

Phase One Environmental Site Assessment

50 Saunders Street
Collingwood, Ontario

Prepared For:

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DS Project No : 19-177-400
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Executive Summary

DS Consultants Ltd. (DS) was retained by Lotco II Limited (the “Client”) to conduct a Phase One Environmental Site Assessment (ESA) of the Property located at 50 Saunders Street, Collingwood, Ontario, herein referred to as the “Phase One Property”. DS understands that this Phase One ESA may be used to support the filing of a Record of Site Condition (RSC) as part of the proposed redevelopment of the Phase One Property for residential purposes.

The Phase One Property is a 4.10-hectare (10.13 acres) parcel of land situated within a mixed agricultural, residential, and institutional neighbourhood in the Town of Collingwood, Ontario. The Phase One Property is located on the northeast corner of the intersection of Saunders Street and Poplar Sideroad. The Phase One Property is currently undeveloped and is vegetated. Based on the records reviewed, there is no indication that the Phase One Property has ever been developed.

It is understood that the intended future property use (residential) is not considered to be a more sensitive property use as defined under O.Reg. 153/04 (as amended); therefore the filing of a Record of Site Condition (RSC) with the Ontario Ministry of Environment, Conservation and Parks (MECP) is not mandated under O.Reg. 153/04.

The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in Ontario Regulation 153/04 (as amended). The objectives of the Phase One ESA is to identify the presence or absence of potentially contaminating activities (PCAs) on the Phase One Property and/or within the Phase One Study Area, and to determine if the PCAs identified within the Phase One Study Area are likely to result in an Area of Potential Environmental Concern (APEC) on the Phase One Property. The information obtained by the Phase One ESA will be used to assess whether further investigation in the form of a Phase Two ESA is merited. It should be noted that this Phase One ESA does not include any sampling or testing and is based solely on a review of readily available data, and observations made during the Phase One Site Reconnaissance.

Based on the findings of the Phase One ESA, DS presents the following findings:

- ◆ The topography of the Phase One Property is generally flat, with a surface elevation of 200 metres above sea level (masl). The topography within the Phase One Study Area generally slopes to the north, towards the Georgian Bay, located approximately 2.82 km north of the Phase One Property. Temporal tributaries of the Pretty River, located approximately 1.2 km east of the Phase One Property, appear to be present on the south adjacent lands. The nearest permanent body of water is the Black Ash Creek, located approximately 850 m west of the Phase One Property. The previous geotechnical investigation completed on the Property indicated that the groundwater on the Property is approximately 1.1 to 1.2 metres below the

existing grade. The shallow groundwater flow direction within the Phase One Study Area is inferred to be north towards Georgian Bay;

- ◆ Based on a review of the OGS Earth database, the Phase One Property is situated within a beaches and sand plains physiographic region. The surficial geology within the Phase One Study area is described as “coarse-textured glaciolacustrine deposits consisting of sand, gravel, minor silt and clay, foreshore and basinal deposits”, and the bedrock is described as “limestone, dolostone, shale, arkose, and sandstone of the Ottawa Group, Simcoe Group, and Shadow Lake Formation”. Based on a review of MECP Well Records, the bedrock in the Phase One Study Area is anticipated to be encountered at an approximate depth range of 8.8 to 12.8 metres below ground surface (mbgs);
- ◆ No potentially contaminating activities were identified on the Phase One Property.
- ◆ The neighbouring properties within the Phase One Study Area appear to have been used for agricultural, residential or institutional purposes since the early 1950s.
- ◆ One (1) PCA was identified on the west adjacent lands, in relation to the historical presence of a railway line which traversed along the western property boundary of the Phase One Property, continuing north into Collingwood. The railway appears to have been decommissioned between 1954 and 1989. This PCA is considered to be contributing to APEC-1 on the Phase One Property.
- ◆ Three (3) additional PCAs were identified on the west, east and south neighbouring properties, all related to the historical presence of orchards (with inferred liberal application of pesticides).

Based on a review of the information available at this time it is concluded that a total of seven (7) PCAs were identified within the Phase One Study Area. Of those, one (1) PCA, a railway which traversed the boarder of the Phase One Property and the west adjacent property, is considered to be contributing to one (1) APEC in, on, or under the Phase One Property. A summary of the PCA identified and the associated APEC is provided in Table E-1 below. Note that the PCA numbers used below are per Table 2, Schedule D of O.Reg. 153/04.

Table E-1 Summary of APECs Identified on Phase One Property

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-1	Western portion of property	PCA-1: #46 – Rail Yards, Tracks, and Spurs - According to the 1880 County Atlas, Hamilton and Northwestern Railway was historically present along the border of the west adjacent property and the Phase One Property.	Off Site	Metals, PHCs (F1-F4), BTEX, PAHs	Soil

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

The PCAs identified in Table E-1 above are considered by the Qualified Person (QP) to be contributing to Areas of Potential Environmental Concern on the Phase One Property. The Potential Contaminants of Concern (PCOCs) identified by the QP include metals, PHCs (F1-F4), BTEX and PAHs. Based on the findings of this Phase One ESA, it is concluded that a Phase Two ESA would be required in order to investigate the aforementioned APEC and to assess the environmental soil conditions on the Phase One Property. A Record of Site Condition cannot be filed based on the findings of the Phase One ESA.

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1.0 Introduction

DS Consultants Ltd. (DS) was retained by Lotco II Limited to complete a Phase One Environmental Site Assessment (ESA) of the Property located at 50 Saunders Street, Collingwood, Ontario, herein referred to as the “Phase One Property”. It is DS’s understanding that this Phase One ESA has been requested for due diligence purposes in association with the proposed redevelopment of the Property. DS understands that this Phase One ESA may be used to support the filing of a Record of Site Condition (RSC) as part of the proposed redevelopment of the Phase One Property for residential purposes.

It is understood that the intended future property use (residential) is not considered to be a more sensitive property use as defined under O.Reg. 153/04 (as amended); therefore the filing of a Record of Site Condition (RSC) with the Ontario Ministry of Environment, Conservation and Parks (MECP) is not mandated under O.Reg. 153/04.

The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in Ontario Regulation 153/04 (as amended). The objectives of the Phase One ESA is to identify the presence or absence of potentially contaminating activities (PCAs) on the Phase One Property and/or within the Phase One Study Area, and to determine if the PCAs identified within the Phase One Study Area are likely to result in an Area of Potential Environmental Concern (APEC) on the Phase One Property. The information obtained by the Phase One ESA will be used to assess whether further investigation in the form of a Phase Two ESA is merited. It should be noted that this Phase One ESA does not include any sampling or testing and is based solely on a review of readily available data, and observations made during the Phase One Site Reconnaissance.

1.1 Phase One Property Information

The information for the Phase One Property is provided in the following Table.

Table 1-1:Phase One Property Information

Criteria	Information	Source
Legal Description	Part Lots R1, R2 and R3, Part A, Plan R600 Part Lot R1 Plan 446 Nottawasaga, Part Lot R2 Plan 446 Nottawasaga	Land Registry Office
Property Identification Number (PIN)	58261-1315	Land Registry Office
Municipal Address	50 Saunders Street, Collingwood, Ontario	Client
Property Owner	Lotco II Limited	Client
Property Owner Contact Information	Al Allendorf Lotco II Limited 24 Executive Place Kitchener, ON N2P 2N4 Email: al@bostgroup.ca	Client
Current Site Occupants	Vacant	Client
Site Area	4.10 hectares (10.13 acres)	County of Simcoe Interactive Map
Centroid UTM Coordinates	Northing: 4925370.66 Easting: 561847.63 Zone: 17T	County of Simcoe Interactive Map

1.2 Site Description

The Phase One Property is a 4.10-hectare (10.13 acres) parcel of land situated within a mixed residential and agricultural neighbourhood in the Town of Collingwood, Ontario. The Phase One Property is located on the northeast corner of the intersection of Poplar Sideroad and Saunders Street, and was occupied by a vacant lot at the time of this investigation. A Site Location Plan is provided in Figure 1.

For the purposes of this report, Poplar Sideroad is assumed to be aligned in an east-west orientation, and Saunders Street in a north-south orientation. A Plan of Survey for the Phase One Property dated June 20, 2019 and prepared by J.D. Barnes, an Ontario Land Surveyor, has been provided under Appendix A.

The property is currently vacant is predominantly covered in vegetation. A Site Plan depicting the orientation of the Site is provided in Figure 2

2.0 Scope of Investigation

The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in Ontario Regulation 153/04, as amended (Phase One ESA requirements). This included:

- ◆ A review of reasonably ascertainable records and reports regarding historical and current use, regulatory information, occupancy, and activities for the Phase One Property, including:
 - Physical setting information such as aerial photographs, topographic mapping, available historical maps and drawings;
 - Company records (e.g., site plans, building plans, permit records, production and maintenance records, asbestos surveys, site utility drawings, emergency response and contingency plans, spill reporting plans and records, inventories of chemicals and their usage (e.g. WHMIS), environmental monitoring data, waste management records, inventory of underground and aboveground tanks, environmental audit reports) provided to DS;
 - Geological and hydrogeological information in published government maps and/or reports;
 - A review of information on file with Ecolog ERIS, a commercial database that provides information from numerous private, provincial, and federal environmental databases/registries;
 - Review of fire insurance plans, municipal directory documentation and available environmental reports that are pertinent to the Phase One Property;
 - Regulatory Information, including such as Permits or Certificates of Approval (pertaining to activities that may impact the condition of the property, orders, control orders, or complaints related to environmental compliance that may impact the condition of the property, and violations of environmental statutes, regulations, by-laws, and permits that may impact the condition of the property);
 - Environmental source information including published and online records from Ministry of Environment, Conservation and Parks (MECP), Environment Canada, Technical Standards and Safety Authority (TSSA), and the City of Toronto; and
 - The Ontario Ministry of Natural Resources (MNR) Natural Heritage Information Centre database and the Conservation Authority website for information specific to natural areas, such as locations of environmentally sensitive areas or species.
- ◆ Interviews with available individuals having knowledge of current and/or past site activities;
- ◆ An inspection of the Phase One Property, and the activities on the adjacent properties, including and assessment of the following:

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- The site operations, processes, and waste management currently carried out on the Phase One Property.
 - The neighbouring land uses (i.e. identification of environmentally sensitive neighbours, as well as an assessment of potential off-site sources of contamination);
 - The source of potable water for the Phase One Property and properties within the Phase One Study Area;
 - The potential presence of existing or former above-ground or underground fuel storage tanks (ASTs or USTs);
 - Possible cut and fill operations that may resulted in the importation of fill material of unknown quality;
 - The presence/absence of floor cracks, hydraulic hoists, elevators, sumps and drains;
 - Areas suspected to contain evidence of surficial and sub-surface impacts (e.g. areas of staining);
 - The potential presence of various Designated Substances and building materials including:
 - o Friable and non-friable asbestos
 - o Urea formaldehyde foam insulation (UFFI)
 - o Chlorofluorocarbons (CFCs) in air conditioning and refrigeration equipment
 - o PCB-containing materials and electrical equipment
 - o Lead-based paint
 - o Mould
 - The presence/absence of wells, pits and lagoons, drainage sumps and floor drains, sewage and wastewater disposal pipelines; and
 - General site conditions, including topography and drainage, standing water, right-of-ways, presence of underground utilities, evidence of stained or odorous soils, and stressed vegetation.

- ◆ Evaluation of the information and documentation of the results in the form of a Phase One ESA Report.

The objectives of the Phase One ESA are:

1. To assess the environmental condition of the Phase One Property 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;
 2. To identify potentially contaminating activities within the Study Area (i.e., areas within 250 m of the Property), and to assess if Areas of Potential Environmental Concern (APECs) exist on the Phase One Property;
 3. To identify the Potential Contaminants of Concern associated with the PCAs identified; and
 4. To provide a basis for subsequent investigation, if required, based on the findings of the Phase One ESA.
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3.0 Records Review

3.1 General

3.1.1 Phase One Study Area Determination

Based on a review of the available historical records and the observations made during the Phase One Site Reconnaissance, no heavy industrial properties or other relevant potentially contaminating activities were observed which were considered to merit expanding the Phase One Study Area. As such the Phase One Study Area was defined by a 250-metre radius around the Phase One Property boundary, in accordance with O.Reg. 153/04 (as amended).

The properties within 250 m of the Phase One Property generally consist of residential, parkland, institutional, and agricultural land uses. An assessment of the historical and current use of all properties within the Phase One Study Area was conducted in order to assess for the presence/absence of potentially contaminating activities. A summary of the potentially contaminating activities identified within the Phase One Study Area is provided under Section 6.2. A plan depicting the Phase One Study Area limits as well as the current land uses is presented in Figure 3.

3.1.2 First Developed Use Determination

The first developed use of the Phase One Property is considered under O.Reg. 153/04 (as amended) to be either the first use of the Phase One Property in or after 1875 that resulted in the development of a building or structure on the property, or the first potentially contaminating use or activity on the Phase One Property.

The determination of the first developed use of the Phase One Property was based on a review of available aerial photographs, historical maps, fire insurance plans, city directories, and interviews. Based on the information obtained, there is no indication that the property has ever been developed and remains vacant.

3.1.3 Fire Insurance Plans

Fire insurance plans were prepared between 1875 and 1923 and revised in some areas until the 1970s. A search of Fire Insurance Plans (FIPs) was undertaken at the Metropolitan Toronto Reference Library and by EcoLog ERIS.

No FIPs were available for the Phase One property.

3.1.4 Environmental Reports

DS reviewed the following environmental report prepared for the Property. The report was provided by the client to DS.

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- ◆ “*Geotechnical Investigation Proposed Residential Subdivision, 50 Saunders Street, Collingwood, Ontario*”, prepared for Venetian Group, prepared by Peto MacCallum Ltd. Consulting Engineers (PML), dated July 2017 (2017 PML Geotechnical Investigation).

This report was reviewed in order to assess for the presence of known or suspected PCAs and APECs, and to determine if there are known soil and/or groundwater impacts on the Phase One Property.

2017 PML Geotechnical Investigation

PML conducted a geotechnical investigation of the Phase One Property in 2017 in order to investigate the subsurface conditions at the site. The investigation involved the advancement of six (6) boreholes to a maximum depth of 5.0 meters below ground surface (mbgs). Groundwater monitoring wells were installed in three (3) of the boreholes advanced on-Site.

The subsurface conditions consisted of a 150 to 300 mm thick layer of sandy topsoil, underlain by a sand layer that extended 1.4 to 2.9 mbgs. This was underlain by a layered clay and silt layer that extended to borehole termination depth. Groundwater levels ranged between 1.1 and 1.2 mbgs.

3.1.5 City Directories

A search of the Toronto Reference Library, the Simcoe County Archives, and the Collingwood Library was conducted.

No city directories were available for the Phase One Property or properties within the Phase One Study Area.

3.2 Environmental Source Information

3.2.1 Ecolog Eris Report

EcoLog Environmental Risk Information Services Ltd. (ERIS) is an organization that maintains and searches various government and private databases for property-related environmental information.

DS contacted EcoLog Environmental Risk Information Services Ltd. (EcoLog ERIS), an environmental database and information service company, to request a search of government and private records for information pertaining to the Phase One Property and Phase One Study Area. EcoLog searched 15 Federal databases, 37 Provincial databases and 10 private databases. A summary of the databases provided by ERIS is provided in the Table below:

Table 3-1: Summary of Environmental Databases Reviewed

Federal Government Source Databases	Private Source Databases
Contaminated Sites on Federal Land; Environmental Effects Monitoring; Environmental Issues Inventory System; Federal Convictions; Fisheries & Oceans Fuel Tanks; Indian & Northern Affairs Fuel Tanks; National Analysis of Trends in Emergencies System (NATES); National Defense & Canadian Forces Fuel Tanks; National Defense & Canadian Forces Spills; National Defense & Canadian Forces Waste Disposal Sites; National Environmental Emergencies System (NEES); National PCB Inventory; National Pollutant Release Inventory; Parks Canada Fuel Storage Tanks; and Transport Canada Fuel Storage Tanks.	Anderson's Storage Tanks; Anderson's Waste Disposal Sites; Automobile Wrecking & Supplies; Canadian Mine Locations; Canadian Pulp and Paper; Chemical Register; ERIS Historical Searches; Oil and Gas Wells; Retail Fuel Storage Tanks; and Scott's Manufacturing Directory.
Provincial Government Source Databases	
Abandoned Aggregate Inventory; Abandoned Mine Information System; Aggregate Inventory; Borehole; Certificates of Approval; Certificates of Property Use; Commercial Fuel Oil Tanks; Compliance and Convictions; Drill Hole Database; Environmental Activity and Sector Registry; Environmental Compliance Approval; Environmental Registry; Fuel Storage Tank; Fuel Storage Tank – Historic; Inventory of Coal Gasification Plants and Coal Tar Sites; TSSA Historic Incidents; TSSA Incidents; TSSA Pipeline Incidents; TSSA Variances for Abandonment of Underground Storage Tanks;	Inventory of PCB Storage Sites; Landfill Inventory Management Ontario; List of TSSA Expired Facilities; Mineral Occurrences; Non-Compliance Reports; Ontario Oil and Gas Wells; Ontario Regulation 347 waste Generators Summary; Ontario Regulation 347 Waste Receivers Summary; Ontario Spills; Orders; Permit to Take Water; Pesticide Register; Private and Retail Fuel Storage Tanks; Record of Site Condition; Waste Disposal Sites – MECP 1991 Historical Approval Inventory; Waste Disposal Sites – MECP CA Inventory; Wastewater Discharger Registration Database; and Water Well Information System

The ERIS report indicated that there was one (1) listing for the Phase One Property, and fourteen (14) listings for the remaining properties within the Phase One Study Area. A copy of the ERIS report has been provided under Appendix B. A summary of the potentially contaminating activities identified in the ERIS report and other pertinent information is provided in the Table below:

Table 3-2: Summary of ERIS Report Findings on Phase One Property

Database/Date	Entry Details	PCA Item #
ERIS Historical Searches (EHS)	One EHS was conducted on the Phase One Property, indicating that a Phase One ESA may have been conducted on the Property in the past.	No PCA
Water Well Information System (WWIS)	One domestic well installed in 1990 was identified on the Phase One Property. Additional details including well lithology are identified within the EcoLog ERIS Report appended in Appendix B. No wells were observed at the time of site reconnaissance, this record may pertain to the east adjacent property.	No PCA

Table 3-3: Summary of ERIS Report Findings within Phase One Study Area

Database/Date	Entry Details	PCA Item #
Environmental Compliance Approval (ECA)	Eight ECAs were identified within the Phase One Study Area all pertaining to approvals for municipal and private sewage works. These approvals are not considered to be contributing to a potentially contaminating activity.	No PCA
Ontario Regulation 347 Waste Generators Summary (GEN)	One GEN site was identified at Simcoe Muskoka Catholic District School Boards from 2003-2004, located on 18 Saunders Street, a north adjacent property, approximately 90m north of the Phase One Property. The wastes produced by the school board are not anticipated to be contributing to a potentially contaminating activity.	No PCA
TSSA Pipeline Incidents (PINC)	Two pipeline incidents occurred within the Phase One Study Area. One was a natural gas pipeline strike in 2017 at approximately 9 Garbutt Crescent (approximately 60m west of the Phase One Property) and the other was also a natural gas pipeline strike in 2014 at 47 Saunders Street approximately 25m east of the Site. Due to the nature of contaminants, these incidents are not considered to be contributing to potentially contaminating activities.	No PCA
Ontario Spills (SPL)	Two natural gas spills were recorded pertaining to those listed in the PINC database. Due to the nature of contaminants, these incidents are not considered to be contributing to potentially contaminating activities.	No PCA

3.2.2 Ministry of the Environment- Freedom of Information

A request was submitted to the MECP Freedom of Information and Protection of Privacy Office (Appendix C) to determine if there were any environmental incidents or violations associated with the Phase One Property; whether any Control Orders have been issued; whether there have been any other environmental concerns associated with the property such as complaints, inspections, etc.; whether any environmental investigations have been carried out regarding the subject property; and, to determine if the Ministry's Spills Action Centre's (SAC's) files contain any reported spills that had occurred in the site vicinity. Note that the SAC's database dates back only to 1988 and many of the occurrences on file have only been reported voluntarily. In addition, the MECP was requested to search their files (all years) regarding the following parameters: air emissions, water, sewage, wastewater and pesticides.

