



CHUNG & VANDER DOELEN
ENGINEERING LTD.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

**CORK STREET RAILWAY LANDS
(BETWEEN MARTIN STREET & PRINCESS STREET)
MOUNT FOREST, ONTARIO**

SUBMITTED TO:

South Saugeen Developments Ltd.
c/o John Padfield
1021 Walton Avenue North
Listowel, Ontario
N4W 3S2

FILE NO.: E17383 / June 23, 2017



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Mr. John Padfield
South Saugeen Developments Ltd.
1021 Walton Avenue North
Listowel, Ontario
N4W 3S2

Dear Mr. Padfield:

**RE: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
CORK STREET RAILWAY LANDS (BETWEEN MARTIN STREET & PRINCESS STREET)
MOUNT FOREST, ONTARIO**

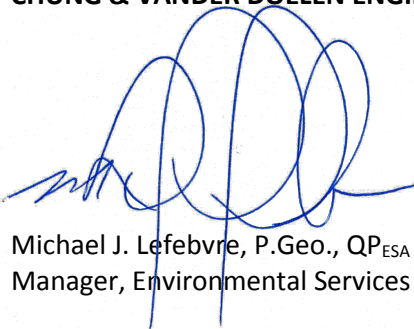
We are enclosing one (1) copy of our Phase One ESA report conducted for the above-referenced property.

If you have any questions or clarifications are required, please contact the undersigned at your convenience.

We thank you for giving us this opportunity to be of service to you.

Yours truly,

CHUNG & VANDER DOELEN ENGINEERING LTD.



Michael J. Lefebvre, P.Ge., QP_{ESA}
Manager, Environmental Services

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1.0 EXECUTIVE SUMMARY

CHUNG & VANDER DOELEN ENGINEERING LTD. (CVD) was retained by South Saugeen Developments Ltd. to conduct a Phase One Environmental Site Assessment (ESA) of the Cork Street railway lands located between Martin Street and Princess Street in Mount Forest, Ontario (hereinafter referred to as the "Site").

The purpose of the Phase One ESA is to evaluate the environmental conditions of the Site and adjacent properties and to identify actual or potential sources of contamination associated with the subject property and surrounding properties. The Phase One ESA is part of the due diligence requirements to support the completion of a Record of Site Condition (RSC) for the property.

The Site is a vacant property covering a plan area of 1.163 ha in an area of residential, agricultural and community land uses. According to available resources, the Site was historically part of the Toronto Grey & Bruce railway network until the tracks were decommissioned and railroad ballast removed circa 1990s. Since the decommissioning of the railway tracks, the Site has remained as a vacant trail.

Based on the information obtained and reviewed as part of this assessment, two (2) historical Potentially Contaminating Activities (PCAs) were identified on the Site and one (1) PCA was identified on surrounding properties within the Phase One ESA Study Area. An evaluation of the PCAs determined two (2) Areas of Potential Environmental Concern (APECs) on the Site that are described in the following table:

Area of Potential Environmental Concern (APEC)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Environmental Concern	Media Potentially Impacted (groundwater, soil and/or sediment)
APEC-1	Site	PCA No. 30 - Importation of Fill Material of Unknown Quality	On-Site	Metals, As, Sb, Se, PAHs	Soil & Groundwater
APEC-2	Site	PCA No. 46 – Rail Yards, Tracks and Spurs	On-Site	Metals, As, Sb, Se, PAHs	Soil & Groundwater

Based on the information obtained as part of this investigation, APECs have been identified on the Site. A Record of Site Condition (RSC) cannot be filed at this time and a Phase Two ESA investigation is recommended at this time to further evaluate the environmental quality of the soil and groundwater on the Site.



This opinion is based on the following:

- The Site was developed and used as part of the Toronto Grey & Bruce railway network between circa 1880s and 1990s. The railway line was decommissioned in the 1990's and the railway ties and ballast were removed at this time. The former railway line is considered a potential environmental concern to the Site.
- During the 19th century, imported fill material used for railway ballast often included recycled slag and other materials that may pose as potential environmental concern to the Site.
- Based on the separation distance (± 130 m) and down-gradient location in terms of inferred groundwater flow, the closed Martin Street landfill is not expected to be an environmental concern to the Site



2.0 INTRODUCTION

2.1 Phase One Property Information

CHUNG & VANDER DOELEN ENGINEERING LTD. (CVD) was retained by South Saugeen Developments Ltd. to conduct a Phase One Environmental Site Assessment (ESA) of the former railway lands located between Martin Street and Princess Street in Mount Forest, Ontario (hereinafter referred to as the "Site").

The legal description of the Site is as follows:

- PT LT 2 CON WOSR DIVISION 1 ARTHUR TOWNSHIP; PT LT 2 CON WOSR DIVISION 2 ARTHUR TOWNSHIP; PT PKLT 10 S/S PRINCESS STREET PL TOWN OF MOUNT FOREST MOUNT FOREST PTS 2, 3, 9 & 10, 61R7789; S/T RO800177E;; TOWNSHIP OF WELLINGTON NORTH

The property PIN is 71053-0213 (LT)

CVD's contact information for the owner of the Site is as follows:

Mr. John Brian Padfield
South Saugeen Developments Ltd.
1021 Walton Avenue North
Listowel, Ontario
N4V 3S2
Phone: 519-323-6647
Email: JohnP@w-u.on.ca

The purpose of the Phase One ESA is to evaluate the environmental conditions of the Site and adjacent properties and to identify actual or potential sources of contamination associated with the subject property and surrounding properties. The Phase One ESA is part of the due diligence requirements to support the completion of a Record of Site Condition (RSC) for the property.

The Site is a vacant property covering a plan area of 1.163 ha in an area of residential, agricultural and community land uses. According to available resources, the Site was historically part of the Toronto Grey & Bruce railway network until the tracks were decommissioned and railroad ballast removed circa 1990s. Since the decommissioning of the railway tracks, the Site has remained as a vacant trail.

Appendix A shows the location of the Site and an overview of the study area. A Site Plan is available in Appendix B.



3.0 SCOPE OF THE INVESTIGATION

A Phase One Environmental Site Assessment is a thorough review of all activities that may have impacted the Site from an environmental standpoint.

CVD conducted this Phase One Environmental Site Assessment in accordance with the amended Ontario Regulation 153/04. This report also conforms to Canadian Standards Association (CSA) Z768-01 (R2012). The above-noted procedures set standards for review of information pertaining to the Site, development of detailed checklists or protocols, conducting the Site inspection, and preparation of the final report.

The scope of work for the Phase One ESA consisted of the following tasks:

- Review the historical occupancy of the Site, through the use of available archived municipal and business directories, fire insurance plans, and aerial photographs;
- Review the current use of the Site and the practices that may have impacted the environmental condition of the Site;
- Review of previous environmental reports;
- Review the current use of the surrounding properties and the commercial/industrial practices that may have impacted the environmental condition of the Site;
- Conduct a Site visit and interview with key person (if available) to identify the presence of environmental contaminants and concerns;
- Contact government agencies to request information for the Site, regarding environmental regulatory registration or non-compliance. Review any such information where available;
- Identify the presence or absence of Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs);
- Prepare a report of findings and conclusions.

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



4.0 RECORDS REVIEW

4.1 General

Available information sources including regulatory data-bases were assessed in an effort to gain information related to past Site activities, and to address potential environmental issues that may be present at, or in the vicinity of the Site.

4.1.1 Phase One Study Area Determination

A preliminary review of the documents listed in Section 4.0 indicates that there are no obvious concerns with any properties outside a 250 m radius of the Site. The study area for the Phase One ESA is therefore determined to be within a 250 m radius of the Site (hereinafter referred to as the “Phase One Study Area”).

4.1.2 First Development Use Determination

Based on the Chain of Title, the north part of the Site (PT PKLT 10 S/S PRINCESS STREET PL TOWN OF MOUNT FOREST MOUNT FOREST PTS 2, 3, 9 & 10, 61R7789; TOWNSHIP OF WELLINGTON NORTH) has been privately owned vacant and/or farmland since 1867 until a part of the property was sold to the Toronto Grey & Bruce Railway Company in 1871. The Toronto Grey & Bruce Railway Company constructed and operated a railroad through this part of the property until it was decommissioned and sold to the Town of Mount Forest in 1991.

The south part of the Site (PT LT 2 CON WOSR DIVISION 1 ARTHUR TOWNSHIP; PT LT 2 CON WOSR DIVISION 2 ARTHUR TOWNSHIP; TOWNSHIP OF WELLINGTON NORTH) was crown land or privately owned vacant and/or farmland until it was sold to the Toronto Grey & Bruce Railway Company in 1879. The Toronto Grey & Bruce Railway Company constructed and operated a railroad through this property until it was decommissioned and sold to the Town of Mount Forest in 1991.

4.1.3 Fire Insurance Plans

The Canadian Fire Insurance Plans (FIPs) in Ontario Collection, 1876 to 1973 (Vol. 5) was referenced for information regarding the Site and surrounding properties. The Site is located outside the boundaries of the 1926 FIP for the Town of Mount Forest.

4.1.4 Chain of Title

A complete Chain of Title search is included in Appendix H, and summarized in Section 7.0.



