



Terraprobe

*Consulting Geotechnical & Environmental Engineering
Construction Materials Inspection & Testing*

October 27, 2014

File No. 31-14-1078
Barrie Office

Georgian International Land Corp.
85 Bayfield Street, Suite 500
Barrie, Ontario
L4M 3A7

Attention: Mr. David Finbow

**RE: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
869 HURONTARIO STREET
COLLINGWOOD, ONTARIO**

Dear Mr. Finbow:

Please find enclosed copy of the report which presents the findings of the Phase One Environmental Site Assessment completed on the above noted property. We trust this meets with your requirements.

Should you have any questions, please do not hesitate to contact this office. We would like to take this opportunity to thank you for selecting Terraprobe Inc. to complete this assessment on your behalf.

Yours truly,
Terraprobe Inc.

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869 HURONTARIO STREET
COLLINGWOOD, ONTARIO**

Prepared for: Georgian International Land Corp.
85 Bayfield Street, Suite 500
Barrie, Ontario
L4M 3A7

Attention: Mr. David Finbow

Prepared by: Terraprobe Inc.
220 Bayview Drive, Unit 25
Barrie, Ontario
L4N 4Y8

**File No. 31-14-1078
October 27, 2014
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Distribution of Report:

1 copy - Georgian International Land Corp.
1 copy - Terraprobe Inc.

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1.0 EXECUTIVE SUMMARY

Terraprobe Inc. was retained by Mr. David Finbow of Georgian International Land Corp. to complete a Phase One Environmental Assessment (ESA) on the property located at 869 Hurontario Street, Collingwood, Simcoe County, Ontario (see Figures 1 and 2).

The Phase One ESA involved three main tasks, as follows:

- a records review of historical site use and activities for the Phase One property and for the Phase One study area;
- interviews with available individuals having some knowledge of current and/or site activities; and,
- a reconnaissance inspection of the property.

The Phase One property is located on the east side of Hurontario Street, north side of Poplar Sideroad approximately 35m south of a Pretty River tributary and 830m west of Pretty River. The property is bounded by residential and commercial development. The property covers an area of 2.43 ha (6 acres) and is currently undeveloped. It was reported that the subject lands have historically been vacant, undeveloped land. The exterior of the property is occupied by wild vegetation and imported fill, and is not located within an ANSI, Provincially Significant Wetland (PSW) or EP designated lands.

The Phase One property is currently undeveloped. The site was levelled with fill in recent years (fill appears in the 2008 aerial photo). No buildings are located on site. The Phase One Property is located within a residential area of Collingwood.

At the time of this assessment the property was vacant and undeveloped. No transformers were noted on the site. No wastes are currently generated on site. No evidence of spills, stains or odours was observed.

Currently there are no operations on the Phase One property.

Based on our review, the Phase One ESA has not led to a recommendation to complete a full scope Phase Two ESA. An Environmental Investigation of the imported fill has occurred concurrently with this report - findings have indicated no environmental constraints.

Issue	Contaminate of Potential Concern
Phase One Property	
■ #30. Importation of Fill Material of Unknown Quality	■ Metals & Inorganics, PHC F1-F4, BTEX
Phase One Study Area	
■ # 57. Garage and Maintenance/repair of vehicles (850 and 850b Hurontario Street)	■ Metals & Inorganics, PHC F1-F4, BTEX, VOC'S
■ #54. Textile Manufacturing & Processing (864 Hurontario Street)	■ Metals & Inorganics, PHC F1-F4, BTEX, VOC'S

A full scope Phase Two Environmental Site Assessment is not required based on information reviewed and visual observations from the site inspection to confirm/verify whether there is/has been a discharge and/or impact to soil and/or groundwater.

2.0 INTRODUCTION

Terraprobe Inc. was retained by Mr. David Finbow of Georgian International Land Corp. to complete a Phase One Environmental Assessment (ESA) on the property located at 869 Hurontario Street, Collingwood, Simcoe County, Ontario (see Figures 1 and 2).

2.1 Phase One Property Information

The Property information is provided in Table 2.2-1, below.

Table 2.1-1: Phase One Property Information

Legal Description	Pt S ½ Lot 40, Concession 8, Nottawasaga
PIN	58262-0787 (LT)
Municipal Address	869 Hurontario Street, Collingwood,
Zoning	Highway Commercial
Property Owner Information	Home Hardware Stores Limited (2004-present)

2.2 Site Description

The Phase One property is located on the east side of Hurontario Street, north side of Poplar Sideroad approximately 35m south of a Pretty River tributary and 830m west of Pretty River. The property is bounded by residential and commercial development. The property covers an area of 2.43 ha (6 acres) and is currently undeveloped. It was reported that the subject lands have historically been vacant, undeveloped land. The exterior of the property is occupied by wild vegetation and imported fill, and is not located within an ANSI, Provincially Significant Wetland (PSW) or EP designated lands.

The Phase One property is currently undeveloped. The site was levelled with fill in recent years (fill appears in 2008 aerial photo). No buildings are located on site. The Phase One Property is located within a residential area of Collingwood.

At the time of this assessment the property was vacant and undeveloped. No transformers were noted on the site. No wastes are currently generated on site. No evidence of spills, stains or odours was observed.

Currently there are no operations on the Phase One property.

2.3 Buildings

There are no buildings on the Phase One Property.

2.4 Purpose of Investigation

The objective of the Phase One ESA was to assess the environmental condition of the Phase One property to identify issues of potential or obvious environmental concern and to identify potentially contaminating activities on the Phase One property and within the study area. The work included an assessment of the likelihood that the environmental quality of the soil and ground water on or under the Phase One property may have been adversely affected by past and present practices at the site and/or from activities on the surrounding properties.

The Phase One property is located on the east side of Hurontario Street, north side of Poplar Sideroad approximately 35m south of a Pretty River tributary and 830m west of Pretty River. The property is bounded by residential and commercial development. The property covers an area of 2.43 ha (6 acres) and is currently undeveloped. It was reported that the subject lands have historically been vacant, undeveloped land. The exterior of the property is occupied by wild vegetation and imported fill, and is not located within an ANSI, Provincially Significant Wetland (PSW) or EP designated lands.

The Phase One property is currently undeveloped. The site was levelled with fill in recent years. No buildings are located on site. The Phase One Property is located within a residential area of Collingwood.

At the time of this assessment the property was vacant and undeveloped. No transformers were noted on the site. No wastes are currently generated on site. No evidence of spills, stains or odours was observed.

Currently there are no operations on the Phase One property.

The Phase One ESA was completed to satisfy the intent of the requirements, methodology and practices for Phase One ESAs described in Ontario Regulation 153/04 (O.Reg. 153/04) as amended by Ontario Regulation 511/09 (O.Reg. 511/09), December 29, 2009. The Phase One ESA involved three main tasks, as follows:

- a records review of historical site use and activities for the Phase One property and for the Phase One study area;
- interviews with available individuals having some knowledge of current and/or past site activities; and,
- a reconnaissance inspection of the property.

Sampling and analysis of soil, ground water and / or other materials (i.e., construction material, air) for the purpose of assessing environmental quality were carried out as part of the Phase One ESA to address concerns over onsite fill quality. The potential for environmental liability and/or environmental impact is an opinion that had been arrived at based on the information presented in this report.

3.0 SCOPE OF INVESTIGATION

The Phase One ESA involved the following principal tasks:

- A review of records and reports regarding historical and current occupancy and activities for the Property and Study Area.
- Interviews with available individuals having knowledge of current and/or past site activities.
- An inspection of the Property and observation of the Study Area.

The information on the Property and Study Area is summarized in this report. Sampling and analysis of soil, ground water, or other materials (e.g., construction materials, air) were not carried out as part of the investigation.

3.1 Records Review

The records review is designed to provide information on historical site activities. Specifically, the objectives of the records review are summarized as follows.

1. To obtain and review records that relate to the Phase One property and to the current and past uses of the site and activities at or affecting the Phase 1 property in order to determine if an area of potential environmental concern exists and to interpret any area of potential environmental concern.
2. To obtain and review records that relate to the Phase One study area, other than the Phase One property, in order to determine if an area of potential environmental concern exists and to interpret any area of potential contaminating activities, water bodies and areas of natural significance in the Study Area.
3. Based on the above to provide an assessment of actual and potential contaminating activities and concerns with respect to the environmental condition of the property.

Tasks that were completed/addressed for the records review included the following:

- a review of available archival information for the site including aerial photographs, topographic mapping, available historical maps and drawings;
- a review of available site specific environmental reports or records (e.g., Certificates of Approval, waste generator registration, approvals, permits) that were provided to Terraprobe Inc.;
- a review of geological and hydrogeological information in published government maps and/or reports;
- a review of information on file with Ecolog ERIS, a commercial data base that provides information from numerous private, provincial, and federal environmental data bases/registries;
- a review of information on file with Risk Management Service Inc. (RMS), a commercial data base for fire insurance plans and insurance inspection reports (and related plans);

- a review of published Ontario Ministry of the Environment (MOE) directories related to registered PCB storage sites and active and closed landfill sites;
- a review of the Town of Collingwood's Official Plan; and,
- a review of the Ontario Ministry of Natural Resources (MNR) Natural Heritage Information Centre via Simcoe County Web Mapping data base for information specific to natural areas, environmentally sensitive areas, endangered or protected species, etc.

In addition, requests were made to various regulatory agencies to establish the status of the Phase One with them. For this assessment, the following agencies were contacted.

- Nottawasaga Valley Conservation Authority

3.2 Interviews

The objectives of conducting the Phase One ESA interviews with individuals having knowledge of the Phase One property activities are:

1. To obtain information to assist in determining if an area of potential environmental concern exists.
2. To identify details of potentially contaminating activities or potential contaminant pathways in, on or under the Phase One property.

Key personnel were interviewed and asked questions related to specific site activities, such as:

- The nature of the operations.
- Handling and storage of environmentally sensitive products and related wastes.
- Environmental approvals and registrations.
- Knowledge of previous reports related to the environmental condition of the Property.
- Issues related to non-compliance, orders, or charges related to environmental conditions on the property.

For this assessment, a representative of Terraprobe Inc. spoke with Mr. David Finbow, client. Information related to activities on the Phase One property since his involvement with the Phase One property was documented. The information will be presented in Section 5.0 of the report.

3.3 Site Reconnaissance

The objectives of the site reconnaissance are:

1. To determine if areas of potential environmental concern exist through observations about current and past uses and potentially contaminating activity on, in or under the Phase One property and, as practicable, current and past uses and activities and potentially contaminating activity in the Phase One study area.

2. To identify details of potential contaminant pathways on, in or under the Phase One property and areas of potential environmental concern and contaminants of potential concern.

The site reconnaissance included a review of issues of potential environmental concern, including the following:

- Activities and practices including site operations, processes and waste management currently carried out on the Property.
- Evidence of past waste disposal, landfill or fill placement on the Property.
- The presence of hazardous or toxic chemicals, materials or processes.
- The presence of existing or former aboveground or underground fuel storage tanks.
- Identification of heating and cooling systems.
- The presence of floor cracks, hydraulic hoists, elevators, sumps and drains, wells, pits and lagoons.
- Identification of water supply source to the property
- The presence of various designated substances and building materials, including friable and non-friable asbestos, PCB-containing materials and electrical equipment, lead-based paint, mould, and chlorofluorocarbons (CFCs) in air-conditioning and refrigeration equipment.
- Evidence of stained or odours soils and stressed vegetation.

In addition, an inspection of adjacent properties within the Study Area (identified in Section 4.1.1) was completed to assess the potential for operations being carried out on those properties to impact on the environmental condition of the Property. The inspection of adjacent properties was limited to inspection from the Property boundaries and public areas (road, sidewalks, etc.).

3.4 Documentation and Evaluation of Information

The information obtained from the records review, interviews and site reconnaissance was described, documented and evaluated as summarized below.

- Documentation of information, as noted in subsequent sections of the report.
- Description of potentially contaminating activities.
- Description of areas of potential environmental concern.
- Development of a Phase One Conceptual Site Model.
- Discussion of the need, if any, for further investigation.

4.0 RECORDS REVIEW

4.1 General

4.1.1 Phase One Study Area Determination

The Phase One Study Area consisted of properties located within a 250 metres radius of the Phase One Property. The addresses included in the Study Area are provided in Table 4.1.-1, below.

Table 4.1-1: Municipal addresses of properties in Phase One Study Area

North	Residential/Vacant/833 Hurontario St, Diane's Garden Centre
South	Residential/Agricultural
East	Residential
West	Residential/Commercial/850B Hurontario Street, Marty's Transmission; 864 Hurontario Street, Tilley of Canada Ltd.; 850 Hurontario Street, Walkers Small Motors Ltd.; 864 County Road 124, John Brown Custom Sporting.

The properties within 250m of the Property, that were developed for residential or commercial office use, were not investigated since they were unlikely to have had a significant adverse environmental impact on the Property.

Based on the historical property use and development on the Property and surrounding area, it was determined that a 250m study area around the property was sufficient to identify issues of potential environmental concern that could potentially impact on the environmental condition of the Property.

4.1.2 First Developed Use Determination

The determination of first developed use is based on the review of aerial photographs, fire insurance mapping and property ownership. The property was reportedly undeveloped. Development is not observed on any of the aerial photos (1954, 1966, 1978, 1989, 1997, and 2002, 2008, 2012 and 2013 aerial photos reviewed on Simcoe County Web Mapping). The chain of title information determined that the lands were privately owned except for the current owners (Home Hardware Stores Limited) from 2004 to present. Prior to that, the lands were majority privately owned.

4.1.3 Fire Insurance Plans and Insurance Inspection Reports & Plans

Risk Management Services (RMS) is a private organization which provides risk information to insurers, private corporations, and risk managers. RMS was contacted to determine whether their records included

any fire insurance plans, insurance inspection reports, or site specific plans for the Phase One property. RMS reported that there are no records/reports on file for the property.

4.1.4 Chain of Title

A chain of title was prepared for Terraprobe Inc. by Shirley Partridge Registry Services, a freelance title search consultant. The results of the title search are presented in Table 4.1-4. Site ownership records dating back to approximately 1872 were reviewed.

Prior to consolidation, the parcels of land comprising the Property were owned by a majority of private individuals until 2004, when the current owners, Home Hardware Stores Limited., claimed ownership. The chain of title following consolidation is presented in Table 4.1-4, below.

Table 4.1-4: Chain of Title, Post Consolidation

Date	From	To
Part S1/2 Lot 40, Concession 8 Nottawasaga (Now Town of Collingwood) Pin 58262-0787(Lt)		
South ½ except Part occupied by Railway		
February 22, 1872	Crown	John McWatt
May 14, 1898	John McWatt	Daniel McWatt
October 15, 1896	Daniel McWatt	George Weir
April 6, 1956 (Pt. S1/2)	George Weir	Frederick E. Weir
November 2, 1955	Frederick E. Weir	Cornelius Kea and Hubertha Kea
May 2, 1973 (Part 1 51R-1723)	Cornelius Kea and Hubertha Kea	John Simone
July 19, 1974 (Part 1 51R-3533)	John Simone	Johannes Smit & Neeltje Smit
June 1, 1990	Johannes Smit and Neeltje Smit	Ivan Earl Thompson and Mary Mildred Thompson
August 31, 1962	Margaret E. Weir	Ivan E. Thompson and Mary Mildred Thompson
November 27, 1989	Ivan E. Thompson and Mary Mildred Thompson	Sidney Dale Lewis 'In Trust'
April 30, 2004	Sidney Dale Lewis	Home Hardware Stores Limited

The chain of title indicated that ownership of the property was by private individuals from approximately patent (1872) to 2004. Aerial photos show no development on the Phase One property. The Phase One

property was sold to the current owner, Home Hardware Stores Limited on April 30, 2004. The Phase One property has been undeveloped.