Files pertinent to this investigation would include, though are not limited to: regulatory permits, records; material safety data sheets; underground utility drawings; inventories of chemicals, chemical usage and chemical storage areas; inventory of aboveground storage tanks and

underground storage tanks; monitoring data, including that done at the request of the MECP; historical and current waste management, receiver and generator records; process, production and maintenance documents related to areas of potential environmental concern; spills/discharge records; emergency and contingency plans; environmental audit reports; site plan of facility showing areas of production and manufacturing.

A response has not yet been received from the MECP. The client will be made aware of any records identified by the MECP file search, when a response is received from the Ministry.

3.2.3 Technical Standards and Safety Authority

The Technical Standards and Safety Authority (TSSA) maintain records related to storage tanks for petroleum related products. The TSSA was contacted to review records related to the Property and Study Area. According to the response received on October 1, 2019 from Ms. Sherees Thompson of TSSA, no records for the Phase One Property and the following properties located in the Study Area:

- 50 Saunders Street
- 47 Saunders Street
- 18 Saunders Street
- 9 Garbutt Crescent

A copy of the correspondence with the TSSA has been appended under Appendix C.

3.2.4 Areas of Natural and Scientific Interest

The Natural Heritage Areas database published by the Ministry of Natural Resources (MNR) was reviewed in order to identify the presence/absence of areas of natural significance including provincial parks, conservation reserves, areas of natural and scientific interest, wetlands, environmentally significant areas, habitats of threatened or endangered species, and wilderness areas. The Town of Collingwood Official Plan and the County of Simcoe Official Plan were also reviewed as part of this assessment.

No areas of natural or scientific interest were identified within the Phase One Study Area.

3.2.5 Nottawasaga Valley Conservation Authority (NVCA)

According to the NVCA online mapping system, and Toporama online mapping system, temporal tributaries of the Pretty River, located approximately 1.2 km east of the Phase One Property and regulated by the NVCA, appear to be present on the south adjacent lands. This tributary was not observed at the time of site reconnaissance, nor were there any visual indicators that this tributary is a permanent feature. It is therefore inferred that the tributary depicted may be a temporal feature, in response to heavy precipitation and/or runoff events. The nearest permanent body of water is the Black Ash Creek, located approximately 850 m west of the Phase One Property.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs and Historical Mapping

Aerial Photographs for the years 1954, 1989, 2002, 2008, 2012, 2016, and 2019 were obtained from the County of Simcoe Geographical Information System – Maps database and reviewed as part of this assessment. The Map of the County of Simcoe provided by the Atlas Digital Project was reviewed in order to provide a more historical image from the year 1880. A summary of pertinent information obtained from the aerial photographs reviewed is presented in the Table below. The supporting documents have been appended under Appendix D.

Table 3-4: Summary of Aerial Photographs

Year	Phase One Property	Phase One Study Area	PCA Item #
1880	The Phase One Property appears to be unowned and vacant.	<u>North:</u> The north and east adjacent properties appear to be undeveloped.	No PCA
		<u>South:</u> The south adjacent property is owned by T. McComb. Poplar Sideroad has been developed at this time.	No PCA
		<u>East:</u> Hurontario Street (County Road 124) appears to have been developed at this time.	No PCA
		<u>West:</u> Hamilton and Northeastern Railway is present on the west adjacent property.	PCA-1
1954	The resolution of the aerial photograph is relative poor, however it appears that the Phase One Property was vacant and overgrown with vegetation.	<u>North:</u> The north adjacent property does not appear to have been developed yet and appears to be vacant. The lands north of Findlay Drive appear to have been used for agricultural and residential purposes.	No PCA
		<u>South:</u> A small orchard appears to be present on the south adjacent lands. The lands further to the south appear to have been used for agricultural purposes.	PCA-2
		<u>East:</u> The east adjacent and neighbouring lands appear to have been used for agricultural purposes at this time.	PCA-4
		<u>West:</u>	PCA-3

Year	Phase One Property	Phase One Study Area	PCA Item #
		It is unclear in the aerial photograph whether the railway on the adjacent lands is still present or not. An orchard appears to be present on the west adjacent lands, extending west to High Street.	
1989	The Phase One Property appears to be occupied by a vacant field with small shrubbery. It appears to have been used as a recreational field servicing Saint Mary's Catholic School.	<u>North:</u> Saint Mary's Catholic School has been constructed at this time. A small orchard appears to have been planted north of Saint Mary's Catholic School.	PCA-6
		<u>South:</u> A small residential building appears to have been constructed. The orchards appear to have been expanded further to the south.	PCA-2
		<u>East:</u> A small residential building appears to have been constructed on the east adjacent property (south of Stephens St.). A large orchard appears to have been present south of Poplar Sideroad, east of Saunders Street.	PCA-7
		<u>West:</u> The orchards immediately west of the Phase One Property appear to have been removed and appears to be cultivated agricultural land. New orchards are visible to the north and south of Findlay Drive. The land clearing associated with the historical railway is visible.	PCA-5
2002	No significant changes	<u>North:</u> An athletic track appears to have been added along the southern side of the school building.	No PCA
		<u>South:</u> The orchards south of the Phase One Property appear to have been removed. The lands generally appear to be used as agricultural fields with a few homesteads.	No PCA
		<u>East:</u> The east neighbouring lands appear to have been developed into large residential lots.	No PCA
		<u>West:</u> No significant changes.	No PCA
2008	No significant changes.	<u>North:</u> No significant changes.	No PCA

Year	Phase One Property	Phase One Study Area	PCA Item #
		<u>South:</u> The orchards south of the Phase One Property appear to have been removed. The lands generally appear to be used as agricultural fields with a few homesteads. <u>East:</u> The east neighbouring lands appear to have been developed into large residential lots. <u>West:</u> The formerly agricultural lands west of the Phase One Property appear to be disturbed and under the process of residential development.	No PCA No PCA No PCA
2012	No significant changes.	<u>North, South:</u> No significant changes. <u>East, West:</u> The west adjacent property is under construction for numerous residential homes. Various residential homes have been constructed on the east adjacent property.	No PCA No PCA
2016	No significant changes.	<u>North, South:</u> No significant changes. <u>East, West:</u> The residential development on the east and west adjacent lands appears to have been completed.	No PCA No PCA
2019	No significant changes.	<u>North, South, East, West:</u> No significant changes.	No PCA

3.3.2 Topography, Hydrology, Geology

The topography of the Phase One Property is generally flat, with a surface elevation of 200 metres above sea level (masl). The topography within the Phase One Study Area generally slopes to the north, towards the Georgian Bay, located approximately 2.82 km north of the Phase One Property. Temporal tributaries of the Pretty River, located approximately 1.2 km east of the Phase One Property, appear to be present on the south adjacent lands. The nearest permanent body of water is the Black Ash Creek, located approximately 850 m west of the Phase One Property. Based on previous Geotechnical Investigation conducted by PML, the depth to groundwater in the vicinity of the Phase One Property is approximately 1.1-1.2 mbgs. The shallow groundwater flow direction within the Phase One Study Area is inferred to be north towards the Georgian Bay.

The Site is situated within a beaches and sand plains physiographic region. The surficial geology within the Phase One Study area is described as “coarse-textured glaciolacustrine deposits consisting of sand, gravel, minor silt and clay, foreshore and basinal deposits”, and the bedrock is described as “limestone, dolostone, shale, arkose, and sandstone of the Ottawa Group, Simcoe Group, and Shadow

Lake Formation”. Based on a review of MECP Well Records, the bedrock in the Phase One Study Area is anticipated to be encountered at an approximate depth range of 8.8 to 12.8 metres below ground surface (mbgs).

3.3.3 Fill Materials

There is no indication from the aerial photographs that fill material has ever been placed on the Phase One Property, nor was there any indication based on visual observations made at the time of the site reconnaissance.

3.3.4 Water Bodies and Areas of Natural Significance

During the site visit, standing water was not observed on the Property. Temporal tributaries of the Pretty River, located approximately 1.2 km east of the Phase One Property, appear to be present on the south adjacent lands. These tributaries were not observed during site reconnaissance. The nearest permanent body of water is the Black Ash Creek, located approximately 850 m west of the Phase One Property. Environmentally Significant Areas are natural areas that have been identified as significant and worthy of protection on three criteria – ecology, hydrology and geology. Municipalities has developed policies to protect natural heritage features. The Region uses Environmentally Significant Areas as a means to protect natural areas like wetlands, fish habitat, woodlands, habitat of rare species, groundwater recharge and discharge areas, and Areas of Natural and Scientific Interest.

The Property includes no Areas of Natural Significance. Additional details are provided in Section 3.2.4 above.

3.3.5 Well Records

Water well records were also searched as part of the EcoLog ERIS database query and the MECP Well Records website. According to the EcoLog ERIS Report, and the MECP Well Records one (1) potable well for domestic purpose is located on the Phase One Property. The well was advanced on January 4, 1990 approximately 20m deep and appears to have been constructed in order to service Saint Mary’s School on the north adjacent property. No wells were observed at the time of site reconnaissance, this record may pertain to the east adjacent property. According to the Geotechnical Investigation conducted by PML three (3) monitoring wells were installed on-Site. No wells were observed at the time of site reconnaissance and are inferred to have been decommissioned.

Additional detail regarding the well construction, lithology encountered, and well purpose is included in the ERIS report provided under Appendix B.

3.4 Site Operating Records

The Property includes no structure and has mainly been used for agricultural purposes. No operating records were available.

4.0 Interviews

4.1 Personnel Interviewed

The following persons with the knowledge of the Property were interviewed or provided the required information.

Table 4-1: Summary of Personnel Interviewed

Date	Name	Affiliation	Method of Interview
September 27, 2019	Edward Zathey	Previous Property Owner	Questionnaire

4.2 Interviewee Rationale

Mr. Zathey was the previous owner of the Site whose family has owned the site since the mid-1970's. Mr. Zathey is considered to be the most knowledgeable person regarding the historical site operations. The Phase One Interview was conducted by Mr. Scott Watson, B.A.T under the supervision of Patrick Fioravanti, B.Sc., P.Geo., QP_{ESA}.

4.3 Results of Interview

The following summarizes the information that was provided by the site representative, based on their knowledge of site activities.

- The Phase One Property has been owned by the Zathey family, since the mid-1970s.
- According to Mr. Zathey the Property has never been farmed and no chemicals have been stored there.
- According to Mr. Zathey no utilities have ever been installed on the property.
- Mr. Zathey was not aware of fill materials brought to the property.
- According to Mr. Zathey, no fire has occurred on the Phase One Property.
- Mr. Zathey indicated that no aboveground and/or belowground storage tanks had ever been installed on the property.
- Mr. Zathey indicated that no hazardous materials have ever been stored at the property and no incidents have occurred on the Phase One Property or the adjacent properties that may affect the environmental quality of the Site.

DS compared the information obtained through the Phase One Interview with the information obtained from the historical records for the Site. The information provided by the interviewee was corroborated by the historical records, as such DS has no concern regarding the accuracy of the information provided.

5.0 Site Reconnaissance

5.1 General Requirements

Table 5-1: Site Reconnaissance Notes

Information	Details
Date of Investigation:	October 1, 2019
Time of Investigation:	12:00pm
Weather Conditions:	Overcast
Duration of Investigation:	2 hours
Facility Operation:	Vacant
Name and Qualification of Person(s) conducting the assessment	Mr. Scott Watson, B.A.T under the supervision of Patrick Fioravanti, B.Sc., P.Geo., QP _{ESA}
Limitations	No limitations

5.2 Specific Observations at Phase One Property

The Site Reconnaissance involved a visual assessment of the Phase One Property for the purpose of identifying potential PCAs, and associated APECs. Photographs of the Phase One Property were taken at the time of the Site Reconnaissance, and have been included under Appendix E.

Table 5-2: Summary of Site Reconnaissance Observations

General		
i.	Description of structures and other improvements, including the number and age of buildings	No buildings were present on the Phase One Property. The Phase One Property is vacant.
ii.	Description of the number, age and depth of below-ground structures	None observed.
iii.	Details of all tanks, above and below ground at the Phase One Property, including the material and method of construction of the tank, tank age, tank contents, tank volume, and whether in use or not	None observed.
iv.	Potable and non-potable water sources	None observed.
Underground Utilities and Corridors		
i.	Type and location of underground utility and service corridors, such as sewer, water, electrical or gas lines located on, in or under the Phase One Property.	None observed.
Features of Structures and Buildings at the Phase One Property		
i.	Entry and exit points	The Phase One Property is vacant.
ii.	Details of existing and former heating systems, including type and fuel source	None observed.

iii.	Details of cooling systems, including type and fuel source, if any	None observed.
iv.	Details of any drains, pits and sumps, including their current use, if any, and former use	None observed.
v.	Details of any unidentified substances	None observed.
vi.	Details, including locations of strains or corrosion on floors other than from water, where located near a drain, pit, sump, crack or other potential discharge location	None observed.
vii.	Details, including locations, of current and former wells, including all wells described or defined in or under the <i>Ontario Water Resources Act</i> and the <i>Oil, Gas and Salt Resources Act</i>	None observed.
viii.	Details of sewage works, including their location	None observed.
ix.	Details of ground surface, including type of ground cover, such as grass, gravel, soil or pavement	None observed.
x.	Details of current or former railway lines or spurs and their locations	None observed.
xi.	Areas of stained soil, vegetation or pavement	None observed.
xii.	Stressed vegetation	None observed.
xiii.	Areas where fill and debris materials appear to have been placed or graded	None observed.
xiv.	Potentially contaminating activity	None observed.
xv.	Details of any unidentified substances found at the Phase One Property	None observed.
Enhanced Investigation Property		
Where subsection 13(3) applies to the Phase One Property, provide the documentation referred to in subsection 13(3)		In order to be classified as an enhanced investigation property, the Phase One Property must be used or have been used in whole or in part for any of the following uses: ◆ Any industrial use ◆ As a garage ◆ As a bulk liquid dispensing facility, including a gasoline outlet ◆ For the operation of dry cleaning equipment There is no indication in the historical records of the Phase One Property being used for any of the aforementioned uses, and as such the Phase One Property is not considered an enhanced investigation property.
Hazardous Materials		
i.	Asbestos containing materials	The Phase One Property is vacant and has never been developed.
ii.	Lead containing materials	The Phase One Property is vacant and has never been developed.

iii.	PCB materials and equipment	The Phase One Property is vacant and has never been developed.
iv.	Urea Formaldehyde Foam Insulation (UFFI)	The Phase One Property is vacant and has never been developed.
v.	Ozone Depleting Substances (ODS)	The Phase One Property is vacant and has never been developed.
vi.	Herbicides and Pesticides	The Phase One Property is vacant and has never been developed.
vii.	Mould	The Phase One Property is vacant and has never been developed.
viii.	Mercury	The Phase One Property is vacant and has never been developed.
ix.	acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, silica, vinyl chloride	The Phase One Property is vacant and has never been developed.
x.	Pits and Lagoons	None observed.
xi.	Air Emissions	None observed.
xii.	Radioactive Materials & Radon Gas	None observed.

5.3 Written Description of Investigation

The site reconnaissance included a visual inspection of the Phase One Property to confirm current conditions and identify any current land uses or activities, which may have or may cause environmental impacts. The adjoining and neighbouring properties were observed from the Phase One Property and publicly accessible areas.

At the time of the Site Reconnaissance the land use within the Phase One Study Area was primarily (residential, commercial, industrial, parkland, etc.), as described in the table below:

Table 5-3: Summary of Site Reconnaissance Observations within Phase One Study Area

Observation	Details
Phase One Property	The Phase One Property was a vacant lot at the time of the site reconnaissance and contained various trees.
North Adjacent Property	The north adjacent Property was occupied by Saint Mary's Catholic School at the time of the site reconnaissance and was used for institutional purposes.
East Adjacent Property	The east adjacent Property was occupied by residential buildings at the time of the site reconnaissance and was used for residential purposes.
South Adjacent Property	The south adjacent Property was occupied by farmland and a residential building at the time of the site reconnaissance and was used for agricultural purposes.
West Adjacent Property	The west adjacent Property was occupied by residential buildings at the time of the site reconnaissance and was used for residential purposes.
Water Bodies	Temporal tributaries of the Pretty River, located approximately 1.2 km east of the Phase One Property, appear to be present on the south adjacent lands. These tributaries were not observed during site reconnaissance. Several man-made stormwater management ponds were observed on adjacent lands, however, no bodies of

Observation	Details
	water, as defined by O.R. 153/04 (as amended) were identified within the Phase One Study Area.
Areas of Natural Significance	None observed.

Photographs illustrating the Phase One Property and adjacent properties are provided under Appendix E. No potentially contaminating activities were observed at the time of the Site Reconnaissance. A visual depiction of the PCAs identified within the Phase One Study Area is provided under Figure 4.

6.0 Review and Evaluation of Information

6.1 Current and Past Uses

There is no indication of the Phase One Property being developed based on the records reviewed as part of this investigation. The Property remains vacant to this day.

6.2 Potentially Contaminating Activity

According to the Table 2, Schedule D, O. Reg. 153/04 as amended, potentially contaminating activities are activities that may contributing to areas of potential environmental concern on the Phase One Property. The PCAs identified on the Phase One Property and within the Phase One Study Area are summarized in the table below and are illustrated on Figure 4.

Table 6-1: Summary of PCAs

PCA Item.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
PCA-1	#46 - Rail Yards, Tracks, and Spurs	According to the 1860 County Atlas, Hamilton and Northeastern Railway was historically present along the border of the west adjacent property and the Phase One Property.	Yes – APEC-1
PCA-2	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	According to the 1954 and 1989 aerial photographs, the south adjacent property has been used for agricultural purposes and appears to have featured orchards.	No – Based on distance of former orchards from Phase One Property (greater than 50m)
PCA-3	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	According to the 1954 and 1989 aerial photographs, the west adjacent property was used for agricultural purposes and appears to have featured orchards.	No – The pesticides potentially applied inherently would have been bound to the topsoil, which was removed at the time of redevelopment in the early 2000s.
PCA-4	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	According to the 1954 aerial photograph, the east adjacent property was used for agricultural purposes.	No – The pesticides potentially applied inherently would have been bound to the topsoil, which was removed at the time of redevelopment in the early 2000s.
PCA-5	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	According to the 1989 aerial photograph, an orchard was formerly present on the lands south of Findlay Drive	No – the orchard was approximately 50 m northwest of the Phase One Property and oriented hydraulically downgradient.
PCA-6	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	According to the 1989 aerial photograph, an orchard was formerly present on the lands north of Findlay Drive.	No – based on distance from the site and downgradient hydraulic orientation.
PCA-7	#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	According to the 1989 aerial photograph, an orchard was formerly present on the lands south of Poplar Sideroad, east of the Phase One Property	No – based on distance from the site and downgradient /cross-gradient hydraulic orientation.

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

6.3 Areas of Potential Environmental Concern

The table of APECs presented in the form as approved by the Director is provided below, in accordance with clause 16(2)(a), Schedule D, O.Reg. 153/04.

Table 6-2: Summary of APECs

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-1	Western portion of property	PCA-1: #46 – Rail Yards, Tracks, and Spurs - According to the 1860 County Atlas, Hamilton and Northeastern Railway was historically present along the border of the west adjacent property and the Phase One Property.	Off Site	Metals, PHCs (F1-F4), BTEX, PAHs	Soil

The rationale used by the QP in assessing the information obtained through the course of this investigation to determine whether PCAs exist and/or are contributing to an APEC on the Phase One Property has been provided in the proceeding sections. In general the potential for a PCA to be contributing to an APEC on the Phase One Property was assessed using the likelihood of the source to contaminate the Phase One Property, the possibility of the contaminants to migrate to the Phase One Property based on the hydraulic and geologic conditions, and the inherent properties of the contaminants of concern.