4.1.5 Previous Environmental Reports

According to a letter provided by Mr. Frank Vanderloo of B.M. Ross and Associates Ltd., two (2) environmental reports were formerly completed on the Site but were unavailable to CVD for review during this Phase One ESA. The findings and conclusions of the investigations are documented in the following reports:

- HGI Services Ltd., “Phase III Environmental Site Assessment, former C.P.R. Lands, Mount Forest, Ontario,” July 8, 1998. – Submitted to Mr. E.C. Brubacher of the Town of Mount Forest.
- HGI Services Ltd., “Phase II Environmental Site Assessment, Cork Street Property, Mount Forest, Ontario,” November 1, 1999. – Submitted to Mr. Brian Padfield.

4.2 Environmental Source Information

A summary of information obtained from available resource documents and from regulatory agency databases is provided as follows. A copy of all correspondence is included in Appendix F.

Coal Gasification Plants

According to the Intera Technologies Ltd. document entitled “Inventory of Coal Gasification Plant Waste Sites in Ontario”, dated April 1987, there are no coal tar sites located within 250 m of the Site.

PCB Storage Sites

A review of the Ministry of the Environment (MOE) document entitled “Ontario Inventory of Approved PCB Storage Sites”, September 1988, indicates that no PCB containing properties are within 250 m of the Site.

National Pollutant Release Inventory

A search conducted on the Environment Canada National Pollutant Release Inventory website indicates that no pollutant releases have occurred within 250 m of the Site according to 2009 and 2010 data.

The Technical Standards and Safety Authority (TSSA), Fuels Safety Division (FSD)

Based on current and historical land uses, aboveground or underground storage tanks (ASTs or USTs) are not expected on the Site. Therefore, no inquiry to the TSSA was completed for this investigation.



Ontario Ministry of the Environment and Climate Change (MOECC)

A FOI request was submitted to the MOECC for information regarding any environmental concerns, orders, spills, investigations/prosecutions, Waste Generator Numbers/Classes and Certificates of Approval related to the Site. However, it can take several weeks to receive a response from the MOECC. At the time of writing this report, we have not yet received a response to this request. Any relevant information received from the MOECC will be forwarded as an addendum to this report.

A copy of the MOECC FOI request is included in Appendix F.

Waste Disposal Inventory

A review of the Ministry of the Environment and Climate Change (MOECC) document entitled “Waste Disposal Site Inventory”, June 1991, indicates that there is a closed municipal/domestic waste landfill (No. X8106) located ±130 m south of the Site.

ERIS Report

A request was made to ERIS for a standard select report. The standard select report dated June 20th, 2017 provides historical environmental information for the subject property and lands surrounding the Site within a 250 m radius. Selected federal, provincial and private sector databases are researched to identify potential environmental concerns. The standard select report is used to aid in the identification of possible environmental risk factors for commercial, industrial and residential sites.

The following is a list of the database searches completed by ERIS for this Phase One ESA:

- Commercial Fuel Oil Tanks (CFOT)
- Fuel Storage Tank (FST)
- Fuel Storage Tank – Historic (FSTH)
- Ontario Regulation 347 Waste Generator Summary (GEN)
- Private and Retail Fuel Storage Tanks (PRT)
- Retail Fuel Storage Tanks (RST)
- Scott’s Manufacturing Directory (SCT)
- Ontario Spills (SPL)

No database listings were provided for the subject Site and no database listings were provided for surrounding properties within 250 m radius of the Site.

A copy of the ERIS Standard Select Report is included in Appendix F.

City Directories

No historical city directories are available for the Site.



4.3 Physical Setting Sources

4.3.1 Aerial Photographs

Aerial photographs for the years 1969, 1976, 1987, 1995, 2005 and 2016 were reviewed. The aerial photographs are enclosed in Appendix D and are summarized in the following table:

Year	Observations
1969	The Site is a railroad. Surrounding properties appear to be farmland, greenspace, residential or railway lands.
1976	No significant changes were observed on the Site and on adjacent properties.
1987	No significant changes were observed on the Site and on adjacent properties.
1995	No significant changes were observed on the Site. Ongoing residential development was observed to the east of the Site.
2005	The Site appears to be a vacant trail. Railway lands north of the Site have been redeveloped into a park.
2016	No significant changes were observed on the Site. The Mount Forest & District Sports Complex was developed adjacent to the northeast of the Site.

4.3.2 Topography, Hydrology, Geology

The Atlas of Canada Toporama interactive map and Wellington County interactive maps were accessed to retrieve spatial data relevant to the Site. From map topographic contours, the Site is located at ±412 metres above sea level (masl). The local topography slopes down towards the south. The localized groundwater flow direction is inferred to follow topography and flow southerly towards the South Saugeen River.

According to “Ontario Geological Survey Map 2384 – Palmerston, Southern Ontario, Granular Resources”, the Site is located in a physiographic region of Late Wisconsinan glaciofluvial outwash gravel and gravelly sand.

According to Map 2544, “Bedrock Geology of Southern Ontario, Southern Sheet,” the bedrock in the area generally consists of Upper Silurian limestone, dolostone, shale, sandstone, gypsum and salt of the Salina Formation.

4.3.3 Fill Materials

Fill material composition and source location are considerations in determining whether environmental concerns are present. Importation of fill of unknown quality is identified as a potential contaminating activity within Ontario Regulation 153/04.

Based on former land uses as a railroad, it is expected that fill material was imported to construct the track bed.



4.3.4 Water Bodies and Areas of Natural Significance

The nearest water body to the Site is the South Saugeen River, located ± 200 metres south of the Site.

No areas of natural significance are located within the Phase One Study Area.

4.3.5 Well Records

A review of MOECC well record data revealed one (1) well record for shallow monitoring wells that have been located within the Phase One Study Area. It is anticipated that the shallow groundwater monitoring wells are related to environmental and/or geotechnical investigations that have been conducted within The Phase One Study Area.

4.4 Site Operating Records

The Site is vacant and undeveloped.

5.0 INTERVIEWS

The Site is a vacant parcel of land, as such, no Site Representative was available for an interview.

6.0 SITE RECONNAISSANCE

6.1 General Requirements

An assessment of the Site was completed by a representative of CVD on March 12, 2017. A complete walkover of the Site and surrounding properties was conducted at these times. The weather was observed to be mainly cloudy, with temperature of ± 7 degrees Celsius. Exterior surfaces on the Site were bare with no snow cover.

6.2 Specific Observations at Phase One Property

Structure

The Site is a vacant parcel of land. According to available resources, no permanent structures have been historically development on the Site.



Exterior Description

The Site is a vacant trail bounded by trees, shrubs, wild grasses and weeds along the perimeter. The topography appears to be relatively flat, with a gentle slope downwards from north to south.

Rail Spurs

The Site was a formerly part of the Toronto Grey & Bruce railway network and was developed as a single-track railway between circa 1880s and 1990s.

Water Sources

The Site is a vacant field with no water services and/or drinking water wells installed.

Underground Utility & Service Corridors

The Site is a vacant field with no utility services installed.

Staining

No surface staining was observed on the Site.

Vegetation

No stressed vegetation was observed at the Site.

Underground and Aboveground Storage Tanks

Site inspections and interviews were conducted to assess the presence/absence and condition (if present) of underground storage tanks (USTs) and aboveground storage tanks (ASTs) at the Site.

CVD did not find any correspondence to support the current use of USTs/ASTs at the Site and did not observe any evidence of USTs or ASTs during the Site reconnaissance.

Chemical Inventory, Storage and Handling

There was no evidence for chemical storage, chemical leaks and/or spills that were observed during the Site visit. According to available information, significant amounts of chemicals have not been historically generated or stored on-Site.

Solid and Liquid Waste Generation and Disposal

The Site is an undeveloped vacant trail with no solid and/or liquid waste generation.



Designated Substances

In Ontario, the Occupational Health and Safety Act has a list of nearly a dozen substances have been classified as "designated substances" largely in response to their harmful characteristics.

Asbestos Containing Materials

Asbestos is a group of naturally occurring minerals, formerly used for thermal and acoustic insulation, as well as fireproofing. The use of asbestos was common due to its strength and resistance to heat, and is often found in old ceiling tiles, pipe and vessel insulation, blown into structural beams and ceilings, in floor tile, linoleum, and mastic. The use of asbestos building materials was banned in Canada in the late 1970's.

Asbestos is not always an immediate hazard, though when asbestos containing materials are disturbed, microscopic fibres become airborne and may be inhaled by humans, where it may cause cancer and lung disease.

The Site is an undeveloped vacant trail and therefore ACMs are not expected to be present.

Lead Based Paint

Lead is a highly toxic metal which, when present in the human body (in sufficient quantities), attacks the central nervous system and can result in numerous health problems. Lead-based paints have not been used since the late 1970's, when the U.S. Department of Housing and Urban Development (HUD) banned it for use in all homes and most other buildings.

The Site is an undeveloped vacant trail and therefore no lead based paints are expected to be present.

Other Designated Substances

The Site is an undeveloped vacant trail that was formerly a railroad right of way. Therefore, no other designed substances are expected to be present.

6.2.1 Enhanced Investigation Property

Based on the historical land use of the Site as a railway (i.e. industrial land use), in accordance with the amended Ontario Regulation 153/04, subsection 13 (3), clause 32 (1) (b) of the regulation, the Site is considered to be an enhanced investigation property.

