as may be otherwise permitted.

7.2.1.9 **Footnote (i) – Fuel Pump Island**

The minimum required setback between a fuel pump island and a Residential zone boundary, or any lot line, shall be in accordance with the applicable provincial standards.

7.2.1.10 **Footnote (j) – Refreshment Vehicle**

The maximum number of refreshment vehicles permitted shall be one (1) per lot.

7.2.1.11 **Footnote (k) – Separation Distance to the Waste Water Treatment Plant**

The minimum required setback between a dwelling unit and the open air clarifier tanks and the open air aeration basin tanks of the Collingwood Waste Water Treatment Plant shall be 150 m.

Collingwood Zoning By-law

7.2.1.12 Footnote (I) – Minimum Gross Leasable Area

This shall have a minimum gross area of leasable of 370 m².

7.3 Commercial Provisions

- 7.3.1 No person shall use any land or construct or use any building or structure in any commercial zone except in accordance with Table 7.3.1.1, entitled Commercial Provisions.

Table 7.3.1.1 Commercial Provisions



Lot Provisions	Zones						
	C1	C2	C3	C4	C5	C6	C7
Minimum Lot Area (m ²)	Nil	20,000	10,000	1,000	1,000	850	(g)
Minimum Lot Frontage (m)	Nil	100.0	50.0	30.0	30.0	20.0	(g)
Minimum Front Yard (m)	Nil (h)	10.0	10.0	6.0	6.0	6.0	6.0
Minimum Exterior Side Yard (m)	Nil (h)	10.0	10.0	6.0	6.0	6.0	6.0
Minimum Interior Side Yard (m)	Nil (a)(i)	10.0	10.0	Nil (d)	3.0 (d)	3.0 (a)	3.0 (d)
Minimum Rear Yard (m)	7.5 (e)	10.0	10.0	7.5 (e)	7.5 (e)	7.5	7.5 (e)
Maximum Height (m)	12.0 (j)	15.0	15.0	15.0	15.0	12.0	12.0
Maximum Lot Coverage	Nil	50%	50%	40%	40%	40%	20%
Minimum Landscaped Open Space	Nil (p)	10%	10% (n)	10%	10%	20%	10%
Other provisions	(k) (l)			(f)		(b)	(m) (o)

7.4 Commercial Provision Footnotes

- 7.4.1.1 Where the provisions in Table 7.3.1.1 are also followed by a letter in brackets, which indicates a footnote, then the additional provision associated with the following footnote shall also apply.

7.4.1.2 Footnote (a) – Reduction to Interior Side Yard

No minimum interior side yard shall be required where the lot line or a portion thereof abuts a Commercial zone.

7.4.1.3 Footnote (b) – Maximum Floor Area

Collingwood Zoning By-law

The maximum gross leasable area of a main building shall be 465 m².

The maximum gross leasable area of any individual commercial unit in a main building shall be 230 m².

7.4.1.4 **Footnote (c)**

RESERVED

7.4.1.5 **Footnote (d) – Enhanced Interior Side Yard**

An interior side yard abutting a Residential zone shall be a minimum of 9.0 m, and a strip of land not less than 3.0 m wide shall be reserved for landscaping.

7.4.1.6 **Footnote (e) – Enhanced Rear Yard**

A rear yard abutting a Residential zone shall be a minimum of 9.0 m, and a strip of land not less than 3.0 m wide shall be reserved for landscaping.

7.4.1.7 **Footnote (f) – Parking Areas**

No parking area shall be permitted within 6.0 m from a front lot line or within 3.0 m from an exterior lot line.

Entrances to parking areas on corner lots shall be via side streets rather than directly from First Street, and such entrances shall not be located closer than 9.0 m from the intersection.

7.4.1.8 **Footnote (g) – Minimum Lot Area and Frontage**

The minimum lot area and lot frontage requirement of the zone shall be the individual respective lot area and lot frontage existing as of the date of the passing of this by-law.

7.4.1.9 **Footnote (h) – Maximum Front and Exterior Side Yard**

There is no minimum front yard or exterior side yard requirement, but the maximum front and exterior side yard shall be 3.0 m.

7.4.1.10 **Footnote (i) – Maximum Interior Side Yard on Hurontario Street**

There is no minimum interior side yard requirement but the maximum interior side yard of a main building on a lot that has lot frontage onto Hurontario Street shall be 0.3 m, with the exception of an entrance which may have a maximum width of 6.0 m.

7.4.1.11 **Footnote (j) – Minimum Height of Main Building**

The minimum height of a main building shall be 6.0 m.

7.4.1.12 Footnote (k) – Parking Areas

Any parking area, except an entrance, shall not be permitted within 15.0 m of a lot line that abuts Hurontario Street for a lot located from First Street to Fourth Street.

This 15.0 m strip of land adjacent to the street line shall be reserved for buildings, existing walkways and public recreation spaces. The maximum width of an entrance shall be the lesser of what is existing or 6.0 m. The maximum width of a walkway shall be 3.0 m.

7.4.1.13 Footnote (l) – Minimum Building Depth

The minimum depth for any main building shall be 15.0 m.

7.4.1.14 Footnote (m) – Private Services

A main building may be serviced without connection to a municipal sanitary system and a municipal water supply system.

7.4.1.15 Footnote (n) – Increased landscaping

A home for the aged or rest home, a nursing facility, a retirement home or senior citizen housing shall have its minimum landscaped open space increased to 20%.

7.4.1.16 Footnote (o) – Outside Storage or Outside Display and Sale of Goods

Outside storage of goods is permitted on a portion of a lot in conformity with the following provisions:

- i. Minimum required setback for an interior side yard shall be 1.5 m,
- ii. Minimum required setback for a rear yard shall be 1.5 m,
- iii. Minimum required setback for a front yard or an exterior side yard shall be the same as that required for a main building, and
- iv. The maximum height of the stored goods shall be 6.0 m.