The contaminants of potential concern were determined based on the professional experience of the QP, common industry standards, literature reviews, and the inherent properties of the contaminant.

This investigation was conducted based on the assumption that all information provided to DS was factual and accurate. DS is not aware of any uncertainty factors which would affect the conclusions of this investigation.

6.4 Phase One Conceptual Site Model

A Conceptual Site Model was developed for the Phase One Property, located at 50 Saunders Street, Collingwood, Ontario. The Phase One Conceptual Site Model is presented in Drawings 3, 4, and 5 and visually depict the following:

- ◆ Any existing buildings and structures
- ◆ Water bodies located in whole, or in part, on the Phase One Study Area
- ◆ Areas of natural significance located in whole, or in part, on the Phase One Study Area
- ◆ Water wells at the Phase One Property or within the Phase One Study Area
- ◆ Roads, including names, within the Phase One Study Area
- ◆ Uses of properties adjacent to the Phase One Property
- ◆ Areas where any PCAs have occurred, including location of any tanks
- ◆ Areas of Potential Environmental Concern

6.4.1 Potentially Contaminating Activity Affecting the Phase One Property

All PCAs identified within the Phase One Study Area are presented on Figure 4 and discussed in Section 7.2 above. The PCAs which are considered to contribute to APECs on, in or under the Phase One Property are summarized in the table below:

Table 6-3: Summary of PCAs Contributing to APECs

PCA Item.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
1	PCA-1: #46 - Rail Yards, Tracks, and Spurs	According to the 1860 County Atlas, Hamilton and Northwestern Railway was historically present along the border of the west adjacent property and the Phase One Property.	Yes – APEC-1

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

6.4.2 Contaminants of Potential Concern

A summary of the contaminants of potential concern identified for each respective APEC is presented in Table 6-2 above. The following contaminants of potential concern were identified for the Phase One Property: Metals, PHCs (F1-F4), BTEX, PAHs.

6.4.3 Underground Utilities and Contaminant Distribution and Transport

Underground utilities can affect contaminant distribution and transport. Trenches excavated to install utility services, and the associated granular backfill may provide preferential pathways for horizontal contaminant migration in the shallow subsurface.

According to the aerial photographs the Phase One Property has never contained any structures. Underground utilities are not anticipated to present on the Phase One Property. No preferential pathways for contaminant transport on the Phase One Property have been identified at this time.

6.4.4 Geological and Hydrogeological Information

The topography of the Phase One Property is generally flat, with a surface elevation of 200 metres above sea level (masl). The topography within the Phase One Study Area generally slopes to the north, towards the Georgian Bay, located approximately 2.82 km north of the Phase One Property. Temporal tributaries of the Pretty River, located approximately 1.2 km east of the Phase One Property, appear to be present on the south adjacent lands. The nearest permanent body of water is the Black Ash Creek, located approximately 850 m west of the Phase One Property. Based on the previous Geotechnical Investigation conducted by PML, the depth to groundwater in the vicinity of the Phase One Property is approximately 1.1-1.2 mbgs. The shallow groundwater flow direction within the Phase One Study Area is inferred to be north towards the Georgian Bay.

The Site is situated within a beaches and sand plains physiographic region. The surficial geology within the Phase One Study area is described as “coarse-textured glaciolacustrine deposits consisting of sand, gravel, minor silt and clay, foreshore and basinal deposits”, and the bedrock is described as “limestone, dolostone, shale, arkose, and sandstone of the Ottawa Group, Simcoe Group, and Shadow Lake Formation”. Based on a review of MECP Well Records, the bedrock in the Phase One Study Area is anticipated to be encountered at an approximate depth range of 8.8 to 12.8 metres below ground surface (mbgs).

6.4.5 Uncertainty and Absence of Information

DS has relied upon information obtained from federal, provincial, municipal, and private databases, in addition to records and summaries provided by EcoLog ERIS. All information obtained was reviewed and assessed for consistency, however the conclusions drawn by DS are subject to the nature and accuracy of the records reviewed.

All reasonable inquiries were made to obtain reasonably accessible information, as mandated by O.Reg.153/04 (as amended). All responses to database requests were received prior to completion of this report, with the exception of the MECP FOI request. If the MECP FOI request produces information which may alter the conclusions of this report, an addendum will be provided to the Client. This report reflects the best judgement of DS based on the information available at the time of the investigation.

Information used in this report was evaluated based on proximity to the Phase One Property, anticipated direction of local groundwater flow, and the potential environmental impact on the Phase One Property as a result of potentially contaminating activities.

The QP has determined that the uncertainty does not affect the validity of the Phase One ESA Conceptual Site Model or the conclusions of this report.

7.0 Conclusions

7.1 Phase Two Environmental Site Assessment Requirement

DS conducted a Phase One ESA for the property located at 50 Saunders Street, Collingwood, Ontario. The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in Ontario Regulation 153/04 (as amended). The objectives of the Phase One ESA was to identify the presence or absence of potentially contaminating activities (PCAs) on the Phase One Property and/or within the Phase One Study Area, and to determine if the PCAs identified within the Phase One Study Area are likely to result in an Area of Potential Environmental Concern (APEC) on the Phase One Property.

Based on the information obtained as part of this investigation, it is concluded that one (1) PCA was identified within the Phase One Study Area which is considered to be contributing to one (1) APEC on in or under the Phase One Property. Further investigation in the form of a Phase Two ESA will be required in order to meet the requirements of O.Reg.153/04 (as amended).

7.2 RSC Based on Phase One Environmental Site Assessment

Record of Site Condition cannot be filed on the basis of the Phase One ESA due to the identification of Areas of Potential Environmental Concern on the Phase One Property.

7.3 Limitations

This report was prepared for the sole use of Lotco II Limited and is intended to provide an assessment of the environmental condition on the property located at 50 Saunders Street, Collingwood, Ontario. The information presented in this report is based on information collected during the completion of the Phase One Environmental Site Assessment by DS Consultants Ltd. The material in this report reflects DS' judgment in light of the information available at the time of report preparation. This report may not be relied upon by any other person or entity without the written authorization of DS Consultants Ltd. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this documents or findings, conclusions and recommendations represented herein, is at the sole risk of said users.

The information and conclusions presented in this report are professional opinions in accordance with generally accepted engineering and scientific practices based on a cursory historical search, visual observations and limited information provided by persons knowledgeable about past and current activities on this site. The work completed as per the scope of work is considered sufficient in detail to form a reasonable basis for the findings presented in this report. As such, DS Consultants Ltd. cannot be held responsible for environmental conditions at the site that was not apparent from the available information.

7.4 Qualifications of the Assessors

Ms. Aphrodite Koseos, B.Sc., EPT

Ms. Koseos is an Environmental Technician with DS Consultants Ltd. Aphrodite holds a Bachelor of Science Degree from Simon Fraser University with a major in Environmental Science and a specialization in Earth Systems. Aphrodite is also registered as an environmental professional in training with ECO Canada. Aphrodite has had several years' experience in the environmental sector conducting Phase One and Phase Two Environmental Site Assessments.

Mr. Scott Watson, B.A.T.

Mr. Watson is an environmental consultant with 12 years of technical, project coordination and project management experience in environmental and hydrogeological investigations across Ontario. Experience includes a variety of groundwater, surface water and soil investigations with significant experience related to groundwater characterization and impact studies. Mr. Watson is knowledgeable in Source Water Protection (SWP) initiatives in Ontario with experience conducting SWP Risk Assessments & Management Plans for purposed developments. He has completed water balance and nutrient loading studies with extensive experience developing design infiltration rates for Low Impact Development (LID) measures. Further experience includes managing landfill monitoring compliance programs, developing dewatering plans and completing groundwater/surface water interaction studies.

Mr. Drew Doak, B.Sc.E., P.Eng., QP_{ESA}

Mr. Doak an Environmental Project Manager with DS Consultants Limited. Drew holds a Bachelor of Science in Engineering from Queen's University and is a practicing member of the Professional Engineers of Ontario (PEO). Drew has five years of environmental consulting experience and has conducted and/or managed a multitude of projects in his professional experience. Drew has extensive experience conducting Phase I and Phase Two Environmental Site Assessments in support of brownfields redevelopment in urban settings, and been involved in numerous remediation projects, and supported many risk assessments and Records of Site Conditions with the Ministry of Environment, Conservation and Parks. He has also conducted a variety of Hydrogeological investigations within the GTA. Drew is considered a Qualified Person to conduct Environmental Site Assessments as defined by Ontario Regulation 153/04 (as amended).

Mr. Patrick (Rick) Fioravanti, B.Sc., P.Geo., QP_{ESA}

Mr. Fioravanti is the Manager of Environmental Services with DS Consultants Limited. Patrick holds a Honours Bachelor of Science with distinction in Toxicology from the University of Guelph, and is a practicing member of the Association of Professional Geoscientists of Ontario (APGO). Patrick has over eight years of environmental consulting experience and has conducted and/or managed over 100 projects in his professional experience. Patrick has extensive experience conducting Phase One

and Phase Two Environmental Site Assessments in support of brownfields redevelopment in urban settings, and been involved in numerous remediation projects, supported many risk assessments, and successfully filed Records of Site Condition with the Ministry of Environment, Conservation and Parks. He has conducted work across southern and eastern Ontario, and Quebec in his professional experience. Patrick is considered a Qualified Person to conduct Environmental Site Assessments as defined by Ontario Regulation 153/04 (as amended).

7.5 Signatures

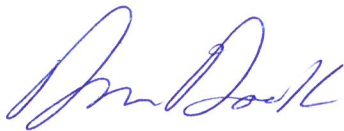
DS Consultants Ltd. conducted this Phase One Environmental Site Assessment and confirms the findings and conclusions contained within this report.

Yours truly,

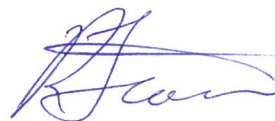
DS Consultants Ltd.



Aphrodite Koseos, B.Sc., EPt
Environmental Technician



Drew Doak, B.Sc.E., P.Eng., QP_{ESA}
Environmental Project Manager



Patrick Fioravanti, B.Sc., P.Geo., QP_{ESA}
Manager – Environmental Services

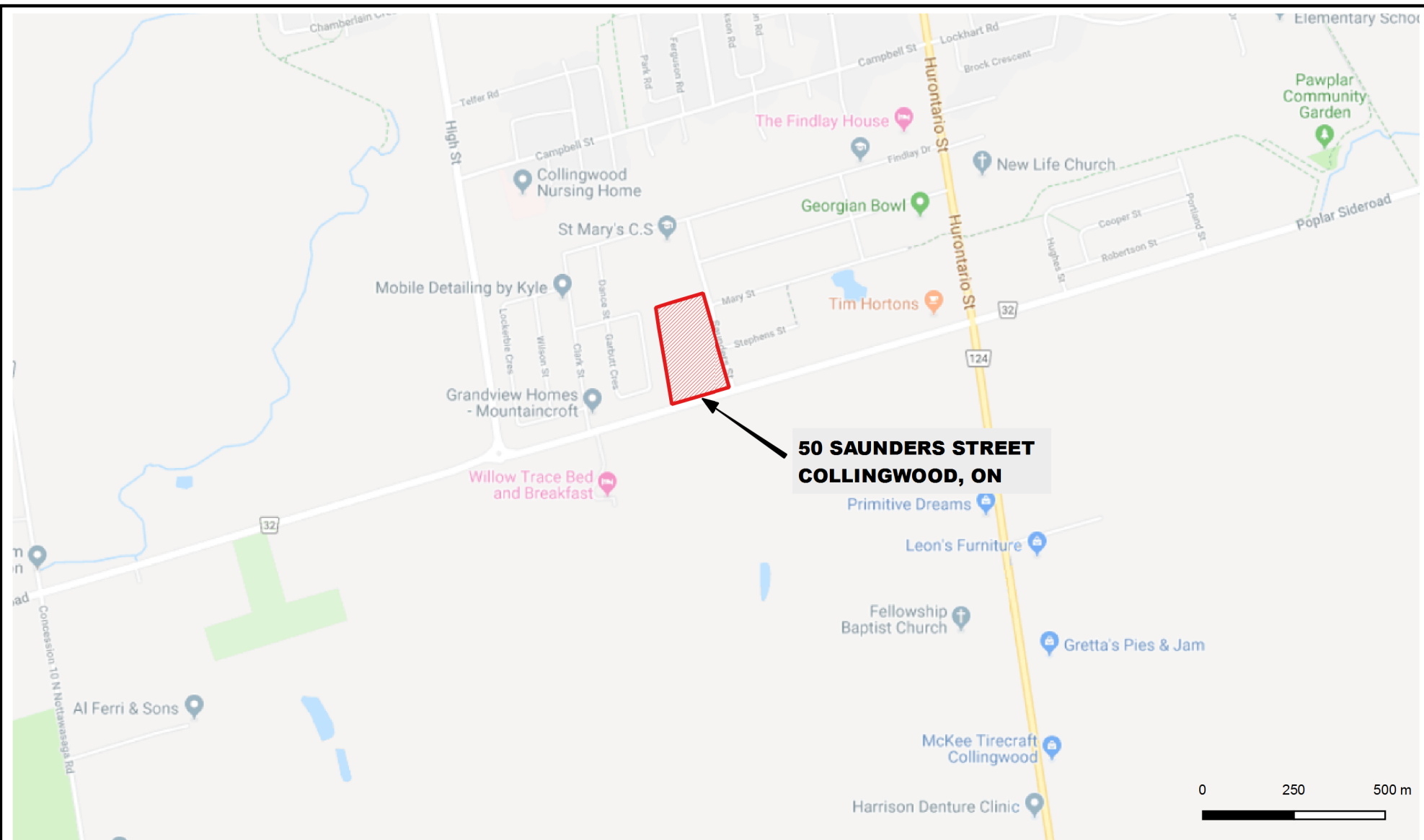


8.0 References

- Ontario Regulation 153/04 Records of Site Condition — Part Xv.1 of The Act
- Natural Resources Canada Toporama <http://atlas.gc.ca/toporama/en/index.html>
- Environment Canada, National Pollutant Release Inventory
- Ontario Ministry of the Environment Hazardous Waste Information Network
<https://www.hwin.ca/hwin/>
- Ontario Ministry of the Environment, Certificate of Approval search
- Ontario Ministry of the Environment, Brownfields Environmental Site Registry
<https://www.ontario.ca/page/ministry-environment-and-climate-change>
- Ontario Ministry of the Environment, Inventory of Coal Gasification Plan Waste Sites in Ontario, 1987
- Ontario Ministry of the Environment, Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, 1998
- Ontario Ministry of the Environment, Inventory of PCB Storage Sites, 1994-2004
- Waste Disposal Site Inventory, 1991
- Ministry of Environment, Conservation and Parks-Freedom of Information
- Technical Standards and Safety Authority – Fuel Safety Division inquiry
- Ontario Geological Survey, 2013. Quaternary Geology of Ontario. Ontario Geological Survey, scale 1:100,000.
- Ontario Ministry of Northern Development and Ontario Geological Survey, 1991. Bedrock Geology of Ontario, Southern Sheet; Ontario Geological Survey, Map 2544, scale 1:1,000,000.
- Ontario Ministry of Natural Resources. Quaternary Geology of Toronto and Surrounding Area. Scale 1:100,000. Map number 2204.
- Historical Maps, aerial photos and Ontario Base Map
- City Directories from 2001 back to 1900
- City of Toronto online-services
- Environmental Risk Information Services (Ecolog ERIS Report)



Figures



Legend

 Approx Property Boundary



DS CONSULTANTS LTD.

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Client:

LOTCO II LIMITED

Project:

PHASE ONE ENVIRONMENTAL ASSESSMENT
50 Saunders Street, Collingwood, ON

Title:

SITE LOCATION PLAN

Size:
8.5 x 11

Approved By:

D.D

Drawn By:

S.Y

Date:

October 2019

Rev:
0

Scale:

As Shown

Project No.:

19-177-400

Figure No.:

1

Image/Map Source: Google Street Map





Legend

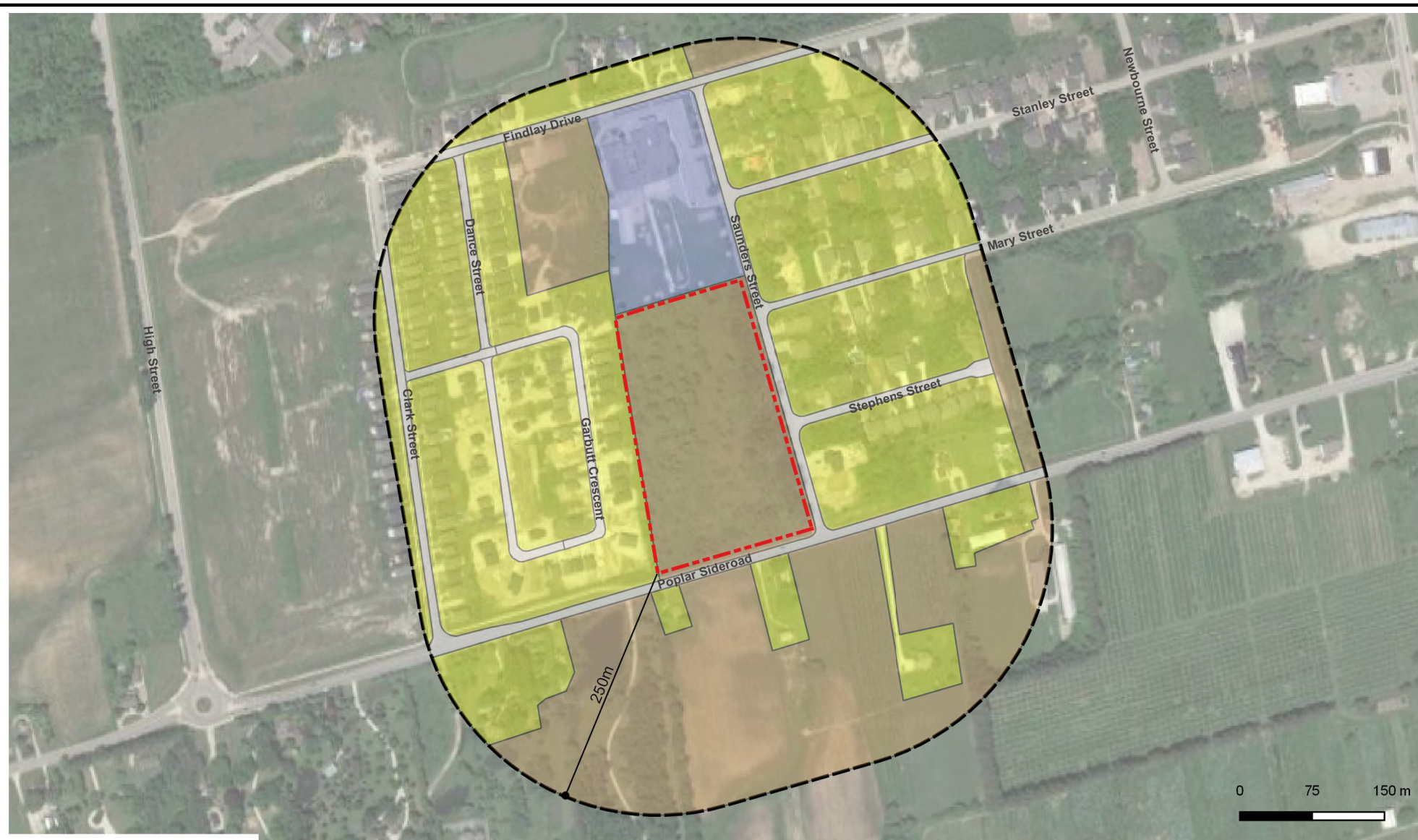
 Approx Property Boundary



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Project:		PHASE ONE ENVIRONMENTAL ASSESSMENT 50 Saunders Street, Collingwood, ON				
Title:		PHASE ONE PROPERTY SITE PLAN				
Size: 8.5 x 11	Approved By:	D.D	Drawn By:	S.Y	Date:	October 2019
	Rev:	Scale:	As Shown	Project No.:	19-177-400	Figure No.:
0	Image/Map Source: <i>Google Street Map</i>					