6.2.2 Written Description of Investigation

Previous investigations conducted on the Site include a Phase II ESA and Phase III ESA by HGI Services Ltd. in July 1998 and November 1999 respectively. These reports were unavailable to CVD for review at the time of this Phase One ESA.



6.3 Surrounding Properties Phase One Study Area

Land uses currently and historically surrounding the Site are described as follows:

North of the Site:

Adjacent to the north of the Site is Princess Street, beyond which is municipal parkland.

According to available resources, properties to the north of the Site were historically vacant, farmland and/or Toronto Grey & Bruce railway lands.

East of the Site:

Adjacent to the east of the Site is undeveloped greenspace and Cork Street. Beyond are residential subdivisions.

According to available resources, the area east of the Site was historically agricultural, rural residential and/or vacant until development as residential subdivisions began circa 1990s.

South of the Site:

Adjacent to the south of the Site is Martin Street. Beyond are greenspace, the closed Mount Forest Martin Street landfill and the South Saugeen River.

According to available resources, the area south of the Site was historically greenspace and/or vacant.

West of the Site:

Adjacent to the west of the Site is farmland. Beyond is greenspace and additional agricultural fields.

According to available resources, the area west of the Site was historically agricultural farmland.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

According to the Chain of Title, the Site was formerly two (2) separately owned parcels of land:

The north part of the Site (PT PKLT 10 S/S PRINCESS STREET PL TOWN OF MOUNT FOREST MOUNT FOREST PTS 2, 3, 9 & 10, 61R7789; TOWNSHIP OF WELLINGTON NORTH) was privately owned vacant and/or farmland since before 1968 until a part of the property was sold to the Toronto Grey & Bruce Railway Company in 1871. The Toronto Grey & Bruce Railway Company constructed and operated a



railroad through this part of the property until it was decommissioned and sold to the Town of Mount Forest in 1991. The municipality subsequently sold the former railroad lands to private owners in 1998, post completion of a Phase III ESA. The part of the property that was not sold to the railway has remained as privately held farmland and/or vacant lot until the time of this investigation.

The south part of the Site (PT LT 2 CON WOSR DIVISION 1 ARTHUR TOWNSHIP; PT LT 2 CON WOSR DIVISION 2 ARTHUR TOWNSHIP; TOWNSHIP OF WELLINGTON NORTH) was crown land or privately owned vacant and/or farmland until it was sold to the Toronto Grey & Bruce Railway Company in 1879. The Toronto Grey & Bruce Railway Company constructed and operated a railroad through this property until it was decommissioned and sold to the Town of Mount Forest in 1991. As with the north part of the Site, the municipality subsequently sold the former railroad lands to private owners in 1998, post completion of a Phase III ESA.

7.2 Potential Contaminating Activities (PCAs)

Potentially contaminating activities (PCAs) are a use or activity set out in Column A of Table 2 of Schedule D within Ontario Regulation 153/04 that is occurring or has occurred at the Site and/or surrounding properties within 250 metres of the Site.

PCAs identified on the Site and surrounding areas are found in the following tables:

PCA	Location	Description	Evaluation
1	Site	PCA No. 30 – Importation of Fill Material of Unknown Quality	As part of railroad construction, it is expected that fill material of unknown quality was imported for use as track ballast for the track bed construction circa 1880s. During the 19 th century, imported fill material used for railway ballast often included recycled slag and other waste rocky materials that may pose as potential environmental liabilities to the Site.
2	Site	PCA No. 46 – Rail Yards, Tracks and Spurs	The Site was developed and used as part of the Toronto Grey & Bruce railway network between circa 1880s and 1990s. Old railway lines are common sources of soil contamination, including polycyclic aromatic hydrocarbons (PAHs) and heavy metals as a by-product of locomotive and railcar operations. Due to the extended period of usage as a railway, contaminants in the soil would have accumulated over time and may potentially pose as environmental liabilities to the Site.



PCA	Location	Description	Evaluation
3	Martin Street Landfill	PCA No. 58 – Waste Disposal and Waste Management	<p>The closed Mount Forest Martin Street municipal/domestic waste landfill (No. X8106) is located ± 130 m south of the Site.</p> <p>Based on the separation distance and the down-gradient location in terms of inferred groundwater flow, the closed landfill is not expected to be an environmental concern to the Site at this time.</p>

7.3 Areas of Potential Environmental Concern (APECs)

Areas of potential environmental concern (APECs) are defined within the amended Ontario Regulation 153/04 (amended regulation) as those on, in or under a phase one property where one or more contaminants are potentially present. APECs are related to potentially contaminating activities set out and numbered in Column A of Table 2 of Schedule D in the amended regulation.

Based on the evaluation of the on-Site PCA, two (2) APECs were identified and are summarized in the following table:

Area of Potential Environmental Concern (APEC)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Environmental Concern	Media Potentially Impacted (groundwater, soil and/or sediment)
APEC-1	Site	PCA No. 30 - Importation of Fill Material of Unknown Quality	On-Site	Metals, As, Sb, Se, PAHs	Soil & Groundwater
APEC-2	Site	PCA No. 46 – Rail Yards, Tracks and Spurs	On-Site	Metals, As, Sb, Se, PAHs	Soil & Groundwater

7.3.1 Uncertainties

Records Review

Aerial photographs provide a view of potentially-contaminating land uses or features historically present on the Site. There are uncertainties related to the use of the aerial photographs provided in historical reports, as the scale was not identified in several photographs. The quality of some aerial photographs



may also not allow some features to be clearly identified. Professional judgment was used to relate the historical features identified in the aerial photographs to present day locations.

UTM coordinates of the records obtained from the ERIS report are provided to reduce the uncertainty about the location of the database report. The accuracy of the individual UTMs provided by ERIS cannot be verified. When possible, the listed address was used to assist in determining the correct location. Uncertainties regarding chain of title search documents were related to the quality of the documents, where as the age of these documents increase, the information may not be completely legible.

Site Reconnaissance

There is little uncertainty related to the site reconnaissance, as the observations were made directly by CVD. Photographs and detailed notes were taken during the site reconnaissance to document the current conditions of the Site and Phase One Study Area. The records review was completed before the Site reconnaissance to allow any identified uncertainties related to the historical information to be verified in the field (where possible).

7.4 Phase One Conceptual Site Model

Based on the review, interpretation and evaluation of the data compiled, a Conceptual Site Model (CSM) of the Phase One ESA property was prepared which demonstrates the current condition of the Site.

8.0 CONCLUSIONS

CVD was retained to complete a Phase One Environmental Site Assessment (ESA) report on the property located at Cork Street Railway Lands (Between Martin Street and Princess Street) in Mount Forest, Ontario.

Based on the results of the Phase One ESA, no actual sources of contamination associated with the Site and surrounding properties were identified. Two (2) Potentially Contaminating Activity (PCAs) with two (2) associated Area of Potential Environmental Concerns (APECs) were identified on the Site that warrant further investigation via a Phase Two ESA.

This opinion is based on the following:

- The Site was developed and used as part of the Toronto Grey & Bruce railway network between circa 1880s and 1990s. The railway line was decommissioned in the 1990's and the railway ties and ballast were removed at this time. The former railway line is considered a potential environmental concern to the Site.
- During the 19th century, imported fill material used for railway ballast often included recycled slag and other materials that may pose as potential environmental concern to the Site.



- Based on the separation distance (± 130 m) and down-gradient location in terms of inferred groundwater flow, the closed Martin Street landfill is not expected to be an environmental concern to the Site.



9.0 STUDY LIMITATIONS

CVD has prepared this report for the exclusive use of John Padfield of South Saugeen Developments Ltd. in evaluating the environmental conditions of the Site at the time of CVD's Site visit. CVD will not be responsible for the use of this report by any third party, or reliance on or any decision to be made based on it without the prior written consent of CVD. CVD accepts no responsibility for damages, if any, by any third party as a result of decisions or actions based on this report.

This report presents an overview of issues of environmental concern, reflecting CVD's best judgment using information reasonably available at the Site at the time of CVD's Site visit. CVD has prepared this report using information understood to be factual and correct and shall not be responsible for conditions arising from information or facts that were concealed or not fully disclosed to CVD at the time of the Site visit.

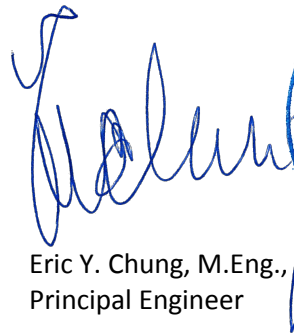
The American Society of Testing and Materials Standard of Practice notes that no environmental Site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of a standardized environmental Site assessment protocol is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property, given reasonable limits of time and cost. This assessment was carried out using historical data and a Site walkover. Intrusive testing is not part of the scope of this assessment.

We trust that the above report is complete within our terms of reference. If there are any questions concerning this matter, please do not hesitate to contact our office.

Respectfully submitted,
CHUNG & VANDER DOELEN ENGINEERING LTD.