The information provided by the title search consultant indicated that the conveyances back to approximately 1872 cover the entire property. The property was tracked back to Patent.

4.1.5 Environmental Reports

Terraprobe did not review any environmental reports for this Phase One ESA.

4.1.6 Review of Other Historical Information

No other historical information was reviewed. It is considered that the information that has been reviewed provided adequate detail related to the development history and use of the Phase One property.

4.2 Environmental Source Information

4.2.1 Ecolog ERIS Information

Ecolog Environmental Risk Information Services Ltd. (ERIS) is an organization that searches various government and private environmental data bases. A copy of the ERIS report can be found in Appendix C. The Phase One property was not identified in any of the databases searched by Ecolog Environmental Risk Information Services Ltd. (ERIS).

Table 4.2-1: ERIS Database Entries for Sites Within the Study Area

Address/Location	Database/Date	Entry Details
864 County Road 124/John Brown Custom Sporting	Scott's Manufacturing Directory	Sporting and Athletic Goods Manufacturing. The site is considered to be potentially cross/downgradient of the Phase One Property. No adverse environmental impacts are anticipated.
County Road 124 and Poplar Sideroad	Ontario Spills	200L diesel oil spill in 2005. The site is considered to be potentially upgradient of the Phase One Property. No adverse environmental impacts are anticipated.
850B Hurontario Street/Marty's Transmission Products and Services	Ontario Regulation 347 Waste Generators Summary	Automotive repair and maintenance. The site is considered to be potentially cross/downgradient of the Phase One Property. No adverse environmental impacts are anticipated.

850 Hurontario Street/Walker's Small Motors Ltd.	Scott's Manufacturing Directory	Other personal and household goods repair and maintenance; home and garden repair and maintenance, other engine and power transmission equipment manufacturing, boat building. The site is considered to be potentially cross/downgradient of the Phase One Property. No adverse environmental impacts are anticipated.
R.R. #2/Diane's Garden Centre	Pesticide Register	Limited Vendor. The site is considered to be potentially cross/downgradient of the Phase One Property. No adverse environmental impacts are anticipated.
47 Hughes Street	TSSA Pipeline Incident	Gas main damage. The site is considered to be potentially downgradient of the Phase One Property. No adverse environmental impacts are anticipated.
864 Hurontario Street/Tilley of Canada	Scott's Manufacturing Directory	Other leather and allied product manufacturing; all other wholesaler-distributors, all other miscellaneous manufacturing. The site is considered to be potentially cross/downgradient of the Phase One Property. No adverse environmental impacts are anticipated.

The potentially contaminating activities identified in the Ecolog ERIS Report are summarized in Table 4.2-1B, below.

Table 4.2-1B: Potentially Contaminating Activities from Ecolog ERIS Report

Phase One Property	• None
Phase One Study Area	• Automotive Repair and Maintenance • Engine and power transmission equipment manufacturing • Leather manufacturing

The ERIS report did not identify Ministry Orders/compliances/convictions within the Phase One Study area that may have resulted in adverse impact to the environment.

Two spills within the 250m radius were noted. Gas main damage at 47 Hughes Street and 200L diesel oil spill at County Road 124 and Poplar Sideroad. No adverse environmental impacts are anticipated.

4.2.2 MOE Data Bases

Terraprobe Inc. reviewed directories published by the MOE related to registered PCB storage sites and waste disposal sites. The following summarizes the information presented in those documents.

- The review of the MOE's *Ontario Inventory of PCB Storage Sites* did not list the Phase One property as a licensed PCB storage facility.
- The review of the MOE's *Waste Disposal Site Inventory* did not identify the Phase One as an active or closed waste disposal facility. A review of the Simcoe County's Web Mapping also indicated that the Phase One Property is not within 500m of an active/closed landfill and will not require a D-4 Assessment. Information in that directory also indicated that the Phase One property had no recorded history of use as a municipal coal gasification plant or as an industrial site producing and/or using coal tar and related products.

4.2.3 MNR National Heritage Information Centre Data Base

Terraprobe Inc. reviewed Simcoe County Web Mapping which includes information from the Ontario Ministry of Natural Resources National Heritage Information Centre (HNIC) data base for listings of the various classes of natural areas and rare species locations for the Angus area. According to the mapping the Phase One property is not located within any ANSI, PSW or EP land areas.

4.2.4 Request for Information: Nottawasaga Valley Conservation Authority

Terraprobe contacted the Nottawasaga Valley Conservation Authority with respect to the Phase One property. At the time of reporting, no response was received.

4.2.5 Request for Information: Technical Standards and Safety Authority (TSSA)

The Technical Standards and Safety Authority (TSSA) maintains records related to storage tanks for petroleum related products. The TSSA was not contacted to establish the status of the Phase One property. The site is currently vacant/undeveloped.

4.2.6 Request for Information: The Ontario Ministry of the Environment

Terraprobe Inc. did not contact the Ontario Ministry of the Environment Central Office to determine if that agency has information on file with respect to the Phase One property. A review of all documents within this report was considered sufficient.

4.2.7 Request for Information: The Town of Collingwood

A written request was not submitted to the Town of Collingwood to determine if there were any issues related to sewer use by-law compliance or reported spills related to the Phase One property. The site has reportedly been historically undeveloped.

4.2.8 Request for Information: COLLUS

COLLUS was not contacted to determine PCB storage and/or use on the subject lands. The site is undeveloped.

4.2.9 The Town of Collingwood Official Plan

The Town of Collingwood Official Plan was reviewed. The following information was provided in this document.

- The figure identified as Schedule A: Land Use Plan in the Official Plan depicts the Phase One Property as being zoned highway commercial.
- The figure identified as Schedule B: Environmental Protection - Natural Heritage Resource Areas in the Official Plan depicts the Phase One property as not being within Environmental Protection - Natural Heritage Resource Areas.

Copies of these documents are provided in Appendix A of the report.

4.3 Physical Setting Sources

4.3.1 Review of Aerial Photographs and Historical Mapping

Aerial photographs dating back to 1954 and a 1985 topographic map were reviewed. Copies of the documents are compiled in Appendix B. The following summarizes development of the Phase One property, based on these sources of information.

Reference	Phase One Property	Phase One Study Area
1954 Aerial Photos	Site is undeveloped	Agricultural/undeveloped
1966 Aerial Photos	Site is undeveloped	Increasing residential development to the north
1978 Aerial Photos	Site is undeveloped	Similar to 1966
1985 Topographical Map (Figure 5)	Vacant, undeveloped lands	Majority residential to the north
1989 Aerial Photos	Site is undeveloped	Similar to 1978
1997 Aerial Photos	Site is undeveloped	Similar to 1989
2002 Aerial Photos	Site is undeveloped	Similar to 1997
2008 Aerial Photos	Site is undeveloped; fill is noted on the site	Similar to 2002
2012 Aerial Photos	Site is undeveloped	Similar to 2008
2013 Aerial Photos	Site is undeveloped	Similar to 2012

The review of the historical maps and aerial photographs indicated that the Phase One property has historically been undeveloped. Adjacent properties have historically been agricultural/residential.

4.3.2 Topography, Hydrology, and Geology

The Phase One property is located on the physiographic region of Ontario known as the Simcoe Lowlands. Based on topographic information, the Phase One property ground surface elevation is approximately 190m above mean sea level. Regionally, the ground surface slopes to the north and east (Pretty River and its tributaries/Nottawasaga Bay). The Pretty River tributary is 34m north of the Phase One Property. The Pretty River is 830m east of the Phase One Property and Nottawasaga Bay is 2.6km north and 4km east of the Phase One Property.

Regional ground water flow (ie. deeper aquifers) is expected to be in a northeastern direction, towards Nottawasaga Bay. Near surface ground water flow may be influenced by surface water courses and/or underground structures (i.e. service trenches). Surface drainage features and shallow ground water most likely discharge into the Pretty River and its tributaries.

Based on published geological information for the general area, the near surface soil at and in the vicinity of the Phase One property generally consists of Pleistocene age, Till deposits of undifferentiated predominantly sandy silt to silt matrix, commonly rich in clasts, often low in matrix carbonate content. Beneath the sequence of overburden deposits is Upper Ordovician Queenston Formation Georgian Bay (Carlsbad and Russel) formation of grey shale with limestone interbeds.

It should be noted that the subsurface soil, rock and ground water conditions described above represent generalized conditions only, and should not be considered site specific.

4.3.3 Fill Materials

Fill materials were noted on the Phase One Property. Terraprobe conducted a Geotechnical Fill Investigation and issued a report, dated October 15, 2014. This included the advancement of ten (10) boreholes with chemical sampling of the fill. Fill was encountered from the surface extending to a maximum depth of 2.1 mbgs.

Concurrent with the above mentioned report, a Fill Investigation was completed.

Ten (10) samples (1 per borehole) were obtained and tested for Metals & Inorganics, PHC F1-F4 and BTEX. Results were compared to O.Reg. 153/04 Table 2 Standards for Industrial/Commercial/Community land use and meet all applicable criteria outlined.

4.3.4 Water Bodies and Areas of Natural Significance

The Phase One property is located approximately 34m south of a Pretty River Tributary, 830m west of the Pretty River and 2.6km south and 4km west of Nottawasaga Bay.

There was water noted on the Phase One Property during site reconnaissance.

There was water noted in perimeter ditches during site reconnaissance.

The Phase One Property is not located within an area of natural significance.

4.3.5 Well Records

As indicated in Section 4.2.1, the review of water well records completed by Ecolog ERIS identified ten (10) water wells located within 250 metres of the Phase One property. The wells were drilled in 1954, 1957, 1960 (x2), 1961, 1964, 1968, 1972, 1975, and 1990 for domestic purposes.

4.4 Site Operating Records

Site Operating Records were not reviewed as part of this assessment. The site is vacant/undeveloped.

5.0 INTERVIEWS

5.1 Site Personnel

Terraprobe Inc. spoke with Mr. David Finbow, (client) 869 Hurontario Street, Collingwood, regarding site activities. The details of the interview is provided below.

Interviewed	Mr. David Finbow, client
Date	September 10, 2014
Location of Interview	220 Bayview Drive (via telephone)
Reason for Selection	David Finbow has extensive knowledge of the site
Assessment of the Information	Accurate, honest, informative
Relevant Information	• No building on site • Historic use of property, undeveloped • Site boundaries

5.2 Third Parties

No third parties were interviewed for the purpose of this Phase One investigation.

5.3 Government Officials

As previously noted, requests for information were made in writing to selected regulatory agencies. All responses are provided in Appendix D. The MOE was not contacted as part of this assessment.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

Date of Investigation:	September 23, 2014
Time of Investigation:	2:00 pm to 4:00 pm
Weather Conditions:	Sunny, 17° C
Duration of Investigation:	2.0 hours
Was the Facility Operating:	N/A
Name and Qualifications of Person(s) Conducting Investigation:	Bo Sung Hwang
Name and Qualifications of Person(s) Supervising the Assessment:	Kirk R. Johnson, P.Geo, P.Eng.

6.2 Specific Observations at Phase One Property

Investigation of Property

The site reconnaissance inspection included a walking tour of the Phase One property, as well as compiling written and photographic records. The layout of the Phase One property at the time of the site inspection is presented in the Site Plan - Existing Conditions (Figure 2). Photographs of the site and accompanying descriptions are presented in Appendix E.

6.2.1 General Description

At the time of this assessment the property was undeveloped.

6.2.2 Building Descriptions

There were no buildings on the Phase One property.

6.2.3 Exterior Site Conditions

The Phase One property is comprised of one (1) lot, rectangular in shape. The ground surface was generally flat lying, sloping to the northeast. The majority of the land has been cleared and is covered with fill.

As previously noted, there are no structures on the property.

Drainage was through permeable ground cover on the property.

6.2.4 Below Ground Structures

There are no noted below ground structures on the site.

6.2.5 Above Ground Storage Tanks

There were no AST's observed during site reconnaissance.

6.2.6 Underground Storage Tanks

There were no noted UST on the Phase One property.

6.2.7 Water Sources

The Phase One property is an area serviced with municipal water supply.

6.2.8 Underground Utility and Services

The inspection of the Phase One property indicated no utility services.

6.2.9 Building Exit and Entry Points

There was no building on the Phase One Property.

6.2.10 Heating Systems

There was no building on the Phase One Property.

6.2.11 Drains, Pits and Sumps

No floor drains were noted during site reconnaissance.

6.2.12 Unidentified Substances

No unidentified substances were observed on the Phase One property at the time of the site inspection.

6.2.13 Staining and Corrosion

No staining was observed.

6.2.14 Current and Former Wells

There was no evidence of wells on the Phase One property.

6.2.15 Sewage Works

The Phase One property is located in an area that is serviced by municipal sewers.

6.2.16 Ground Surface

The ground surface was generally flat lying and majority covered with fill and wild vegetation.

6.2.17 Railways

No railways were noted during site reconnaissance.

6.2.18 Stained and Odourous Soils

There was no evidence of stained soils on the Phase One property.

6.2.19 Stressed Vegetation

There was no evidence of stressed vegetation.

6.2.20 Fill Materials

Fill materials were noted during site reconnaissance.

Terraprobe conducted a Geotechnical Fill Investigation and issued a report, dated October 15, 2014. This included the advancement of ten (10) boreholes with chemical sampling of the fill. Fill was encountered from the surface extending to a maximum depth of 2.1 mbgs.

Concurrent with the above mentioned report, a Fill Investigation was completed.

Ten (10) samples (1 per borehole) were obtained and tested for Metals & Inorganics, PHC F1-F4 and BTEX. Results were compared to O.Reg. 153/04 Table 2 Standards for Industrial/Commercial/Community land use and meet all applicable criteria outlined.

6.2.21 Watercourses, Ditches, or Standing Water

Ditches and standing water were observed during our site reconnaissance on the subject property.

6.2.22 Air Emissions

No air emission sources on the Phase One property were observed at the time of the site inspection.

6.2.23 Roads, Parking Facilities, and Right-of-Ways

A driveway located on the southern limits of the Phase One property provided access to the site.

6.2.24 Special Attention Items

Special attention items, for a large part, include designated substances that may be present in building materials. The presence of these in building/construction materials does not necessarily imply adverse impact to the environmental condition of the Phase One property.

Asbestos: No suspected asbestos containing materials were observed.

Polychlorinated Biphenyls (PCBs): The potential for PCB containing electrical equipment in the past is considered to be possible but of low concern.

Lead: No lead was observed on the property.

Ozone Depleting Substances: Ozone depleting substances were not observed on the Phase One property and considered of low concern.

Urea-Formaldehyde Foam Insulation (UFFI): No suspected UFFI containing materials were observed.

Herbicides and Pesticides: No herbicides or pesticides were observed at the time of the site inspection. The previous use of herbicides and pesticides is considered possible but of low concern.

Radioactive Materials & Radon Gas: Man-made sources of radioactive materials were not observed.

Mould: No mould was observed.