Client:
LOTCO II LIMITED



Legend

- Approx Property Boundary
- 250m Buffer
- Residential
- Institutional
- Agricultural or Other



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6221 Highway 7, UNIT 16
Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client:

LOTCO II LIMITED

Project:

PHASE ONE ENVIRONMENTAL ASSESSMENT
50 Saunders Street, Collingwood, ON

Title:

PHASE ONE STUDY AREA

Size:
8.5 x 11

Rev:
0

Approved By:

D.D

Scale:

As Shown

Image/Map Source: Google Satellite Image

Drawn By:

S.Y

Project No.:

19-177-400

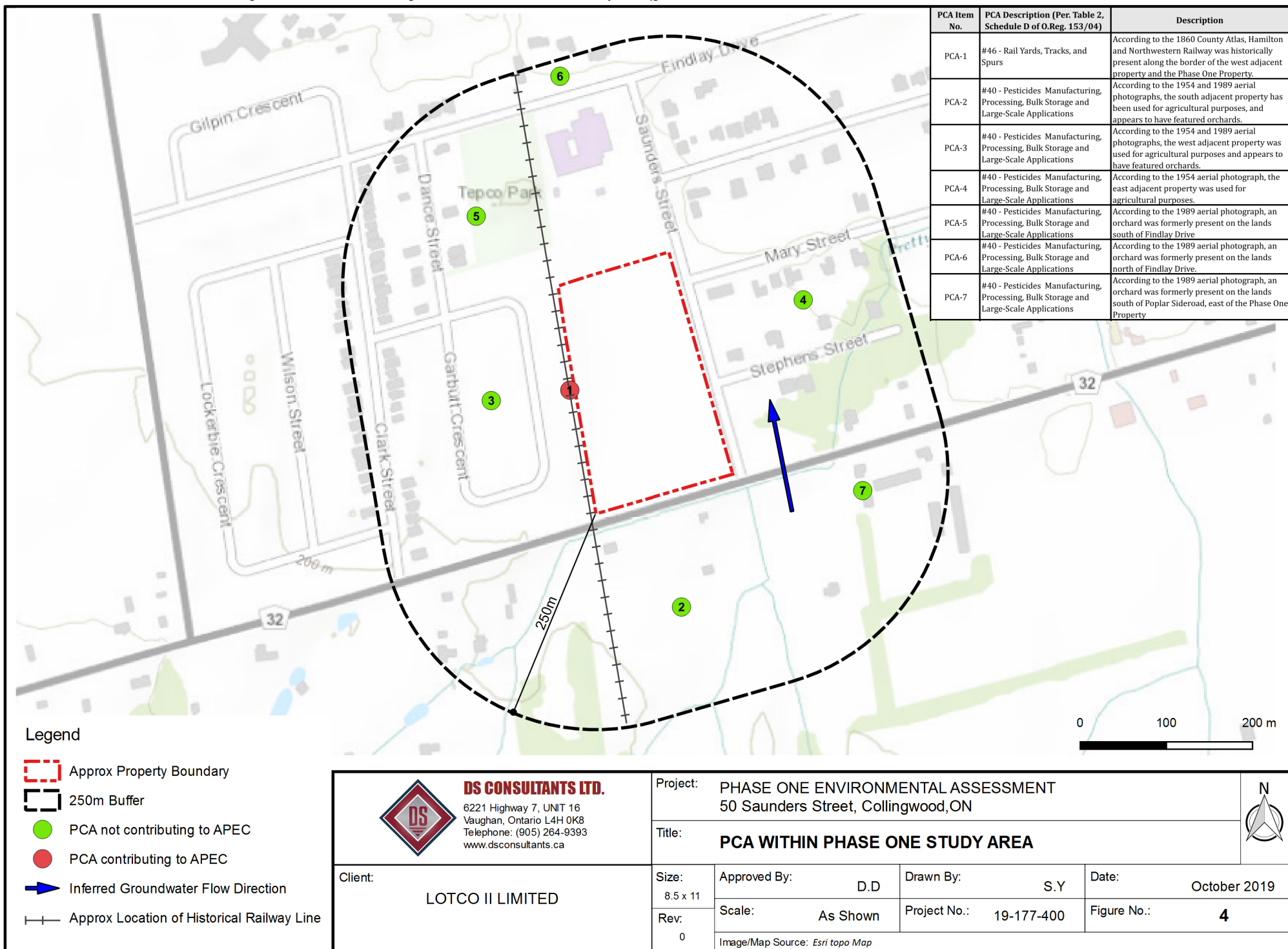
Date:

October 2019

Figure No.:

3







APEC	PCA	COPC
APEC-1	PCA-1: #46 - Rail Yards, Tracks, and Spurs - According to the 1860 County Atlas, Hamilton and Northwestern Railway was historically present along the border of the west adjacent property and the Phase One Property.	Metals, PHCs (F1-F4), BTEX, PAHs

Legend

- Approx Property Boundary
- APEC 1
- Approx Location of Historical Railway Line



DS CONSULTANTS LTD.

6221 Highway 7, UNIT 16
Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client:

LOTCO II LIMITED

Project:

PHASE ONE ENVIRONMENTAL ASSESSMENT
50 Saunders Street, Collingwood, ON

Title:

SUMMARY OF APECs ON PHASE ONE PROPERTY



Size:
8.5 x 11

Approved By: D.D

Drawn By: S.Y

Date: October 2019

Rev:
0

Scale: As Shown

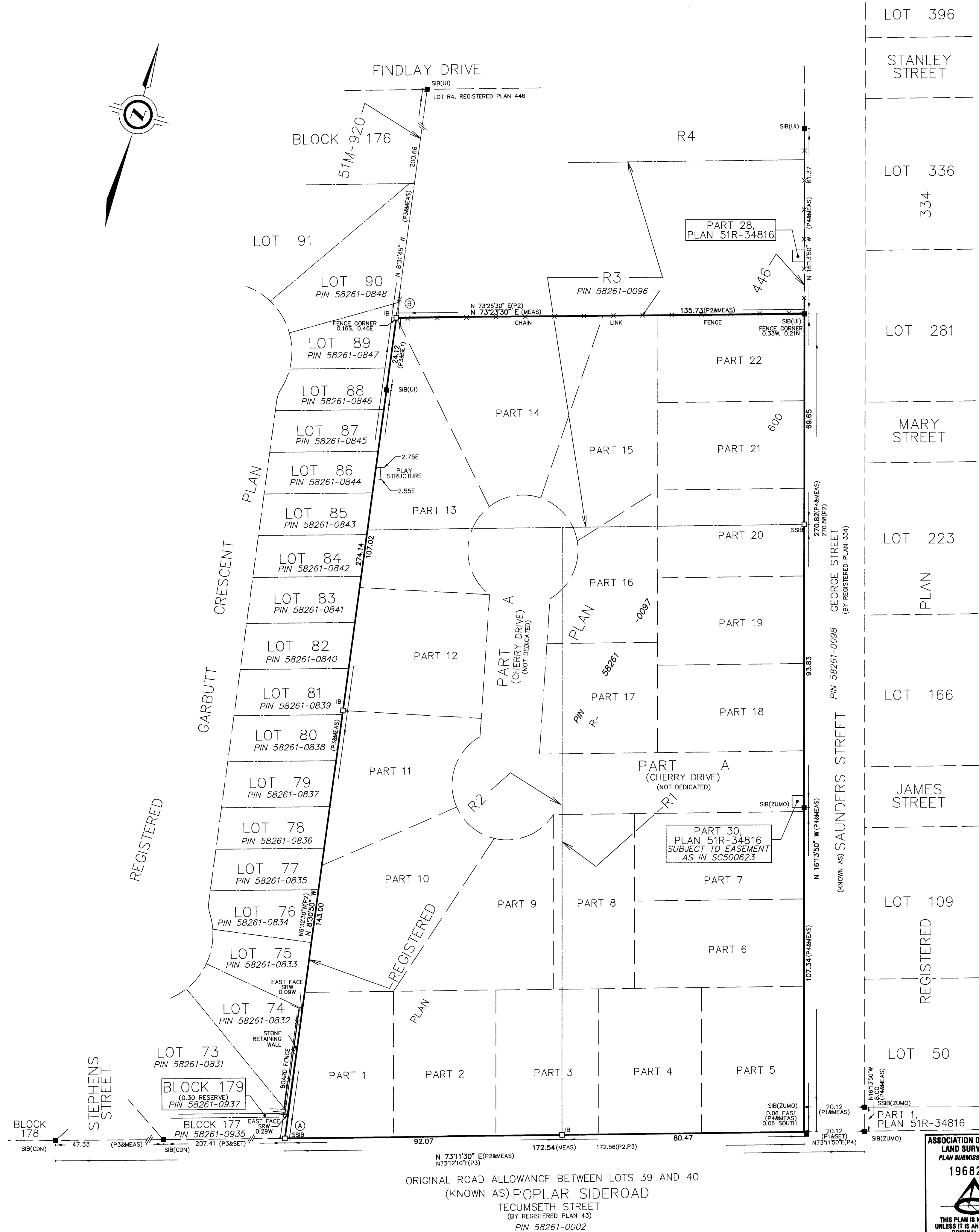
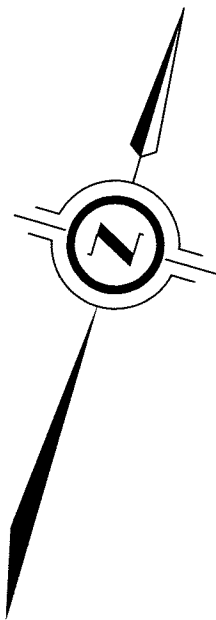
Project No.: 19-177-400

Figure No.: **5**

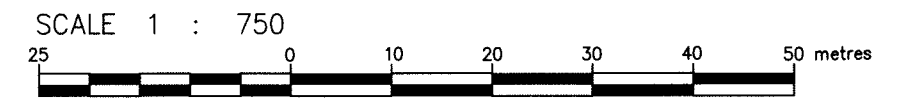
Image/Map Source: Google Street Map



Appendix A



PLAN OF SURVEY OF
**LOTS R1, R2 AND
PART OF R3**
REGISTERED PLAN 446
GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA
NOW IN THE
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE



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

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999621.
FOR BEARING COMPARISONS, A ROTATION OF 00°31'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 51M-920
A ROTATION OF 00°33'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN R-600
A ROTATION OF 00°33'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 51R-34816

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

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	561 797.39	4 925 137.22
ORP (B)	561 756.81	4 925 408.23

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
WT	DENOTES WITNESS
UI	DENOTES UNIDENTIFIABLE
MEAS	DENOTES MEASURED
JDB	DENOTES J.D. BARNES LIMITED
CDN	DENOTES CDN LAND SURVEYORS INC.
ZUMO	DENOTES ZUBEK EMO & PATTEN LTD.
P1	DENOTES REGISTERED PLAN 334
P2	DENOTES PLAN 51R-600
P3	DENOTES REGISTERED PLAN 51M-920
P4	DENOTES PLAN 51R-34816
SRW	DENOTES STONE RETAINING WALL

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON JUNE 20, 2016

June 22 2016
DATE
JAMES A. NICOL
ONTARIO LAND SURVEYOR

**ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM**
1968296

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

**J.D. BARNES
LIMITED**
LAND INFORMATION SPECIALISTS
565 BRYNE DRIVE, UNIT E, BARRIE, ON L4N 9Y3
T: (705) 739-6770 F: (705) 739-6771 www.jdbarnes.com
DRAWN BY: MIKE WALDOCK
CHECKED BY: JAN
REFERENCE NO.: 16-11-505-00
FILE: G:\16-11-505\00\DRAWINGS\16-11-505-points.dgn
DATED: 06/20/2016



Appendix B



DATABASE REPORT

Project Property:	<i>50 Saunders Street 50 Saunders Street Collingwood ON L9Y 0G5</i>
Project No:	<i>19-177-400</i>
Report Type:	<i>Standard Report</i>
Order No:	<i>20190909016</i>
Requested by:	<i>Ds Consultants Ltd.</i>
Date Completed:	<i>September 13, 2019</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property: 50 Saunders Street
50 Saunders Street Collingwood ON L9Y 0G5

Project No: 19-177-400

Coordinates:

Latitude: 44.478272
Longitude: -80.222258
UTM Northing: 4,925,289.82
UTM Easting: 561,851.74
UTM Zone: UTM Zone 17T

Elevation: 649 FT
197.84 M

Order Information:

Order No: 20190909016
Date Requested: September 9, 2019
Requested by: Ds Consultants Ltd.
Report Type: Standard Report

Historical/Products:

Executive Summary: Report Summary

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

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	TSSA Pipeline Incidents	Y	0	2	2
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	2	2
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	0	1	1
		Total:	1	14	15

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
<u>1</u>	EHS		50 Saunders St Collingwood ON L9Y0G5	-/0.0	0.00	<u>15</u>

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
2	WWIS		lot 40 con 9 ON Well ID: 5726186	SE/93.5	0.03	15
3	SPL	Enbridge Gas Distribution Inc.	9 Garbutt Cres Collingwood ON	WNW/127.1	0.33	18
4	PINC		47 SAUNDERS STREET, COLLINGWOOD ON	NE/138.6	-0.97	19
4	SPL	Enbridge Gas Distribution Inc.	47 Saunders Street Collingwood ON	NE/138.6	-0.97	19
5	ECA	The Corporation of the Town of Collingwood	Collingwood ON L9Y 2L9	NNE/203.7	-1.66	20
5	ECA	Lotco II Limited	Collingwood ON N2P 2N4	NNE/203.7	-1.66	20
5	ECA	Lotco II Limited	Collingwood ON N2P 2N4	NNE/203.7	-1.66	20
5	ECA	Lotco II Limited	Collingwood ON N2P 2N4	NNE/203.7	-1.66	21
5	ECA	The Corporation of the Town of Collingwood	Collingwood ON L9Y 2L9	NNE/203.7	-1.66	21
5	ECA	The Corporation of the Town of Collingwood	Collingwood ON L9Y 2L9	NNE/203.7	-1.66	21
5	ECA	The Corporation of the Town of Collingwood	Collingwood ON L9Y 2L9	NNE/203.7	-1.66	22
5	ECA	The Corporation of the Town of Collingwood	Lot 40 Concessions 8 and 9 and road allowance between Concessions 8 and 9 in Front , of Lots 40 and 41 Collingwood ON L9Y 2L9	NNE/203.7	-1.66	22

<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>6</u>	PINC		9 GARBUTT CRES, COLLINGWOOD ON	NW/209.4	0.16	<u>22</u>
<u>7</u>	GEN	Simcoe Muskoka Catholic District School Board	18 Saunders Street RR#1 Collingwood ON L9Y 3Y9	NNW/246.9	-0.97	<u>23</u>

Executive Summary: Summary By Data Source

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Aug 31, 2019 has found that there are 8 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Corporation of the Town of Collingwood	Lot 40 Concessions 8 and 9 and road allowance between Concessions 8 and 9 in Front , of Lots 40 and 41 Collingwood ON L9Y 2L9	NNE	203.72	<u>5</u>
The Corporation of the Town of Collingwood	Collingwood ON L9Y 2L9	NNE	203.72	<u>5</u>
The Corporation of the Town of Collingwood	Collingwood ON L9Y 2L9	NNE	203.72	<u>5</u>
The Corporation of the Town of Collingwood	Collingwood ON L9Y 2L9	NNE	203.72	<u>5</u>
The Corporation of the Town of Collingwood	Collingwood ON L9Y 2L9	NNE	203.72	<u>5</u>
Lotco II Limited	Collingwood ON N2P 2N4	NNE	203.72	<u>5</u>
Lotco II Limited	Collingwood ON N2P 2N4	NNE	203.72	<u>5</u>
Lotco II Limited	Collingwood ON N2P 2N4	NNE	203.72	<u>5</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jul 31, 2019 has found that there are 1 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	50 Saunders St Collingwood ON L9Y0G5	-	0.00	<u>1</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jul 31, 2019 has found that there are 1 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Simcoe Muskoka Catholic District School Board	18 Saunders Street RR#1 Collingwood ON L9Y 3Y9	NNW	246.91	<u>7</u>

PINC - TSSA Pipeline Incidents

A search of the PINC database, dated Feb 28, 2017 has found that there are 2 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	9 GARBUTT CRES, COLLINGWOOD ON	NW	209.40	<u>6</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	47 SAUNDERS STREET, COLLINGWOOD ON	NE	138.61	<u>4</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Feb 2019 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

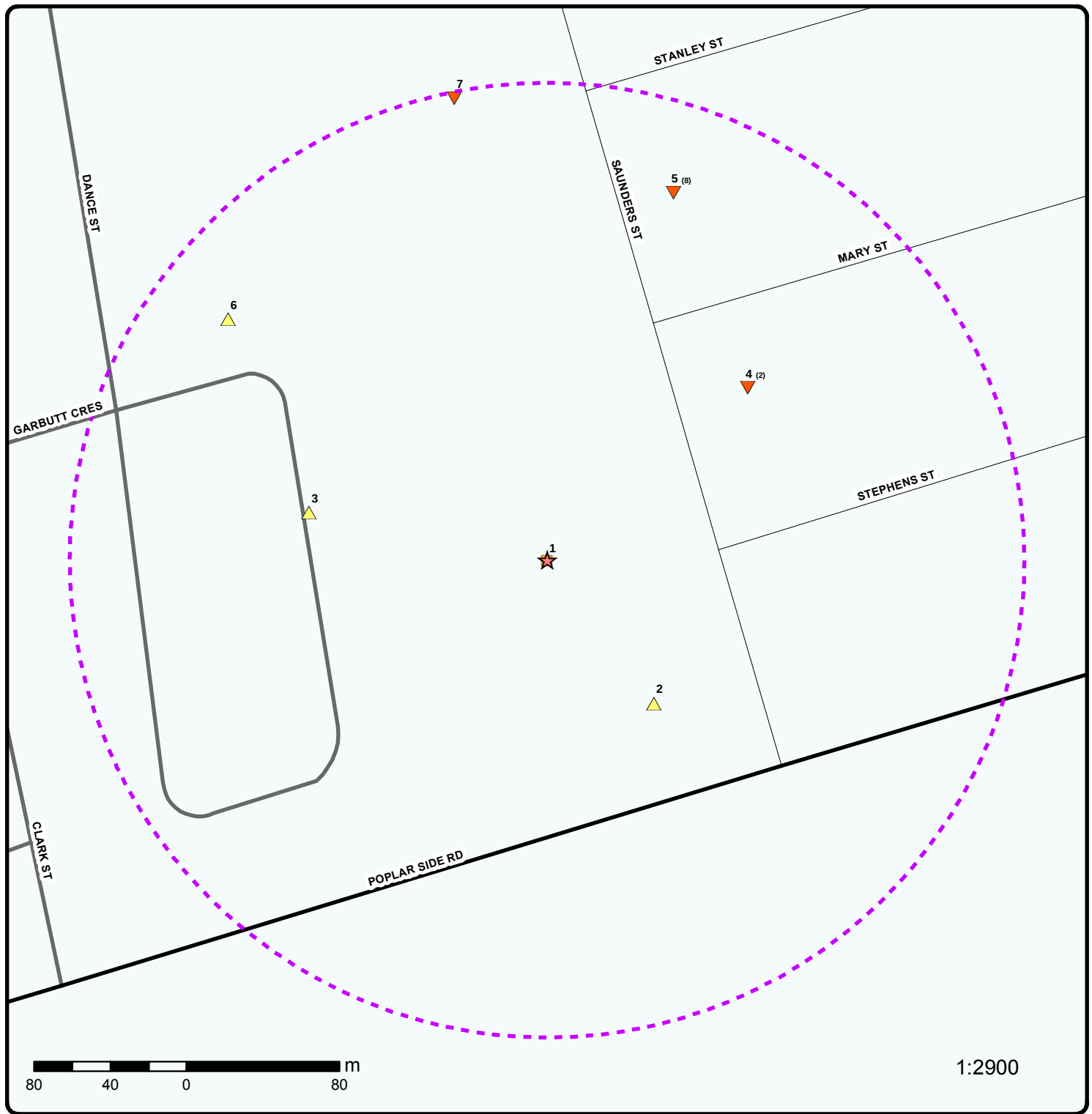
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enbridge Gas Distribution Inc.	9 Garbutt Cres Collingwood ON	WNW	127.08	<u>3</u>