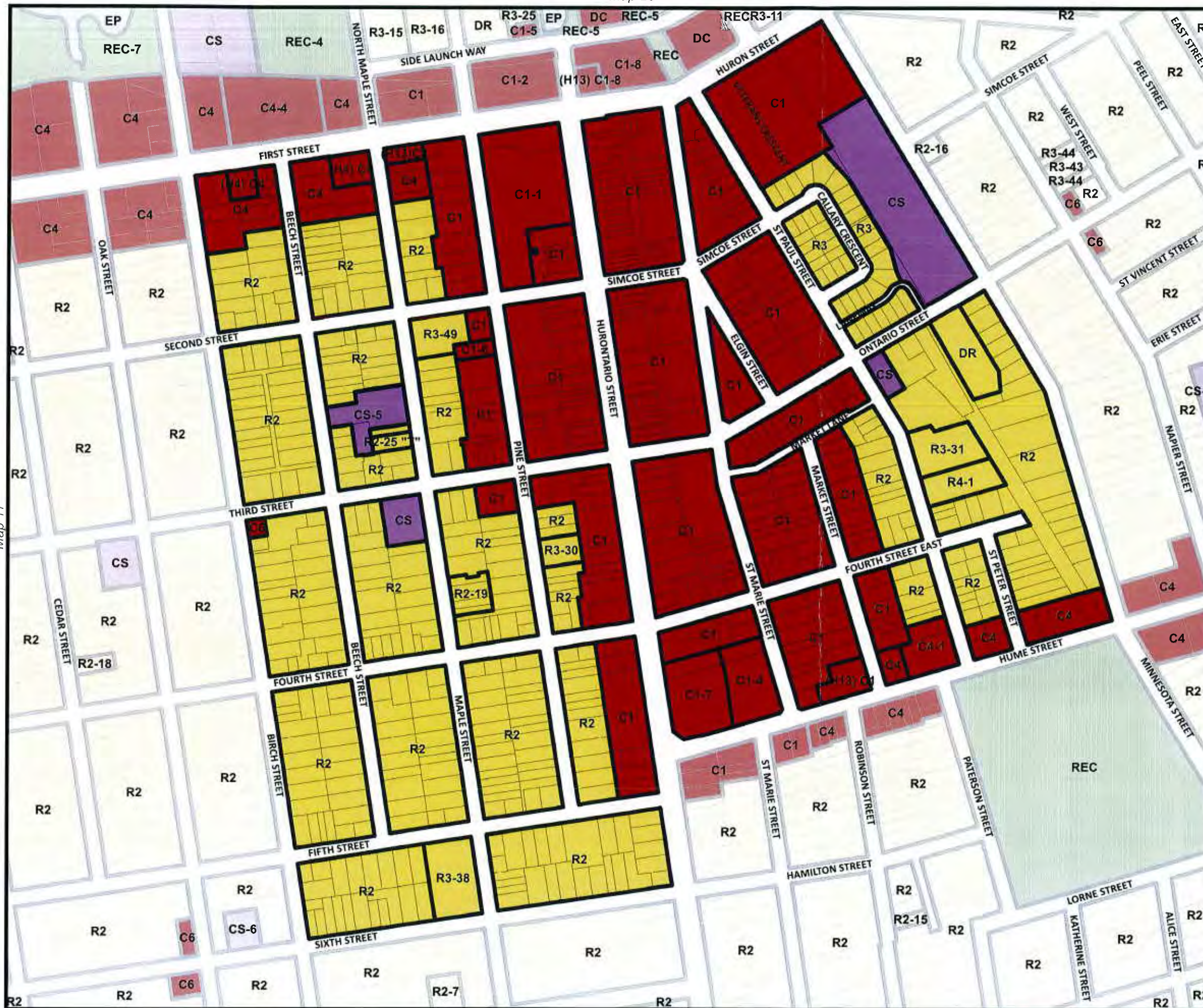
The outside display and sale of goods and materials is permitted on a portion of a lot in conformity with the following provisions;

- i. Where a front or exterior yard is required, the area used for outside display and sales in these yards shall be separated from any adjacent street line by a delineated buffer area of a minimum of 3.0 m, and
- ii. The maximum height of the outside display and sale of goods and materials shall be 6.0 m.

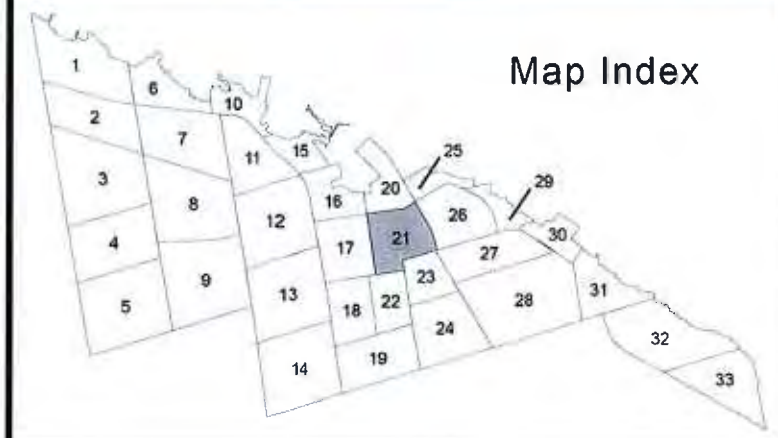
Collingwood Zoning By-law

7.4.1.17 **Footnote (p) – Increased Landscaping**

Any land that was in a Residential zone prior to the passing of this by-law, and that is in a Downtown Core Commercial zone after the passing of this by-law, shall provide a minimum landscaped open space of 10%.



Map 23



No.	Date	By-law
1	December 17, 2012	By-law No. 2012-116
2	August 12, 2013	By-law No. 2013-071
3	July 8, 2013	By-law No. 2013-060
4	January 6, 2014	By-law No. 2014-001
5	December 7, 2015	By-law No. 2015-105
6		
7		
8		
9		
10		

A scale bar showing distances in meters and miles. The bar is marked from 0 to 200 meters, with increments of 20. Below the bar, the word 'Meters' is written. To the right of the bar, the word 'Miles' is written.

Produced by the Town of Collingwood, Planning Services.
The information contained herein is believed to be correct,
however, the Town assumes no liability for negligence, inaccuracies
or omissions. This drawing is not a legal survey.

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Land Information Network Cooperative - LINC 2007
The Ontario Ministry of Natural Resources (Copyright - Queens Printer 2007).
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Members of the Ontario Geospatial Data Exchange.
THIS IS NOT A PLAN OF SURVEY.*



APPENDIX VII
AERIAL PHOTOGRAPHS



1938 AERIAL PHOTOGRAPH

121 HUME STREET
COLLINGWOOD, ONTARIO

CLIENT



0 250m 500m
(APPROXIMATE)

PROJECT #	CB644.02	
SCALE	AS SHOWN	
DATE	MAY 2016	
DRAWN	SF	CHECKED
DRAWING #		

FIGURE VII-1

SOURCE: ERIS, NATIONAL AIR PHOTO LIBRARY, A6005_20.



1965 AERIAL PHOTOGRAPH

121 HUME STREET
COLLINGWOOD, ONTARIO

CLIENT



0 500m 1km
(APPROXIMATE)

PROJECT #	CB644.02	
SCALE	AS SHOWN	
DATE	MAY 2016	
DRAWN	SF	CHECKED
DRAWING #		

SOURCE: ERIS, NATIONAL AIR PHOTO LIBRARY, A18782_138.

