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Phase 1 Environmental Site Assessment

509 Rice Road
Welland, Ontario
L3C 2W2

Prepared for:

Mr. Ken Gonyou
Mountainview Homes (Niagara) Ltd
3350 Merrittville Hwy Unit #9
Thorold, Ontario
L2V 4Y6

File: 21488

December 2021

EXECUTIVE SUMMARY

Landtek Limited (Landtek) is pleased to submit this Phase 1 Environmental Site Assessment (ESA) report for the property located at 509 Rice Road in Welland, Ontario (the Site). The work was initiated following authorization to proceed from Mr. Ken Gonyou of Mountainview Building Group (the Client) in November of 2021.

The Phase 1 ESA was completed in accordance with the requirements described in CSA Standard Z768-01. Sampling and chemical analysis of soil, groundwater, and/or other materials was not carried out as part of this Phase 1 ESA. This assessment was completed with the understanding that a Record of Site Condition (RSC) is **not** required and therefore the requirements of Ontario Regulation 153/04 (as amended) (O. Reg. 153/04) were not performed.

FINDINGS

The following summary outlines the findings of the Phase 1 ESA:

- The Site is rectangular in shape and is agricultural and residential land with one (1) building or structure present (a residential dwelling). It is located approximately 350 m northwest of the intersection of Rice Road and Quaker Road, in Welland, Ontario and is approximately 4.2 hectares (10.3 acres). The Site is bound by Rice Road to the east (followed by residential dwellings and agricultural land); residential properties to the north; and undeveloped and/or parkland property to the east and south;
- The topography in the vicinity of the Site slopes in a south easterly direction. Based on local topography, the groundwater flow direction is expected to be in a south-easterly direction towards the Welland Canal, located approximately 3 km southeast of the Site;
- Based on a review of historical information sources (i.e., aerial photographs, environmental database searches, physical setting sources, and a Site reconnaissance), no Site listings or activities or adjacent and/or neighbouring properties are considered to represent potential environmental concerns to the Site;
- Based on a review of aerial photographs, the Site had been used for agricultural and residential purposes from the 1930s to present. Two (2) buildings or structures were historically located on the Site (a barn and residential dwelling), and 1 is currently present (residential dwelling). The surrounding properties to the north and west were developed in the 1950s / 1960s, with municipal parkland being developed to the south and east in the 1990s;
- At the time of Landtek's Site visit, the Site consisted of residential and agricultural lands, while the surrounding properties were agricultural, undeveloped, parkland and/or residential; and,
- At the time of Landtek's Site visit, there was no evidence of chemical manufacturing/storage, above ground storage tanks (ASTs), and/or underground storage tanks (USTs) on the Site.

CONCLUSIONS

Landtek was not provided access to the residence on Site, all observations were made from publicly accessible locations.

Based on Landtek's findings, no issues of potential environmental concern were identified for the Site.

RECOMMENDATIONS

No environmental concerns were identified and therefore, no further work is required on the Site at this time.

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1.0 INTRODUCTION

Landtek Limited (Landtek) is pleased to submit this Phase 1 Environmental Site Assessment (ESA) report for the property located at 509 Rice Road in Welland, Ontario (the Site), as shown below on **Figure 1**. The work was initiated following authorization to proceed from Mr. Ken Gonyou of Mountainview Building Group (the Client) in November of 2021.

The primary objectives of the site assessment were: (1) review historical land use/activities on the subject property and surrounding land to assess the potential for environmental liabilities; (2) carry out a site inspection of the subject property to document existing conditions and identify areas of potential environmental concern, if any; and (3) assess the overall environmental status of the subject site and the need, if any, to undertake a Phase 2 site assessment.

The Phase 1 ESA was completed in general accordance with the requirements described in CSA Standard Z768-01. Sampling and chemical analysis of soil, groundwater, and/or other materials was not carried out as part of this Phase 1 ESA. This assessment was completed with the understanding that a Record of Site Condition (RSC) is **not** required and therefore the requirements of Ontario Regulation 153/04 (as amended) were not performed.

2.0 SITE DESCRIPTION

The Site is rectangular in shape and is utilized as agricultural and residential land with one (1) building or structure present (a residential dwelling). It is located approximately 350 m northwest of the intersection of Rice Road and Quaker Road, in Welland, Ontario. The Site is bound by Rice Road to the east (followed by residential dwellings and agricultural land); residential properties to the north; and undeveloped and/or parkland property to the east and south.

The Site is approximately 4.2 hectares (10.4 acres). **Figure 1** shows the general location of the Site.



FIGURE 1
Location of Subject Site

3.0 **RECORDS REVIEW**

3.1 **Historical Maps**

An historical map of the Township of Thorold/Welland dated 1875 was reviewed and the relevant portion is presented in **Appendix B**. Information from this map indicates that the Site was owned by S. Daugherty and appears to be used as agricultural/estate land.

3.2 **Aerial Photographs**

Aerial photographs of the Site were obtained from EcoLog ERIS, Niagara Air Photo Index interactive mapping and Google Earth. The photographs are presented in **Appendix B** and the findings are summarized as follows:

Table 1: Aerial Photograph Descriptions

Year	Study Site	Surrounding Lands
1934	The Site appears to be undeveloped and/or agricultural lands. No buildings and/or structures are present.	Rice Road is present to the immediate east of the Site. Quaker Road is present to the south of the Site. The surrounding lands appear to be primarily agricultural.
1954	Consistent with above.	The surrounding lands appear to be primarily agricultural with some residential dwellings.
1965	Consistent with above.	Consistent with above.
1968	A structure (barn) is present in the south of the Site. The rest of the Site remains agricultural land.	Consistent with above.
1976	Another structure (residential dwelling) is present in front (east) of the barn, along with a driveway connecting to Rice Road. The rest of the Site remains agricultural land.	Consistent with above.
1998	The barn structure on the site has been removed. The residential dwelling is still present on the Site. The Site is still mostly agricultural lands.	The surrounding land to the south and east is now being utilized as municipal parklands. A large recreational facility is now present to the south and manicured soccer fields occupy the remainder of the land. The surrounding land to the north and west are still residential.
2002	Consistent with above.	Consistent with above.
2010	Consistent with above.	Consistent with above.
2018	Consistent with above.	The recreational facility to the south has been demolished. The parkland and soccer fields remain present. There is increased residential development to the North.
2021	Consistent with above.	Consistent with above.