Peter Dao, M.Sc., P.Geo.
Environmental Scientist



Eric Y. Chung, M.Eng., P.Eng.
Principal Engineer



10.0 REFERENCES

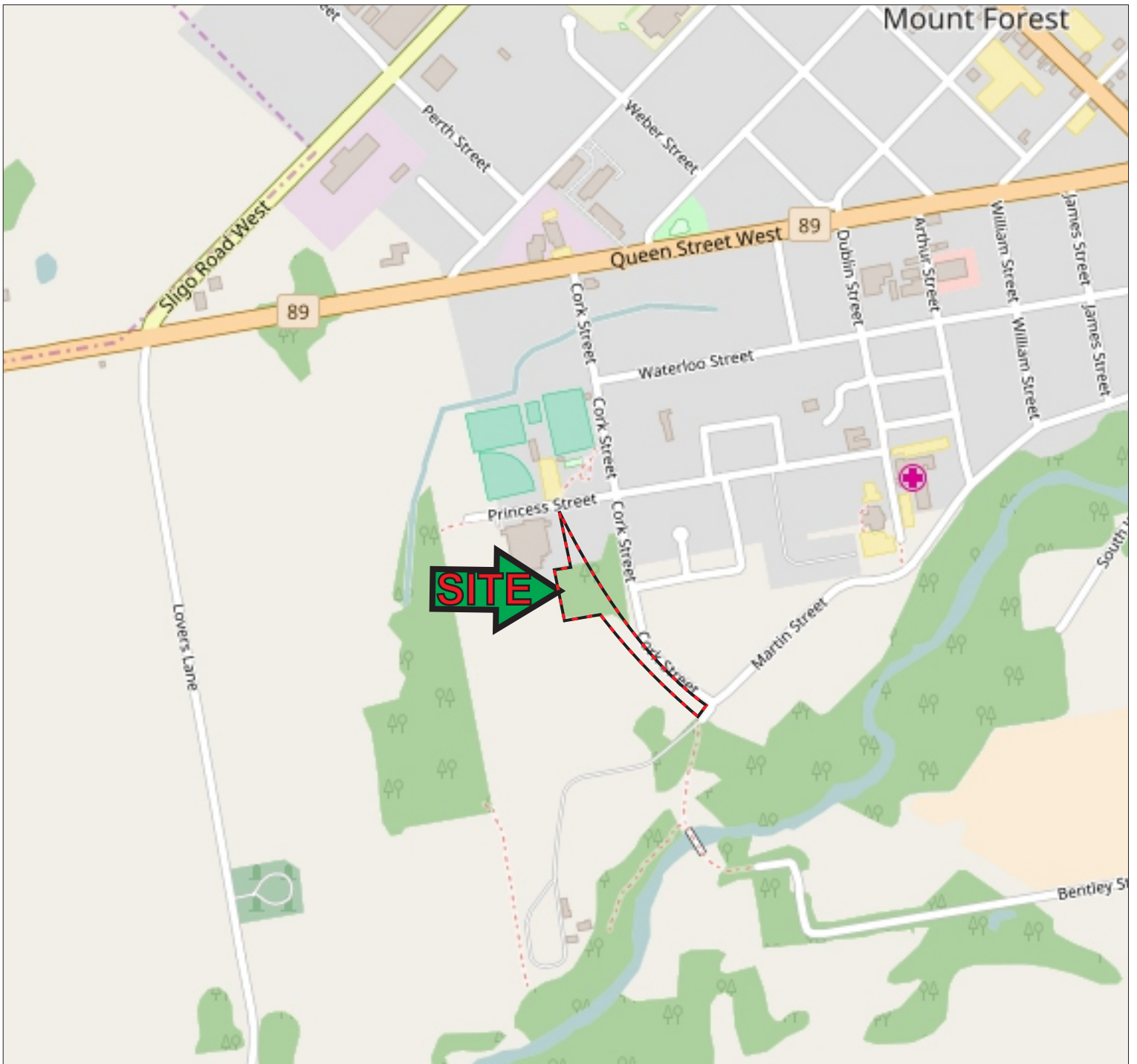
The following documents, maps, or other publications were reviewed and data from these documents was included in this Phase One ESA.

- B.M. Ross and Associates Limited Letter, "Re: South Saugeen Developments Ltd. Cork Street property (Mount Forest) ESA and RSC submissions to the Township". Dated March 6, 2017.
- Canadian Standard Association (CSA), 2012, Phase I Environmental Site Assessment CSA Z768-01 (R2012), Toronto, Canada.
- Intera Technologies Ltd., "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario", July 1988.
- Ministry of Northern Development and Mines, Map 2544, "Bedrock Geology of Southern Ontario – Southern Sheet", 1991.
- Ontario Geological Survey Map 2384, "Palmerston Southern Ontario, Granular Resources", 1977.
- Ontario Ministry of the Environment, "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario", November 1998.
- Ontario Ministry of the Environment, "Ontario Inventory of Approved PCB Storage Sites", September 1998.
- Ontario Ministry of the Environment, "Waste Disposal Site Inventory", June 1991.



APPENDIX A
KEY PLAN





LEGEND



SITE BOUNDARY



CHUNG & VANDER DOELEN
ENGINEERING LTD.

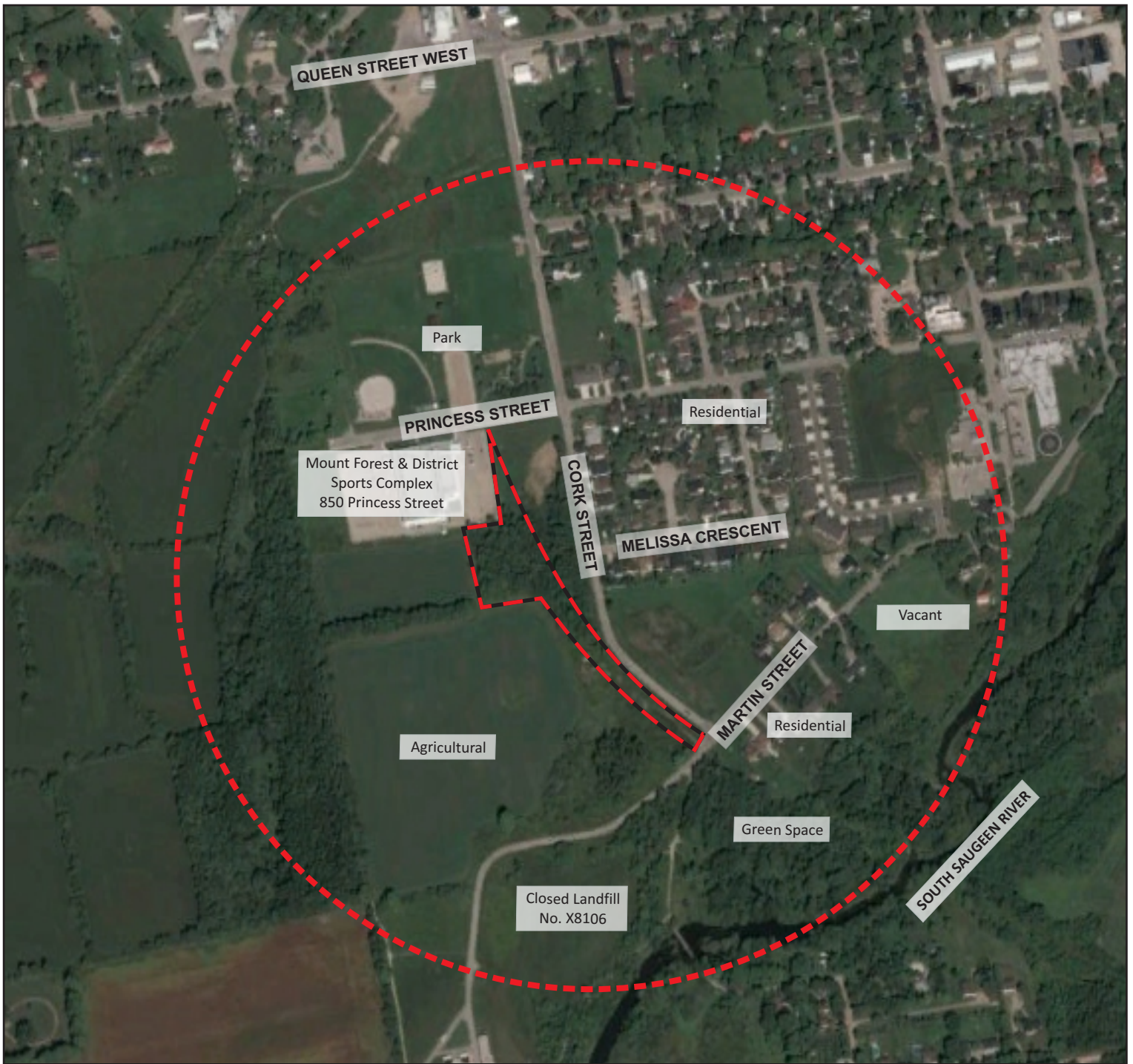
311 Victoria Street North
Kitchener / Ontario / N2H 5E1
519-742-8979



KEY PLAN CORK STREET RAILWAY LANDS (BETWEEN MARTIN & PRINCESS STREET) MOUNT FOREST, ONTARIO	Date:	JUNE 2017
	Scale:	1:11000
	File No.:	E17383
	Appendix:	A

APPENDIX B
STUDY AREA PLAN





LEGEND



SITE BOUNDARY



PHASE ONE STUDY AREA



CHUNG & VANDER DOELEN
ENGINEERING LTD.