FIGURE VII-2



1973 AERIAL PHOTOGRAPH

121 HUME STREET
COLLINGWOOD, ONTARIO

CLIENT



0 500m 1km
(APPROXIMATE)

PROJECT #	CB644.02	
SCALE	AS SHOWN	
DATE	MAY 2016	
DRAWN	SF	CHECKED
DRAWING #		

SOURCE: ERIS, NATIONAL AIR PHOTO LIBRARY, A23283_54.

FIGURE VII-3



1981 AERIAL PHOTOGRAPH

121 HUME STREET
COLLINGWOOD, ONTARIO

CLIENT



0 500m 1km
(APPROXIMATE)

PROJECT #	CB644.02	
SCALE	AS SHOWN	
DATE	MAY 2016	
DRAWN	SF	CHECKED
DRAWING #		

SOURCE: ERIS, NATIONAL AIR PHOTO LIBRARY, A25691_88.

FIGURE VII-5



1987 AERIAL PHOTOGRAPH

121 HUME STREET
COLLINGWOOD, ONTARIO

CLIENT



0 500m 1km
(APPROXIMATE)

PROJECT #	CB644.02	
SCALE	AS SHOWN	
DATE	MAY 2016	
DRAWN	SF	CHECKED
DRAWING #		

SOURCE: ERIS, NATIONAL AIR PHOTO LIBRARY, A27224_95.

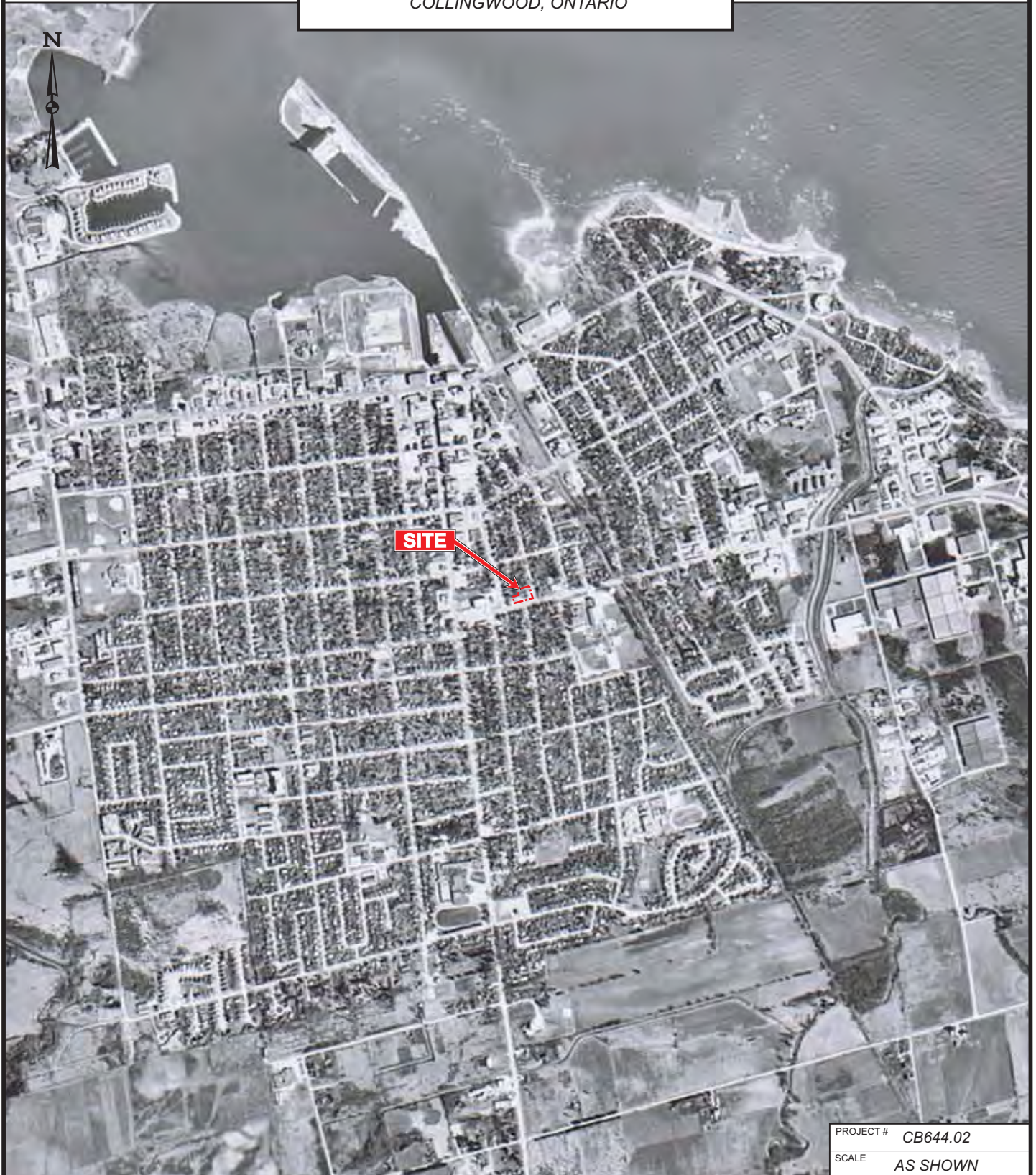
FIGURE VII-6



1995 AERIAL PHOTOGRAPH

121 HUME STREET
COLLINGWOOD, ONTARIO

CLIENT



0 500m 1km
(APPROXIMATE)