From the aerial photographs, no concerns are anticipated.

3.3 Fire Insurance Plans and Underwriter’s Reports

A request was placed with Ecolog ERIS for available fire insurance plans (FIPs) and/or underwriter’s reports for the Phase 1 Property and/or the adjacent / neighbouring properties. The search indicated that no records were available for neither the Site and/or for the surrounding properties.

3.4 Site Occupancy Records

A City Directory search was completed by Ecolog ERIS for the Site and selected surrounding property addresses. The Vernon’s Niagara, Ontario City Directory contained no listings for the Site and the immediately adjacent properties.

3.5 Regulatory Information

3.5.1 Environmental Risk Information Service (ERIS)

An Ecolog ERIS search provides information from federal, provincial and private source databases and was searched for information relating to the Site, and the adjoining and neighboring properties within the Study Area (250 m from the Site boundaries). The Ecolog ERIS report is presented in **Appendix C**. The available databases were searched to determine if the Site, adjoining and/or neighboring properties were listed and if the listing(s) relate to actual or potential environmental contamination to the Site.

No Provincial, Federal, and/or Private Records were available for the Site and a total of 2 records were listed for the 0.25 km search radius from ERIS. Based on the nature of the listing and the distance to the Site the environmentally significant database records are summarized as follows:

Property Address	Approximate Distance (m) /Direction to Subject Property	Database / Source of Information	Details	Concerns
469 Rice Road, Welland, ON	Approximately 100 m Southwest of the Site	EHS (Eris Historical Searches) (2)	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	None

Based on the Ecolog ERIS records review, no Site listings were anticipated to represent environmental concerns to the Site.

3.5.2 Ministry of the Environment Conservation and Parks (MOE)

A request was sent to the MOE Freedom of Information (FOI) and Protection of Privacy Office, in order to determine if there were any recorded environmental issues or violations associated with the Site and/or have issued any approvals, licenses, or permits for the locations, including registration as a PCB storage facility, and/or if a waste generator number ever been assigned to any of the properties, issued control orders or violation notices, and/or if the MOE has knowledge or record that the Site has ever been used or is currently being used for waste disposal.

A response to the above noted request was not received at the time of report preparation. If the response contains relevant environmental information relating to the Site, an addendum to this report will be issued.

3.6 Geological Data and Groundwater

The following information sources were reviewed to determine the nature of the subsurface strata and local topography: 1) Quaternary Geology Ontario, Southern Sheet, Map 2556, Ontario Geological Survey, 1991 2). Bedrock Geology of Ontario, Southern Sheet; Map 2544, Ontario Geological Survey, 1991 3) "Bedrock Topography of the Niagara Area", Map 2400 by the Ontario Geological Survey, 1981; and 4) 2009 Topographic Map by the Ontario Ministry of Natural Resources.

Based on published geological information and previous experience for the area, native subsurface soil conditions in the area of the site consist of glaciolacustrine clay and silt deposits. The bedrock in the area is identified as brown or tan dolostone of the Salina Formation.

There is no indication that there are significant depths of fill on the property associated with old landforms such as ravines or significant watercourses.

The topography in the vicinity of the Site slopes in a southeasterly direction. Geologic map data and regional ground surface topography indicates that the predominant inferred groundwater flow direction is expected to be in a southeasterly direction towards a tributary of the Welland Canal, which ultimately drains into the Welland Canal, located approximately 3 km southeast of the Site, which flows north into Lake Ontario.

3.7 Previous Environmental Reports and Additional Information

No previous environmental reports were available for review during the preparation of this report.

4.0 **OBSERVED SITE CONDITIONS**

Landtek conducted a visual assessment of the Site on November 25th, 2021. The following sections summarize the observed Site conditions.

The Site visit consisted of a visual reconnaissance of the Site and neighbouring properties from publicly accessible areas. Landtek was unaccompanied for the walkover.

Photographs of typical Site conditions are shown in **Appendix D**.

4.1 **Site Uses and Structures**

The Site is located in a predominately rural/residential area of Welland, Ontario. At the time of Landtek's Site visit, the Site consisted of agricultural lands with one (1) building present, utilized as a residential dwelling. The building is a modern brick structure and is currently occupied by tenants. Due to COVID regulations we were unable to enter the premises.

4.2 **Site Specific Observations**

Observations of Site conditions were made during the Site reconnaissance and are summarized in the table below.

Description	Reported and/or Observed On-Site	Comments
Air Emissions	No	None reported.
Storage Tanks: ASTs	No	None observed during Site visit.
Storage Tanks: USTs	No	None reported.
Hazardous Substances and Petroleum Products	No	None observed during the Site visit.
Hazardous Waste Management	No	None reported.
Unidentified Substance Containers	No	None observed during Site visit.
Drums	No	None observed during the Site visit.
Hydraulic Equipment	No	None observed during the Site visit.
Fill Material	No	None observed during Site visit.
Wells	No	Not identified during the Site visit.
Drains, Sumps, Oil/Water Separators/Sand Traps	No	No Sumps, Drains or Oil/Water Separators/Sand Traps were identified during the Site visit.
Stained Soil, Stained Pavement, Corrosion to Pavement	No	Not identified during the Site visit.
Strong, Pungent, or Noxious Odors	No	Not identified during the Site visit.
Stressed Vegetation	No	None observed during the Site visit.