311 Victoria Street North
Kitchener / Ontario / N2H 5E1
519-742-8979



STUDY AREA PLAN CORK STREET RAILWAY LANDS (BETWEEN MARTIN & PRINCESS STREET) MOUNT FOREST, ONTARIO	Date:	JUNE 2017
	Scale:	1:11000
	File No.:	E17383
	Appendix:	B

APPENDIX C
SITE AND APEC PLAN





LEGEND



SITE BOUNDARY



APEC-1



CHUNG & VANDER DOELEN
ENGINEERING LTD.

311 Victoria Street North
Kitchener / Ontario / N2H 5E1
519-742-8979





SITE AND APEC PLAN CORK STREET RAILWAY LANDS (BETWEEN MARTIN & PRINCESS STREET) MOUNT FOREST, ONTARIO	Date:	JUNE 2017
	Scale:	1:2500
	File No.:	E17383
	Appendix:	C



APPENDIX D
AERIAL PHOTOGRAPHS







	CHUNG & VANDER DOELEN ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979		
	AERIAL PHOTO - 1969 CORK STREET RAILWAY LANDS (BETWEEN MARTIN & PRINCESS STREET) MOUNT FOREST, ONTARIO		
		Scale: NTS	
		File No.: E17383	
		Appendix: D	





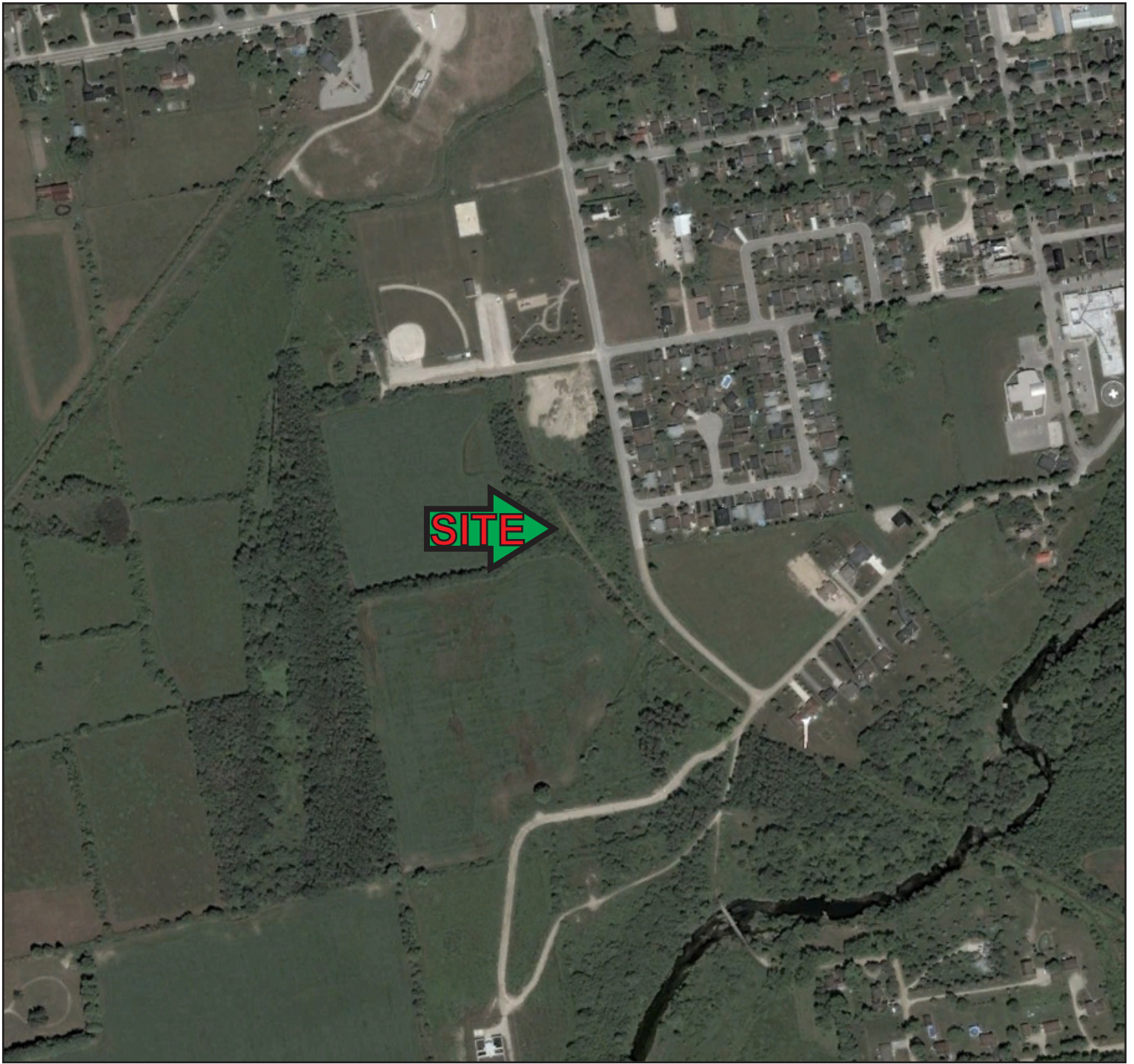
	CHUNG & VANDER DOELEN ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979		
	AERIAL PHOTO - 1976 CORK STREET RAILWAY LANDS (BETWEEN MARTIN & PRINCESS STREET) MOUNT FOREST, ONTARIO		
	Date:	MARCH 2017	
	Scale:	NTS	
	File No.:	E17383	
	Appendix:	D	



	CHUNG & VANDER DOELEN ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979		
	AERIAL PHOTO - 1987 CORK STREET RAILWAY LANDS (BETWEEN MARTIN & PRINCESS STREET) MOUNT FOREST, ONTARIO		
	Date:	MARCH 2017	
	Scale:	NTS	
	File No.:	E17383	
	Appendix:	D	





	CHUNG & VANDER DOELEN ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979		
	AERIAL PHOTO - 1995 CORK STREET RAILWAY LANDS (BETWEEN MARTIN & PRINCESS STREET) MOUNT FOREST, ONTARIO		
	Date:	MARCH 2017	
	Scale:	NTS	
	File No.:	E17383	
	Appendix:	D	



	CHUNG & VANDER DOELEN ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979		
	AERIAL PHOTO - 2005 CORK STREET RAILWAY LANDS (BETWEEN MARTIN & PRINCESS STREET) MOUNT FOREST, ONTARIO		
		Scale: NTS	
		File No.: E17383	
		Appendix: D	



	CHUNG & VANDER DOELEN ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979		
	AERIAL PHOTO - 2016 CORK STREET RAILWAY LANDS (BETWEEN MARTIN & PRINCESS STREET) MOUNT FOREST, ONTARIO		
	Date:	MARCH 2017	
	Scale:	NTS	
	File No.:	E17383	
	Appendix:	D	

APPENDIX E
SITE PHOTOGRAPHS





Photograph 1: View of the southern end of the Site adjacent to Cork Street.



Photograph 2: View of the central part of the Site.



Photograph 3: View of the north end of the Site.



Photograph 4: View of the eastern limits of the Site, adjacent to Cork Street.

APPENDIX F

CORRESPONDENCE





Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Peter Dao Chung & Vander Doelen Engineering Ltd 311 Victoria Street North Kitchener, Ontario N2H 5E1 Email Address: peter.dao@cvdengineering.com			FOI Request No.	FOI Co-ordinator Review date
			Date Request Received	Fee Paid
			Response Due Date	
Telephone/Fax Nos. Tel: 519-742-8979 Fax: 519-742-7739	Your Project/Reference No. E17383	Signature of Requester 	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/>	

Request Parameters	
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) No Address - PT LT 2 CON WOSR Division 1 Arthur Township; PT LT 2 CON WOSR Division 2 Arthur Township; PT PKLT 10 S/S Princess Street PL Town of Mount Forest, Mount Forest PTS 2, 3, 9, & 10, 61R7789; S/T RO800177E; Township of Wellington North	
Present Property Owner(s) and Date(s) of Ownership John Brian Padfield and Aline Marie Natacha Padfield	
Previous Property Owner(s) and Date(s) of Ownership	
Present/Previous Tenant(s), (if applicable)	

Search Parameters	Specify Year(s) Requested
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	
Environmental concerns (General correspondence, occurrence reports, abatement)	All
Orders	All
Spills	All
Investigations/prosecutions ▶ Owner/tenant information must be provided	All
Waste Generator number/classes	

Certificates of Approval ▶ Proponent information must be provided		SD	Specify Year(s) Requested
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, hydrogeological reports, etc.			
air – emissions			1986 to present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)			1986 to present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations			1986 to present
waste water – industrial discharge			1986 to present
waste sites – disposal, landfill sites, transfer stations, processing sites, incinerator sites			1986 to present
waste systems	- haulers: sewage, non-hazardous & hazardous waste		
	- mobile waste processing units		
	- PCB destruction		
pesticides – licenses			1986 to present

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

Ministry of the Environment
and Climate Change

Freedom of Information and
Protection of Privacy Office

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

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

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

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



June 21, 2017

Peter Dao
Chung & Vander Doelen Engineering Ltd.
311 Victoria Street N
Kitchener, ON N2H 5E1

Dear Peter Dao:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2017-04463, Your Reference E17383

The Ministry is in receipt of your request made pursuant to the *Freedom of Information and Protection of Privacy Act* and has received your payment in the amount of \$5.00 (non-refundable application fee), along with your \$30.00 deposit.