PROJECT #	CB644.02	
SCALE	AS SHOWN	
DATE	MAY 2016	
DRAWN	SF	CHECKED
DRAWING #		

FIGURE VII-6

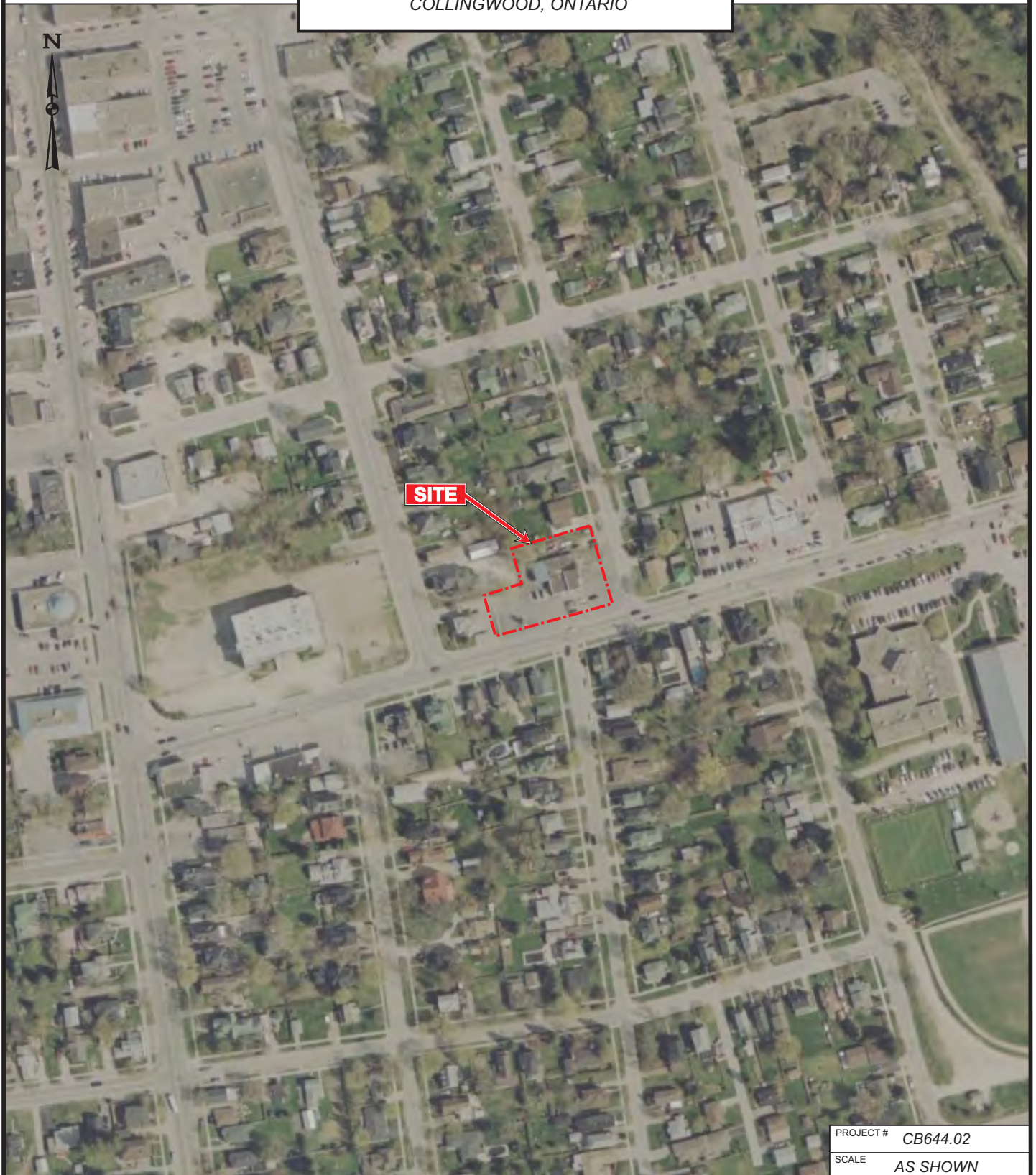
SOURCE: ERIS, NATIONAL AIR PHOTO LIBRARY, A28173_218.



2002 SATELLITE IMAGE

121 HUME STREET
COLLINGWOOD, ONTARIO

CLIENT



0 50m 100m
(APPROXIMATE)

PROJECT #	CB644.02	
SCALE	AS SHOWN	
DATE	MAY 2016	
DRAWN	SF	CHECKED
DRAWING #	FIGURE VII-7	

SOURCE: VUMAP FIRST BASE SOLUTIONS, 2002 IMAGERY.



2008 SATELLITE IMAGE

121 HUME STREET
COLLINGWOOD, ONTARIO

CLIENT



0 50m 100m
(APPROXIMATE)

SOURCE: VUMAP FIRST BASE SOLUTIONS, 2008 IMAGERY.

PROJECT #	CB644.02	
SCALE	AS SHOWN	
DATE	MAY 2016	
DRAWN	SF	CHECKED
DRAWING #	FIGURE VII-8	



2015 SATELLITE IMAGE

121 HUME STREET
COLLINGWOOD, ONTARIO

CLIENT



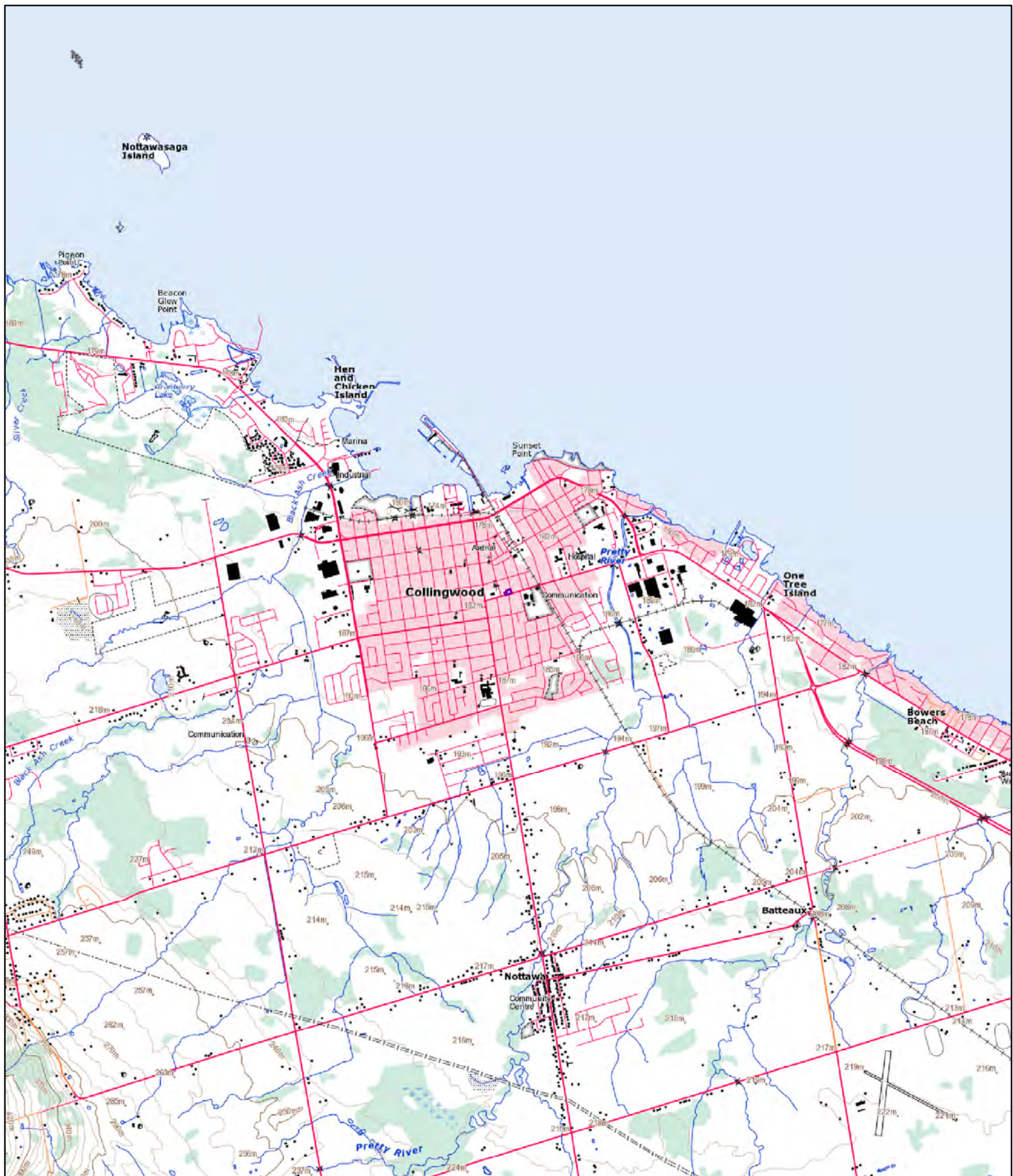
0 50m 100m
(APPROXIMATE)