Description	Reported and/or Observed On-Site	Comments
Utilities (Electricity/ Natural Gas)	Yes	Natural Gas and Hydro provided by the City of Welland and Enbridge.
Water Supply	No	Water services supplied by the City of Welland.
Wastewater	No	No wastewater generation identified during Site visit.
Septic	No	No septic systems observed during Site visit.
Storm Water	Yes	Storm water drains via overland flow to the adjacent properties or via infiltration.
Pits, Ponds, Lagoons	No	Not identified during the Site visit.

Based on the Site visit completed by Landtek, there are no observed areas of concern.

4.3 Hazardous Materials

The following sections summarize substances that are more likely to be found in construction materials and building equipment.

4.3.1 Asbestos Containing Materials (ACM's)

Based on the age of the building located on the Site (circa 1970s/1980s) asbestos containing materials (ACMs) are not a concern.

4.3.2 Lead-Based Materials

Based on the age of the building, it can be assumed that Lead-based materials are not a concern.

4.3.3 Ozone Depleting Substances (ODS's)

No items suspected of containing ODS's were observed at the time of the visual Site inspection.

4.3.4 Polychlorinated biphenyls (PCBs)

There were no transformers or fluorescent lights observed on Site.

4.3.5 Urea Formaldehyde Foam Insulation (UFFI)

UFFI was not observed during the visual Site inspection.

4.3.6 Microbial Contamination (Mould)

The presence of mould contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. During the Site visit, no obvious indication of mould growth was observed therefore it can be assumed that Microbial Contamination is not a concern.

4.3.7 Radon Gas

Radon (Rn222) is a naturally occurring inert, colorless, odorless radioactive gas derived from the decay of radium (R226). Radium occurs in geologic formations containing uranium, granite, shale, phosphate, or pitchblende and was commercially used in luminescent products. Radium decays into reactive, radioactive daughter particles that attach themselves to other particles such as dust and are a lung cancer risk. Radon can move through permeable rocks and soils and can eventually seep into buildings. The movement of radon into buildings is controlled largely by the soil permeability under a foundation and access to the interior of buildings through openings in the foundation. Radon is heavier than air and is more likely to be present in sub-grade areas (including basements).

According to the Cross-Canada Survey of Radon Concentrations (March 2012) conducted by Health Canada, the site is located in the Niagara Regional Health Unit, where 98 % of the tests conducted revealed radon levels below the Canadian Radon Guideline of 200 Bq/m³ (Health Canada). As such, the Site is located in an area of low radon potential.

4.4 Adjacent Site Conditions / Uses

Direction to Site	Details
North	Residential properties
East	Rice Road followed by residential and agricultural properties
South	Undeveloped/municipal parkland followed by residential properties
West	Undeveloped/municipal parkland followed by residential properties

No concerns are anticipated.

5.0 INTERVIEWS

An interview was not completed as part of this Phase 1 ESA.

Landtek was not provided access to the residence on Site, all observations were made from publicly accessible locations.

6.0 SUMMARY OF FINDINGS

The following summary outlines the findings of the Phase 1 ESA:

- The Site is rectangular in shape and is agricultural and residential land with one (1) building or structure present (a residential dwelling). It is located approximately 350 m northwest of the intersection of Rice Road and Quaker Road, in Welland, Ontario and is approximately 4.2 hectares (10.3 acres). The Site is bound by Rice Road to the east (followed by residential dwellings and agricultural land); residential properties to the north; and undeveloped and/or parkland property to the east and south;
- The topography in the vicinity of the Site slopes in a south easterly direction. Based on local topography, the groundwater flow direction is expected to be in a south-easterly direction towards the Welland Canal, located approximately 3 km southeast of the Site;
- Based on a review of historical information sources (i.e., aerial photographs, environmental database searches, physical setting sources, and a Site reconnaissance), no Site listings or activities or adjacent and/or neighbouring properties are considered to represent potential environmental concerns to the Site;
- Based on a review of aerial photographs, the Site had been used for agricultural and residential purposes from the 1930s to present. Two (2) buildings or structures were historically located on the Site (a barn and residential dwelling), and 1 is currently present (residential dwelling). The surrounding properties to the north and west were developed in the 1950s / 1960s, with municipal parkland being developed to the south and east in the 1990s;
- At the time of Landtek's Site visit, the Site consisted of residential and agricultural lands, while the surrounding properties were agricultural, undeveloped, parkland and/or residential; and
- At the time of Landtek's Site visit, there was no evidence of chemical manufacturing/storage, above ground storage tanks (ASTs), and/or underground storage tanks (USTs) on the Site.

7.0 CONCLUSIONS

Landtek was not provided access to the residence on Site, all observations were made from publicly accessible locations.

Based on Landtek's findings, no issues of potential environmental concern were identified for the Site.

8.0 RECOMMENDATIONS

No environmental concerns were identified and therefore, no further work is required on the Site at this time.

9.0 QUALIFICATIONS OF ASSESSOR(S) AND CLOSURE

Qualifications

Completion of the assessment was conducted by Ms. Nicole Harper, H.B.Sc., who has over 10 years of related environmental experience including completion of hundreds of Phase One and Two ESA's and Site remediation activities on a variety of agricultural, residential, industrial, commercial and industrial properties.

Senior review of the assessment was conducted by Mr. Paul J Blunt, P.Eng. who has conducted and supervised Environmental Site Assessments for more than 25 years. Mr. Blunt obtained a B.Sc. in Chemical Engineering from University of Windsor in 1987 and is a licensed Professional Engineer in the Province of Ontario. Mr. Blunt has conducted and supervised Phase 1 Environmental Site Assessments over 1500 environmental site assessments on a variety of agricultural, residential, industrial, commercial and industrial properties. Mr. Blunt also has extensive experience in conducting Phase 2 Environmental Site Assessments and is therefore familiar with how to assess potential concerns identified during the Phase 1 ESA. Mr. Blunt has conducted and supervised environmental projects throughout Canada, the United States and Australia.

We trust that this report is satisfactory for your purposes at this time. If you have any questions, please do not hesitate to contact our office.