6.2.25 Potentially Contaminating Activities

Based on the information presented, there are no potentially contaminating activities carried out on the Phase One property.

6.3 Enhanced Phase One Property Investigation

Based on the information that has been reviewed and the observations made during this assessment, there is no information suggesting that historical activities on the Phase One property have included potentially contaminating activities (refer to Section 6.2.25). On this basis of the above, an Enhanced Phase One ESA was not completed to further assess the potential for impact.

6.4 Investigation of Phase One Study Area

At the time of the site inspection, the following land uses were noted on the properties immediately adjacent to the Phase One property.

North	Residential/Vacant/833 Hurontario St, Diane's Garden Centre
South	Residential/Agricultural
East	Residential
West	Residential/Commercial/850B Hurontario Street, Marty's Transmission; 864 Hurontario Street, Tilley of Canada Ltd.; 850 Hurontario Street, Walkers Small Motors Ltd.; 864 County Road 124, John Brown Custom Sporting.

6.5 Written Description of Investigation

The site reconnaissance inspection included a walking tour of the property conducted on September 23, 2014. The tour consisted of an inspection of the property. Written and photographic records regarding the condition of the property were compiled.

There was no obvious evidence that historical site activities had resulted in adverse impact to the environmental condition of the Phase One property.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

Current and past uses of the Phase One property have been determined primarily on the basis of the information provided in the air photographs, topographic plan, chain of title, and review of previous environmental investigations. These are summarized below. Please note all parcels were majority privately owned and development precedes aerial photo review.

Historically, the Phase One property was agricultural/undeveloped land uses.

Date	Name of Owner	Other Observations from Aerial Photos, Fire Insurance Plans, etc.
1954, 1966, 1978, 1989, 1997, 2002 (2002 aerial photograph from Simcoe County Mapping)	Privately owned	Undeveloped
2008, 2012, 2013 (aerial photographs on Simcoe County Mapping)	Home Hardware Stores Limited (2004)	Undeveloped; fill appears in 2008 aerial photo; no changes after that

7.2 Potentially Contaminating Activity

	Potentially Contaminating Activity
Phase One Property	• #30. Importation of Fill of Unknown Quality
Phase One Study Area	• #57. Garage and Maintenance/repair of vehicles (850 and 850b Hurontario Street) • #54. Textile Manufacturing & Processing (864 Hurontario Street)

7.3 Areas of Potential Environmental Concern

7.3.1 Phase One Property

Area of Potential Environmental Concern	Potential Contaminating Activity	Description of Location	Contaminate of Potential Concern	Media Potentially Impacted	Recommended Activities for Phase Two ESA
Phase One Property	#30. Importation of Fill of Unknown Quality	Across site	Metals & Inorganics PHC F1-F4 BTEX	Soil	None (investigation of fill indicates no adverse impacts)

7.3.2 Phase One Study Area

Area of Potential Environmental Concern	Potential Contaminating Activity	Description of Location	Contaminate of Potential Concern	Media Potentially Impacted	Recommended Activities for Phase Two ESA
Walker's Small Motors; Marty's Transmission Products and Services (850 and 850b Hurontario Street)	#57. Garage and Maintenance/repair of vehicles	Within 250m radius	Metals & Inorganics PHC F1-F4 BTEX	Soil and Groundwater	None, adverse impacts not anticipated; low risk
Tilley of Canada (864 Hurontario Street)	#54. Textile Manufacturing & Processing	Within 250m radius	PHC F1-F4 BTEX VOCs Metals & Inorganics	Soil and Groundwater	None, adverse impacts not anticipated; low risk

7.4 Phase One Conceptual Site Model

The conceptual site model has been based on the information presented listed above (Sections 7.1, 7.2 and 7.3). The Conceptual Site Model (Figure 4) identifies the locations of areas where potentially contaminating activities that could have resulted in adverse impact to the environmental soil and ground water on or below the Phase One property. The following table summarizes those areas and the potential contaminants of concern that have been identified for each area.

Area	Potential Contaminating Activity	Contaminants of Potential Concern
Phase One Property		
A	#30. Importation of Fill of Unknown Quality	Metals & Inorganics, PHC F1-F4, BTEX
Area	Potential Contaminating Activity	Contaminants of Potential Concern
Phase One Study Area		
B	#57. Garage and Maintenance/repair of vehicles	PHC F1-F4 BTEX VOCs Metals & Inorganics
C	#54. Textile Manufacturing & Processing	PHC F1-F4, BTEX VOCs Metals & Inorganics

Underground Utilities: As previously noted (suspected), no underground hydro, natural gas, and telephone, are suspected on the Phase One property.

Based on the locations of the services with respect to the issues of potential environmental concern that have been identified, and the locations where potentially contaminating activities have been carried out, the potential that the underground utility trenches may affect contaminant distribution and transport is considered low.

Regional and Hydrogeological Information:

Regional ground water flow (ie. deeper aquifers) is expected to be in a northeastern direction, towards Nottawasaga Bay. Near surface ground water flow may be influenced by surface water courses and/or underground structures (i.e. service trenches). Surface drainage features and shallow ground water most likely discharge into the Pretty River and its tributaries.

Based on published geological information for the general area, the near surface soil at and in the vicinity of the Phase One property generally consists of Pleistocene age, Till deposits of undifferentiated predominantly sandy silt to silt matrix, commonly rich in clasts, often low in matrix carbonate content. Beneath the sequence of overburden deposits is Upper Ordovician Queenston Formation Georgian Bay (Carlsbad and Russel) formation of grey shale in limestone interbeds.

It should be noted that the subsurface soil, rock and ground water conditions described above represent generalized conditions only, and should not be considered site specific.

8.0 CONCLUSIONS

Based on records reviewed and observations made during the site reconnaissance, it is not likely that the historical or current activities at the Phase One property or adjacent properties in the Phase One study area have resulted in an adverse impact to the environmental condition of the land or water on, in or under the property.

Fill materials were noted on the Phase One Property. Terraprobe conducted a Geotechnical Fill Investigation and issued a report, dated October 15, 2014. This included the advancement of ten (10) boreholes with chemical sampling of the fill. Fill was encountered from the surface extending to a maximum depth of 2.m mbgs.

Ten (10) samples (1/bh) were obtained and tested for metals & inorganics, PHC F1-F4 and BTEX. Results were compared to O.Reg. 153/04 Table 2 Standards for Industrial/Commercial/Community land use and meet all applicable criteria outlined.

Area	Potential Contaminating Activity	Contaminants of Potential Concern
Phase One Property		
A	#30. Importation of Fill of Unknown Quality	Metals & Inorganics, PHC F1-F4, BTEX
Area	Potential Contaminating Activity	Contaminants of Potential Concern
Phase One Study Area		
B	#57. Garage and Maintenance/repair of vehicles	PHC F1-F4 BTEX VOCs Metals & Inorganics
C	#54. Textile Manufacturing & Processing	PHC F1-F4 BTEX VOCs Metals & Inorganics

We would not recommend that a Phase Two Environmental Site Assessment be carried out based on information reviewed and visual observations from the site inspection and the results of our Fill Investigation to verify/confirm that the soil and groundwater environment has not been adversely impacted by the activities.

9.0 REFERENCES

Information in the Public Domain

Chapman, L.J., and Putnam, D.F.; The Physiography of Southern Ontario; Ontario Geological Survey, Special Volume 2, Accompanied by Map P2715, 1:600,000, 1984

Ministry of Natural Resources Heritage Information Centre data base extrapolated from The Town of the Blue Mountains Official Plan

Air Photographs - 1954, 1966, 1978, 1989, 1997
- 2002, 2008, 2012 and 2013 via Simcoe County Web Mapping

Quaternary Geology of Ontario, Southern Sheet, Map, 1991

Paleozoic Geology of Southern Ontario Map, 1972

Ontario Base Map - 1985

Shirley Partridge Registry Services Inc. - chain of title/ownership records

The Town of Collingwood Official Plan - includes numerous physiographic maps via Simcoe County Web Mapping

The County of Simcoe Official Plan - includes numerous physiographic maps

Commercial Data Bases

Ecolog ERIS - review of 50 provincial, federal and private environmental data bases for the Phase One property and Phase One study area (250 metre radius)

Risk Management Services (RMS) - fire insurance plans, insurance inspection reports and site specific plans

Site Specific Reports

N/A

10.0 LIMITATIONS AND USE OF REPORT

This report was prepared for the exclusive use of Mr. David Finbow of Georgian International Land Corp. and their legal counsel and is intended to provide an assessment of the environmental conditions on the property identified as 869 Hurontario Street, Collingwood, Ontario. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Terraprobe Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, including consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The assessment should not be considered a comprehensive audit that eliminates all risks of encountering environmental problems. The information presented in this report is based on information collected during the completion of the Phase One Environmental Site Assessment by Terraprobe Inc. It is based on the conditions on the Phase One property at the time of the site inspection supplemented by a review of historical information to assess the environmental conditions on the Phase One, as reported herein.

Sampling and analysis of soil, ground water or any other material was carried out as part of this assessment and reported under separate cover. Consequently, the presence and/or extent of any adverse environmental impact cannot be verified. The potential for environmental liability and/or environmental impact is an opinion that has been arrived at within the scope of this assessment.

In assessing the environmental conditions / history of the Phase One, Terraprobe Inc. has relied in good faith on information provided by others, as noted in this report, and has assumed that the information provided by those individuals is factual and accurate. Terraprobe Inc. accepts no responsibility for any deficiency, misstatement or inaccuracy in this report resulting from the information provided by those individuals.

There is no warranty expressed or implied by this report regarding the environmental status of the Phase One. Professional judgement was exercised in gathering and analysing information collected by our staff, as well as that submitted by others. The conclusions presented are the product of professional care and competence, and cannot be construed as an absolute guarantee.

In the event that during future work new information regarding the environmental condition of the Phase One is encountered, or in the event that the outstanding responses from the regulatory agencies indicate outstanding issues on file with respect to the Phase One, Terraprobe Inc. should be notified in order that we may re-evaluate the findings of this assessment and provide amendments, as required.

We trust this report meets with your requirements. Should you have any questions regarding the information presented, please do not hesitate to contact our office.

Yours truly,

Terraprobe Inc.

Jessika O. Heinemann, B.E.S

JOH/ct

Barrie Office

Kirk R. Johnson, P.Geo, P.Eng.
Associate

Statement of Qualified Person

Kirk R. Johnson, P. Geo., P. Eng.

The Phase One Environmental Site Assessment has been completed under the direction and supervision of Kirk R. Johnson, P.Geo, P.Eng., QP. The findings and conclusions presented in this report have been determined on the basis of the information that was obtained and reviewed, and on an assessment of the existing conditions on the Phase One property and properties within the Phase One study area.

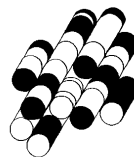
Mr. Johnson is a Senior Geotechnical Engineer and Associate of Terraprobe with over 25 years of experience in the fields of geoscience and environmental assessment. Mr. Johnson has provided environmental consulting services to various clients in both the private and public sector since 1980, and has directed several hundred geoenvironmental investigations ranging from Phase One and Phase Two Environmental Site Assessments, to site remediation projects.

Kirk R. Johnson, P.Geo, P.Eng.