PROJECT #	CB644.02	
SCALE	AS SHOWN	
DATE	MAY 2016	
DRAWN	SF	CHECKED
DRAWING #		

SOURCE: GOOGLE EARTH, 2015 IMAGERY.

FIGURE VII-9

APPENDIX VIII
TOPOGRAPHIC AND ONTARIO BASE MAPS



Topographic Map



1000 500 0 1000 m

1:50000

Map Centre Address: 121 Hume Street, Collingwood, ON

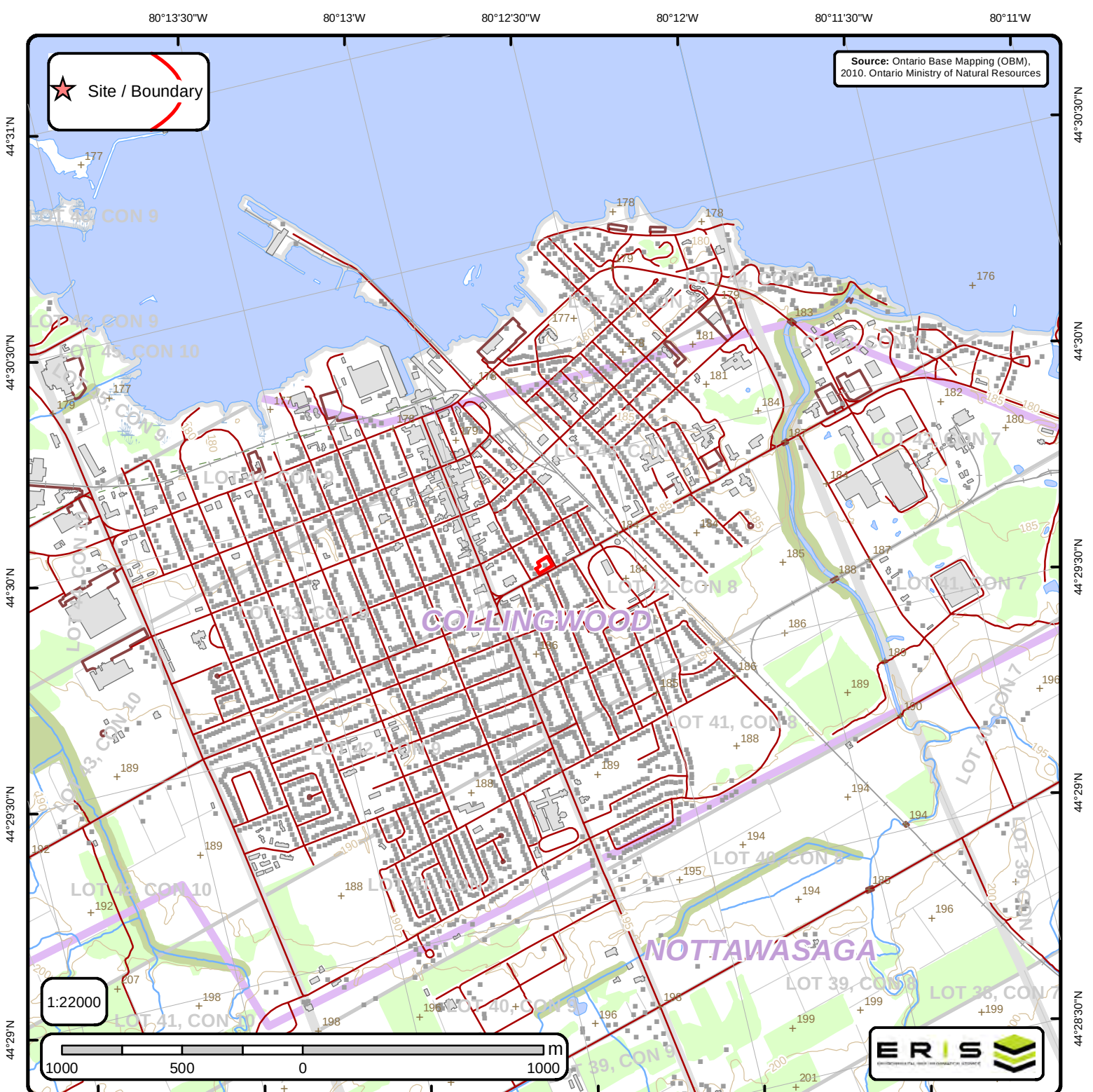
Order No: 20160331035



Data source: Toporama (1:50K) by Natural Resource Canada. Publication date: 2013-07-19