Yours truly,

LANDTEK LIMITED



Nicole Harper. H. B.Sc.



Paul Blunt, P.Eng., QP_{ESA}

APPENDIX A
LIMITATION OF THE REPORT

Limitations of the Report

This report was prepared for the sole use of the Client, their legal counsel, and Client designated and authorized financial and mortgage institutions. It is intended to provide an evaluation of the current environmental conditions at the subject Site. Any use of this report, or decisions made based on it, by an unauthorized party, is the responsibility of the unauthorized party. Landtek Limited accepts no responsibility for damages of any type suffered by the unauthorized party as a result of actions or decisions made based on this report.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. The findings within this ESA utilized information that was practically reviewable per O. Reg. 153/04, meaning that only relevant data relating to the Site has been incorporated into the findings, disregarding extraordinary analysis of irrelevant data. The investigation conducted for this ESA was limited to data that was reasonably ascertainable, meaning that the information was publicly available, obtainable within the cost and time constraints under the scope of services for this project, and practically available.

It should be noted that all surficial environmental assessments are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and Site evaluation. Subsurface conditions were not field investigated as part of this study and may differ from the conditions implied by the surficial observations. Additionally, the passage of time may result in a change in the environmental characteristics at this Site and surrounding properties. Landtek does not warrant against future operations or conditions, or against operations or conditions present of a type or at a location not investigated.

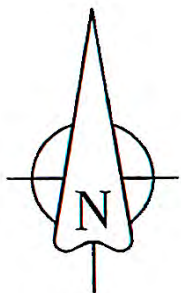
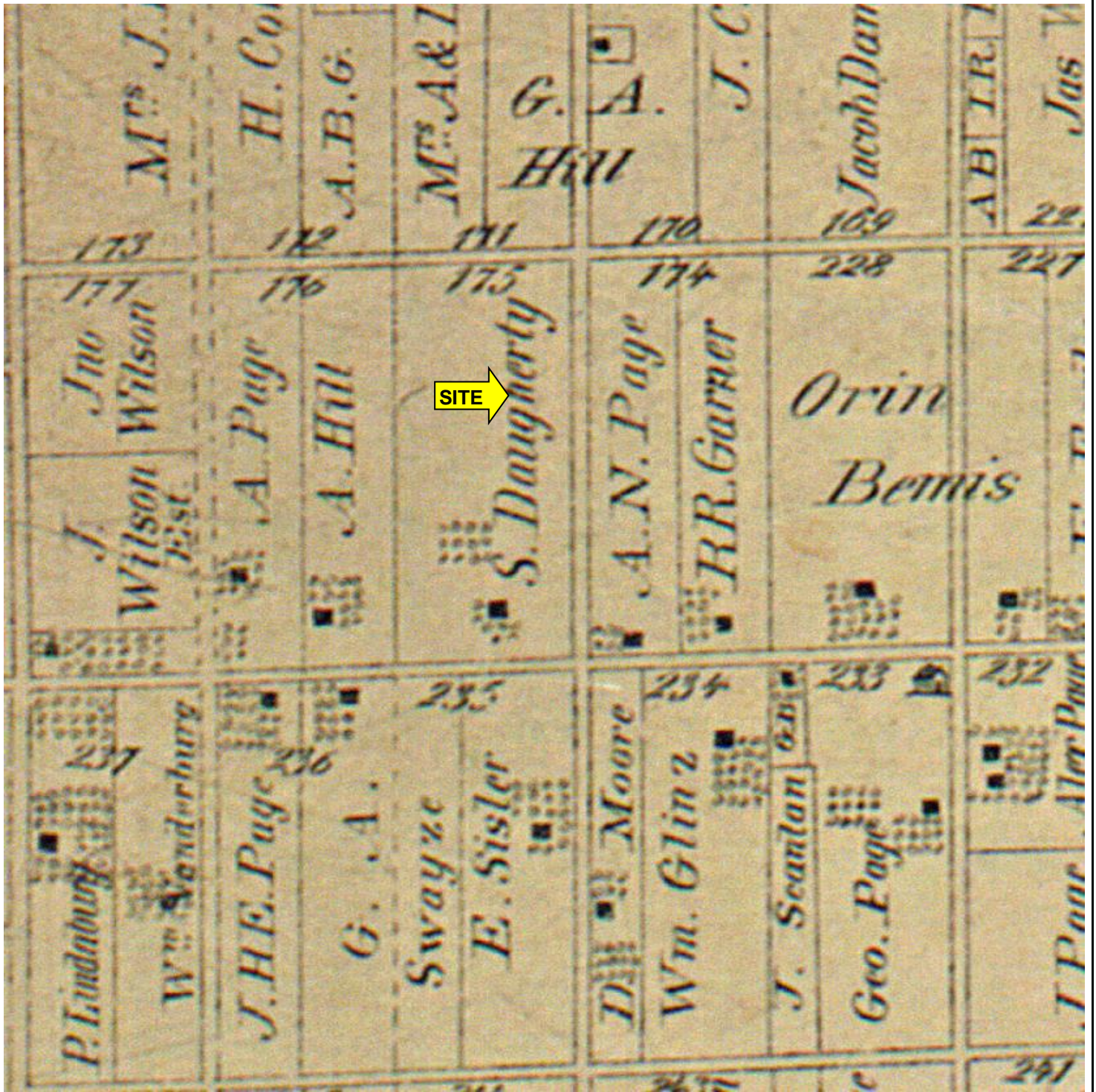
The conclusions and recommendations given in this report are based on information obtained from various sources noted and a visual examination of the Site. It is based on the conditions of the subject property at the time of the field investigation supplemented by a review of historical information to assess environmental conditions at the Site reported. Landtek Limited assumes that information provided by others is factual and accurate, and accepts no responsibility for any deficiency, misstatement, or inaccuracy in this report from information provided by others.

The primary direction of groundwater flow is assumed to follow topography, unless otherwise indicated by measurement of potentiometric surface or other quantifiable data.