The search is being conducted on the following: Lot 2, Con West Side of Owen Sound Road, Arthur Twp. If there is any discrepancy please contact us immediately.

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search, copying and preparation time.

If you have any questions regarding this matter, please contact Jeneska Abano at jeneska.abano@ontario.ca.

Yours truly,


Janet Dadufalza
FOI Manager

APPENDIX G
ERIS REPORT



ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



DATABASE REPORT

Project Property: *Phase One ESA - Railway Lands (Martin and Cork Street), Mount Forest, ON
Cork St Martin St
Wellington North ON
E17383*

Project No: *E17383*

Report Type: *Standard Select Report*

Order No: *20170613110*

Requested by: *Chung & Vander Doelen Engineering Ltd.*

Date Completed: *June 20, 2017*

**Environmental Risk
Information Services**
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

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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: *Phase One ESA - Railway Lands (Martin and Cork Street), Mount Forest, ON
Cork St Martin St Wellington North ON*

Project No: *E17383*

Coordinates:

Latitude: *43.972258*
Longitude: *-80.744297*
UTM Northing: *4,868,823.36*
UTM Easting: *520,510.31*
UTM Zone: *UTM Zone 17T*

Elevation: *1,355 FT
412.97 M*

Order Information:

Order No: *20170613110*
Date Requested: *June 13, 2017*
Requested by: *Chung & Vander Doelen Engineering Ltd.*
Report Type: *Standard Select Report*

Historical/Products:

Aerial Photographs *National Collection - Digital (PDF)*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	<i>Abandoned Aggregate Inventory</i>	N	-	-	-
AGR	<i>Aggregate Inventory</i>	N	-	-	-
AMIS	<i>Abandoned Mine Information System</i>	N	-	-	-
ANDR	<i>Anderson's Waste Disposal Sites</i>	N	-	-	-
AUWR	<i>Automobile Wrecking & Supplies</i>	N	-	-	-
BORE	<i>Borehole</i>	N	-	-	-
CA	<i>Certificates of Approval</i>	N	-	-	-
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	N	-	-	-
CNG	<i>Compressed Natural Gas Stations</i>	N	-	-	-
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	N	-	-	-
CONV	<i>Compliance and Convictions</i>	N	-	-	-
CPU	<i>Certificates of Property Use</i>	N	-	-	-
DRL	<i>Drill Hole Database</i>	N	-	-	-
EASR	<i>Environmental Activity and Sector Registry</i>	N	-	-	-
EBR	<i>Environmental Registry</i>	N	-	-	-
ECA	<i>Environmental Compliance Approval</i>	N	-	-	-
EEM	<i>Environmental Effects Monitoring</i>	N	-	-	-
EHS	<i>ERIS Historical Searches</i>	N	-	-	-
EIIS	<i>Environmental Issues Inventory System</i>	N	-	-	-
EMHE	<i>Emergency Management Historical Event</i>	N	-	-	-
EXP	<i>List of TSSA Expired Facilities</i>	N	-	-	-
FCON	<i>Federal Convictions</i>	N	-	-	-
FCS	<i>Contaminated Sites on Federal Land</i>	N	-	-	-
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	N	-	-	-
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>	N	-	-	-
HINC	<i>TSSA Historic Incidents</i>	N	-	-	-
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	N	-	-	-
INC	<i>TSSA Incidents</i>	N	-	-	-
LIMO	<i>Landfill Inventory Management Ontario</i>	N	-	-	-
MINE	<i>Canadian Mine Locations</i>	N	-	-	-
MNR	<i>Mineral Occurrences</i>	N	-	-	-
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	N	-	-	-

Database	Name	Searched	Project Property	Within 0.25 km	Total
NCPL	<i>Non-Compliance Reports</i>	N	-	-	-
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	N	-	-	-
NDSP	<i>National Defense & Canadian Forces Spills</i>	N	-	-	-
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	N	-	-	-
NEBI	<i>National Energy Board Pipeline Incidents</i>	N	-	-	-
NEBW	<i>National Energy Board Wells</i>	N	-	-	-
NEES	<i>National Environmental Emergencies System (NEES)</i>	N	-	-	-
NPCB	<i>National PCB Inventory</i>	N	-	-	-
NPRI	<i>National Pollutant Release Inventory</i>	N	-	-	-
OGW	<i>Oil and Gas Wells</i>	N	-	-	-
OOGW	<i>Ontario Oil and Gas Wells</i>	N	-	-	-
OPCB	<i>Inventory of PCB Storage Sites</i>	N	-	-	-
ORD	<i>Orders</i>	N	-	-	-
PAP	<i>Canadian Pulp and Paper</i>	N	-	-	-
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	N	-	-	-
PES	<i>Pesticide Register</i>	N	-	-	-
PINC	<i>TSSA Pipeline Incidents</i>	N	-	-	-
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	N	-	-	-
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	N	-	-	-
RSC	<i>Record of Site Condition</i>	N	-	-	-
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>	N	-	-	-
TANK	<i>Anderson's Storage Tanks</i>	N	-	-	-
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	N	-	-	-
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	N	-	-	-
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	N	-	-	-
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	N	-	-	-
WWIS	<i>Water Well Information System</i>	N	-	-	-
Total:			0	0	0

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.

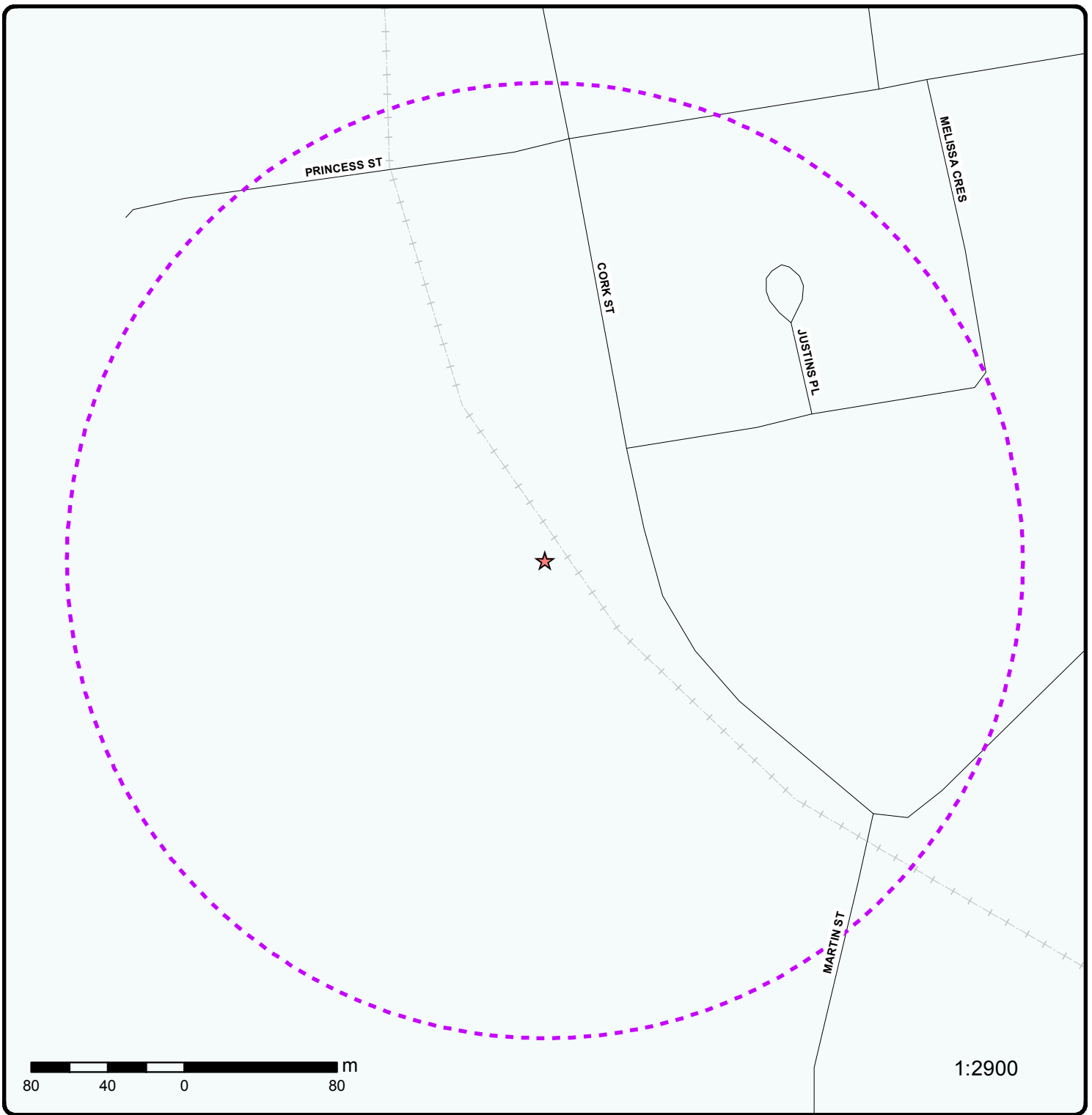
Executive Summary: Site Report Summary - Surrounding Properties

<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>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

No records found in the selected databases for the surrounding properties.