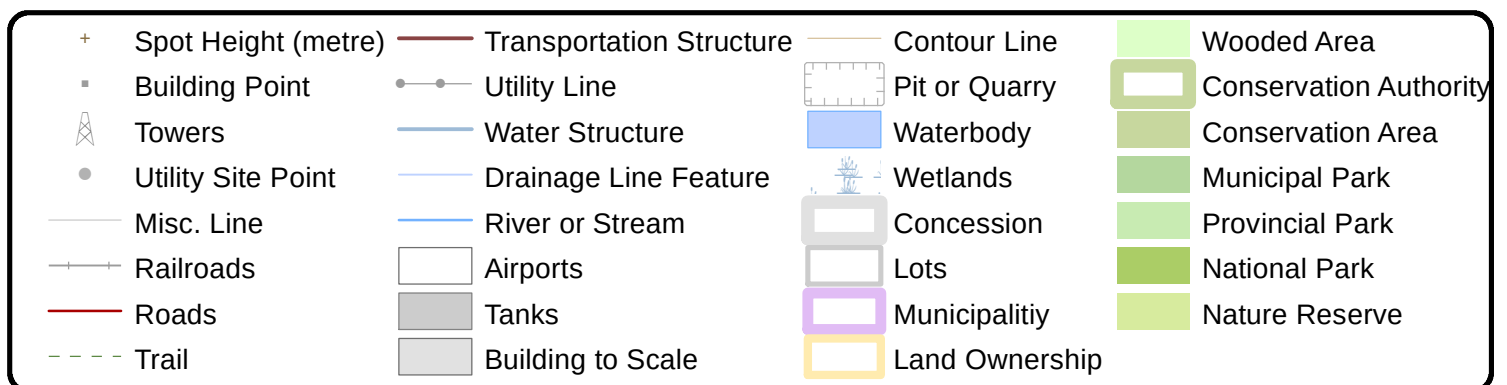
Legend available at http://ftp2.cits.mcan.gc.ca/pub/toporama/doc/Toporama_legend_carto_specs_en.pdf

© Ecolog ERIS Ltd



Ontario Base Mapping (OBM) Data

Order No. 20160331035



APPENDIX IX
WATER WELL SEARCH

SUMMARY OF WATER WELL RECORD SEARCH**121 Hume Street, Collingwood, ON**Site Location (centre): Easting: 562,565Northing: 4,927,295

MOE Well Number	Easting	Northing	Distance (m) ¹	Margin of Error (m)	Location	Date Drilled	Water Use ²	Static Water Level (m)	Depth to Bedrock (m)	Other Information
7050173	562,557	4,927,281	Onsite	-	121 Hume Street	07-Aug-07	-	2.0	3.0	Limestone
7050174	562,544	4,927,272	Onsite	-	121 Hume Street	07-Aug-07	-	2.0	-	
7245086	562,259	4,927,378	317	-	222 Hurontario Street	21-Jul-15	-	-	-	
7245191	562,289	4,927,403	296	-	222 Hurontario Street	15-Jun-15	-	-	-	

* Direct distance is based on calculation using Eastings and Northings in MOE database, may not be accurate.

** Water Use: DO - Domestic Water Supply , IN - Industrial Water Supply, IR - Irrigation Water Supply, TH - Test Hole, MO - Monitoring Well

APPENDIX X
SITE PHOTOGRAPHS

Client: Suncor Energy
Product Partnership

Site Location: 121 Hume Street, Collingwood,
ON

Project No: CB644.02

Photo No: 1

Date: May 25, 2016

Description:

General view of the site.
Looking east towards
Market Street.



Photo No: 2

Date: May 25, 2016

Description:

View of the site looking
northeast.



Client: Suncor Energy
Product Partnership

Site Location: 121 Hume Street, Collingwood,
ON

Project No: CB644.02

Photo No: 3

Date: May 25, 2016

Description:

View of the site looking southwest. Visible stick-up casings denotes monitoring wells. Note the concrete barrier blocks along the property line.



Photo No: 4

Date: May 25, 2016

Description:

View of the site looking northeast towards Market Street.



Client: Suncor Energy
Product Partnership

Site Location: 121 Hume Street, Collingwood,
ON

Project No: CB644.02

Photo No: 5

Date: May 25, 2016

Description:

View of the possible historical paint shop that was found in the 1955 FIP located at 279 St. Marie Street (PCA 11).



Photo No: 6

Date: May 25, 2016

Description:

View of the back portion of possible historical paint shop that was found in the 1955 FIP located at 279 St. Marie Street (PCA 7) Note the scarps that are present in the photo.



Client: Suncor Energy
Product Partnership

Site Location: 121 Hume Street, Collingwood,
ON

Project No: CB644.02

Photo No: 7

Date: May 25, 2016

Description:

View of the Hasty Market retail fuel outlet at 143 Hume Street, looking east (PCA 3 and 4). Note the UST nest in the foreground.



Photo No: 8

Date: May 25, 2016

Description:

View of the commercial building attached to the Hasty market looking west. (PCA 3 and 4).



APPENDIX XI
QUALIFICATION OF THE ASSESSORS

Education: B.Sc. Earth Science 2013 Waterloo University, Waterloo

Professional Associations: Prospectors and Developers Association of Canada

Safety Training: Standard First Aid and CPR
Petroleum Oriented Safety Training (POST)
Workplace Hazardous Materials Information System (WHMIS)
40-hour OSHA Training Course for Hazardous Waste Operations

Continuing Education:

EXPERIENCE

2014 to present – Terrapex Environmental Ltd., Burlington, Ontario

Environmental Scientist

Responsible for planning, coordinating and supervising a range of Phase I and Phase II Environmental Site Assessments and remediation programs. Other duties include report writing, data tabulation and analysis.

Duties and responsibilities include:

- Phase I Environmental Site Assessments including; historical research, site inspection, interviews, report preparation, client liaison
- Phase II Environmental Site Assessments including; coordination and supervision of client liaison
- Supervision of underground storage tank and hoist decommissioning and remedial excavations, report preparation, client liaison
- Maintenance and monitoring of groundwater observation wells and remediation systems.

September 2013 to October 2013 – Environmental Water Resource Group, Mississauga, Ontario

Researcher

Responsible for interpreting data from reservoir survey. Other duties include data tabulation and analysis

Duties and responsibilities include:

- Data Tabulation and interpretation
- Conducted Field Survey on stream, culverts and bridges
- Conducted GPS readings and culvert measurements

May 2011 to Augsut 2011 – TriOrigin Exploration Ltd., Aurora, Ontario

Junior Geologist/Field Technician

Responsible for conducting exploration activities such as field mapping, soil sampling, core logging and data analysis. Other duties include field planning and core cutting

Duties and responsibilities include:

- Field Mapping
- GPS Navigation
- Soil Sampling
- Core Logging
- Data Analysis

SELECTED PROJECT EXPERIENCE

Phase I Environmental Site Assessments

Petroleum Client: Completion of a Phase One ESA at numerous retail gas outlets and cardlock sites in support of filing a Record of Site Conditions; records review, interviews, and site inspection, identification of Areas of Potential Environmental Concern, development of a Conceptual Site Model, and writing of the final report.

Designated Substance Surveys

Petroleum Clients: Identified and catalogued “designated substances” including; polychlorinated biphenyls, urea-formaldehyde foam insulation, and ozone-depleting substances in accordance with the Ontario *Occupational Health and Safety Act* (R.S.O. 1990, Chapter O.1) at multiple retail fuel outlets and automotive service centres across Ontario in preparation for building demolition.