Sampling and analysis of soil, groundwater, or other materials was not carried out as part of the scope of work. The findings of the assessment cannot be extended to reflect portions of the Site that were unavailable for direct observation by Landtek Limited.

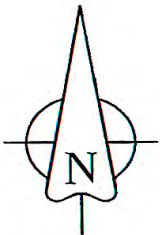
This assessment should not be considered a comprehensive audit that eliminates all risks of encountering environmental problems. There is no warranty expressed or implied by this report concerning the status of the study Site.


APPENDIX B
HISTORICAL MAP AND AERIAL PHOTOGRAPHS

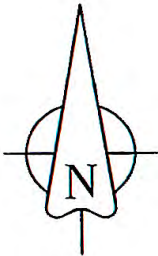


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Title:	Historical Map - 1875		
Project No.	21488		

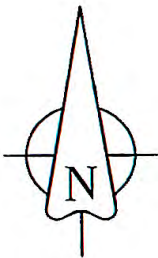
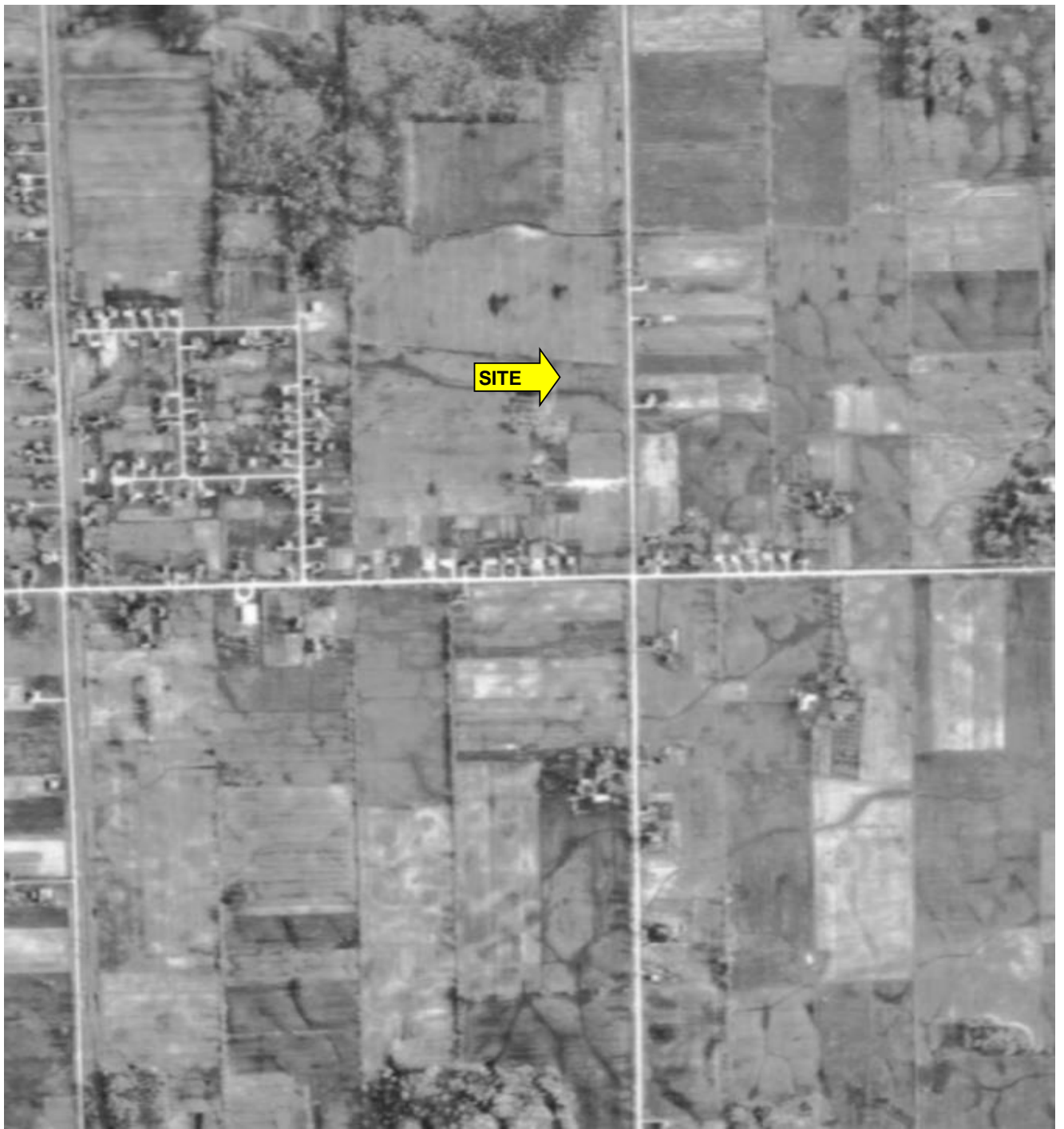



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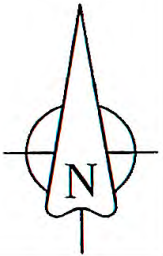