Executive Summary: Summary By Data Source

No records found in the selected databases for the project property or surrounding properties.



Map : 0.25 Kilometer Radius

Order No: 20170613110

Address: Cork St Martin St, Wellington North, ON

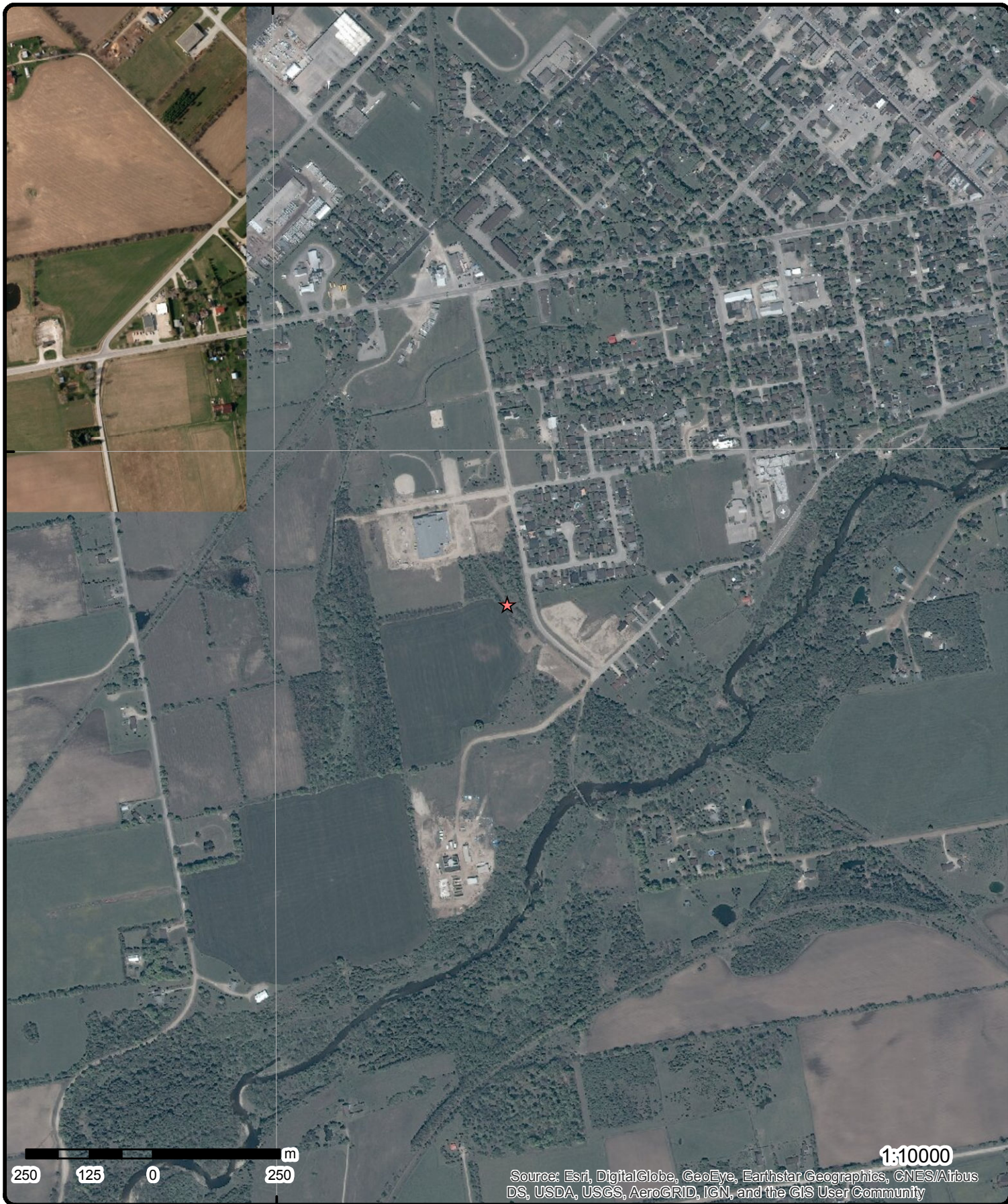


Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
Eris Sites with Unknown Elevation	Trail		Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		

80°45'W

43°58'30"N

43°58'30"N



250 125 0 250 m

1:10000

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

Aerial

Address: Cork St Martin St, Wellington North, ON

Source: ESRI World Imagery

Order No: 20170613110

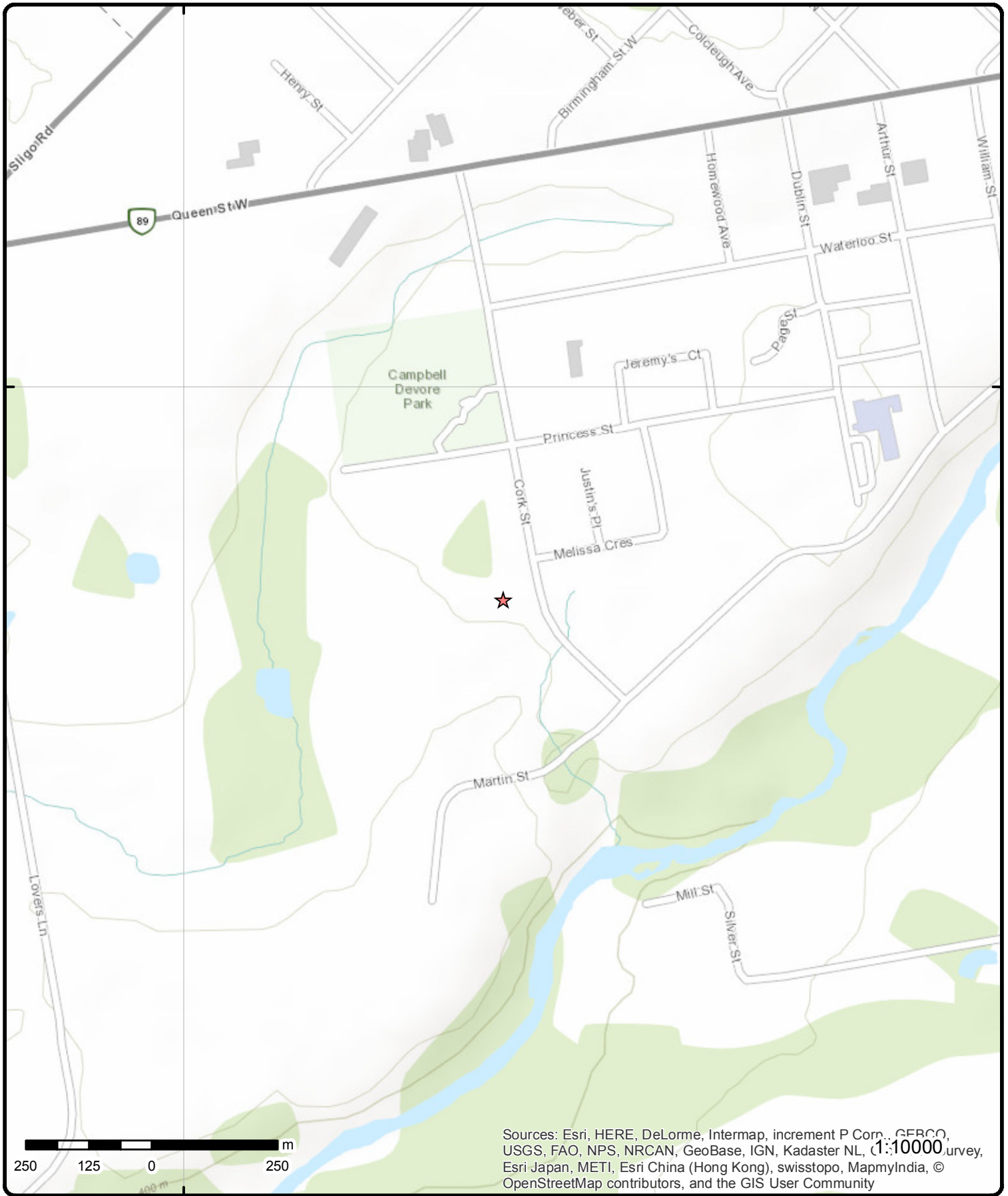


© ERIS Information Limited Partnership

80°45'W

43°58'30"N

43°58'30"N



Topographic Map

Address: Cork St Martin St, Wellington North, ON

Source: ESRI World Topographic Map

Order No: 20170613110



© ERIS Information Limited Partnership

Detail Report

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elevation (m)</i>	<i>Site</i>	<i>DB</i>
----------------	--------------------------	--------------------------------	----------------------	-------------	-----------

No records found in the selected databases for the project property or surrounding properties.