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

WWIS - Water Well Information System

A search of the WWIS database, dated Feb 28, 2019 has found that there are 1 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 40 con 9 ON	SE	93.50	2
	Well ID: 5726186			



Map : 0.25 Kilometer Radius

Order No: 20190909016

Address: 50 Saunders Street, Collingwood, ON, L9Y 0G5



Expressway	Industrial and Resource - Regions	National Park
Principal Highway	Main Line	Provincial or Territorial Park
Secondary Highway	Sidetrack	Other Park
Major Road	Transit Line	Golf Course or Driving Range
Local road	Abandoned Line	Park or Sports Field
Trail		Other Recreation Area
Proposed Road		
Ferry Route/Ice Road		

80°13'30"W

44°28'30"N

44°28'30"N



Aerial (2014)

Address: 50 Saunders Street, Collingwood, ON, L9Y 0G5

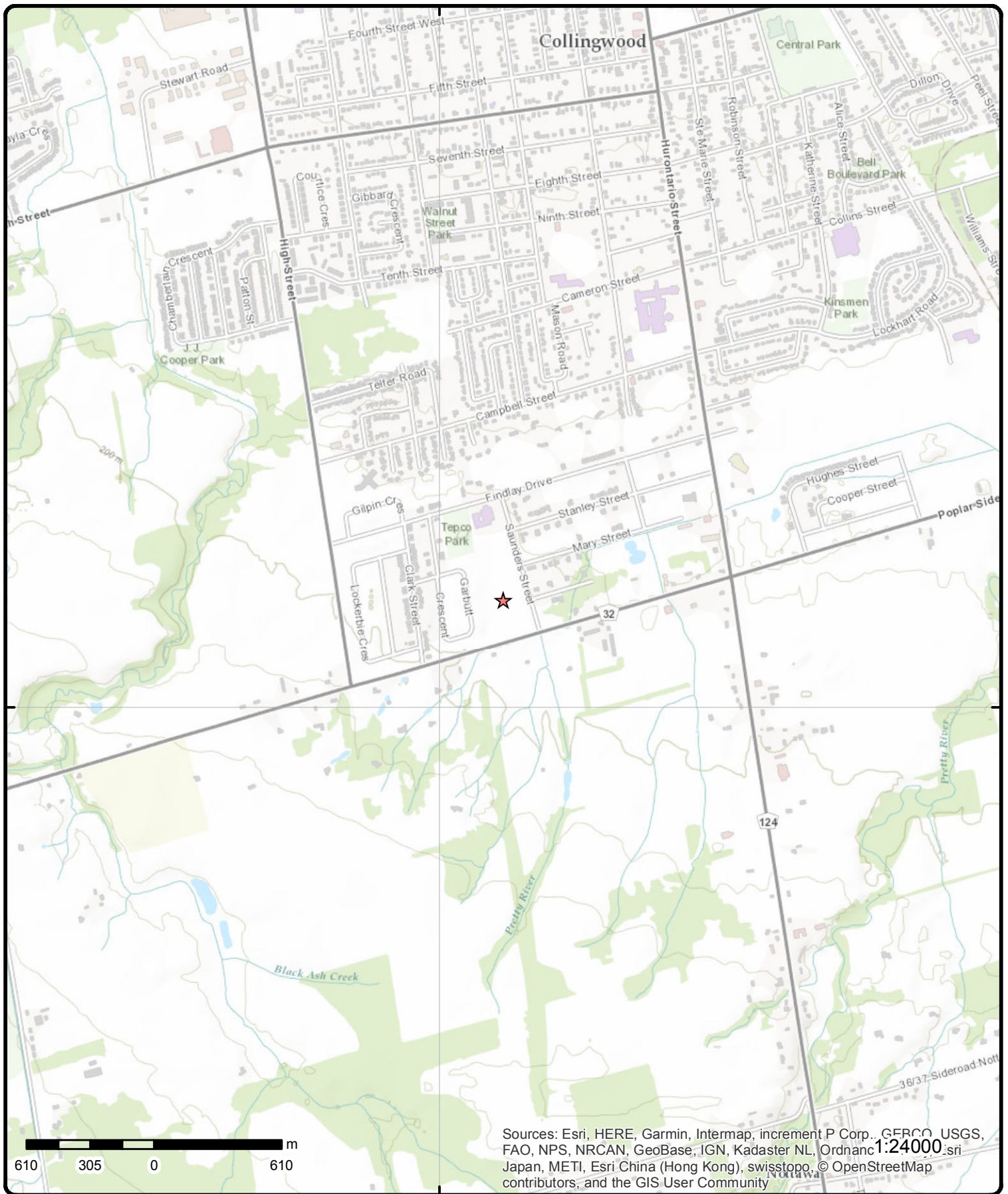
Source: ESRI World Imagery

Order No: 20190909016



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80°13'30"W



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

Topographic Map

Address: 50 Saunders Street, Collingwood, ON, L9Y 0G5

Source: ESRI World Topographic Map

Order No: 20190909016



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	-/0.0	197.8 / 0.00	50 Saunders St Collingwood ON L9Y0G5	EHS
Order No: 20170622252				Nearest Intersection:	
Status: C				Municipality:	
Report Type: Standard Report				Client Prov/State: ON	
Report Date: 29-JUN-17				Search Radius (km): .25	
Date Received: 22-JUN-17				X: -80.222258	
Previous Site Name:				Y: 44.478272	
Lot/Building Size:					
Additional Info Ordered:					
2	1 of 1	SE/93.5	197.9 / 0.03	lot 40 con 9 ON	WWIS
Well ID: 5726186				Data Entry Status:	
Construction Date:				Data Src: 1	
Primary Water Use: Public				Date Received: 2/7/1990	
Sec. Water Use:				Selected Flag: Yes	
Final Well Status: Water Supply				Abandonment Rec:	
Water Type:				Contractor: 3602	
Casing Material:				Form Version: 1	
Audit No: 72115				Owner:	
Tag:				Street Name:	
Construction Method:				County: SIMCOE	
Elevation (m):				Municipality: NOTTAWASAGA TOWNSHIP	
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot: 040	
Well Depth:				Concession: 09	
Overburden/Bedrock:				Concession Name: CON	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
<u>Bore Hole Information</u>					
Bore Hole ID: 10403774				Elevation: 198.922485	
DP2BR: 31				Elevrc:	
Spatial Status:				Zone: 17	
Code OB: r				East83: 561907.8	
Code OB Desc: Bedrock				North83: 4925215	
Open Hole:				Org CS:	
Cluster Kind:				UTMRC: 5	
Date Completed: 1/4/1990				UTMRC Desc: margin of error : 100 m - 300 m	
Remarks:				Location Method: gis	
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932368068			
Layer:		5			
Color:		2			
General Color:		GREY			
Mat1:		17			
Most Common Material:		SHALE			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		33			
Formation End Depth:		64			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932368065			
Layer:		2			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		28			
Other Materials:		SAND			
Mat3:					
Other Materials:					
Formation Top Depth:		1			
Formation End Depth:		10			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932368067			
Layer:		4			
Color:		2			
General Color:		GREY			
Mat1:		17			
Most Common Material:		SHALE			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		31			
Formation End Depth:		33			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932368066			
Layer:		3			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		11			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Other Materials:		GRAVEL			
Mat3:					
Other Materials:					
Formation Top Depth:		10			
Formation End Depth:		31			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932368064			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		02			
Most Common Material:		TOPSOIL			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		0			
Formation End Depth:		1			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933190325			
Layer:		1			
Plug From:		0			
Plug To:		18			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:					
Method Construction Code:		4			
Method Construction:		Rotary (Air)			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10952344			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930657094			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		32			
Casing Diameter:		8			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pump Test ID: 995726186					
Pump Set At:					
Static Level: 2					
Final Level After Pumping: 11					
Recommended Pump Depth: 50					
Pumping Rate: 38					
Flowing Rate:					
Recommended Pump Rate: 50					
Levels UOM: ft					
Rate UOM: GPM					
Water State After Test Code: 1					
Water State After Test: CLEAR					
Pumping Test Method: 1					
Pumping Duration HR: 5					
Pumping Duration MIN: 30					
Flowing: N					
<u>Draw Down & Recovery</u>					
Pump Test Detail ID: 934580479					
Test Type:					
Test Duration: 30					
Test Level: 8					
Test Level UOM: ft					
<u>Draw Down & Recovery</u>					
Pump Test Detail ID: 934837799					
Test Type:					
Test Duration: 45					
Test Level: 8					
Test Level UOM: ft					
<u>Draw Down & Recovery</u>					
Pump Test Detail ID: 935095313					
Test Type:					
Test Duration: 60					
Test Level: 9					
Test Level UOM: ft					
<u>Draw Down & Recovery</u>					
Pump Test Detail ID: 934314019					
Test Type:					
Test Duration: 15					
Test Level: 8					
Test Level UOM: ft					
<u>Water Details</u>					
Water ID: 933886098					
Layer: 1					
Kind Code: 1					
Kind: FRESH					
Water Found Depth: 35					
Water Found Depth UOM: ft					
3	1 of 1	WNW/127.1	198.2 / 0.33	Enbridge Gas Distribution Inc. 9 Garbutt Cres	SPL

19 erisinfo.com | Environmental Risk Information Services Order No: 20190909016

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Year: Incident Cause: Operator/Human error Incident Event: Contaminant Code: 35 Contaminant Name: NATURAL GAS (METHANE) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Confirmed Nature of Impact: Air Pollution Receiving Medium: Receiving Env: MOE Response: Referral to others Dt MOE Arvl on Scn: MOE Reported Dt: 2014/09/29 Dt Document Closed: 2014/12/20 Incident Reason: Unknown / N/A Site Name: Enbridge - 1-1/4" gasline main<UNOFFICIAL> Site County/District: Site Geo Ref Meth: Incident Summary: TSSA: 1-1/4" main damaged Contaminant Qty: 0 other - see incident description					
Client Type: Sector Type: Pipeline/Components Agency Involved: Nearest Watercourse: Site Address: 47 Saunders Street Site District Office: Site Postal Code: Site Region: Site Municipality: Collingwood Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Air Spills - Gases and Vapours Source Type:					

5	1 of 8	NNE/203.7	196.2 / -1.66	The Corporation of the Town of Collingwood Collingwood ON L9Y 2L9	ECA
Approval No: 5477-65XJH4 Approval Date: 2004-11-08 Status: Revoked and/or Replaced Record Type: ECA Link Source: IDS SWP Area Name: Nottawasaga Valley Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Address: Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/0867-654R4Y-14.pdf					
MOE District: Barrie City: Longitude: -80.2214 Latitude: 44.480000000000004 Geometry X: Geometry Y:					

5	2 of 8	NNE/203.7	196.2 / -1.66	Lotco II Limited Collingwood ON N2P 2N4	ECA
Approval No: 1314-7AEKMB Approval Date: 2008-01-04 Status: Revoked and/or Replaced Record Type: ECA Link Source: IDS SWP Area Name: Nottawasaga Valley Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Address: Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/2230-77VLNW-14.pdf					
MOE District: Barrie City: Longitude: -80.2214 Latitude: 44.480000000000004 Geometry X: Geometry Y:					

5	3 of 8	NNE/203.7	196.2 / -1.66	Lotco II Limited Collingwood ON N2P 2N4	ECA
Approval No: 1844-78RRP6 MOE District: Barrie					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Approval Date: 2008-02-07 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Nottawasaga Valley Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Address: Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/1178-77VLN9-14.pdf					
5	4 of 8	NNE/203.7	196.2 / -1.66	Lotco II Limited Collingwood ON N2P 2N4	ECA
Approval No: 8168-7AEKHZ Approval Date: 2008-01-04 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Nottawasaga Valley Approval Type: ECA-Municipal Drinking Water Systems Project Type: Municipal Drinking Water Systems Address: Full Address: Full PDF Link:					
5	5 of 8	NNE/203.7	196.2 / -1.66	The Corporation of the Town of Collingwood Collingwood ON L9Y 2L9	ECA
Approval No: 7522-6RUPDN Approval Date: 2006-07-25 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Nottawasaga Valley Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Address: Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/8880-6Q9RJ8-14.pdf					
5	6 of 8	NNE/203.7	196.2 / -1.66	The Corporation of the Town of Collingwood Collingwood ON L9Y 2L9	ECA
Approval No: 4639-65XRWT Approval Date: 2004-10-28 Status: Revoked and/or Replaced Record Type: ECA Link Source: IDS SWP Area Name: Nottawasaga Valley Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Address: Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/7253-652QTR-14.pdf					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
5	7 of 8	NNE/203.7	196.2 / -1.66	The Corporation of the Town of Collingwood Collingwood ON L9Y 2L9	ECA
Approval No: 7678-65XSSR Approval Date: 2004-10-28 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Nottawasaga Valley Approval Type: ECA-Municipal Drinking Water Systems Project Type: Municipal Drinking Water Systems Address: Full Address: Full PDF Link:		MOE District: Barrie City: Longitude: -80.2214 Latitude: 44.480000000000004 Geometry X: Geometry Y:			
5	8 of 8	NNE/203.7	196.2 / -1.66	The Corporation of the Town of Collingwood Lot 40 Concessions 8 and 9 and road allowance between Concessions 8 and 9 in Front , of Lots 40 and 41 Collingwood ON L9Y 2L9	ECA
Approval No: 7569-6RKJUY Approval Date: 2006-07-17 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Nottawasaga Valley Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Address: Lot 40 Concessions 8 and 9 and road allowance between Concessions 8 and 9 in Front , of Lots 40 and 41 Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/1121-6Q6MZN-14.pdf		MOE District: Barrie City: Longitude: -80.2214 Latitude: 44.480000000000004 Geometry X: Geometry Y:			
6	1 of 1	NW/209.4	198.0 / 0.16	9 GARBUTT CRES, COLLINGWOOD ON	PINC
Incident ID: Incident No: 1524902 Type: FS-Pipeline Incident Status Code: Pipeline Damage Reason Est Fuel Occurrence Tp: Fuel Type: Tank Status: RC Established Task No: 5263463 Spills Action Centre: Method Details: E-mail Fuel Category: Natural Gas Date of Occurrence: Occurrence Start 2014/11/20 Date: Operation Type: Pipeline Type: Regulator Type: Summary: 9 GARBUTT CRES, COLLINGWOOD - PIPELINE HIT - 1 ¼" Reported By: Mike Sangregorio - ENBRIDGE Affiliation: Occurrence Desc: Damage Reason: Excavation practices not sufficient Notes:		Health Impact: Environment Impact: Property Damage: No Service Interrupt: Enforce Policy: Yes Public Relation: Pipeline System: Depth: Pipe Material: PSIG: Attribute Category: FS-Perform P-line Inc Invest Regulator Location:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
7	1 of 1	NNW/246.9	196.9 / -0.97	Simcoe Muskoka Catholic District School Board 18 Saunders Street RR#1 Collingwood ON L9Y 3Y9	GEN
Generator No: ON2198691 Status: Approval Years: 03,04 Contam. Facility: MHSW Facility: SIC Code: SIC Description:		PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:			

Unplottable Summary

Total: **24** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	CLEARVIEW TOWNSHIP	MARY STREET, PART LOT 9	CLEARVIEW TWP. ON	
CA	CLEARVIEW TOWNSHIP	MARY STREET PART OF LOT 9	CLEARVIEW TWP. ON	
CA	Lotco II Limited		Collingwood ON	
CA	The Corporation of the Town of Collingwood	Lot 40, Concessions 8 and 9, and road allowance between Concessions 8 and 9, in	Collingwood ON	
CA	HAMILTON CONSTRUCTION LIMITED	CONC. 9, N PT. LOT 39	CLEARVIEW ON	
CA	Lotco II Limited		Collingwood ON	
CA	HAMILTON CONSTRUCTION LIMITED	PT.LOT 39/CONC. 9, STAYNER TWP	CLEARVIEW TWP. ON	
ECA	The Corporation of the Town of Collingwood	Poplar Sideroad	Collingwood ON	L9Y 3Z5
ECA	The Corporation of the Township of Clearview	7685 to 258 County Rd 212 Montreal St to 204 Sutherland St S to 290 Quebec St to intersection of Poplar St & Side St to Industrial Rd to Poplar St and	Clearview ON	L0M 1S0
ECA	Quanbury Development Corporation	Mary St Edward Street and George Street	Clearview ON	L0M 1S0
ECA	Lotco II Limited		Collingwood ON	N2P 2N4
EHS		Poplar Sideroad	Collingwood ON	
GEN	HARRY HAMILTON CONSTRUCTION LTD.	LOT 39 CONC 9 NOTTAWASAGA TWP. C/O P.O.BOX 335	COLLINGWOOD ON	L9Y 3Z7
GEN	HARRY HAMILTON CONSTRUCTION LTD	LOT 39 CONC 9 NOTTAWASAGA TWP.	COLLINGWOOD ON	L9Y 3Z7
GEN	HARRY HAMILTON CONSTRUCTION LTD. 19-234	LOT 39 CONC 9 NOTTAWASAGA TWP. C/O P.O.BOX 335	COLLINGWOOD ON	L9Y 3Z7
LIMO	Switch Road Landfill The Corporation of Township of Ramara Township of Ramara	Lot 39, Broken Front Concession. Simcoe	ON	
PES	NORFOLK COOPERATIVE CO	SIMCOE WAREHOUSE/STANLEY STREET	SIMCOE ON	N3Y 4L3

LTD (C#87135) SIMCOE
WAREHOUSE

PES	NORFOLK COOPERATIVE CO LTD (C#13484/2002)	SIMCOE WAREHOUSE/STANLEY STREET	SIMCOE ON	N3Y4L3
PINC		LT 63 GARBUTT CRES, COLLINGWOOD	ON	
PINC		GARBUTT CRES LT117, COLLINGWOOD	ON	
PRT	HARRY HAMILTON CONSTRUCTION LTD	LOT 39 CON 9	NOTTAWASAGA ON	
SPL	Enbridge Gas Distribution Inc.	Lot 117 Garbutt Cres	Collingwood ON	
WWIS		con 9	ON	
WWIS		lot 39 con 9	ON	

Unplottable Report

Site: CLEARVIEW TOWNSHIP
MARY STREET, PART LOT 9 CLEARVIEW TWP. ON

Database:
CA

Certificate #: 7-0214-96-
Application Year: 96
Issue Date: 6/21/1996
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: CLEARVIEW TOWNSHIP
MARY STREET PART OF LOT 9 CLEARVIEW TWP. ON

Database:
CA

Certificate #: 7-0214-96-
Application Year: 96
Issue Date: 4/12/1996
Approval Type: Municipal water
Status: Cancelled
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Lotco II Limited
Collingwood ON

Database:
CA

Certificate #: 1314-7AEKMB
Application Year: 2008
Issue Date: 1/4/2008
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
Lot 40, Concessions 8 and 9, and road allowance between Concessions 8 and 9, in Collingwood ON