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Project No.	21488		



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Project No.	21488	

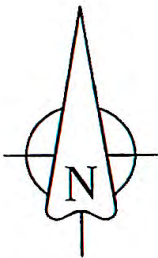


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Project No.	21488		

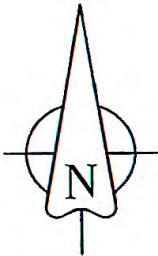


SITE



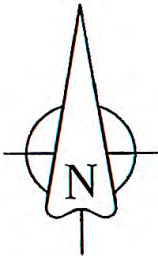
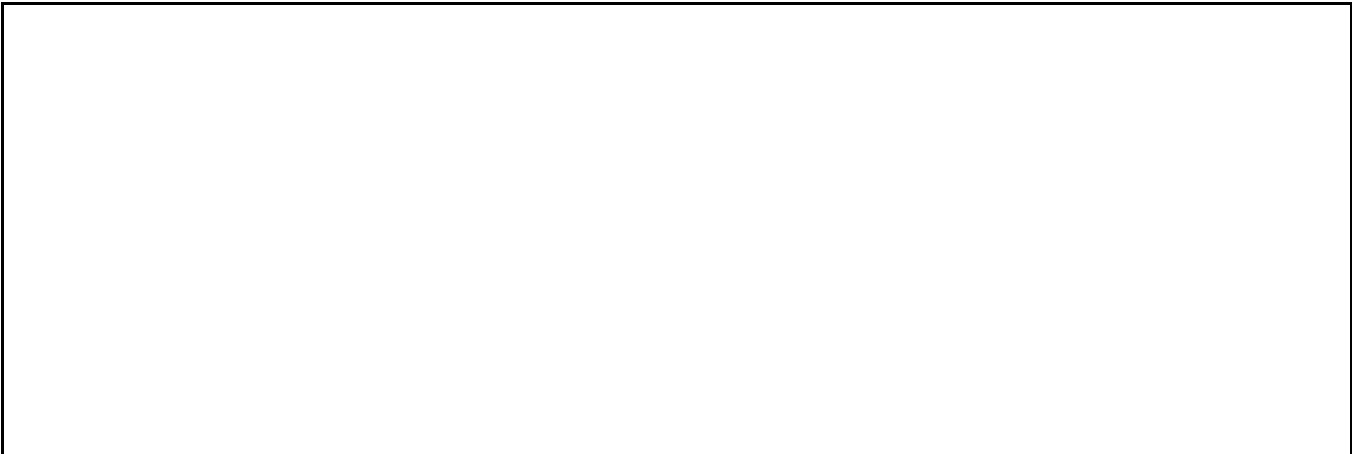
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Project No.	21488		



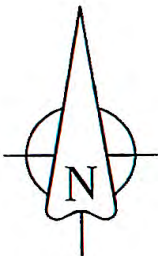
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Project No.	21488		



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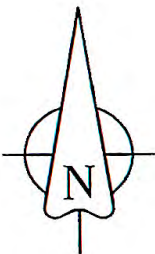
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Project No.	21488		




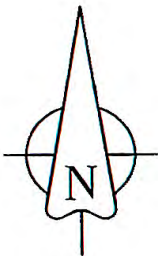
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Scale:	NTS	Date:	December 2021
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Title:	Aerial Photograph - 2010		
Project No.	21488		

1



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Scale: NTS	Date: December 2021
Project:	Phase 1 ESA 509 Rice Road Welland, ON
Title:	Aerial Photograph - 2018
Project No. 21488	



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Scale:	NTS	Date:	December 2021
Project:	Phase 1 ESA 509 Rice Road Welland, ON		
Title:	Aerial Photograph - 2021		
Project No.	21488		

APPENDIX C

ENVIRONMENTAL RISK INFORMATION SYSTEM (ERIS) DATA



DATABASE REPORT

Project Property: *450 & 509 Rice Road, Welland, ON
450 & 509 Rice Road
Welland ON L3C 2W1*

Project No: *21487*

Report Type: *Standard Express Report*

Order No: *21112600074*

Requested by: *Landtek Limited*

Date Completed: *November 26, 2021*

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

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Executive Summary

Property Information:

Project Property: 450 & 509 Rice Road, Welland, ON
450 & 509 Rice Road Welland ON L3C 2W1

Project No: 21487

Coordinates:

Latitude: 43.0247969
Longitude: -79.2700223
UTM Northing: 4,765,020.61
UTM Easting: 640,952.43
UTM Zone: 17T

Elevation: 607 FT
185.08 M

Order Information:

Order No: 21112600074
Date Requested: November 26, 2021
Requested by: Landtek Limited
Report Type: Standard Express Report

Historical/Products:

Executive Summary: Report Summary

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

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PINC	<i>Pipeline Incidents</i>	Y	0	0	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	0	0	0
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	0	0
Total:			0	2	2