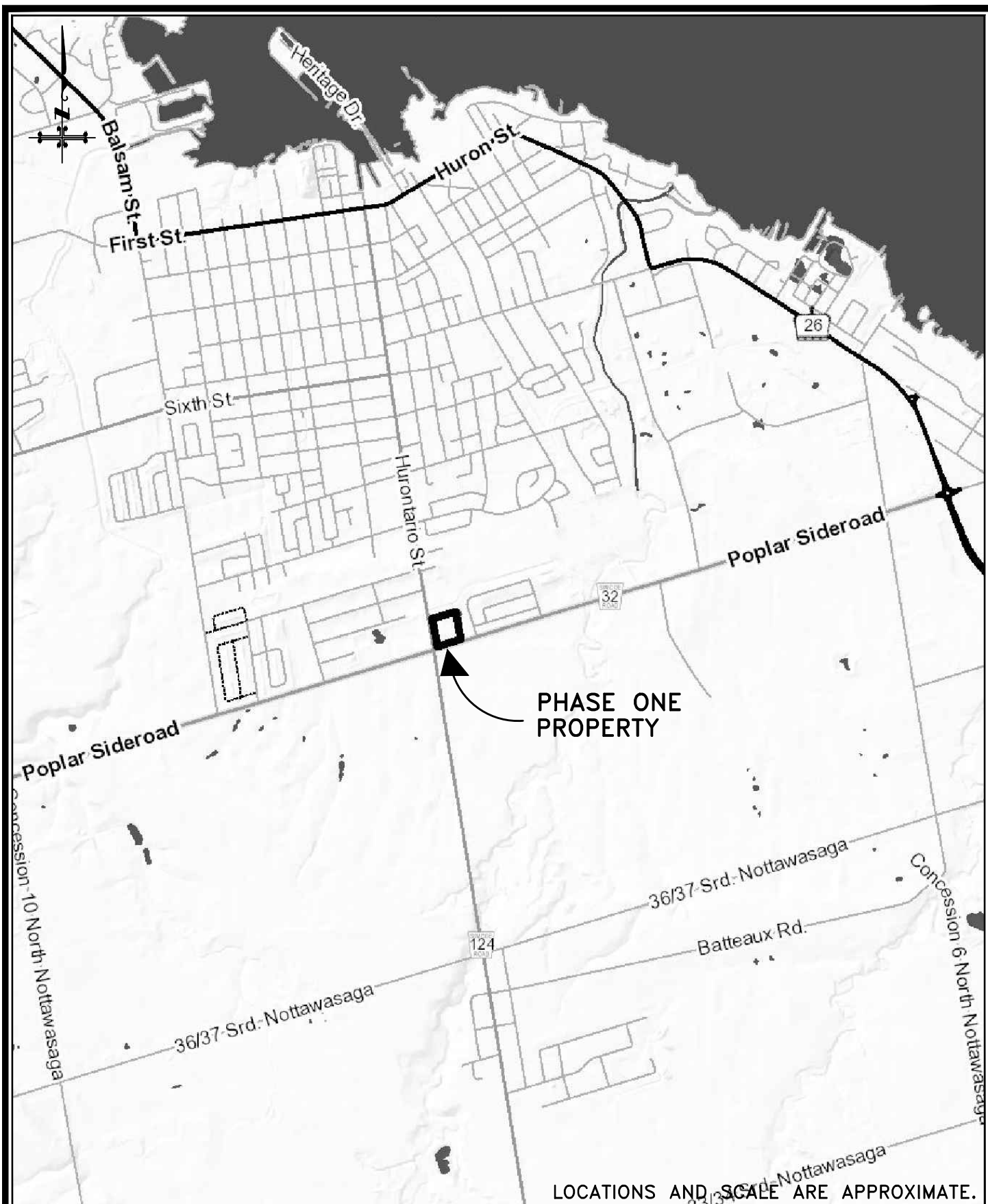
Associate



FIGURES



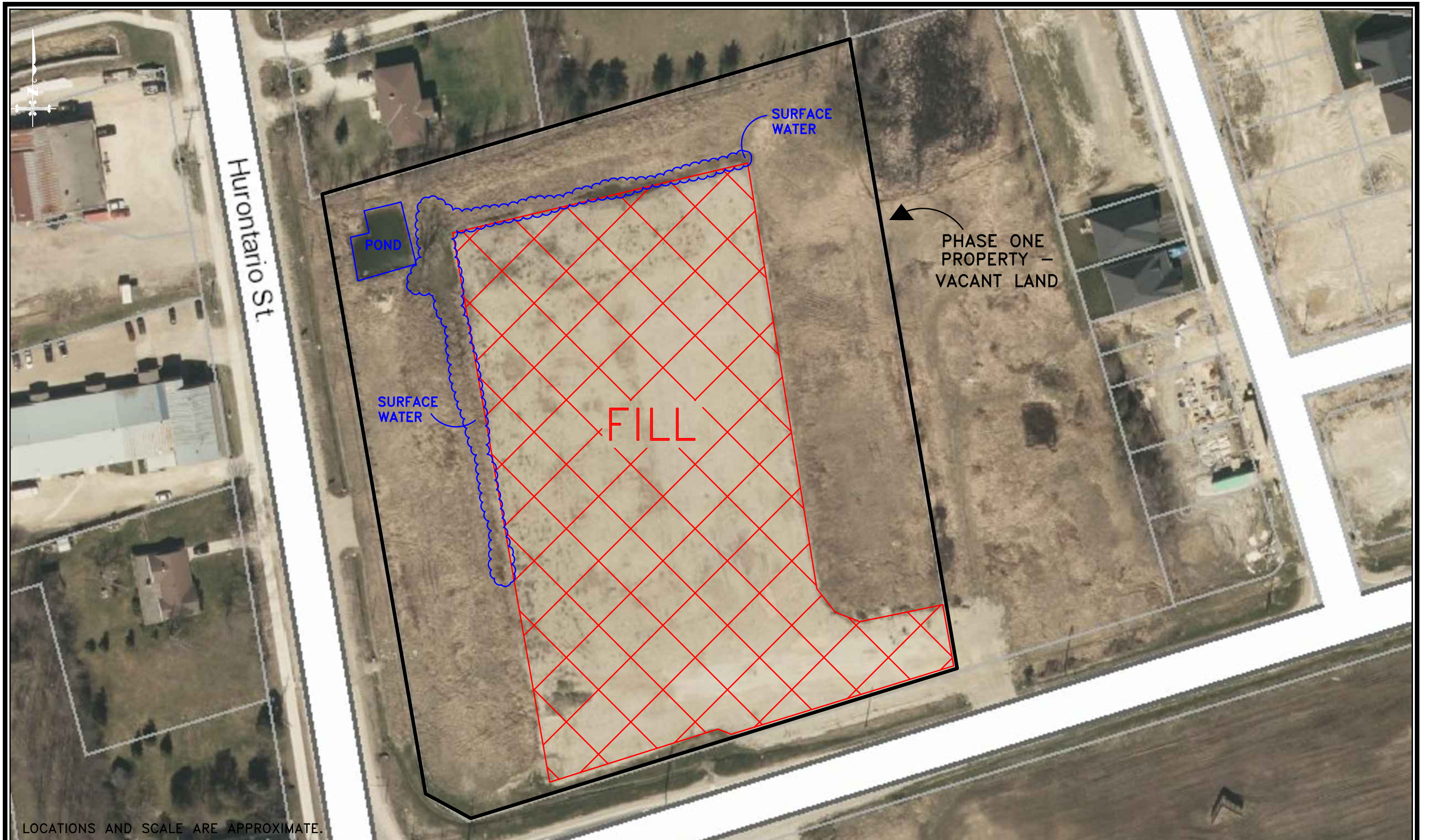
Terraprobe Inc.



OCTOBER 2014

SITE LOCATION PLAN

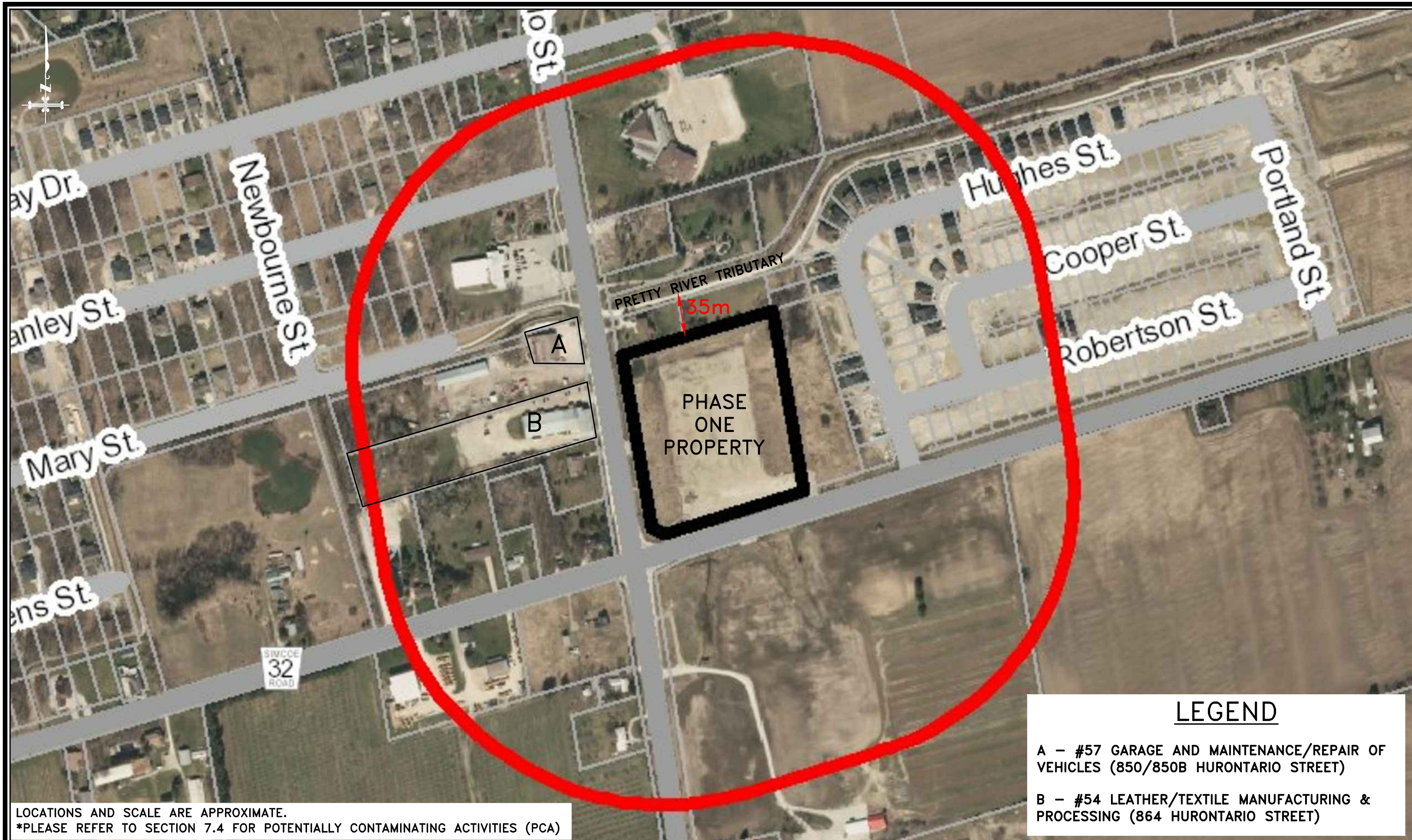
31-14-1078



OCTOBER 2014

SITE PLAN: EXISTING CONDITIONS

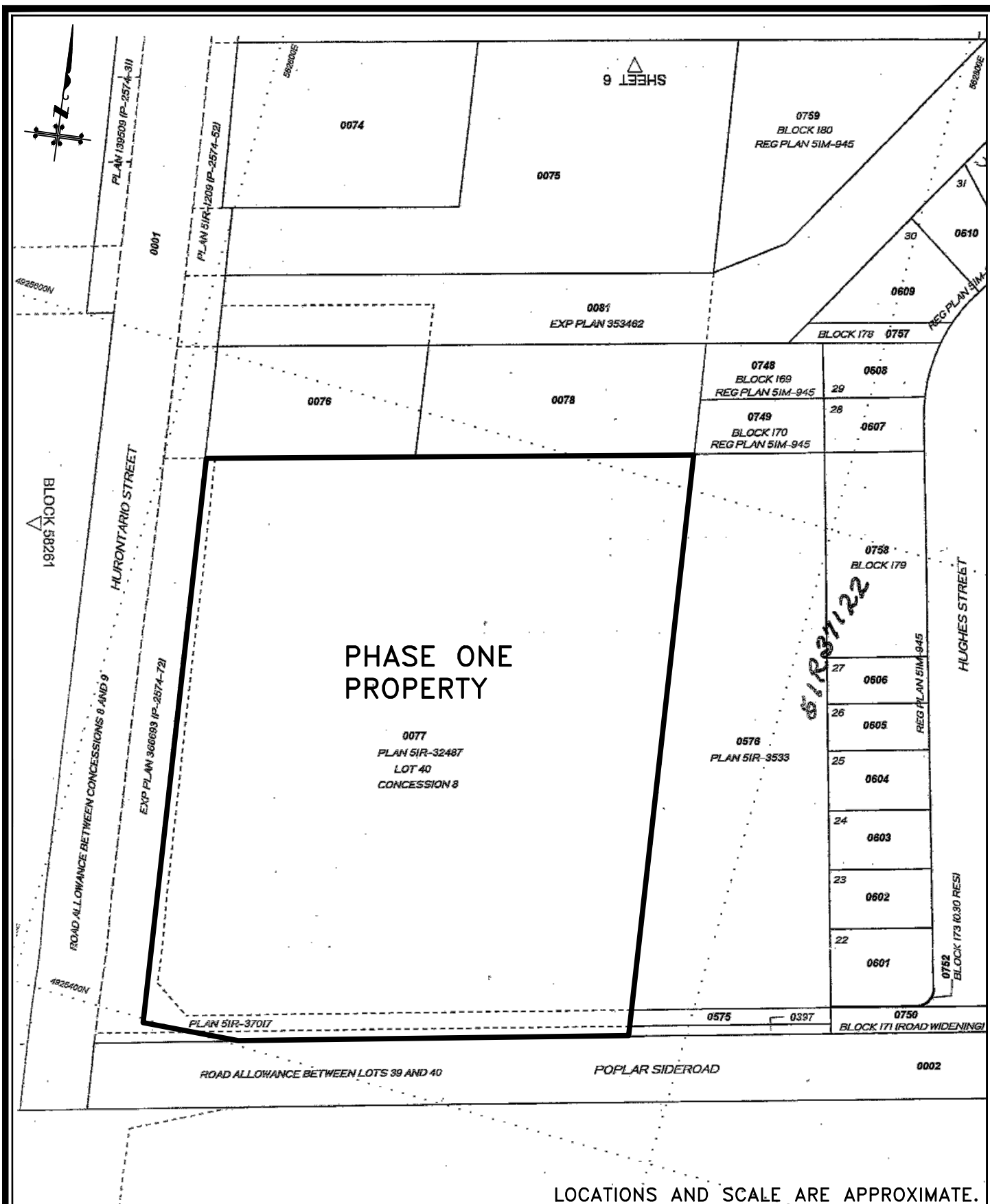
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OCTOBER 2014

CONCEPTUAL SITE MODEL

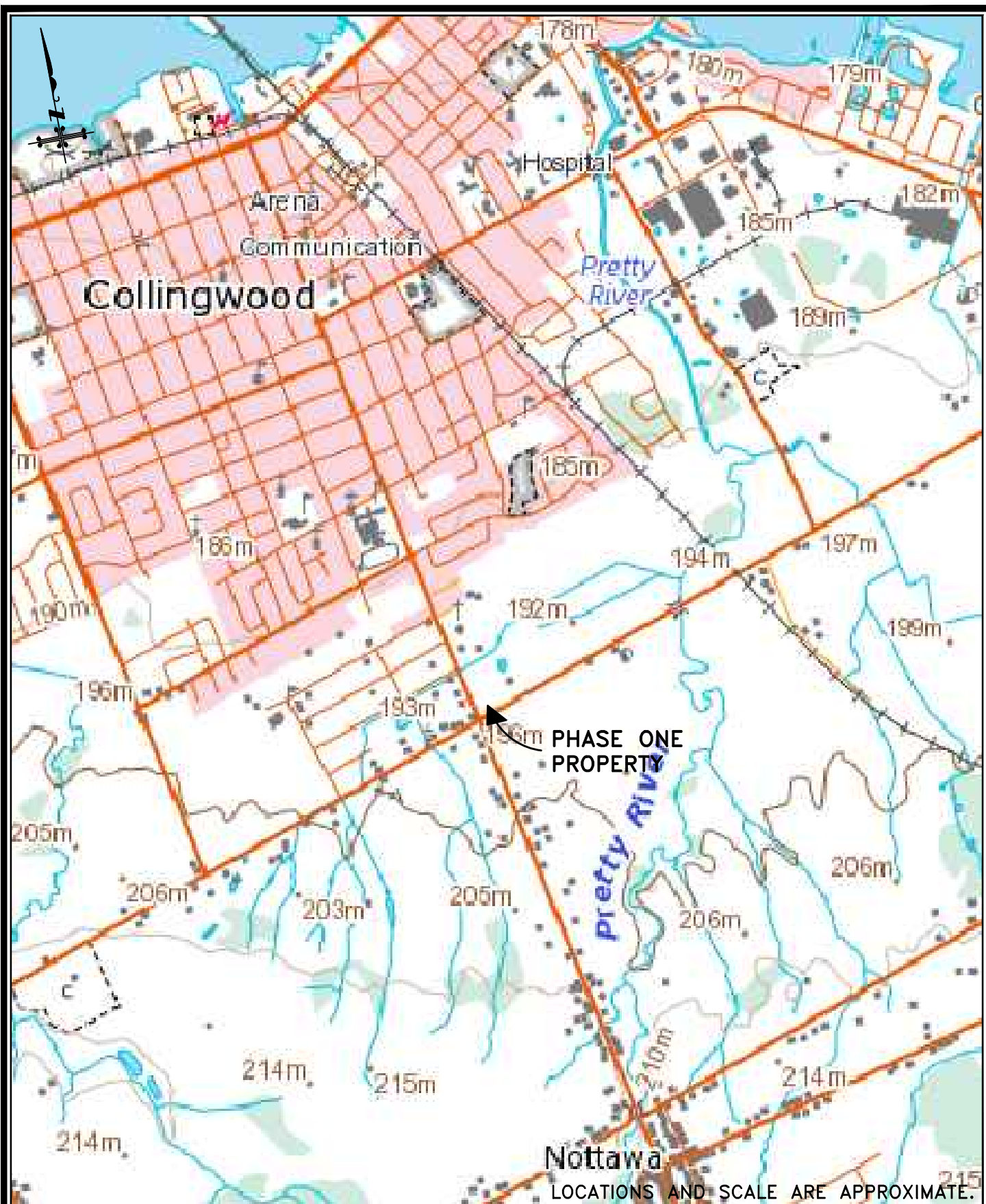
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OCTOBER 2014

PROPERTY INDEX MAP

31-14-1078

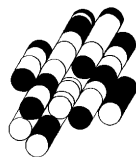


OCTOBER 2014

TOPOGRAPHIC MAP

31-14-1078

APPENDIX A



Terraprobe Inc.