Database:
CA

Certificate #: 7569-6RKJUY
Application Year: 2006

Issue Date: 7/17/2006
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: HAMILTON CONSTRUCTION LIMITED
CONC. 9, N PT. LOT 39 CLEARVIEW ON

Database:
CA

Certificate #: 8-5001-96-
Application Year: 96
Issue Date: //
Approval Type: Industrial air
Status: RE1
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: WASTE DERIVED FUEL HEATER
Contaminants:
Emission Control:

Site: Lotco II Limited
Collingwood ON

Database:
CA

Certificate #: 1844-78RRP6
Application Year: 2008
Issue Date: 2/7/2008
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: HAMILTON CONSTRUCTION LIMITED
PT.LOT 39/CONC. 9, STAYNER TWP CLEARVIEW TWP. ON

Database:
CA

Certificate #: 8-5001-96-
Application Year: 96
Issue Date: 4/1/1996
Approval Type: Industrial air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: WASTE OIL FURNACE MODEL RAD-235
Contaminants:
Emission Control:

Site: The Corporation of the Town of Collingwood
Poplar Sideroad Collingwood ON L9Y 3Z5

Database:
ECA

Approval No:	9270-886H22	MOE District:
Approval Date:	2010-09-21	City:
Status:	Approved	Longitude:
Record Type:	ECA	Latitude:
Link Source:	IDS	Geometry X:
SWP Area Name:		Geometry Y:
Approval Type:	ECA-Municipal Drinking Water Systems	
Project Type:	Municipal Drinking Water Systems	
Address:	Poplar Sideroad	
Full Address:		
Full PDF Link:		

Site: The Corporation of the Township of Clearview
7685 to 258 County Rd 212 Montreal St to 204 Sutherland St S to 290 Quebec St to intersection of Poplar St & Side St to Industrial Rd to Poplar St and Clearview ON L0M 1S0

Database:
ECA

Approval No:	6477-9QBKH8	MOE District:
Approval Date:	2014-11-28	City:
Status:	Approved	Longitude:
Record Type:	ECA	Latitude:
Link Source:	IDS	Geometry X:
SWP Area Name:		Geometry Y:
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS	
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS	
Address:	7685 to 258 County Rd 212 Montreal St to 204 Sutherland St S to 290 Quebec St to intersection of Poplar St & Side St to Industrial Rd to Poplar St and	
Full Address:		
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/6386-9PBL4V-14.pdf	

Site: Quanbury Development Corporation
Mary St Edward Street and George Street Clearview ON L0M 1S0

Database:
ECA

Approval No:	8189-57WKRJ	MOE District:
Approval Date:	2002-03-07	City:
Status:	Approved	Longitude:
Record Type:	ECA	Latitude:
Link Source:	IDS	Geometry X:
SWP Area Name:		Geometry Y:
Approval Type:	ECA-Municipal and Private Water Works	
Project Type:	Municipal and Private Water Works	
Address:	Mary St Edward Street and George Street	
Full Address:		
Full PDF Link:		

Site: Lotco II Limited
Collingwood ON N2P 2N4

Database:
ECA

Approval No:	4934-A77KYK	MOE District:
Approval Date:	2016-03-03	City:
Status:	Approved	Longitude:
Record Type:	ECA	Latitude:
Link Source:	IDS	Geometry X:
SWP Area Name:		Geometry Y:
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS	
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS	
Address:		
Full Address:		
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/8144-A27QMY-14.pdf	

Site: Poplar Sideroad Collingwood ON

Database:
EHS

Order No: 20030919008
Status: C
Report Type: Complete Report
Report Date: 9/23/03
Date Received: 9/19/03
Previous Site Name:
Lot/Building Size: 68.4 ac
Additional Info Ordered:

Nearest Intersection: Poplar Sideroad & Country Rd. 124
Municipality: Collingwood
Client Prov/State: ON
Search Radius (km): 0.25
X: -80.204368
Y: 1

Site: HARRY HAMILTON CONSTRUCTION LTD.
LOT 39 CONC 9 NOTTAWASAGA TWP. C/O P.O.BOX 335 COLLINGWOOD ON L9Y 3Z7

Database:
GEN

Generator No: ON0814100
Status:
Approval Years: 86,87,88,89,90
Contam. Facility:
MHSW Facility:
SIC Code: 4214
SIC Description: EXCAVAT. & GRADING

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

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

Waste Class: 213
Waste Class Desc: PETROLEUM DISTILLATES

Site: HARRY HAMILTON CONSTRUCTION LTD.
LOT 39 CONC 9 NOTTAWASAGA TWP. COLLINGWOOD ON L9Y 3Z7

Database:
GEN

Generator No: ON0814100
Status:
Approval Years: 92,93
Contam. Facility:
MHSW Facility:
SIC Code: 4214
SIC Description: EXCAVAT. & GRADING

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 213
Waste Class Desc: PETROLEUM DISTILLATES

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

Site: HARRY HAMILTON CONSTRUCTION LTD. 19-234
LOT 39 CONC 9 NOTTAWASAGA TWP. C/O P.O.BOX 335 COLLINGWOOD ON L9Y 3Z7

Database:
GEN

Generator No: ON0814100
Status:
Approval Years: 94,95,96
Contam. Facility:
MHSW Facility:
SIC Code: 4214
SIC Description: EXCAVAT. & GRADING

PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 213
Waste Class Desc: PETROLEUM DISTILLATES

Waste Class: 252

Site: Switch Road Landfill The Corporation of Township of Ramara Township of Ramara
Lot 39, Broken Front Concession. Simcoe ON

Database:
LIMO

ECA/Instrument No: A253402
Oper Status 2016: Closed

C of A Issue Date:
C of A Issued to:
Lndfl Gas Mgmt (P):
Lndfl Gas Mgmt (F):
Lndfl Gas Mgmt (E):
Lndfl Gas Mgmt Sys:
Landfill Gas Mntr:
Leachate Coll Sys:
ERC Est Vol (m3):
ERC Volume Unit:
ERC Dt Last Det:
Landfill Type:
Source File Type:
Fill Rate:
Fill Rate Unit:
Tot Fill Area (ha):
Tot Site Area (ha):
Footprint:
Tot Apprv Cap (m3):
Contam Atten Zone:
Grndwtr Mntr:
Surf Wtr Mntr:
Air Emis Monitor:
Approved Waste Type:
Client Site Name:
ERC Methodology:
Site Name:

Switch Road Landfill
The Corporation of Township of Ramara
Township of Ramara

Natural Attenuation:
Liners:
Cover Material:
Leachate Off-Site:
Leachate On Site:
Req Coll Lndfl Gas:
Lndfl Gas Coll:
Total Waste Rec:
TWR Methodology:
TWR Unit:
Tot Aprv Cap Unit:
Financial Assurance:
Last Report Year:
MOE Region:
MOE District:
Site County:
Lot:
Concession:
Latitude:
Longitude:
Easting:
Northing:
UTM Zone:
Data Source:

Site Location Details:
Service Area:
Page URL:

Site: NORFOLK COOPERATIVE CO LTD (C#87135) SIMCOE WAREHOUSE
SIMCOE WAREHOUSE/STANLEY STREET SIMCOE ON N3Y 4L3

Database:
PES

Detail Licence No:
Licence No:
Status:
Approval Date:
Report Source:
Licence Type: Vendor
Licence Type Code:
Licence Class:
Licence Control:
Latitude:
Longitude:
Lot:
Concession:
Region:
District:
County:
Trade Name:
PDF Link:

Operator Box:
Operator Class:
Operator No:
Operator Type:
Oper Area Code:
Oper Phone No:
Operator Ext:
Operator Lot:
Oper Concession:
Operator Region:
Operator District:
Operator County:
Op Municipality:
Post Office Box:
MOE District:
SWP Area Name:

Site: NORFOLK COOPERATIVE CO LTD (C#13484/2002)
SIMCOE WAREHOUSE/STANLEY STREET SIMCOE ON N3Y4L3

Database:
PES

Detail Licence No:

Operator Box: 368

Licence No: 01205
Status:
Approval Date:
Report Source: Legacy Licenses (Excluding TS)
Licence Type: Retail Vendor Class 01
Licence Type Code: 21
Licence Class: 01
Licence Control:
Latitude:
Longitude:
Lot:
Concession:
Region:
District:
County:
Trade Name:
PDF Link:

Operator Class:
Operator No:
Operator Type:
Oper Area Code: 519
Oper Phone No: 4262740
Operator Ext:
Operator Lot:
Oper Concession:
Operator Region:
Operator District:
Operator County:
Op Municipality:
Post Office Box:
MOE District:
SWP Area Name:

Site: LT 63 GARBUTT CRES, COLLINGWOOD ON

Database:
PINC

Incident ID:
Incident No: 1486934
Type: FS-Pipeline Incident
Status Code: Pipeline Damage Reason Est
Fuel Occurrence Tp:
Fuel Type:
Tank Status: RC Established
Task No: 5195598
Spills Action Centre:
Method Details: E-mail
Fuel Category: Natural Gas
Date of Occurrence:
Occurrence Start Date: 2014/09/30
Operation Type:
Pipeline Type:
Regulator Type:
Summary: LT 63 GARBUTT CRES, COLLINGWOOD - PIPELINE HIT - 2"
Reported By: Joe Corrigan - Enbridge
Affiliation:
Occurrence Desc:
Damage Reason: Excavation practices not sufficient
Notes:

Health Impact:
Environment Impact:
Property Damage: No
Service Interrupt:
Enforce Policy: Yes
Public Relation:
Pipeline System:
Depth:
Pipe Material:
PSIG:
Attribute Category: FS-Perform P-line Inc Invest
Regulator Location:

Site: GARBUTT CRES LT117, COLLINGWOOD ON

Database:
PINC

Incident ID:
Incident No: 1633502
Type: FS-Pipeline Incident
Status Code: Pipeline Damage Reason Est
Fuel Occurrence Tp:
Fuel Type:
Tank Status: RC Established
Task No: 5476173
Spills Action Centre:
Method Details: E-mail
Fuel Category: Natural Gas
Date of Occurrence:
Occurrence Start Date: 2015/05/14
Operation Type:
Pipeline Type:
Regulator Type:
Summary: GARBUTT CRES LT117, COLLINGWOOD - PIPELINE HIT - 1 ¼"
Reported By: Bill Blackburn - ENBRIDGE

Health Impact:
Environment Impact:
Property Damage: No
Service Interrupt:
Enforce Policy: Yes
Public Relation:
Pipeline System:
Depth:
Pipe Material:
PSIG:
Attribute Category: FS-Perform P-line Inc Invest
Regulator Location:

Affiliation:
Occurrence Desc:
Damage Reason: None of the above, Please Explain
Notes:

Site: HARRY HAMILTON CONSTRUCTION LTD
LOT 39 CON 9 NOTTAWASAGA ON

Database:
PRT

Location ID: 592
Type: private
Expiry Date:
Capacity (L): 4546.00
Licence #: 0001020763

Site: Enbridge Gas Distribution Inc.
Lot 117 Garbutt Cres Collingwood ON

Database:
SPL

Ref No: 7036-9W7MZR	Discharger Report:
Site No: NA	Material Group:
Incident Dt: 5/4/2015	Health/Env Conseq:
Year:	Client Type:
Incident Cause: Leak/Break	Sector Type:
Incident Event:	Agency Involved:
Contaminant Code: 35	Nearest Watercourse:
Contaminant Name: NATURAL GAS (METHANE)	Site Address: Lot 117 Garbutt Cres
Contaminant Limit 1:	Site District Office:
Contam Limit Freq 1:	Site Postal Code:
Contaminant UN No 1:	Site Region:
Environment Impact:	Site Municipality: Collingwood
Nature of Impact: Air	Site Lot:
Receiving Medium:	Site Conc:
Receiving Env:	Northing:
MOE Response: N	Easting:
Dt MOE Arvl on Scn:	Site Geo Ref Accu:
MOE Reported Dt: 5/4/2015	Site Map Datum:
Dt Document Closed:	SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill
Incident Reason: Operator/Human Error	Source Type:
Site Name: Residential<UNOFFICIAL>	
Site County/District:	
Site Geo Ref Meth:	
Incident Summary: TSSA: 1 1/4 inch line strike, made safe, Collingwood	
Contaminant Qty: 0 other - see incident description	

Site: con 9 ON

Database:
WWIS

Well ID: 5720106	Data Entry Status:
Construction Date:	Data Src: 1
Primary Water Use: Domestic	Date Received: 9/25/1985
Sec. Water Use:	Selected Flag: Yes
Final Well Status: Water Supply	Abandonment Rec:
Water Type:	Contractor: 3413
Casing Material:	Form Version: 1
Audit No:	Owner:
Tag:	Street Name:
Construction Method:	County: SIMCOE
Elevation (m):	Municipality: NOTTAWASAGA TOWNSHIP
Elevation Reliability:	Site Info:
Depth to Bedrock:	Lot:
Well Depth:	Concession: 09
Overburden/Bedrock:	Concession Name: CON
Pump Rate:	Easting NAD83:
Static Water Level:	Northing NAD83:
Flowing (Y/N):	Zone:

Flow Rate:
Clear/Cloudy:

UTM Reliability:

Bore Hole Information

Bore Hole ID: 10397735
DP2BR:
Spatial Status:
Code OB: 0
Code OB Desc: Overburden
Open Hole:
Cluster Kind:
Date Completed: 5/6/1985
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

**Overburden and Bedrock
Materials Interval**

Formation ID: 932340727
Layer: 1
Color:
General Color:
Mat1: 31
Most Common Material: COARSE GRAVEL
Mat2: 74
Other Materials: LAYERED
Mat3: 12
Other Materials: STONES
Formation Top Depth: 0
Formation End Depth: 35
Formation End Depth UOM: ft

**Method of Construction & Well
Use**

Method Construction ID:
Method Construction Code: 6
Method Construction: Boring
Other Method Construction:

Pipe Information

Pipe ID: 10946305
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930649335
Layer: 1
Material: 3
Open Hole or Material: CONCRETE
Depth From:
Depth To: 3
Casing Diameter: 30
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930649337
Layer: 3
Material: 2
Open Hole or Material: GALVANIZED
Depth From:
Depth To: 35
Casing Diameter: 24
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930649336
Layer: 2
Material: 2
Open Hole or Material: GALVANIZED
Depth From:
Depth To: 23
Casing Diameter: 30
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 995720106
Pump Set At:
Static Level: 22
Final Level After Pumping: 30
Recommended Pump Depth: 30
Pumping Rate: 5
Flowing Rate:
Recommended Pump Rate: 5
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 1
Water State After Test: CLEAR
Pumping Test Method: 2
Pumping Duration HR: 4
Pumping Duration MIN: 0
Flowing: N

Draw Down & Recovery

Pump Test Detail ID: 934571230
Test Type:
Test Duration: 30
Test Level: 30
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935087558
Test Type:
Test Duration: 60
Test Level: 30
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934830433
Test Type:
Test Duration: 45
Test Level: 30
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934305556
Test Type:
Test Duration: 15
Test Level: 30
Test Level UOM: ft

Water Details

Water ID: 933879874
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 22
Water Found Depth UOM: ft

Site:

lot 39 con 9 ON

Database:
[WWIS](#)

Well ID: 5738849
Construction Date:
Primary Water Use: Commerical
Sec. Water Use:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 265312
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 7/23/2004
Selected Flag: Yes
Abandonment Rec:
Contractor: 6433
Form Version: 2
Owner:
Street Name:
County: SIMCOE
Municipality: NOTTAWASAGA TOWNSHIP
Site Info:
Lot: 039
Concession: 09
Concession Name: CON
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 11178093
DP2BR: 32
Spatial Status:
Code OB: r
Code OB Desc: Bedrock
Open Hole:
Cluster Kind:
Date Completed: 6/18/2003
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone:
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock

Materials Interval

Formation ID: 932984972
Layer: 5
Color: 2

General Color: GREY
Mat1: 15
Most Common Material: LIMESTONE
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 32
Formation End Depth: 118
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932984968
Layer: 1
Color:
General Color:
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 0
Formation End Depth: 2
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932984969
Layer: 2
Color: 6
General Color: BROWN
Mat1: 05
Most Common Material: CLAY
Mat2: 81
Other Materials: SANDY
Mat3:
Other Materials:
Formation Top Depth: 2
Formation End Depth: 17
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932984971
Layer: 4
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 28
Formation End Depth: 32
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932984970

Layer: 3
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2: 12
Other Materials: STONES
Mat3: 81
Other Materials: SANDY
Formation Top Depth: 17
Formation End Depth: 28
Formation End Depth UOM: ft

**Annular Space/Abandonment
Sealing Record**

Plug ID: 933260453
Layer: 1
Plug From: 0
Plug To: 20
Plug Depth UOM: ft

**Method of Construction & Well
Use**

Method Construction ID:
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe Information

Pipe ID: 11186612
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930850779
Layer: 2
Material:
Open Hole or Material:
Depth From: 31
Depth To: 118
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930850778
Layer: 1
Material:
Open Hole or Material:
Depth From: 3
Depth To: 31
Casing Diameter: 6.25
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 11193535
Pump Set At: 100

Static Level: 17
Final Level After Pumping: 60
Recommended Pump Depth: 100
Pumping Rate: 3
Flowing Rate:
Recommended Pump Rate: 3
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code:
Water State After Test:
Pumping Test Method: 1
Pumping Duration HR: 48
Pumping Duration MIN:
Flowing:

Draw Down & Recovery

Pump Test Detail ID: 11300037
Test Type: Draw Down
Test Duration: 45
Test Level: 46
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 11300035
Test Type: Draw Down
Test Duration: 15
Test Level: 26
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 11300036
Test Type: Draw Down
Test Duration: 30
Test Level: 35
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 11300038
Test Type: Draw Down
Test Duration: 60
Test Level: 60
Test Level UOM: ft

Water Details

Water ID: 934055759
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 52
Water Found Depth UOM: ft

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial

[AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

[AGR](#)

The Ontario Ministry of 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 Sep 2018

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 2018

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial

[AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private

[AUWR](#)

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

Government Publication Date: 1999-Jan 31, 2019

Borehole:

Provincial

[BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:Provincial [CA](#)

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:Federal [CDRY](#)

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

Government Publication Date: Jan 2004-Dec 2017

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

List of commercial underground fuel oil tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Note: the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of commercial fuel tanks in the province. The TSSA updates information in its system on an ongoing basis; this listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

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: 1999-Jan 31, 2019

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

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

Government Publication Date: Dec 2012 - Mar 2019

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-Jul 2019

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-Jul 31, 2019

Drill Hole Database:Provincial [DRL](#)

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

Government Publication Date: 1886 - Oct 2018

Environmental Activity and Sector Registry:

Provincial

EASR

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

Government Publication Date: Oct 2011-Aug 31, 2019

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-Jul 31, 2019

Environmental Compliance Approval:

Provincial

ECA

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

Government Publication Date: Oct 2011-Aug 31, 2019

Environmental Effects Monitoring:

Federal

EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

EHS

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

Government Publication Date: 1999-Jul 31, 2019

Environmental Issues Inventory System:

Federal

EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

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

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial

EPAR

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2018

List of TSSA Expired Facilities:Provincial **EXP**

List of facilities and tanks - for which there was once a registration - no longer registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed from the ground are included in the expired facilities inventory held by the TSSA. Notes: 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; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

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: Jun 2000-May 2019

Fisheries & Oceans Fuel Tanks:Federal **FOFT**

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

Government Publication Date: 1964-Sep 2018

Fuel Storage Tank:Provincial **FST**

List of registered private and retail fuel storage tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Notes: 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; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel storage tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

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

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:Provincial **GEN**

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

Government Publication Date: 1986-Jul 31, 2019

Greenhouse Gas Emissions from Large Facilities:Federal **GHG**

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

Government Publication Date: 2013-Dec 2017

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial

INC

List of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC) and made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the 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. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

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: Feb 28, 2019

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-Jan 2019

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

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

Government Publication Date: Dec 31, 2017

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

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

Government Publication Date: 2008-Dec 31, 2018

National Energy Board Wells:

Federal

NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

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

Government Publication Date: 1988-May 31, 2019

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-Jun 2019

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-Jul 31, 2019

Canadian Pulp and Paper:

Private

[PAP](#)

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

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

Parks Canada Fuel Storage Tanks:

Federal

[PCFT](#)

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

[PES](#)

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

Government Publication Date: 1988-Mar 2019

TSSA Pipeline Incidents:

Provincial

[PINC](#)

List of pipeline incidents (strikes, leaks, spills) made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors, and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of pipeline incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

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-Jul 31, 2019

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: 1986-2016

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-Jul 2019

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-Jan 31, 2019

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-Feb 2019

Wastewater Discharger Registration Database:

Provincial

SRDS

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

Government Publication Date: 1990-Dec 31, 2017

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-Aug 2018

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of tank variances in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011-Aug 31, 2019

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: Feb 28, 2019

Definitions

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

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

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

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

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

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

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

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

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

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

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

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



Appendix C

From: Public Information Services <publicinformationservices@tssa.org>
Sent: October 1, 2019 12:55 PM
To: Aphrodite.Koseos@dsconsultants.ca
Subject: RE: UST/AST Search

Good afternoon,

Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to publicinformationservices@tssa.org or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.