Religious Institution: Identified and catalogued “designated substances” including; polychlorinated biphenyls, urea-formaldehyde foam insulation, and ozone-depleting substances in accordance with the Ontario *Occupational Health and Safety Act* (R.S.O. 1990, Chapter O.1) at a church building in preparation for renovations.

Phase II Environmental Site Assessments

Chemical Manufacturer: Advancing test pits and boreholes to investigate VOC, PAH, and metal impacts to soil at a former chemical manufacturing facility in Ontario, including logging of soil stratigraphy and soil vapours, and obtaining a groundwater samples from the newly installed monitoring wells.

Petroleum Client: Completion of a Phase Two ESA excavation in support of filing a Record of Site Conditions at a former retail fuel outlet and cardlock site; including coordination of site activities with subcontractors, development of a Sampling and Analysis Plan (as per Ontario Regulation 153/04), logging of soil stratigraphy and soil vapours, collection of soil and groundwater samples for laboratory analysis of Contaminants of Concern, interpretation of laboratory results, development of a Conceptual Site Model, and report preparation.

Gasoline Retailer: Advancing test pits to investigate impacts to soil at numerous operating and former service stations and bulk fuel storage plants across Ontario.

Site Remediation

Petroleum Client: Conducting a remedial excavation in support of filing a Record of Site Conditions at a former retail fuel outlet and cardlock site; including supervision of the remedial excavation activities, collecting confirmatory soil samples for laboratory analysis of Contaminants of Concern from the completed excavation, evaluation of the laboratory results, and report preparation documenting the remediation observations, findings, and results.

Education: B.Sc. Biology and Environmental Studies 1990 Brock University,
St. Catharines

Professional Associations: Association of Professional Geoscientists of Ontario

Safety Training: Standard First Aid and CPR
Petroleum Oriented Safety Training (POST)
Workplace Hazardous Materials Information System (WHMIS)

Continuing Education: Project Management Training (F&M Management Ltd.)

EXPERIENCE

2000 to present – Terrapex Environmental Ltd., Burlington, Ontario

Senior Project Manager

Responsible for management of a wide range of site assessment and remediation projects for a diverse client base. Responsibilities include direct accountability to clients for development and successful completion of projects on time and on budget. Project duties include preparation of proposals and budgets, funding and regulatory agency submissions and liaison, project design, allocation of resources, provision of technical and remote logistics expertise, preparation of Records of Site Condition, and preparation and senior review of reports.

Typical projects include:

- Environmental Issues Inventory (EII) Phase II and III Environmental Site Assessments (ESA)
- Geo-Environmental Assessment of soil and groundwater
- Management/Remediation of contaminated soil and groundwater
- Records of Site Condition
- Compliance Audits

1996 to 2000 – Conor Pacific Environmental Technologies Inc., Mississauga, Ontario

Project Manager, Assessment and Remediation

Duties and responsibilities include:

- Complete project management including project design, cost projection, budget tracking, scheduling, client/regulatory agency liaison, and supervision of project team members.
- Design and implementation of environmental investigation projects in accordance with Federal, Provincial, and Municipal protocols
- Development, implementation, and supervision of remedial action plans for contaminated sites
- Development of INAC project submissions, tender documents, engineering specifications, and contracts for assessment and remediation projects
- Preparation of detailed proposals and cost estimates for complex and simple projects
- Liaison with and presentation to clients, government agencies, contractors, and the public
- Business development and marketing

1990 to 1996 – Arcturus Environmental Limited, Niagara Falls, Ontario**Project Manager and Technical Coordinator**

Duties and responsibilities include:

- Management of Phase I, II and III Environmental Site Assessments (ESA), and soil and groundwater remediation projects
- Design and implementation of environmental investigation projects in accordance with Federal, Provincial, and Municipal protocols
- Project design, costing, and proposal preparation for site assessments and remediation projects
- Coordination, supervision and management of Phase I, II and III Environmental Site Assessments; sediment and surface water sampling programs; and soil and groundwater remediation projects
- Performed assessment tasks including; supervision of drilling operations, soil logging and sampling

SELECTED PROJECT EXPERIENCE**Phase I Environmental Site Assessments**

Transport Canada: Phase I assessments of approximately 10 airport non-directional beacon sites in Ontario.

CN Real Estate: Phase I assessments of approximately 6 Rail Yard Sites in Ontario.

Rentway Ltd.: Phase I assessments of approximately 5 truck maintenance facilities in Ontario.

Public Works and Government Services Canada/Department of Fisheries and Oceans: Phase I assessments of 40 Canada Coast Guard, Marine Communications and Search and Rescue Sites in Ontario.

Suncor Energy Products Partnership: Ontario Regulation 153/04 compliant Phase One ESAs to support filing of Records of Site Conditions at retail fuel outlet properties at approximately 50 sites in Ontario.

Clarkway Construction Company: Ontario Regulation 153/04 compliant Phase One ESAs to support filing of Records of Site Conditions at various development properties at approximately 10 sites in Ontario.

CRAFT Developments Corp.: Ontario Regulation 153/04 compliant Phase One ESAs to support filing of Records of Site Conditions at various commercial development properties at approximately 5 sites in Ontario.

Mattamy Homes Inc.: Phase One ESAs to support filing of Records of Site Conditions at various residential development properties at approximately 20 sites in Ontario.

City of Mississauga: Ontario Regulation 153/04 compliant Phase One ESAs at 5 park sites in Mississauga.

Private: Phase I assessments of approximately 120 residential, commercial, and industrial sites for various private clients.

Phase II Environmental Site Assessments

Suncor Energy Products Partnership (formerly Petro-Canada): Senior Manager and contact for preferred supplier agreement: Project manager for 350+ Phase II assessments of petroleum storage and distribution facilities.

Quadra FNX Mining Ltd.: Senior Project Manager for historical research and environmental assessment of abandoned 19th century remote mine site and preparation of mine hazard inventory.

Holcim Canada/Dufferin Concrete: Senior Project Manager and contact for 10+ Phase II Environmental Site Assessments at material plants.

City of Mississauga: Senior Project Manager for 5 environmental site assessments including risk assessment and development of risk management plans for flyash deposits or fill materials in City park lands.

Sun-Canadian Pipe Line Company: Senior Project Manager for monitoring and assessment of systems at several pipe line valve sites and pump stations.

Craft Development Corporation: Senior Project Manager for Phase II site assessments on several pre-development lands for due diligence and financial assurance.

United Petroleum Inc. (UPI): Senior Project Manager for 20+ Phase II assessments of petroleum storage and distribution facilities.

Ultramar Inc.: Senior Project Manager for 20+ Phase II assessments of petroleum storage and distribution facilities.