OFFICIAL PLAN of the TOWN OF COLLINGWOOD

SCHEDULE 'B'

ENVIRONMENTAL PROTECTION -

NATURAL HERITAGE RESOURCE AREAS - DEPICITING OMB APPEALS

Updated March 28, 2006

[See Appellant Chart]

LEGEND



CATEGORY 1: PROVINCIALY SIGNIFICANT WETLAND-
SILVER CREEK WETLAND COMPLEX



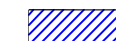
CATEGORY 1: VALLEYLANDS



CATEGORY 1: WOODLAND



CATEGORY 2: WOODLAND



SIGNIFICANT FISH SPAWNING AND
NURSERY HABITAT (OMNR)



WATERSHED BOUNDARY
NOTE: Watershed Boundaries are Approximate.



FISH HABITAT (CATEGORY 1 & 2)

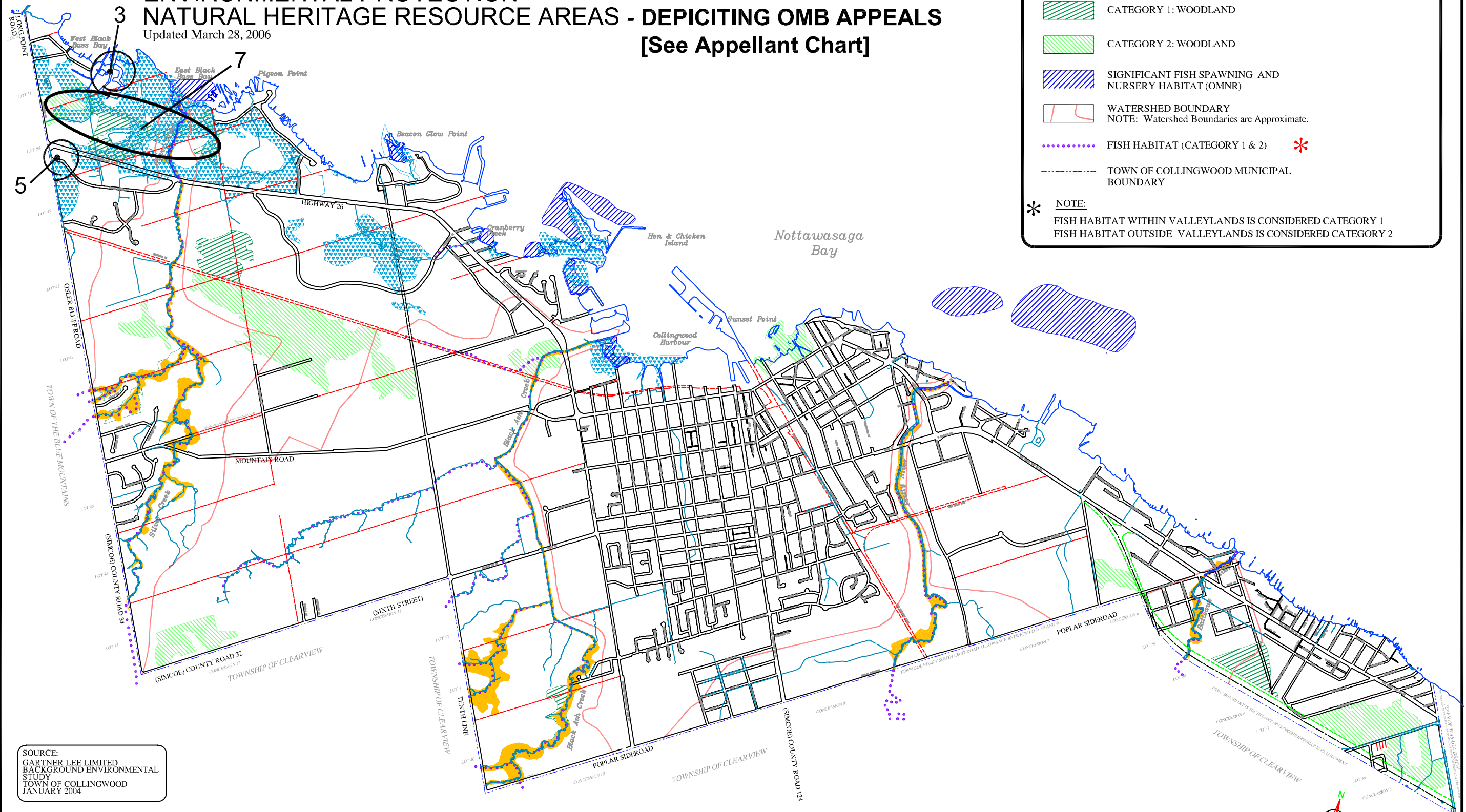


TOWN OF COLLINGWOOD MUNICIPAL
BOUNDARY

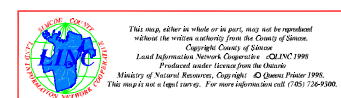


NOTE:

FISH HABITAT WITHIN VALLEYLANDS IS CONSIDERED CATEGORY 1
FISH HABITAT OUTSIDE VALLEYLANDS IS CONSIDERED CATEGORY 2

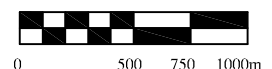


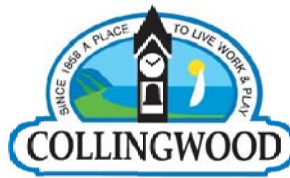
SOURCE:
GARTNER LEE LIMITED
BACKGROUND ENVIRONMENTAL
STUDY
TOWN OF COLLINGWOOD
JANUARY 2004



Updated September 25, 2007

Office Consolidation May 1, 2007



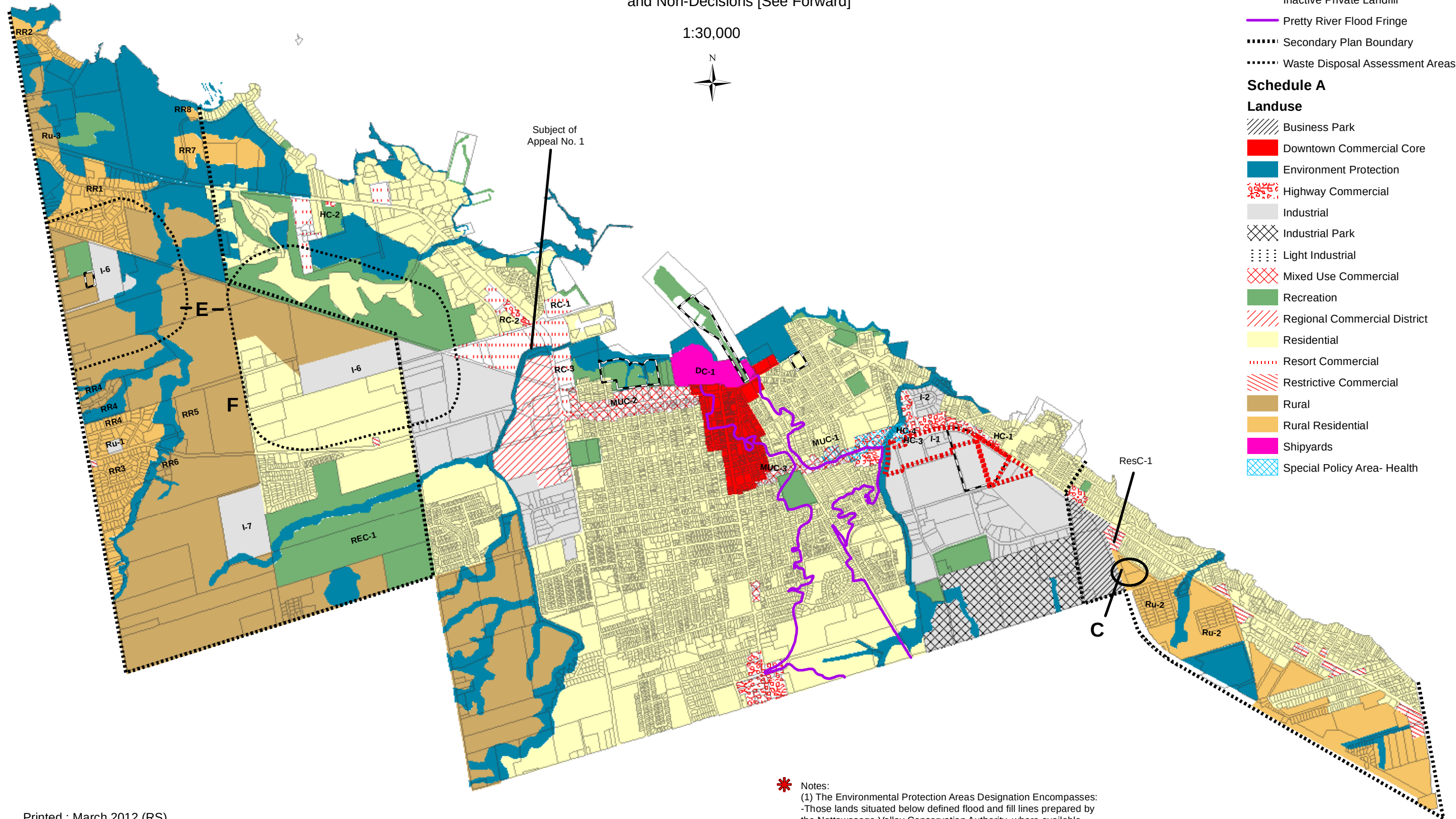


Official Plan of the Town of Collingwood

SCHEDULE 'A' - Land Use Plan

Depicting OMB Appeals [See Appellant Chart/Appeal Disposition]
and Non-Decisions [See Forward]

1:30,000



Legend

- Fringe
- Industrial Fringe
- Inactive Private Landfill
- Pretty River Flood Fringe
- Secondary Plan Boundary
- Waste Disposal Assessment Areas

Schedule A

Landuse

- Business Park
- Downtown Commercial Core
- Environment Protection
- Highway Commercial
- Industrial
- Industrial Park
- Light Industrial
- Mixed Use Commercial
- Recreation
- Regional Commercial District
- Residential
- Resort Commercial
- Restrictive Commercial
- Rural
- Rural Residential
- Shipyards
- Special Policy Area- Health



Notes:

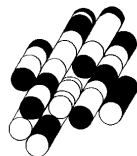
- (1) The Environmental Protection Areas Designation Encompasses:
 - Those lands situated below defined flood and fill lines prepared by the Nottawasaga Valley Conservation Authority, where available
 - Category 1 - Natural Heritage Resource Areas as identified on Schedule 'B' to the Official Plan
 - 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.

Printed : March 2012 (RS)



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APPENDIX B



Terraprobe Inc.



DATABASE REPORT



Project Property: 869 HURONTARIO ST
869 Hurontario St
Collingwood ON L9Y0G7
31-14-1078

P.O. Number:

Report Type: Standard Report

Order #: 20140924033

Requested by: Terraprobe Ltd

Date: September 30, 2014

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

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

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Executive Summary

Property Information:

Project Property: 869 HURONTARIO ST
869 Hurontario St Collingwood ON L9Y0G7

P.O. Number: 31-14-1078

Coordinates:

Latitude: 44.480039
Longitude: -80.21177
UTM Northing: 4,925,494.08
UTM Easting: 562,683.93
UTM Zone: UTM Zone 17T

Elevation: 643 FT
195.99 M

Order Information:

Order No.: 20140924033
Date Requested: 01/10/2014
Requested by: Terraprobe Ltd
Report Type: Standard Report

Additional 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
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	1	1	2
EIIS	Environmental Issues Inventory System	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	2	2
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
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 Defence & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGW	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	3	3
PINC	TSSA Pipeline Incidents	Y	0	1	1
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	3	3
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	10	10
		Total:	1	22	23

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>
1	EHS		869 Hurontario St. Collingwood ON	-/0.0	0.00	12

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 8 ON	S/41.6	0.01	12
3	WWIS		lot 40 con 8 ON	NNW/82.3	-0.99	12
4	WWIS		lot 40 con 8 ON	SSW/97.7	0.01	13
5	SCT	John Brown Custom Sporting	864 County Road 124 Collingwood ON L9Y 3Z4	WNW/104.3	-0.99	14
6	WWIS		lot 40 con 9 ON	WNW/124.3	-0.99	14
7	WWIS		lot 39 con 8 ON	SSW/127.2	0.38	15
8	SPL		Intersection of County Rd 124 and Poplar Side Rd<UNOFFICIAL> Collingwood ON	SSW/129.1	0.07	15
9	WWIS		lot 40 con 9 ON	W/131.2	-0.99	15
10	GEN	Marty's transmission products and services	850B Hurontario St. Collingwood ON L9Y3Z1	NW/138.4	-1.42	16
10	GEN	Marty's transmission products and services	850B Hurontario St. Collingwood ON L9Y3Z1	NW/138.4	-1.42	16
11	WWIS		lot 40 con 9 ON	SW/140.8	0.01	16
12	WWIS		lot 40 con 9 ON	SW/149.8	0.01	17
13	SCT	Walker's Small Motors Ltd.	850 Hurontario St Hwy 24 S Collingwood ON L9Y 3Z1	WNW/158.0	-1.34	18
14	EHS		Poplar Sideroad Collingwood ON	WSW/171.9	0.01	18
15	PES	DIANE'S GARDEN	BOX 2004, R. R. #2 COLLINGWOOD ON L9Y 3Z2	NNW/197.7	-0.99	18
15	PES	DIANE'S GARDEN	RR 2 BOX 2004 COLLINGWOOD ON L9Y3Z1	NNW/197.7	-0.99	18
16	PES	DIANE'S GARDEN	R R 2, 833 HURONTARIO ST. COLLINGWOOD ON L9Y3Z1	NNW/197.7	-0.99	19
17	WWIS		lot 39 con 9 ON	SSW/200.5	1.01	19
18	WWIS		lot 40 con 9 ON	WSW/223.9	0.01	19
19	SCT	Tilley of Canada Ltd.	864 Hurontario St Collingwood ON L9Y 3Z1	W/237.8	-0.99	20
20	PINC		47 Hughes Street, Collingwood ON L9Y 0W7	NE/247.5	-1.19	20
20	SPL	Enbridge Gas Distribution Inc.	47 Hughes St Collingwood ON L9Y 0W7	NE/247.5	-1.19	21

Executive Summary: Summary By Data Source

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Mar 2013 has found that there are 2 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>
	869 Hurontario St. Collingwood ON	-	0.00	<u>1</u>
	Poplar Sideroad Collingwood ON	WSW	171.87	<u>14</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
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GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Apr 2014 has found that there are 2 GEN 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>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
Marty's transmission products and services	850B Hurontario St. Collingwood ON L9Y3Z1	NW	138.39	<u>10</u>
Marty's transmission products and services	850B Hurontario St. Collingwood ON L9Y3Z1	NW	138.39	<u>10</u>

PES - Pesticide Register

A search of the PES database, dated 1988-Jun 2013 has found that there are 3 PES 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>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
DIANE'S GARDEN	RR 2 BOX 2004 COLLINGWOOD ON L9Y3Z1	NNW	197.70	<u>15</u>
DIANE'S GARDEN	BOX 2004, R. R. #2 COLLINGWOOD ON L9Y 3Z2	NNW	197.70	<u>15</u>
DIANE'S GARDEN	R R 2, 833 HURONTARIO ST. COLLINGWOOD ON L9Y3Z1	NNW	197.74	<u>16</u>