Sherees Thompson | Public Information Agent

Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3363 | Fax: +1-416-231-6183 | E-Mail: sthompson@tssa.org
www.tssa.org



From: Aphrodite.Koseos@dsconsultants.ca <Aphrodite.Koseos@dsconsultants.ca>
Sent: September 30, 2019 4:43 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: UST/AST Search

Good Afternoon,

Could you please search your records for USTs/ASTs at the following addresses in Collingwood, ON:

- 50 Saunders Street
- 47 Saunders Street
- 18 Saunders Street
- 9 Garbutt Crescent

Thank you for your time,



Aphrodite Koseos, B.Sc., EPT
Environmental Technician

DS Consultants Ltd.

6221 Highway 7, Unit 16, Vaughan, ON, L4H 0K8

Tel: (905) 264-9393

Cell: (604) 803-3418

www.dsconsultants.ca

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

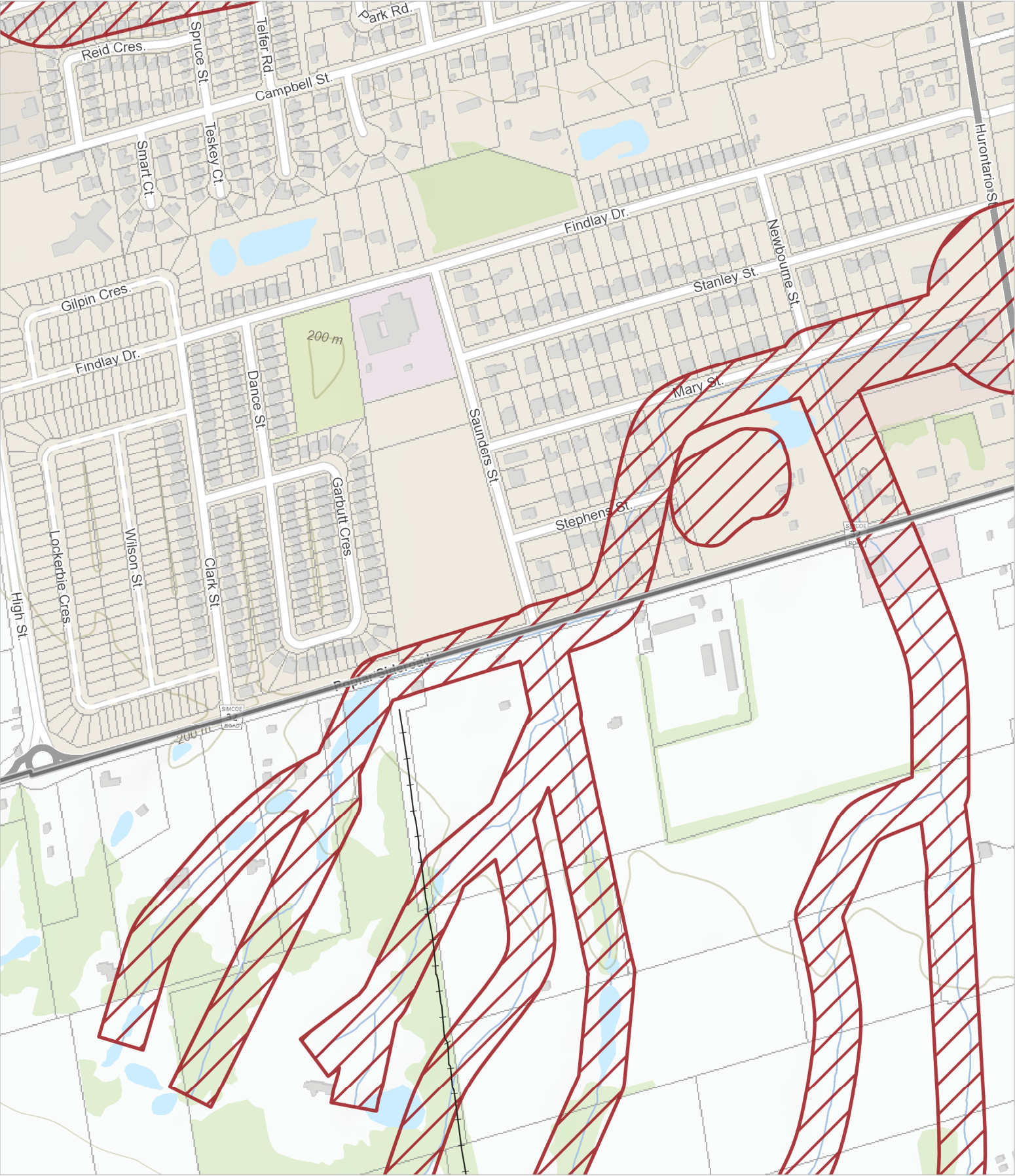
Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Aphrodite Koseos, B.Sc., EPT. DS Consultants Ltd. 6221 Highway 7, Unit 16 Vaughan, ON, L4H 0K8 Email Address: aphrodite.koseos@dsconsultants.ca			FOI Request No.	Date Request Received
			Fee Paid ☐ ACCT ☐ CHQ ☒ VISA-MC ☐ CASH	
Telephone/Fax Nos. Tel : 905-264-9393	Your Project/Reference No. 19-177-400	Signature of Requester 	☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR ☐ SAC ☐ IEB ☐ EAA ☐ EMR ☐ SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 50 Saunders Street, Collingwood, ON				
Present Property Owner(s) and Date(s) of Ownership Lotco II Limited - Present				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			All Years	
Orders			All Years	
Spills			All Years	
Investigations/prosecutions ▶ Owner AND tenant information must be provided			All Years	
Waste Generator number/classes			All Years	
Certificates of Approval ▶ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
			SD	Specify Year(s) Requested
air - emissions				1986- present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				1986- present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				1986- present
waste water - industrial discharge				1986- present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				1986- present
waste systems - PCB destruction, mobile waste processing units, haulers, sewage, non-hazardous & hazardous waste				1986- present
pesticides - licenses				1986- present

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

NVCA - Web Map



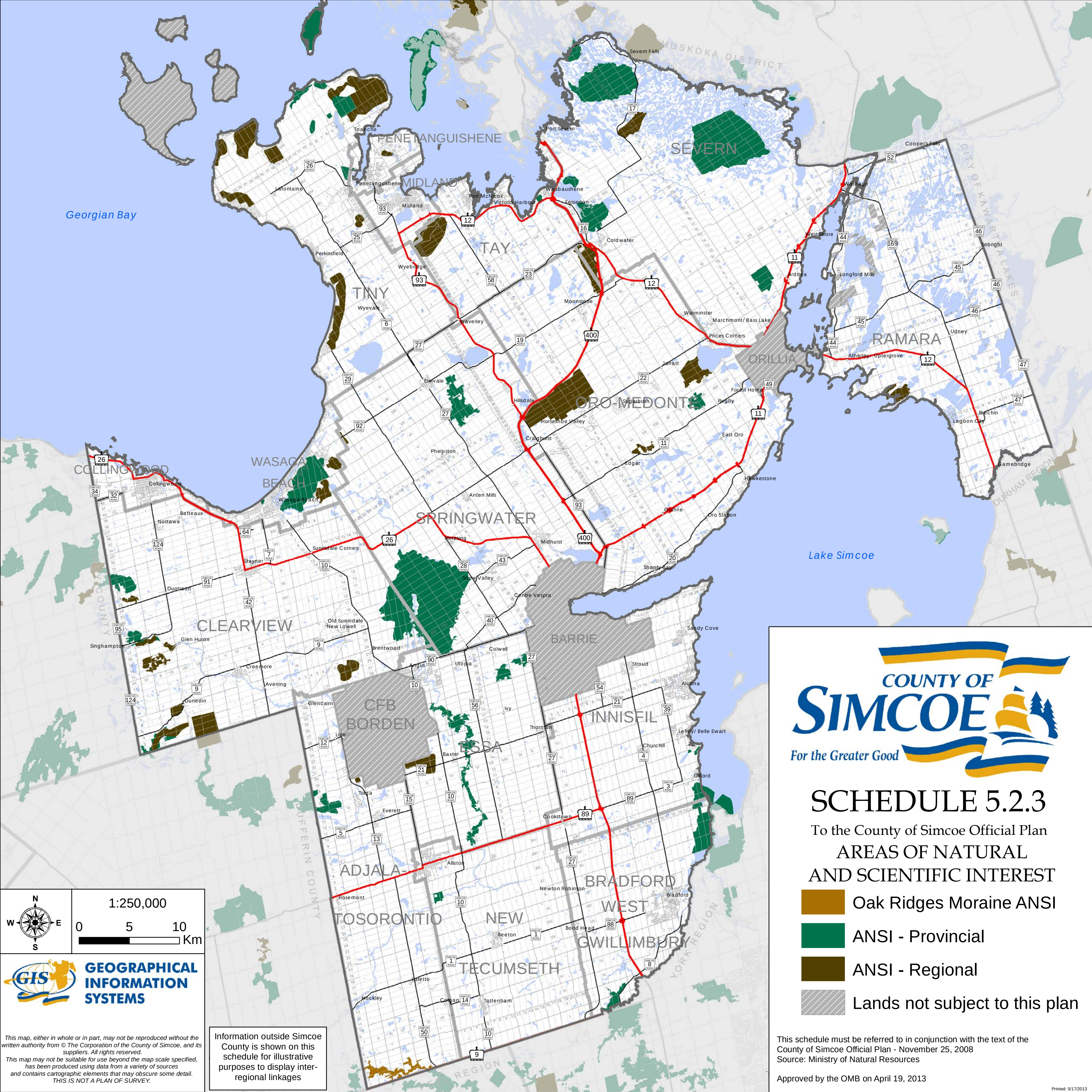
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This map is intended for personal use, has been produced using data from a variety of sources and may not be current or accurate.
Produced (in part) under license from:
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© Queens Printer, Ontario Ministry of Natural Resources;
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© Members of the Ontario Geospatial Data Exchange.
All rights reserved. THIS IS NOT A PLAN OF SURVEY.

0 0.125 0.25 0.5 km

1:9,028



October 1, 2019



SCHEDULE 5.2.3

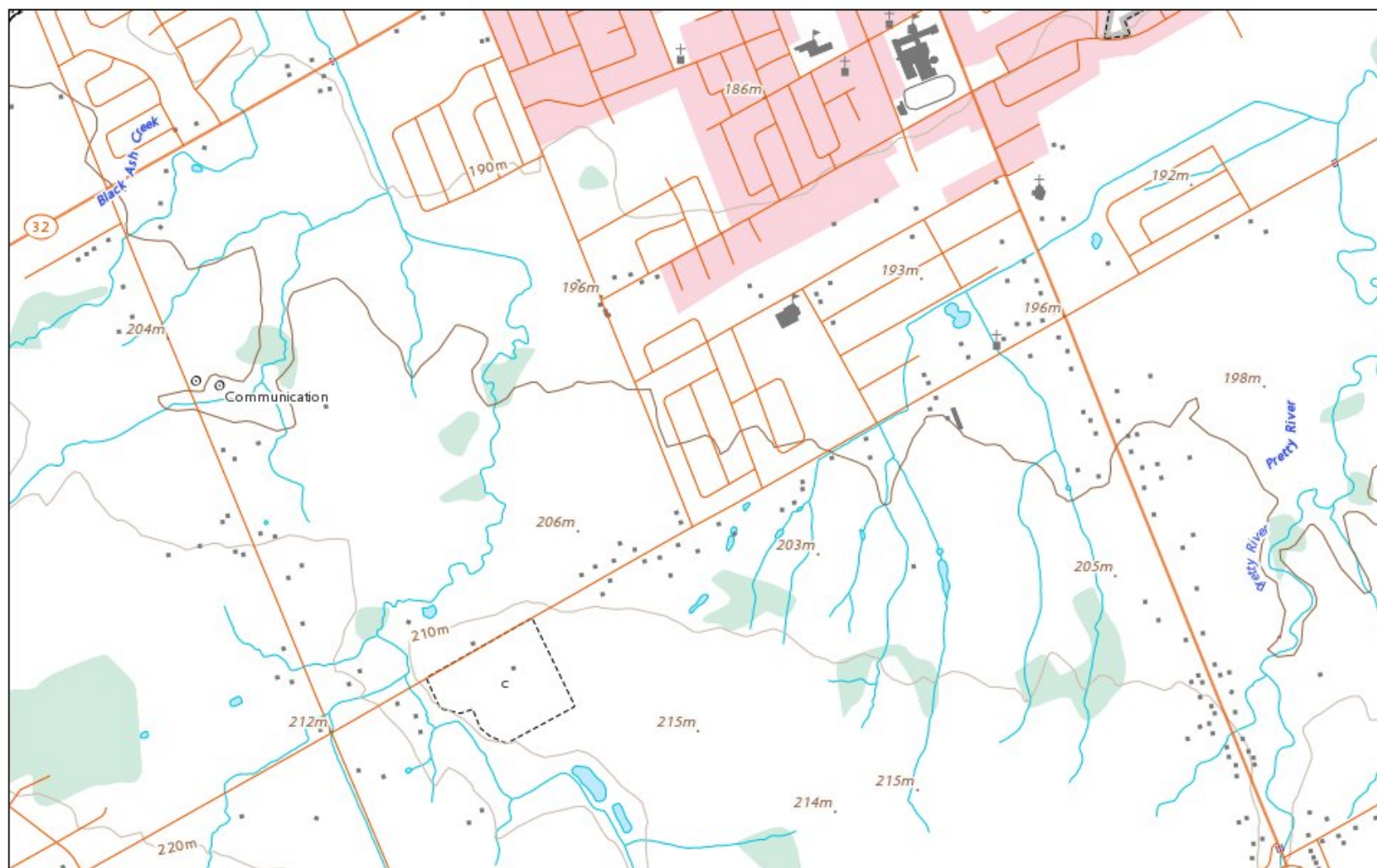
To the County of Simcoe Official Plan
AREAS OF NATURAL
AND SCIENTIFIC INTEREST

- Oak Ridges Moraine ANSI
- ANSI - Provincial
- ANSI - Regional
- Lands not subject to this plan

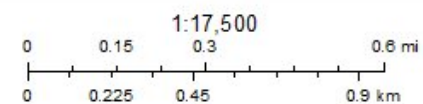
This schedule must be referred to in conjunction with the text of the County of Simcoe Official Plan - November 25, 2008
Source: Ministry of Natural Resources

Approved by the OMB on April 19, 2013

Toporama

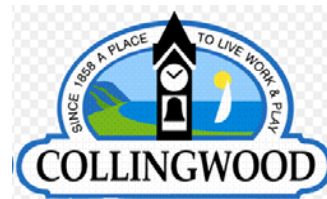


October 1, 2019

Natural Resources
CanadaRessources naturelles
Canada

© Her Majesty the Queen in Right of Canada, as represented by the Minister of Natural Resources, 2019.
© Sa Majesté la Reine du chef du Canada, représentée par le ministre de Ressources naturelles Canada, 2019.

Canada



Official Plan of the Town of Collingwood

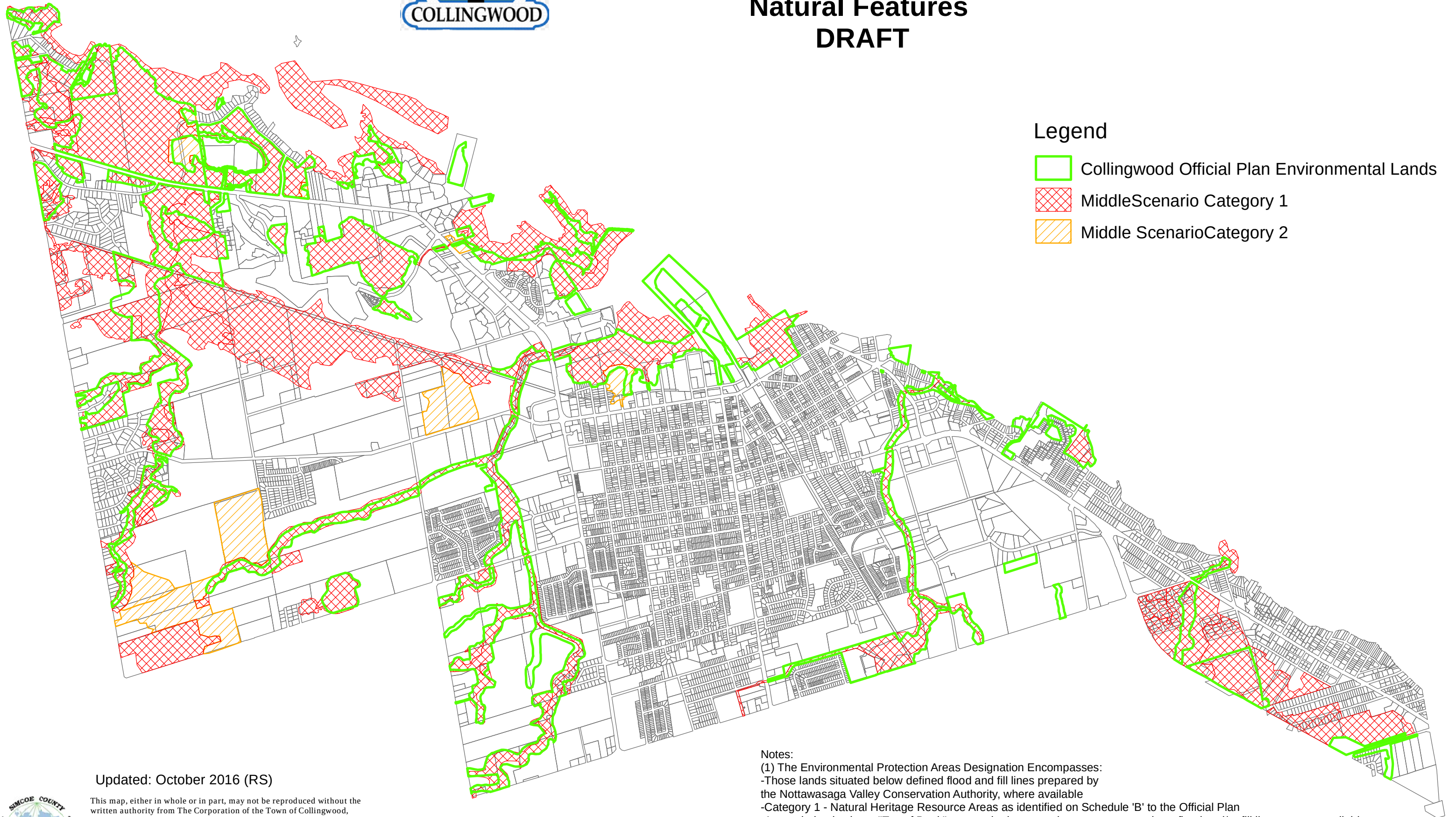
SCHEDULE 'B1' - Environmental Protection-