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

Executive Summary: Site Report Summary - Surrounding Properties

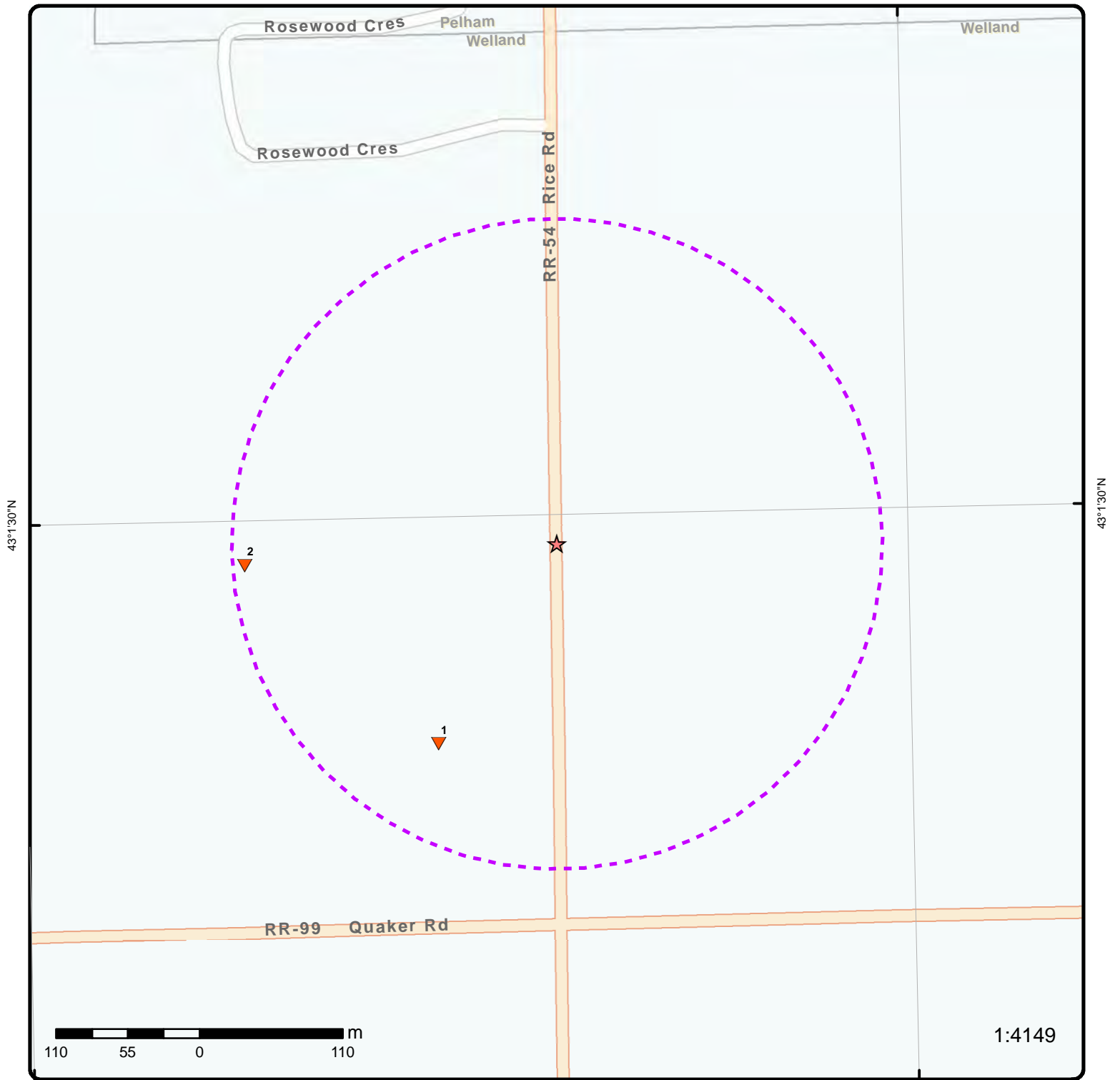
<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
1	EHS		469 Rice Rd Welland ON L3C2W2	SW/178.7	-0.24	12
2	EHS		469 Rice Road Welland ON L3C 2W2	W/240.3	-0.24	12

Executive Summary: Summary By Data Source

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jun 30, 2021 has found that there are 2 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	469 Rice Rd Welland ON L3C2W2	SW	178.73	<u>1</u>
	469 Rice Road Welland ON L3C 2W2	W	240.28	<u>2</u>



Map: 0.25 Kilometer Radius

Order Number: 21112600074

Address: 450 & 509 Rice Road, Welland, ON



Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Parkt (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	