PINC - TSSA Pipeline Incidents

A search of the PINC database, dated June 2009-Mar 2012 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
	47 Hughes Street, Collingwood ON L9Y 0W7	NE	247.46	<u>20</u>

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011 has found that there are 3 SCT 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>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
John Brown Custom Sporting	864 County Road 124 Collingwood ON L9Y 3Z4	WNW	104.32	<u>5</u>
Walker's Small Motors Ltd.	850 Hurontario St Hwy 24 S Collingwood ON L9Y 3Z1	WNW	157.97	<u>13</u>
Tilley of Canada Ltd.	864 Hurontario St Collingwood ON L9Y 3Z1	W	237.81	<u>19</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Feb 2014 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

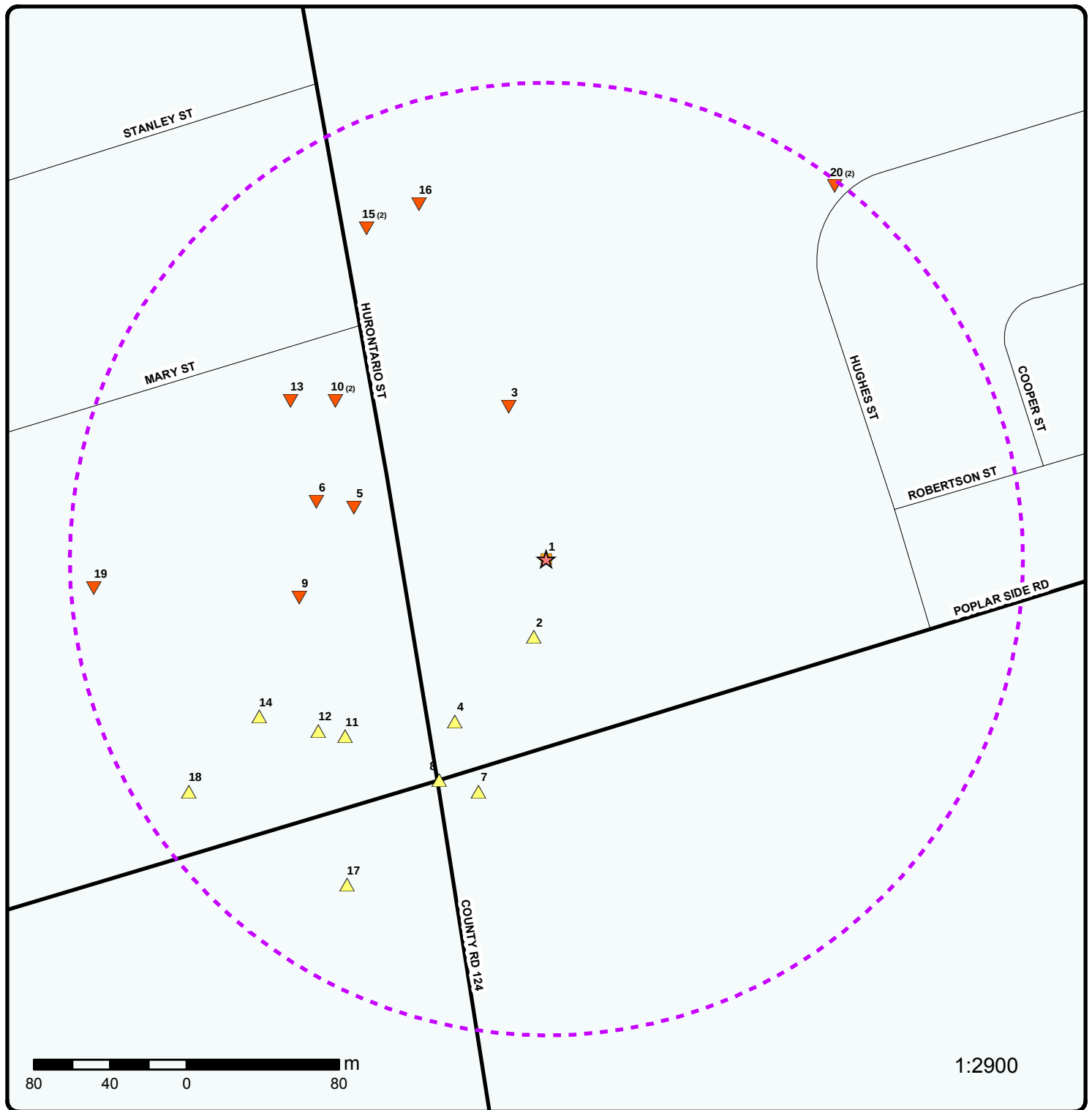
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
	Intersection of County Rd 124 and Poplar Side Rd<UNOFFICIAL> Collingwood ON	SSW	129.10	<u>8</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
Enbridge Gas Distribution Inc.	47 Hughes St Collingwood ON L9Y 0W7	NE	247.46	<u>20</u>

WWIS - Water Well Information System

A search of the WWIS database, dated 1955-Mar 2014 has found that there are 10 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 8 ON	S	41.58	<u>2</u>
	lot 40 con 8 ON	SSW	97.72	<u>4</u>
	lot 39 con 8 ON	SSW	127.19	<u>7</u>
	lot 40 con 9 ON	SW	140.78	<u>11</u>
	lot 40 con 9 ON	SW	149.78	<u>12</u>
	lot 39 con 9 ON	SSW	200.53	<u>17</u>
	lot 40 con 9 ON	WSW	223.87	<u>18</u>

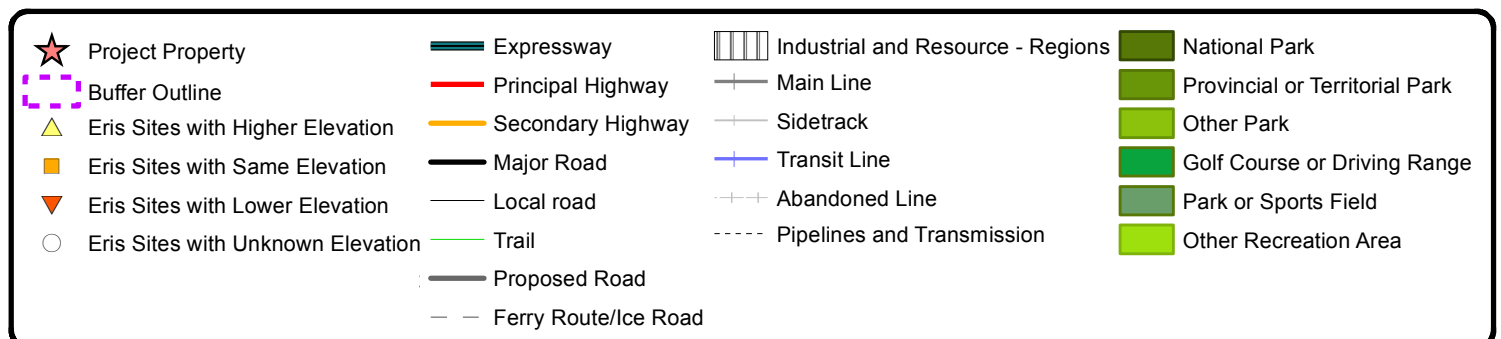
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
	lot 40 con 8 ON	NNW	82.28	<u>3</u>
	lot 40 con 9 ON	WNW	124.28	<u>6</u>
	lot 40 con 9 ON	W	131.16	<u>9</u>



Map

Order No: 20140924033

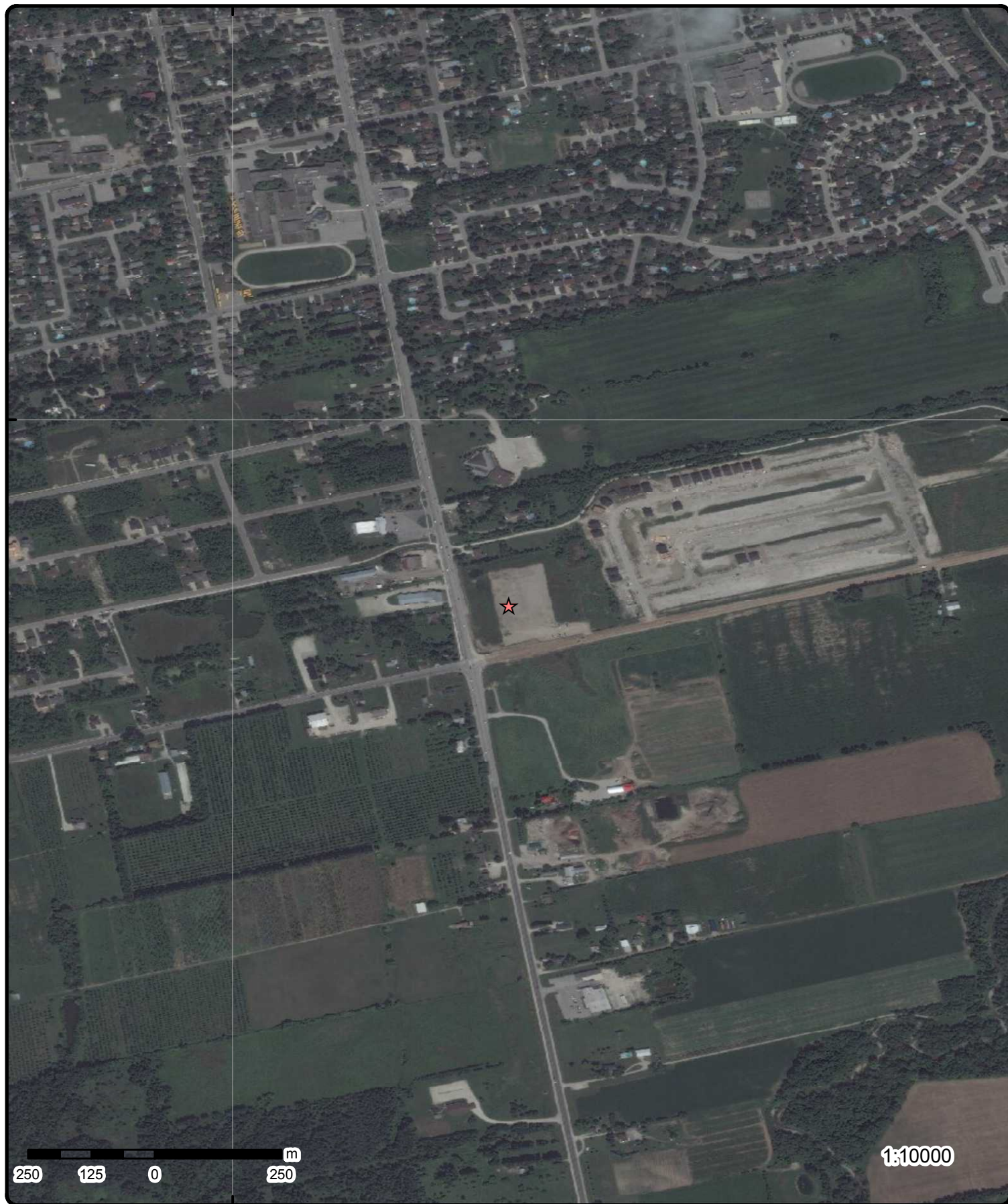
Address: 869 Hurontario St, Collingwood, ON, L9Y0G7



80°13'W

44°29'N

44°29'N



Aerial

Order No: 20140924033

Address: 869 Hurontario St, Collingwood, ON, L9Y0G7

Source: ESRI World Imagery, Updated December 2012

© Ecolog ERIS Ltd

Detail Report

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
1	1 of 1	-/0.0	196.0	869 Hurontario St. Collingwood ON	EHS
Order No.:		20031127018			
Report Date:		11/28/03			
Report Type:		Site Report			
Search Radius (km):		0.25			
Addit. Info Ordered:					
2	1 of 1	S/41.6	196.0	lot 40 con 8 ON	WWIS
Well ID:		5702526		Lot:	040
Concession:		08		Concession Name:	CON
County:		SIMCOE		Municipality:	NOTTAWASAGA TOWNSHIP
Easting Nad83:		562677.3		Northing Nad83:	4925453
Zone:		17		Utm Reliability:	margin of error : 100 m - 300 m
Primary Water Use:		Domestic		Construction Date:	08-AUG-64
Sec. Water Use:				Well Depth:	32 ft
Pump Rate:		2 GPM		Static Water Level:	14 ft
Flow Rate:				Clear/Cloudy:	CLEAR
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:		Cable Tool		Flowing (y/n):	N
Elevation (m):		196.62		Elevation Reliability:	
Depth to Bedrock:		14		Overburden/Bedrock:	Mixed in a Layer
Water Type:		SULPHUR		Casing Material:	FRESH, MINERIAL
--- Details ---					
Thickness:				Original Depth:	1 ft
Material Colour:		TOPSOIL		Material:	1 ft
+					
Thickness:				Original Depth:	32 ft
Material Colour:		LIMESTONE		Material:	13 ft
+					
Thickness:				Original Depth:	14 ft
Material Colour:		CLAY, MEDIUM SAND, STONES		Material:	13 ft
+					
Thickness:				Original Depth:	19 ft
Material Colour:		MEDIUM SAND, CLAY, SHALE		Material:	5 ft
3	1 of 1	NNW/82.3	195.0	lot 40 con 8 ON	WWIS