Natural Features

DRAFT

Legend

-  Collingwood Official Plan Environmental Lands
-  MiddleScenario Category 1
-  Middle ScenarioCategory 2



Updated: October 2016 (RS)



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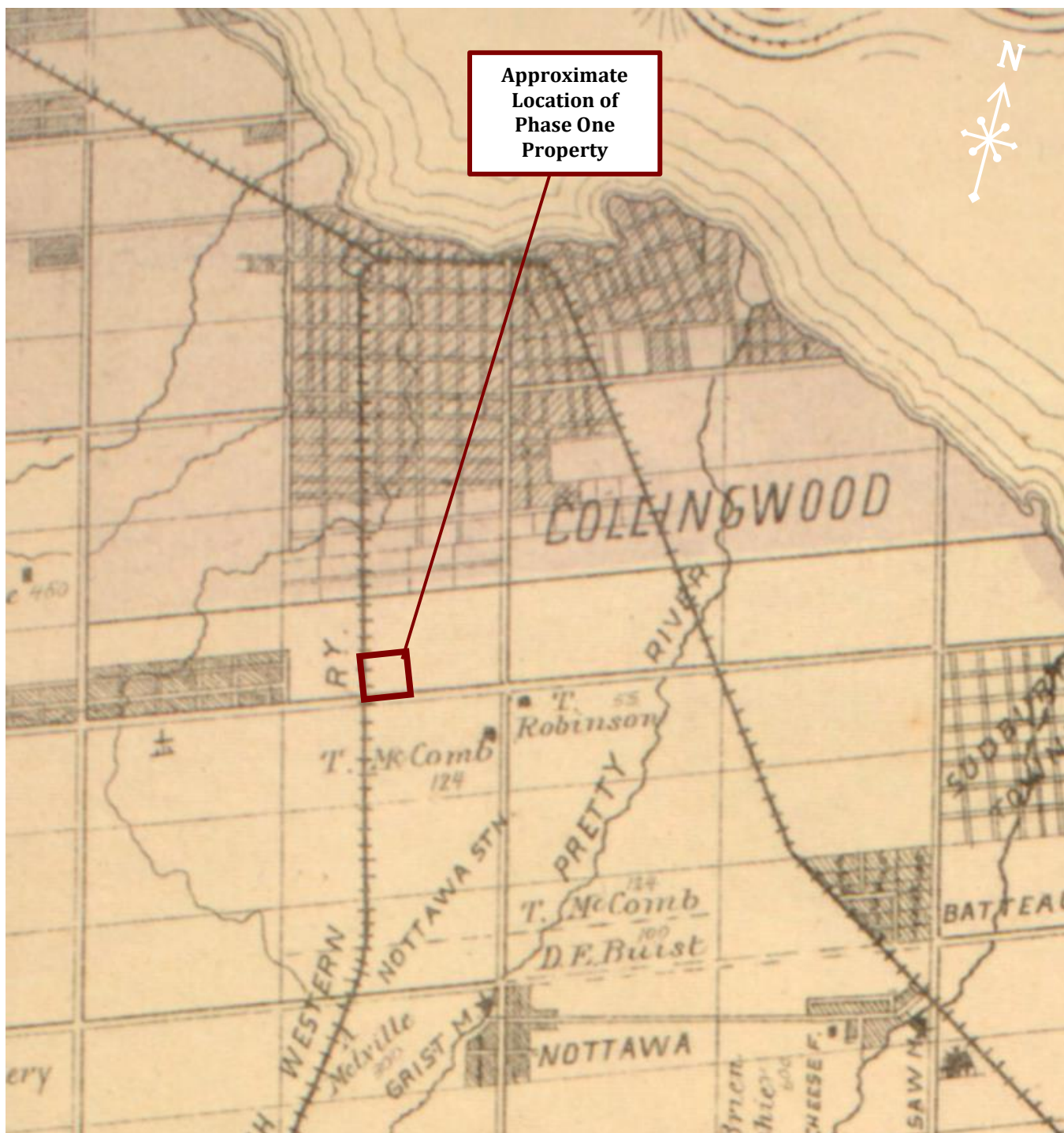
Notes:

- (1) The Environmental Protection Areas Designation Encompasses:
 - Those lands situated below defined flood and fill lines prepared by the Nottawasaga Valley Conservation Authority, where available
 - Category 1 - Natural Heritage Resource Areas as identified on Schedule 'B' to the Official Plan
 - Areas derived using a "Top of Bank" approach along certain water courses where flood and/or fill lines are not available
- (2) Environmental Protection areas along the Nottawasaga Bay shoreline are shown conceptually
- (3) The precise location of the Environmental Protection areas designation shall, in all cases, be determined as development proceeds in consultation with The County of Simcoe (Nottawasaga Valley Conservation Authority) and the Town of Collingwood.





Appendix D



© County Atlas Project



6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

SIMCOE COUNTY ATLAS: 1880

Scale:
NTS

Date:
Oct-19

Project:
19-177-400

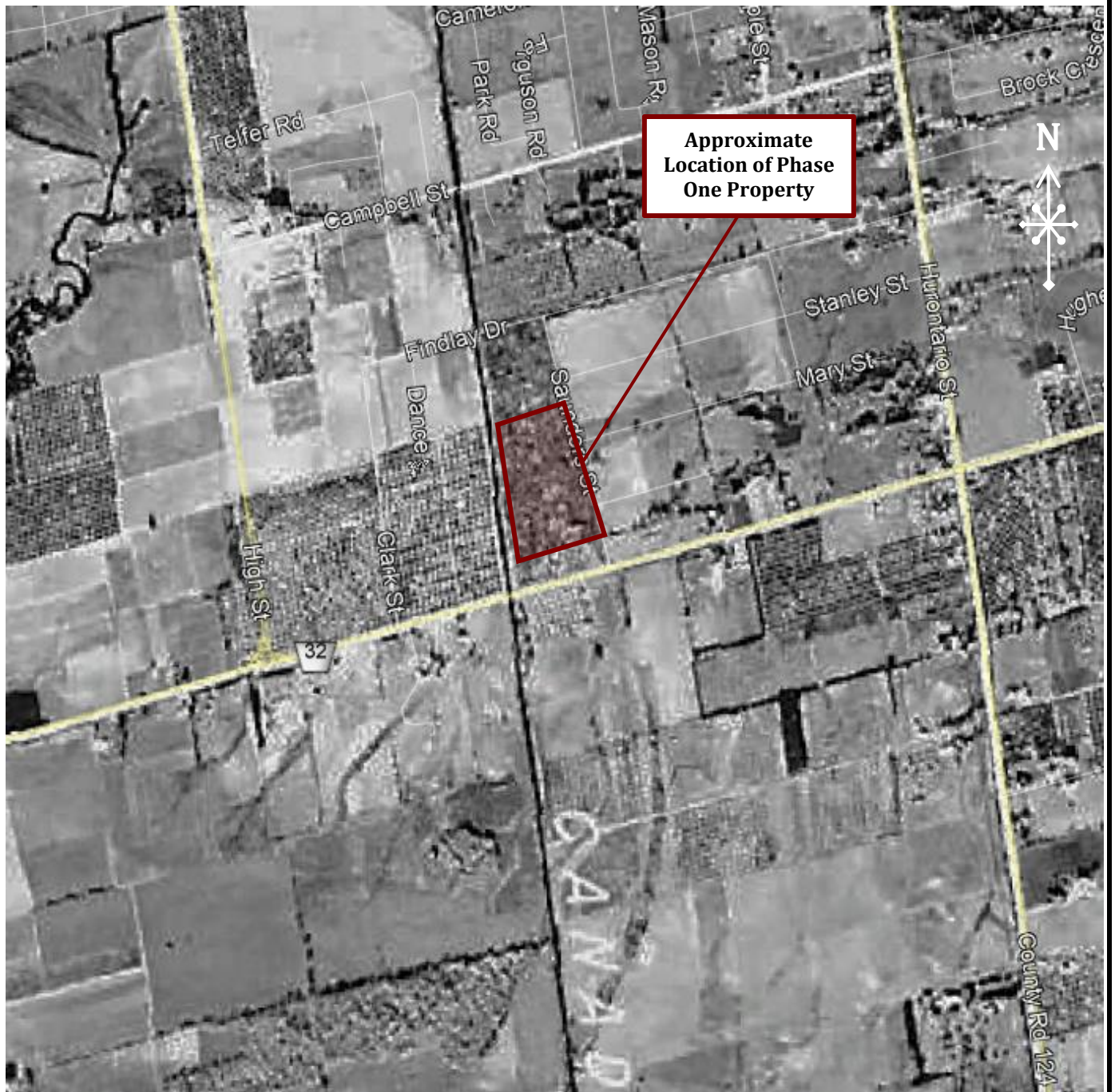
**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
50 Saunders Street, Collingwood,
Ontario**

Prepared For: Lotco II Limited

Prepared By:
AK

Reviewed By:
RF

Drawing No.
D-1



© Simcoe County



6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

AERIAL PHOTOGRAPH: 1954

Scale:
~1:11,000

Date:
Oct-19

Project:
19-177-400

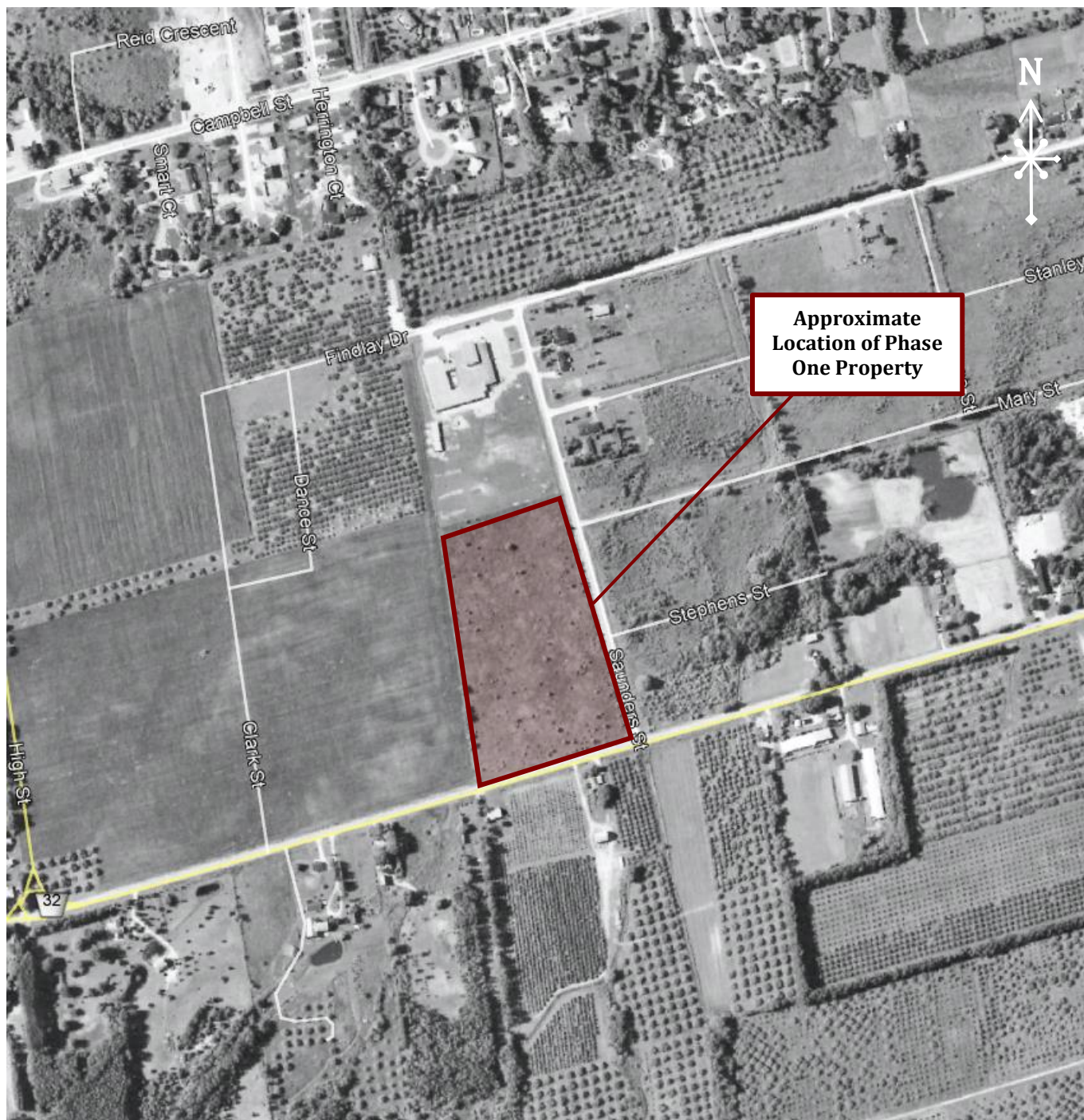
**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT**
**50 Saunders Street, Collingwood,
Ontario**

Prepared For: Lotco II Limited

Prepared By:
AK

Reviewed By:
RF

Drawing No.
D-2



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6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

AERIAL PHOTOGRAPH: 1989

Scale:
~1:7,000

Date:
Oct-19

Project:
19-177-400

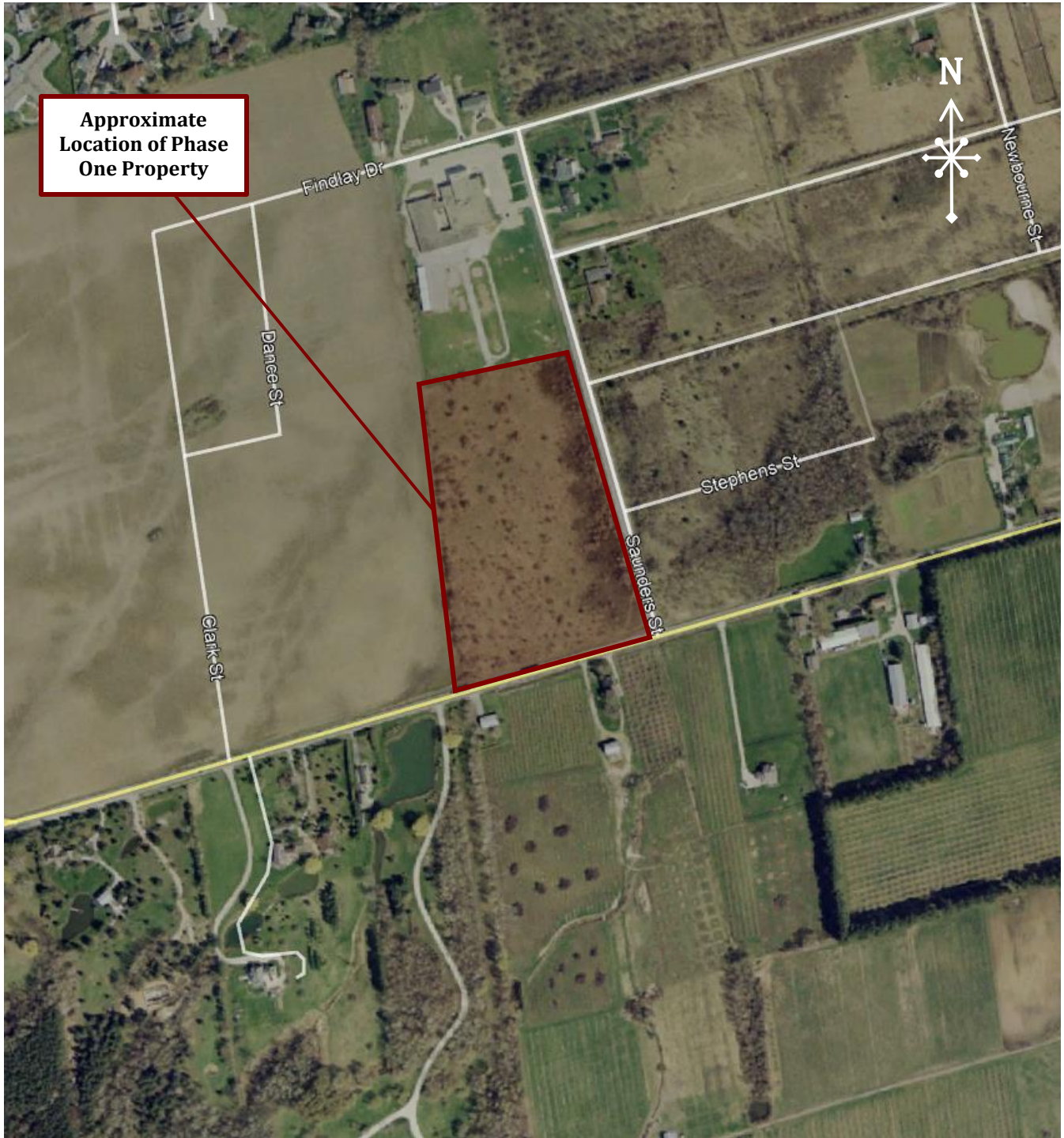
**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
50 Saunders Street, Collingwood,
Ontario**

Prepared For: Lotco II Limited

Prepared By:
AK

Reviewed By:
RF

Drawing No.
D-3



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6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

AERIAL PHOTOGRAPH: 2002

Scale:
~1:6,000

Date:
Oct-19

Project:
19-177-400

**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT**
**50 Saunders Street, Collingwood,
Ontario**

Prepared For: Lotco II Limited

Prepared By:
AK

Reviewed By:
RF

Drawing No.
D-4



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6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

AERIAL PHOTOGRAPH: 2008

Scale:
~1:6,000

Date:
Oct-19

Project:
19-177-400

**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
50 Saunders Street, Collingwood,
Ontario**

Prepared For: Lotco II Limited

Prepared By:
AK

Reviewed By:
RF

Drawing No.
D-5



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6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

AERIAL PHOTOGRAPH: 2012

Scale:
~1:5,500

Date:
Oct-19

Project:
19-177-400

**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT**
**50 Saunders Street, Collingwood,
Ontario**

Prepared For: Lotco II Limited

Prepared By:
AK

Reviewed By:
RF

Drawing No.
D-6



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6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

AERIAL PHOTOGRAPH: 2016

Scale:
~1:6,000

Date:
Oct-19

Project:
19-177-400

**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
50 Saunders Street, Collingwood,
Ontario**

Prepared For: Lotco II Limited

Prepared By:
AK

Reviewed By:
RF

Drawing No.
D-7



Approximate
Location of Phase
One Property

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6221 Highway 7
Vaughan, ON L4H 0K8
T: 905-264-9393 F: 905-264-2685

SATELLITE IMAGE: 2019

Scale:
~1:6,500

Date:
Oct-19

Project:
19-177-400

**PHASE ONE ENVIRONMENTAL SITE
ASSESSMENT
50 Saunders Street, Collingwood,
Ontario**

Prepared For: Lotco II Limited

Prepared By:
AK

Reviewed By:
RF

Drawing No.
D-8



Appendix E



Picture 1: View of the Phase One Property, facing south from the southwest corner along the west boundary.



Picture 2: View of the west adjacent residential development, from the Phase One Property, facing southwest.



Picture 3: View of the Phase One Property, facing east from the southwest corner along Poplar Dr.



Picture 4: View of the Phase One Property, facing south.



Picture 5: View of the Phase One Property, facing west from the northeast corner (adjacent Saint Mary's Catholic School playground).



Picture 6: View of the Phase One Property interior, facing west from the north side.



Picture 7: View of the Phase One Property interior, facing northeast.



Picture 8: View of the Phase One Property interior, facing west.



Picture 9: View of the Phase One Property interior, facing south.



Picture 10: View of the Phase One Property interior, facing west.



Picture 11: View of the Phase One Property interior, facing east.



Picture 12: View of the Phase One Property interior, facing north.