250 125 0 250 m

1:10000
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Aerial Year: 2020

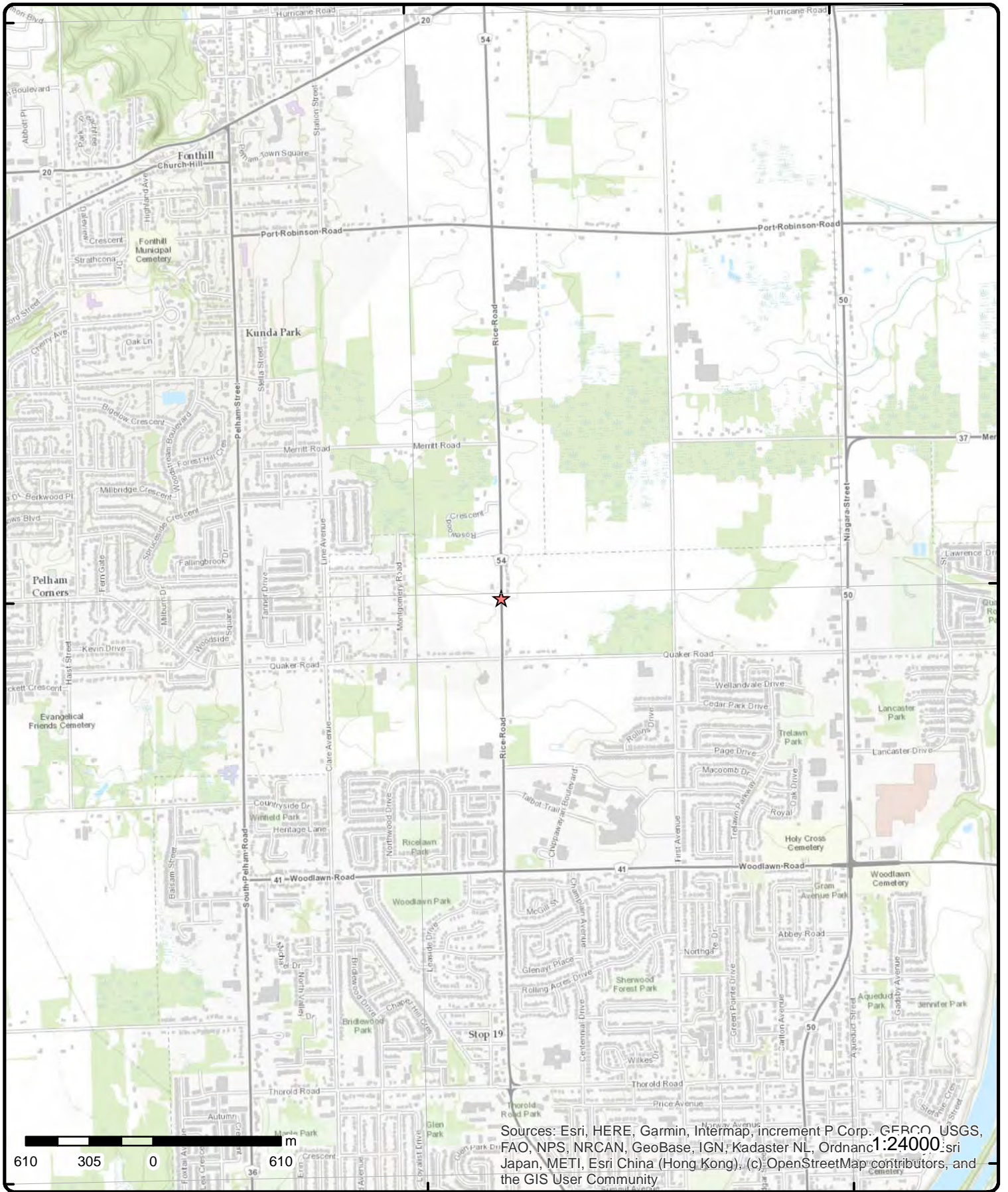
Order Number: 21112600074

Address: 450 & 509 Rice Road, Welland, ON



Source: ESRI World Imagery

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

Topographic Map

Address: 450 & 509 Rice Road, ON

Source: ESRI World Topographic Map

Order Number: 2111260074



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 1	SW/178.7	184.8 / -0.24	469 Rice Rd Welland ON L3C2W2	EHS
Order No: 20171117010 Status: C Report Type: Standard Express Report Report Date: 17-NOV-17 Date Received: 17-NOV-17 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Title Searches; City Directory; Aerial Photos		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.271175 Y: 43.023428			

<u>2</u>	1 of 1	W/240.3	184.8 / -0.24	469 Rice Road Welland ON L3C 2W2	EHS
Order No: 20170901026 Status: C Report Type: Custom Report Report Date: 08-SEP-17 Date Received: 01-SEP-17 Previous Site Name: Lot/Building Size: Additional Info Ordered:		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.272967 Y: 43.024689			

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
----	------------------------	---------	------	--------

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial

[AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

[AGR](#)

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

Government Publication Date: Up to Sep 2020

Abandoned Mine Information System:

Provincial

[AMIS](#)

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial

[AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private

[AUWR](#)

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

Government Publication Date: 1999-Sep 30, 2021

Borehole:

Provincial

[BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2019

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Chemical Manufacturers and Distributors:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Sep 30, 2021

Compressed Natural Gas Stations:

Private CNG

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

Government Publication Date: Dec 2012 -Aug 2021

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

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

Government Publication Date: 1989-Jul 2021

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 - Sep 30, 2021

Drill Hole Database:

Provincial [DRL](#)

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

Government Publication Date: 1886 - Sep 2020

Delisted Fuel Tanks:

Provincial [DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: May 31, 2021

Environmental Activity and Sector Registry:

Provincial [EASR](#)

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

Government Publication Date: Oct 2011- Sep 30, 2021

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- Sep 30, 2021

Environmental Compliance Approval:

Provincial [ECA](#)

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

Government Publication Date: Oct 2011- Aug 31, 2021

Environmental Effects Monitoring:

Federal [EEM](#)

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private [EHS](#)

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

Government Publication Date: 1999-Jun 30, 2021

Environmental Issues Inventory System:

Federal [EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

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

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial **EPAR**

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2020

List of Expired Fuels Safety Facilities:

Provincial **EXP**

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2020

Federal Convictions:

Federal **FCON**

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

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

Government Publication Date: Jun 2000-Aug 2021

Fisheries & Oceans Fuel Tanks:

Federal **FOFT**

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal **FRST**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tank:

Provincial **FST**

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Fuel Storage Tank - Historic:

Provincial

[FSTH](#)

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

[GEN](#)

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

Government Publication Date: 1986-Apr 30, 2021

Greenhouse Gas Emissions from Large Facilities:

Federal

[GHG](#)

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

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents:

Provincial

[HINC](#)

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

[IAFT](#)

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

[INC](#)

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Landfill Inventory Management Ontario:

Provincial

[LIMO](#)

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

[MINE](#)

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

[MNR](#)

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

Government Publication Date: 1846-Dec 2020

National Analysis of Trends in Emergencies System (NATES):

Federal

[NATE](#)

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

[NCPL](#)

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

Government Publication Date: Dec 31, 2019

National Defense & Canadian Forces Fuel Tanks:

Federal

[NDFT](#)

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

[NDSP](#)

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

[NDWD](#)

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

[NEBI](#)

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

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

[NEBP](#)

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

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

Government Publication Date: 1988-Feb 28, 2021

Ontario Oil and Gas Wells:

Provincial

OOGW

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

Government Publication Date: 1800-Jan 2021

Inventory of PCB Storage Sites:

Provincial

OPCB

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

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

Orders:

Provincial

ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include 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-Sep 30, 2021

Canadian Pulp and Paper:

Private

PAP

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

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

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

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

Government Publication Date: Oct 2011- Aug 31, 2021

Pipeline Incidents:

Provincial PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing in an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Private and Retail Fuel Storage Tanks:

Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

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

Government Publication Date: 1994 - Sep 30, 2021

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-1990, 1992-2018

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-Sep 2021

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-Sep 30, 2021

Scott's Manufacturing Directory:

Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

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

Government Publication Date: 1988-Sep 2020

Wastewater Discharger Registration Database:

Provincial

[SRDS](#)

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

Government Publication Date: 1990-Dec 31, 2018

Anderson's Storage Tanks:

Private

[TANK](#)

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

[TCFT](#)

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Dec 2020

Variations for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

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

Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011- Aug 31, 2021

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

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

Government Publication Date: Apr 30, 2021

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX D
PHOTOGRAPHS OF TYPICAL SITE CONDITIONS

Photograph 1

View of the residential portion of the Site, facing west.



Photograph 2

View of the southern portion of the Site, facing west.



LANDTEK LIMITED

Project No.	21488	Date:	December 2021
Phase 1 ESA 509 Rice Road Welland, Ontario			
Title:	Typical Site Condition Photographs		



	<p>LANDTEK LIMITED</p>	
<p>Project No. 21488</p>	<p>Date: December 2021</p>	
<p>Phase 1 ESA 509 Rice Road Welland, Ontario</p>		
<p>Title:</p>	<p>Typical Site Condition Photographs</p>	