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Well ID:	5712338			Lot:	040
Concession:	08			Concession Name:	CON
County:	SIMCOE			Municipality:	NOTTAWASAGA TOWNSHIP
Easting Nad83:	562664.3			Northing Nad83:	4925574
Zone:	17			Utm Reliability:	margin of error : 100 m - 300 m
Primary Water Use:	Domestic			Construction Date:	16-JUL-75
Sec. Water Use:				Well Depth:	21 ft
Pump Rate:	10 GPM			Static Water Level:	6 ft
Flow Rate:				Clear/Cloudy:	CLEAR
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	195.37			Elevation Reliability:	
Depth to Bedrock:	13			Overburden/Bedrock:	Overburden below Bedrock
Water Type:	FRESH			Casing Material:	FRESH
--- Details ---					
Thickness:				Original Depth:	1 ft
Material Colour:	TOPSOIL			Material:	1 ft
+					
Thickness:	GREY			Original Depth:	13 ft
Material Colour:	CLAY			Material:	12 ft
+					
Thickness:	GREY			Original Depth:	16 ft
Material Colour:	LIMESTONE			Material:	3 ft
+					
Thickness:				Original Depth:	21 ft
Material Colour:	GRAVEL, BOULDERS, SAND			Material:	5 ft
4	1 of 1	SSW/97.7	196.0	lot 40 con 8 ON	WWIS
Well ID:	5726973			Lot:	040
Concession:	08			Concession Name:	CON
County:	SIMCOE			Municipality:	NOTTAWASAGA TOWNSHIP
Easting Nad83:	562635.9			Northing Nad83:	4925409
Zone:	17			Utm Reliability:	margin of error : 100 m - 300 m
Primary Water Use:	Domestic			Construction Date:	22-JUN-90
Sec. Water Use:				Well Depth:	31 ft
Pump Rate:	8 GPM			Static Water Level:	8 ft
Flow Rate:				Clear/Cloudy:	CLEAR
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	197.53			Elevation Reliability:	
Depth to Bedrock:	25			Overburden/Bedrock:	Overburden below Bedrock
Water Type:	SULPHUR			Casing Material:	FRESH
--- Details ---					
Thickness:	BROWN			Original Depth:	18 ft
Material Colour:	SAND, CLAY, STONES			Material:	18 ft
+					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Thickness:	BROWN			Original Depth:	25 ft
Material Colour:	COARSE SAND, STONES, CEMENTED			Material:	7 ft
+					
Thickness:	GREY			Original Depth:	28 ft
Material Colour:	LIMESTONE, HARD			Material:	3 ft
+					
Thickness:	GREY			Original Depth:	31 ft
Material Colour:	FINE SAND			Material:	3 ft
<u>5</u>	1 of 1	WNW/104.3	195.0	John Brown Custom Sporting 864 County Road 124 Collingwood ON L9Y 3Z4	SCT
Established:	01-AUG-70				
Plant Size (ft²):					
Employment:					
--- Details ---					
SIC/NAICS Code:	339920				
Description:	Sporting and Athletic Goods Manufacturing				
<u>6</u>	1 of 1	WNW/124.3	195.0	lot 40 con 9 ON	WWIS
Well ID:	5702548			Lot:	040
Concession:	09			Concession Name:	CON
County:	SIMCOE			Municipality:	NOTTAWASAGA TOWNSHIP
Easting Nad83:	562563.3			Northing Nad83:	4925524
Zone:	17			Utm Reliability:	unknown UTM
Primary Water Use:	Domestic			Construction Date:	18-JUN-54
Sec. Water Use:				Well Depth:	33 ft
Pump Rate:	4 GPM			Static Water Level:	12 ft
Flow Rate:				Clear/Cloudy:	CLEAR
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	195.87			Elevation Reliability:	
Depth to Bedrock:	15			Overburden/Bedrock:	Bedrock
Water Type:	FRESH			Casing Material:	FRESH, MINERIAL
--- Details ---					
Thickness:				Original Depth:	2 ft
Material Colour:	TOPSOIL			Material:	2 ft
+					
Thickness:	YELLOW			Original Depth:	6 ft
Material Colour:	CLAY			Material:	4 ft
+					
Thickness:	YELLOW			Original Depth:	15 ft
Material Colour:	CLAY			Material:	9 ft
+					
Thickness:				Original Depth:	33 ft
Material Colour:	LIMESTONE			Material:	18 ft

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
7	1 of 1	SSW/127.2	196.4	lot 39 con 8 ON	WWIS
Well ID:		5702523	Lot:		039
Concession:		08	Concession Name:		CON
County:		SIMCOE	Municipality:		NOTTAWASAGA TOWNSHIP
Easting Nad83:		562648.3	Northing Nad83:		4925372
Zone:		17	Utm Reliability:		margin of error : 100 m - 300 m
Primary Water Use:		Domestic	Construction Date:		31-AUG-60
Sec. Water Use:			Well Depth:		40 ft
Pump Rate:		3 GPM	Static Water Level:		14 ft
Flow Rate:			Clear/Cloudy:		CLEAR
Specific Capacity:			Final Well Status:		Water Supply
Construction Method:		Cable Tool	Flowing (y/n):		N
Elevation (m):		197.81	Elevation Reliability:		
Depth to Bedrock:		23	Overburden/Bedrock:		Bedrock
Water Type:		FRESH	Casing Material:		FRESH, MINERIAL
--- Details ---					
Thickness:			Original Depth:		29 ft
Material Colour:		SHALE, CLAY	Material:		6 ft
+					
Thickness:			Original Depth:		14 ft
Material Colour:		PREVIOUSLY DUG	Material:		14 ft
+					
Thickness:			Original Depth:		23 ft
Material Colour:		CLAY, STONES	Material:		9 ft
+					
Thickness:		GREY	Original Depth:		40 ft
Material Colour:		LIMESTONE	Material:		11 ft

8	1 of 1	SSW/129.1	196.1	Intersection of County Rd 124 and Poplar Side Rd<UNOFFICIAL> Collingwood ON	SPL
Ref No.:		0587-6DRJ54			
Incident Dt:		6/27/2005			
MOE Reported Dt:		6/27/2005			
Contaminant Name:		DIESEL FUEL			
Contaminant Quantity:		200 L			
Incident Summary:		Collingwood: 2 km stretch of diesel to road			
Incident Cause:		Other Transport Accident			
Incident Reason:					
Nature of Impact:					
Receiving Medium:		Land			
Environmental Impact:		Not Anticipated			

9	1 of 1	W/131.2	195.0	lot 40 con 9 ON	WWIS
Well ID:		5706155	Lot:		040

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Concession: County: Easting Nad83: Zone: Primary Water Use: Sec. Water Use: Pump Rate: Flow Rate: Specific Capacity: Construction Method: Elevation (m): Depth to Bedrock: Water Type:	09 SIMCOE 562554.3 17 Domestic 5 GPM Cable Tool 196.52 19 SULPHUR			Concession Name: Municipality: Northing Nad83: Utm Reliability: Construction Date: Well Depth: Static Water Level: Clear/Cloudy: Final Well Status: Flowing (y/n): Elevation Reliability: Overburden/Bedrock: Casing Material:	CON NOTTAWASAGA TOWNSHIP 4925474 margin of error : 30 m - 100 m 14-DEC-68 23 ft 4 ft CLOUDY Water Supply N Mixed in a Layer FRESH
--- Details ---					
Thickness: Material Colour: + Thickness: Material Colour: + Thickness: Material Colour: + Thickness: Material Colour:	RED CLAY BLUE CLAY STONES BLUE CLAY, SHALE			Original Depth: Material: Original Depth: Material: Original Depth: Material: Original Depth: Material:	14 ft 9 ft 19 ft 5 ft 5 ft 5 ft 23 ft 4 ft
10	1 of 2	NW/138.4	194.6	Marty's transmission products and services 850B Hurontario St. Collingwood ON L9Y3Z1	GEN
SIC Code: SIC Description: Generator #: Approval Yrs:	811199 ON4118607 2011				
10	2 of 2	NW/138.4	194.6	Marty's transmission products and services 850B Hurontario St. Collingwood ON L9Y3Z1	GEN
SIC Code: SIC Description: Generator #: Approval Yrs:	811199 All Other Automotive Repair and Maintenance ON4118607 2012				
11	1 of 1	SW/140.8	196.0	lot 40 con 9 ON	WWIS
Well ID:	5702552			Lot:	040
16	erisinfo.com EcoLog ERIS Ltd. 869 HURONTARIO ST 869 Hurontario St Collingwood ON L9Y0G7				Order #: 20140924033

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Concession:	09			Concession Name:	CON
County:	SIMCOE			Municipality:	NOTTAWASAGA TOWNSHIP
Easting Nad83:	562578.3			Northing Nad83:	4925401
Zone:	17			Utm Reliability:	margin of error : 100 m - 300 m
Primary Water Use:	Domestic			Construction Date:	14-JAN-60
Sec. Water Use:				Well Depth:	55 ft
Pump Rate:	4 GPM			Static Water Level:	7 ft
Flow Rate:				Clear/Cloudy:	CLEAR
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	197.55			Elevation Reliability:	
Depth to Bedrock:	25			Overburden/Bedrock:	Bedrock
Water Type:	FRESH			Casing Material:	FRESH, MINERIAL
--- Details ---					
Thickness:				Original Depth:	10 ft
Material Colour:	FINE SAND			Material:	10 ft
+					
Thickness:	BLUE			Original Depth:	25 ft
Material Colour:	CLAY			Material:	15 ft
+					
Thickness:	BROWN			Original Depth:	55 ft
Material Colour:	SHALE			Material:	30 ft

12	1 of 1	SW/149.8	196.0	lot 40 con 9 ON	WWIS
Well ID:	5709036			Lot:	040
Concession:	09			Concession Name:	CON
County:	SIMCOE			Municipality:	NOTTAWASAGA TOWNSHIP
Easting Nad83:	562564.3			Northing Nad83:	4925404
Zone:	17			Utm Reliability:	margin of error : 30 m - 100 m
Primary Water Use:	Domestic			Construction Date:	01-SEP-72
Sec. Water Use:				Well Depth:	46 ft
Pump Rate:	5 GPM			Static Water Level:	12 ft
Flow Rate:				Clear/Cloudy:	CLOUDY
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	197.44			Elevation Reliability:	
Depth to Bedrock:	28			Overburden/Bedrock:	Bedrock
Water Type:	FRESH			Casing Material:	FRESH, MINERIAL
--- Details ---					
Thickness:	BLACK			Original Depth:	2 ft
Material Colour:	CLAY, SAND			Material:	1 ft
+					
Thickness:	BROWN			Original Depth:	17 ft
Material Colour:	SAND, CLAY			Material:	15 ft
+					
Thickness:	BROWN			Original Depth:	1 ft

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Material Colour: +	SAND, FILL			Material: 1 ft	
Thickness:	GREY			Original Depth: 28 ft	
Material Colour: +	CLAY, STONES			Material: 11 ft	
Thickness:	BROWN			Original Depth: 46 ft	
Material Colour:	SHALE			Material: 18 ft	
<u>13</u>	1 of 1	WNW/158.0	194.6	Walker's Small Motors Ltd. 850 Hurontario St Hwy 24 S Collingwood ON L9Y 3Z1	SCT
Established:	01-JUL-80				
Plant Size (ft²):	5000				
Employment:					
--- Details ---					
SIC/NAICS Code:	811490				
Description:	Other Personal and Household Goods Repair and Maintenance				
+					
SIC/NAICS Code:	811411				
Description:	Home and Garden Equipment Repair and Maintenance				
+					
SIC/NAICS Code:	333619				
Description:	Other Engine and Power Transmission Equipment Manufacturing				
+					
SIC/NAICS Code:	336612				
Description:	Boat Building				
+					
SIC/NAICS Code:	333619				
Description:	Other Engine and Power Transmission Equipment Manufacturing				
<u>14</u>	1 of 1	WSW/171.9	196.0	Poplar Sideroad Collingwood ON	EHS
Order No.:	20120202066				
Report Date:	2/8/2012 4:17:41 PM				
Report Type:	Standard Select Report				
Search Radius (km):	0.25				
Addit. Info Ordered:	Fire Insur. Maps and/or Site Plans;				
<u>15</u>	1 of 2	NNW/197.7	195.0	DIANE'S GARDEN BOX 2004, R. R. #2 COLLINGWOOD ON L9Y 3Z2	PES
Licence No.:	23-01-10636-0				
Licence Type:	Limited Vendor				
<u>15</u>	2 of 2	NNW/197.7	195.0	DIANE'S GARDEN RR 2 COLLINGWOOD	PES
				BOX 2004 ON L9Y3Z1	
Licence No.:					
Licence Type:	Limited Vendor				
18	erisinfo.com EcoLog ERIS Ltd. 869 HURONTARIO ST 869 Hurontario St Collingwood ON L9Y0G7				Order #: 20140924033

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
16	1 of 1	NNW/197.7	195.0	DIANE'S GARDEN R R 2, 833 HURONTARIO ST. COLLINGWOOD ON L9Y3Z1	PES
Licence No.: Licence Type:					
17	1 of 1	SSW/200.5	197.0	lot 39 con 9 ON	WWIS
Well ID:	5702544			Lot:	039
Concession:	09			Concession Name:	CON
County:	SIMCOE			Municipality:	NOTTAWASAGA TOWNSHIP
Easting Nad83:	562579.3			Northing Nad83:	4925323
Zone:	17			Utm Reliability:	unknown UTM
Primary Water Use:	Domestic			Construction Date:	11-SEP-57
Sec. Water Use:				Well Depth:	41 ft
Pump Rate:	3 GPM			Static Water Level:	16 ft
Flow Rate:				Clear/Cloudy:	CLEAR
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	198			Elevation Reliability:	
Depth to Bedrock:	25			Overburden/Bedrock:	Bedrock
Water Type:	FRESH			Casing Material:	FRESH, MINERIAL
--- Details ---					
Thickness:	GREY			Original Depth:	25 ft
Material Colour:	CLAY, STONES			Material:	25 ft
+					
Thickness:				Original Depth:	41 ft
Material Colour:	LIMESTONE			Material:	16 ft
18	1 of 1	WSW/223.9	196.0	lot 40 con 9 ON	WWIS
Well ID:	5702553			Lot:	040
Concession:	09			Concession Name:	CON
County:	SIMCOE			Municipality:	NOTTAWASAGA TOWNSHIP
Easting Nad83:	562496.3			Northing Nad83:	4925372
Zone:	17			Utm Reliability:	margin of error : 100 m - 300 m
Primary Water Use:	Domestic			Construction Date:	11-JUL-61
Sec. Water Use:				Well Depth:	41 ft
Pump Rate:	3 GPM			Static Water Level:	10 ft
Flow Rate:				Clear/Cloudy:	CLEAR
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	197.28			Elevation Reliability:	
Depth to Bedrock:	21			Overburden/Bedrock:	Bedrock
				k:	

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Water Type:	SULPHUR			Casing Material:	FRESH, MINERIAL
--- Details ---					
Thickness:	BROWN			Original Depth:	20 ft
Material Colour:	CLAY			Material:	18 ft
+					
Thickness:				Original Depth:	21 ft
Material Colour:	BOULDERS			Material:	1 ft
+					
Thickness:	GREY			Original Depth:	41 ft
Material Colour:	LIMESTONE			Material:	20 ft
+					
Thickness:				Original Depth:	2 ft
Material Colour:	TOPSOIL			Material:	2 ft

19	1 of 1	W/237.8	195.0	Tilley of Canada Ltd. 864 Hurontario St Collingwood ON L9Y 3Z1	SCT
Established:	01-AUG-47				
Plant Size (ft²):					
Employment:					
--- Details ---					
SIC/NAICS Code:	316990				
Description:	Other Leather and Allied Product Manufacturing				
+					
SIC/NAICS Code:	418990				
Description:	All Other Wholesaler-Distributors				
+					
SIC/NAICS Code:	316990				
Description:	Other Leather and Allied Product Manufacturing				
+					
SIC/NAICS Code:	339990				
Description:	All Other Miscellaneous Manufacturing				

20	1 of 2	NE/247.5	194.8	47 Hughes Street, Collingwood ON L9Y 0W7	PINC
Incident ID:	2829890				
Incident Number:	673064				
SR Type:	FS-Pipeline Incident				
Status Code:	Pipeline Damage Reason Est				
Summary:	47 Hughes Street, Collingwood - 2" Pipeline Hit				
Spills Action Centre:	8220-8MMNVS				
Reported By:	Brian Koruna - Enbridge Gas				
Affiliation:	Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)				
Method Details:	utility damage				
Fuel Category:	Heating Fuel				
Fuel Occurrence Type:	Pipeline Strike				
Date of Occurrence:	10/12/2011 0:00				
Occurrence Start Date:	2/16/2012 0:00				
Health Impact:	No				
Occurrence Desc:	GAS MAIN DAMAGED BY MACHINE				
Environment Impact:	No				
Property Damage:	Yes				