Public Works and Government Services Canada/Department of Fisheries and Oceans: Project Manager for Phase II assessments of 4 Canada Coast Guard, Marine Communications and Light station Sites in Ontario.

Sunoco Inc.: Project Manager for assessments of soil and groundwater at approximately 35 retail petroleum outlets and three distribution terminals in Ontario.

Petro-Canada: Technical Coordinator/Field Supervisor/ for soil and groundwater assessments at approximately 30 retail petroleum outlets, and six bulk terminals across Ontario.

ICG Propane: Project Manager for soil and groundwater assessments of approximately three retail outlets in Ontario.

United Co-op: Technical Coordinator/Field Supervisor for assessments of soil and groundwater at approximately 8 bulk petroleum outlets in Ontario.

CP Rail: Field Supervisor for assessments of soil and groundwater at 8 major rail yards and subdivision in Ontario.

CN Real Estate: Field Supervisor for assessments of soil and groundwater at two major rail yards in Ontario.

Department of National Defence/Public Works Canada: Field Supervisor for an assessment of fuel oil contaminated soil at approximately 300 military housing facilities at CFB Borden.

Transport Canada: Project Manager for assessment of soil and groundwater at approximately 13 NDB and airport sites in Ontario.

RCMP and Public Works and Government Services Canada: Technical Coordinator/Field Supervisor for environmental impact assessment at a former RCMP firing range

CIBC: Project Manager for Phase II and Phase III assessment of soil and groundwater on residential properties in Ontario.

Rentway Ltd.: Project Manager for assessment of soil and groundwater at approximately 5 truck maintenance facilities in Ontario.

Hydro One Remotes: Project Manager for assessment of soil and groundwater at a diesel generating station in Kingfisher Lake, Ontario, including remedial options feasibility study qualitative risk assessment, and development of a remedial action plan.

Suncor Energy Products Partnership: Ontario Regulation 153/04 compliant Phase Two ESAs to support filing of Records of Site Conditions at retail fuel outlet properties at approximately 50 sites in Ontario.

Clarkway Construction Company: Ontario Regulation 153/04 compliant Phase Two ESAs to support filing of Records of Site Conditions at various development properties at approximately 10 sites in Ontario.

CRAFT Development Corp.: Ontario Regulation 153/04 compliant Phase Two ESAs to support filing of Records of Site Conditions at various commercial development properties at approximately 5 sites in Ontario.

Mattamy Homes Inc.: Phase Two ESAs to support filing of Records of Site Conditions at various residential development properties at approximately 20 sites in Ontario.

City of Mississauga: Ontario Regulation 153/04 compliant Phase One ESAs at 5 park sites in Mississauga.

City of Mississauga: Preparation of Site Sensitivity Analysis for street sweepings dump sites, consultation with the City and Phase II ESAs at two of the receiving properties.

Records of Site Condition: Approximately 100 Records of Site Condition prepared, submitted to and acknowledged by the MOEE, MOE, or MOECC since 1995.

Hazardous and Non-Hazardous Site Remediation

Mattamy Homes Inc.: Senior Project Manager for large-scale remediation of former asphalt plant property for residential brownfield development.

Suncor Energy Inc. (formerly Petro-Canada): Senior Manager and contact for preferred supplier agreement: Project manager for 160+ site decommissioning and remediation projects at petroleum storage and distribution facilities in Ontario.

Petro-Canada: Senior Manager of large-scale in-situ multi-technology soil and groundwater remediation system covering a former distribution terminal and surrounding private properties in Toronto.

Ultramar Inc.: Senior Project Manager for large scale ex-situ bioremediation at former heating oil distribution terminal in Ontario.

United Petroleum Inc. (UPI): Senior Project Manager for 10+ decommissioning and remediation projects at petroleum storage and distribution facilities.

Sunoco Inc.: Project Manager/Technical Coordinator for decommissioning and remediation of approximately 55 retail petroleum outlets and two distribution terminals in Ontario.

Petro Canada: Technical Coordinator/Field Supervisor for decommissioning and remediation of approximately 20 retail petroleum outlets and three distribution terminals in Ontario.

RCMP and Public Works and Government Services Canada: Project Manager for a delineation study, remedial action plan, and hazardous soil remediation at a former RCMP firing range in Ontario.

Timminco Metals: Project Manager for hazardous chlorinated solvent remediation including remedial action plan development, recovery and treatment system design, and project implementation at a former Adhesives plant in Ontario.

Fort Albany First Nation: Project Manager/Technical Coordinator for an on-site surface water and groundwater pumping and treatment and ex-situ soil bioremediation project at a Contractor's camp in the community of Fort Albany, including project design, approvals, and implementation.

Kingfisher Lake First Nation: Project Manager for a large scale soil bio-remediation project in the community of Kingfisher Lake, including project design, approvals, and implementation.

Kasabonika Lake First Nation: Project Manager for a large scale soil bio-remediation project in the community of Kasabonika Lake, including project design, approvals, and implementation

Transport Canada: Project Manager for underground storage tank decommissioning and remediation at three airport sites in Ontario.

CIBC: Project Manager for remediation of impacted soils at a residential property in Ontario including temporary relocation of a residential structure

Rentway Ltd.: Project Manager for remediation of three truck maintenance facilities in Ontario.

Suncor Energy Products Partnership: Ontario Regulation 153/04 compliant Remedial Excavations to support filing of Records of Site Conditions at retail fuel outlet properties at approximately 50 sites in Ontario.

Clarkway Construction Company: Ontario Regulation 153/04 compliant Remedial Excavations to support filing of Records of Site Conditions at various development properties at approximately 10 sites in Ontario.

CRAFT Development Corp.: Ontario Regulation 153/04 compliant Remedial Excavations to support filing of Records of Site Conditions at various commercial development properties at approximately 5 sites in Ontario.

Compliance Audits

Public Works and Government Services Canada/Department of Fisheries and Oceans: Project Manager for storage tank audits at 25 Canada Coast Guard, Marine Communications, Search and Rescue, and Light station Sites in Ontario.

Public Works and Government Services Canada/Department of Fisheries and Oceans: Project Manager for halocarbon surveys at 30 Canada Coast Guard, Marine Communications, Search and Rescue, and Light station Sites in Ontario.

Records of Site Condition

Records of Site Condition: Approximately 100 Records of Site Condition prepared, submitted to and acknowledged by the MOEE, MOE, or MOECC since 1995 for various clients.

Consultation and Expert Witness

City of Burlington: Advised City of Burlington Engineering Staff and Council regarding fill issues at Burlington Executive Airpark, and provided expert witness testimony on behalf of the City for two related court motions.