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance m</i>	<i>Elevation m</i>	<i>Site</i>	<i>DB</i>
Service Interrupt: Yes Fuel Type: Natural Gas Enforce Policy: Yes Operation Type: Construction Site (pipeline strike) Damage Reason: Excavation practices not sufficient Public Relation: No Pipeline System: Pipeline Type: Main Distribution Pipeline Depth: Pipe Material: Plastic Regualtor Location: PSIG: Regulator Type: Notes: DAMAGED BY MACHINE					
20	2 of 2	NE/247.5	194.8	Enbridge Gas Distribution Inc. 47 Hughes St Collingwood ON L9Y 0W7	SPL
Ref No.: 8220-8MMNVS Incident Dt: 10/12/2011 MOE Reported Dt: 10/14/2011 Contaminant Name: NATURAL GAS (METHANE) Contaminant Quantity: Incident Summary: Enbridge, Line strike 2 inch main, safe Incident Cause: Incident Reason: Error- Operator error Nature of Impact: Air Pollution Receiving Medium: Environmental Impact: Not Anticipated					

Unplottable Summary

DB	Company Name/Site Name	Address	City	Postal
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. 19- 234	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
PRT	HARRY HAMILTON CONSTRUCTION LTD	LOT 39 CON 9	NOTTAWASAGA ON	
WWIS		lot 39 con 9	ON	

Unplottable Report

Site: *Poplar Sideroad Collingwood ON* **Database:** *EHS*

Order No.: 20030919008
Report Date: 9/23/03
Report Type: Complete Report
Search Radius (km): 0.25
Addit. Info Ordered:

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

SIC Code: 4214
SIC Description: EXCAVAT. & GRADING
Generator #: ON0814100
Approval Yrs: 86,87,88,89,90

--- Details ---
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 252
Waste Description: 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*

SIC Code: 4214
SIC Description: EXCAVAT. & GRADING
Generator #: ON0814100
Approval Yrs: 94,95,96

--- Details ---
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

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

SIC Code: 4214
SIC Description: EXCAVAT. & GRADING
Generator #: ON0814100
Approval Yrs: 92,93

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

+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

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: lot 39 con 9 ON

Database:
WWIS

Well ID:	5738849	Lot:	039
Concession:	09	Concession Name:	CON
County:	SIMCOE	Municipality:	NOTTAWASAGA TOWNSHIP
Easting Nad83:		Northing Nad83:	
Zone:		Utm	unknown UTM
Primary Water Use:	Commerical	Reliability:	
Sec. Water Use:		Construction Date:	18-JUN-03
Pump Rate:	3 GPM	Well Depth:	118 ft
Flow Rate:		Static Water Level:	17 ft
Specific Capacity:		Clear/Cloudy:	
Construction Method:	Cable Tool	Final Well Status:	Water Supply
Elevation (m):		Flowing (y/n):	
Depth to Bedrock:	32	Elevation Reliability:	
Water Type:	FRESH	Overburden/Bedrock:	Bedrock
		Casing Material:	

--- Details ---

Thickness:	GREY	Original Depth:	118 ft
Material Colour:	LIMESTONE	Material:	86 ft
+ Thickness:		Original Depth:	2 ft
Material Colour:	TOPSOIL	Material:	2 ft
+ Thickness:	BROWN	Original Depth:	17 ft
Material Colour:	CLAY, SANDY	Material:	15 ft
+ Thickness:	GREY	Original Depth:	28 ft
Material Colour:	CLAY, STONES, SANDY	Material:	11 ft
+ Thickness:	BROWN	Original Depth:	32 ft

Material Colour: SAND

Material: 4 ft

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

*Government Publication Date: Sept 2002**

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Aug 2012

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-Jan 2014

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 2001-Jul 2014

Borehole:Provincial [BORE](#)

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

Government Publication Date: 1875-Aug 2011

Certificates of Approval:Provincial [CA](#)

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

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

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

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

Government Publication Date: 1948-Apr 2013

Chemical Register:Private [CHEM](#)

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

Government Publication Date: 1992, 1999-Jul 2014

Inventory of Coal Gasification Plants and Coal Tar Sites:Provincial [COAL](#)

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

*Government Publication Date: Apr 1987 and Nov 1988**

Compliance and Convictions:Provincial [CONV](#)

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Feb 2014

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

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

Government Publication Date: 1994-Aug 2014

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 MNM. 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-Jan 2014

Environmental Activity and Sector Registry:Provincial [EASR](#)

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

Government Publication Date: Oct 31 2011-Aug 2014

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-Aug 2014

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 CofA's prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 31, 2011-Aug 2014

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](#)

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

Government Publication Date: 1999-Mar 2013

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**

List of TSSA Expired Facilities:Provincial [EXP](#)

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

Government Publication Date: Current to May 2013

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

Government Publication Date: June 2000-Jul 2014

Fisheries & Oceans Fuel Tanks:Federal [FOFT](#)

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

Government Publication Date: 1964-Sept 2003

Fuel Storage Tank:Provincial [FST](#)

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

Government Publication Date: 2010-May 2013

Fuel Storage Tank - Historic:Provincial [FSTH](#)

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

*Government Publication Date: Pre-Jan 2010**

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

*Government Publication Date: 1986-Apr 2014***TSSA Historic Incidents:**

Provincial

HINC

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

*Government Publication Date: 2006-June 2009***Indian & Northern Affairs Fuel Tanks:**

Federal

IAFT

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

*Government Publication Date: 1950-Aug 2003****TSSA Incidents:**

Provincial

INC

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

*Government Publication Date: June 2009-Apr 2013***Landfill Inventory Management Ontario:**

Provincial

LIMO

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

Government Publication Date: 2012

Canadian Mine Locations:Private [MINE](#)

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009

Mineral Occurrences:Provincial [MNR](#)

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the planimetric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Apr 2013

National Analysis of Trends in Emergencies System (NATES):Federal [NATE](#)

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

*Government Publication Date: 1974-1994**

Non-Compliance Reports:Provincial [NCPL](#)

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

Government Publication Date: 1994-2012

National Defence & Canadian Forces Fuel Tanks:Federal [NDFT](#)

The Department of National Defence and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. 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 Defence & Canadian Forces Spills:Federal [NDSP](#)

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

Government Publication Date: Mar 1999-Aug 2010

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 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 all previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

*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. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. 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: 1993-2012

Oil and Gas Wells:

Private

OGW

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

Government Publication Date: 1988-Jun 2014

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, well cap date, licence 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: 1800-2013

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

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-Aug 2014

Canadian Pulp and Paper:Private [PAP](#)

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

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

Parks Canada Fuel Storage Tanks:Federal [PCFT](#)

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

*Government Publication Date: 1920-Jan 2005**

Pesticide Register:Provincial [PES](#)

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

Government Publication Date: 1988-Jun 2013

TSSA Pipeline Incidents:Provincial [PINC](#)

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Government Publication Date: June 2009-Mar 2012

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-Aug 2014

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: 1986-2012

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-Aug 2014

Retail Fuel Storage Tanks:

Private

RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Jul 2014

Scott's Manufacturing Directory:

Private

SCT

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

Government Publication Date: 1992-Mar 2011

Ontario Spills:

Provincial

SPL

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

Government Publication Date: 1988-Feb 2014

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: 1990-2011

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

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

Government Publication Date: 1970-Mar 2007

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

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

Waste Disposal Sites - MOE CA Inventory:

Provincial [WDS](#)

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

Government Publication Date: 1970-Aug 2014

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial [WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial [WWIS](#)

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

Government Publication Date: 1955-Mar 2014

Definitions

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

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

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

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

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

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

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

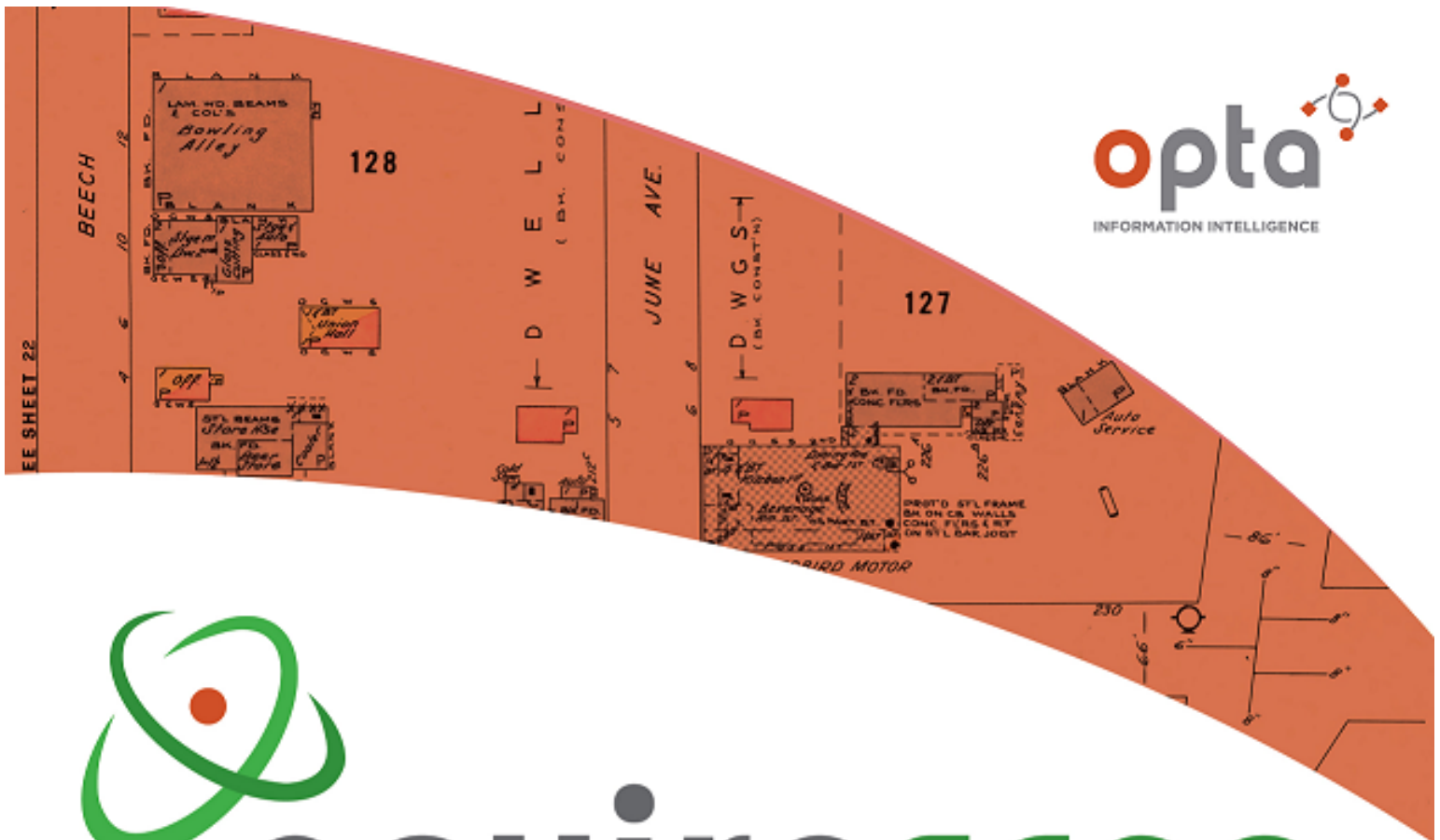
'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

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

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

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

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



enviroscan



An SCM Company

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Report Completed By:
Anthony Remonde

Site Address:

869 Hurontario Street Collingwood ON Canada

Project No:

31141078

Opta Order ID:

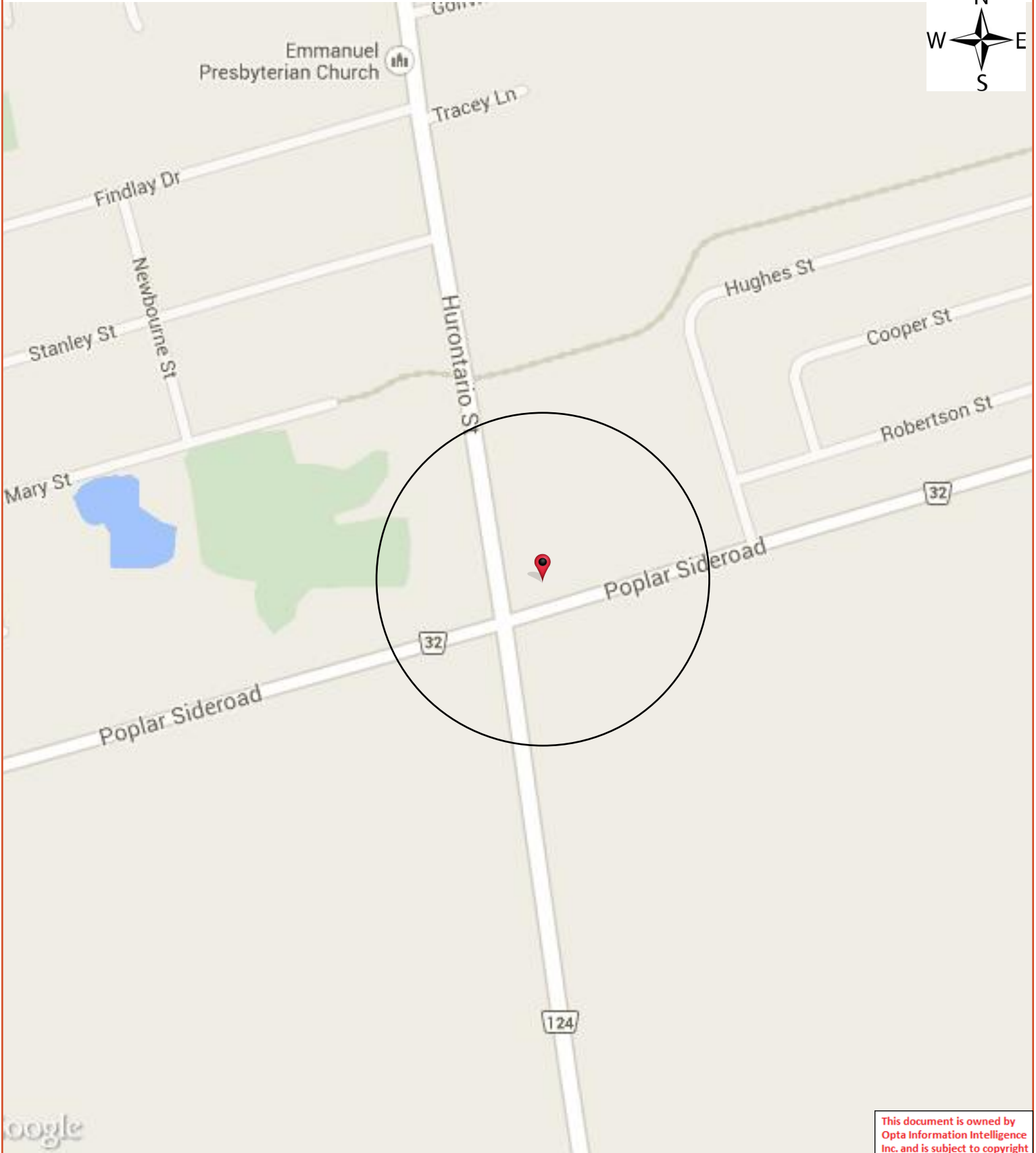
17215

Requested by:

**STEFANIE CHAPMAN
TERRAPROBE**

Date Completed:

10/2/2014 2:35:19 PM



Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

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

Disclaimer

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

Entire Agreement

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

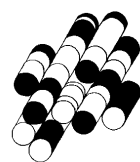
Governing Document

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

Law

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

APPENDIX C



Terraprobe Inc.



OCTOBER 2014

SITE PHOTOGRAPHS

31-14-1078



OCTOBER 2014

SITE PHOTOGRAPHS

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