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 2016

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-Nov 2016

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private

[AUWR](#)

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

Government Publication Date: 1999 - Oct 2016

Borehole:

Provincial

[BORE](#)

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval:

Provincial

[CA](#)

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

Government Publication Date: 1985-Oct 30, 2011*

Commercial Fuel Oil Tanks:

Provincial [CFOT](#)

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

Government Publication Date: Feb 28, 2017

Chemical Register:

Private [CHEM](#)

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

Government Publication Date: 1999 - Oct 2016

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 31, 2012

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-May 2017

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-May 2017

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-Aug 2015

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-Mar 2017

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-May 2017

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-Mar 2017

Environmental Effects Monitoring:

Federal **EEM**

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private **EHS**

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

Government Publication Date: 1999-Aug 2016

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

List of TSSA Expired Facilities:

Provincial **EXP**

List of facilities with removed tanks which were once registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal **FCON**

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

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

Government Publication Date: June 2000-Aug 2016

Fisheries & Oceans Fuel Tanks:

Federal **FOFT**

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

Government Publication Date: 1964-Sept 2003

Fuel Storage Tank:

Provincial **FST**

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

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial **FSTH**

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial **GEN**

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

Government Publication Date: 1986-Sep 2016

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 2015

TSSA Historic Incidents:

Provincial **HINC**

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal **IAFT**

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial **INC**

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

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial **LIMO**

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

Government Publication Date: Dec 31, 2013

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-Feb 2017

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, 2014

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

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

Government Publication Date: 2008 - Dec 2016

National Energy Board Wells:

Federal

NEBW

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: 1993-2014

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-Jan 2017

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-Oct 2016

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-May 2017

Canadian Pulp and Paper:

Private

PAP

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

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

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

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

Government Publication Date: 1988-Oct 2016

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: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

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

Government Publication Date: 1994-May 2017

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-2013

Record of Site Condition:

Provincial RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Apr 2017

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 - Oct 2016

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-Dec 2016

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: 1990-2014

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-Jan 2015

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial **VAR**

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

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial **WDS**

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

Government Publication Date: 1970-Mar 2017

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: Jun 30, 2016

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 H
CHAIN OF TITLE



June 22/17

TITLE CHAIN - MOUNT FOREST PROPERTY
John Brian & Aline Marie Natacha Padfield
Part LOT 2 Con 2 WOSR DIV. 1 & Part LOT 2
Con 2 WOSR, DIV. 2 Arthur Township & Part
PLT 10 S/S Princess St. Plan Town of Mount Forest
Being Parts 2, 3, 9 & 10, 61R-7789
PIN 71053-0213(LT)

WC 489238 Deed Dec 15/16 Lynn Diane McDonald to John Brian & Aline Marie
Natacha Padfield

WC 462913 Deed Mar 11/16 Ralph Aquino & Victor Ruffolo to John Brian & Aline Marie Natacha
Padfield

RO 800177 Deed Oct 1/98 The Corporation of The Town of Mount Forest to Lynn Diane McDonald,
Ralph Aquino & Victor Ruffolo

103866 Deed Sep 23/91 The Toronto Grey & Bruce Railway Company to The Corporation of The Town of
Mount Forest

99510 Deed Sep 21/90 Horace S. Muller to Ralph Aquino (Part LOT 10...)

77317 Deed Feb 28/86 estate of Malcolm L. Perry to Horace S. Muller

47701 Deed Sep 21/77 estate of Arthur W. Perry to Malcolm L. Perry

7976 Deed July 5/35 estate of Arthur R. Perry to Arthur W. Perry

5747 Deed Mar 28/12 John McCarroll to Arthur R. Perry

3875 Deed Sep 18/1894 Horace Yeomans to John McCarroll.

3724 Deed Nov 11/1879 John Martin to Toronto Grey & Bruce Railway Company.

414 Deed Apr 3/1871 Horace Yeomans to Toronto Grey & Bruce Railway
Company

217 Deed Sep 24/1868 George Stephen to Horace Yeomans

2042 Deed Aug 25/1874 Archibald H. Marchmont to John Martin

2019 Deed June 17/1874 Frederick Bison to Archibald H. Marchmont

1684 Deed April 12/1873. Archibald H. Marchmont to Toronto Grey & Bruce
Railway Company.

1725 Deed May 17/1873 Archibald H. Marchmont to Frederick Bison

1227 Deed Aug 31/1871 Thomas A. W. Gordon to Archibald H. Marchmont.

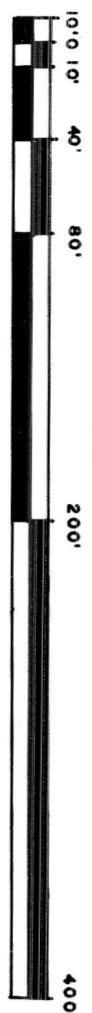
Patent Mar 14/1867 Crown to Thomas A. W. Gordon.

- NOTE:
- Deeds from 99510 back to 217 convey those lands in lot 10 S/S Princess St.
 - It appears that Deed # 414 conveyed part of lot 10 to the railway and the deeds thereafter erroneously kept referring to all of lot 10, in the remarks column in the abstract book.
 - deeds 3724, 2042, 2019 1684 1725 1227 & Patent all deal with the lots in Conc. 2 Div 1 & 2.

APPENDIX I SURVEY PLAN



PLAN OF SURVEY OF
**PARK LOTS 'K' & 'L' and
 PART OF PARK LOT 'I'**
**MacDONALD'S SURVEY and
 PARK LOTS 10, 11 & 12
 SOUTH OF PRINCESS STREET and
 PART OF DIVISIONS 1 & 2 OF LOT 2
 WEST OF THE OWEN SOUND ROAD (ARTHUR)**
 TOWN OF MOUNT FOREST
 COUNTY OF WELLINGTON
 SCALE: 1" = 80'
 ALEX R WILSON SURVEYING INC.



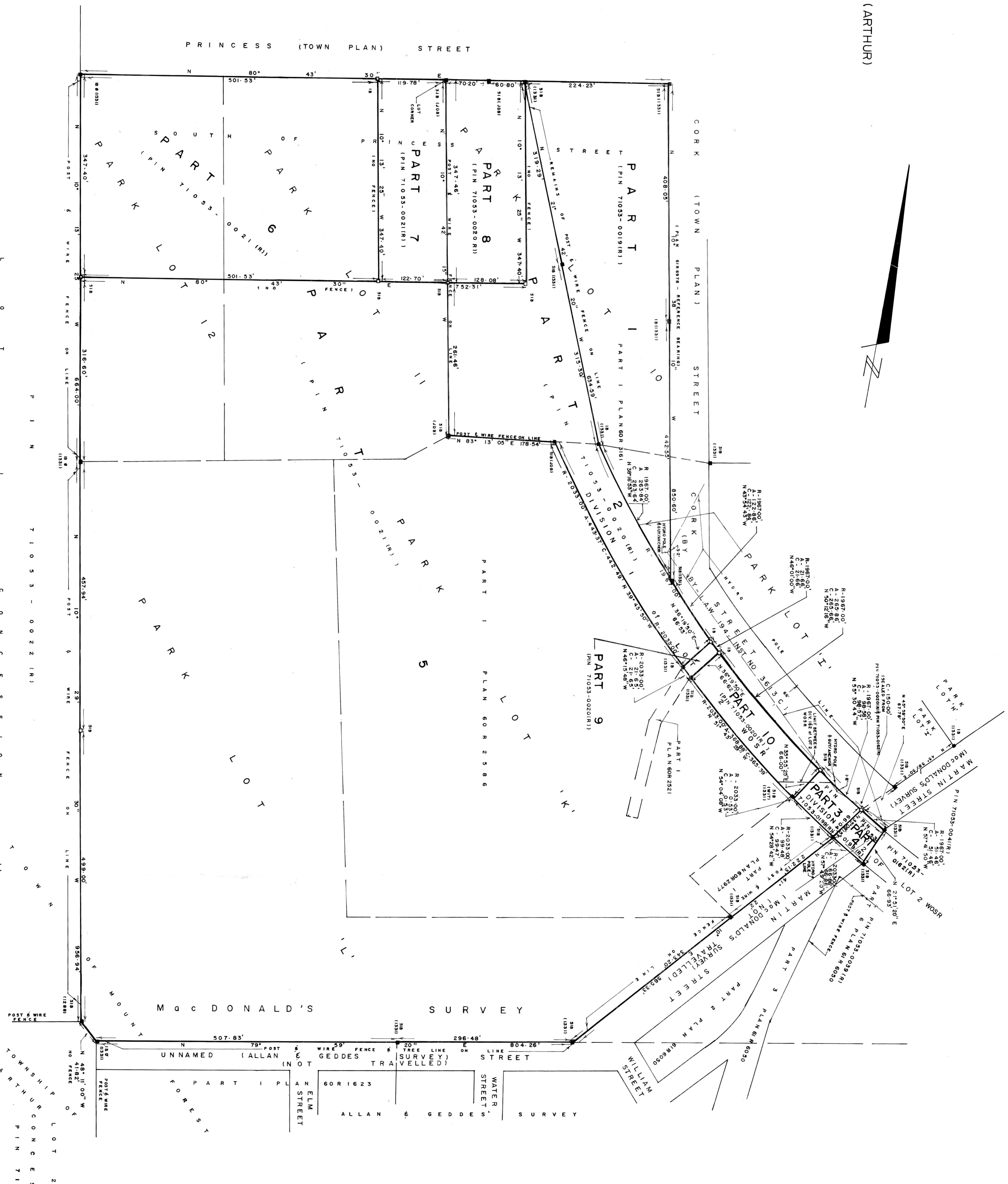
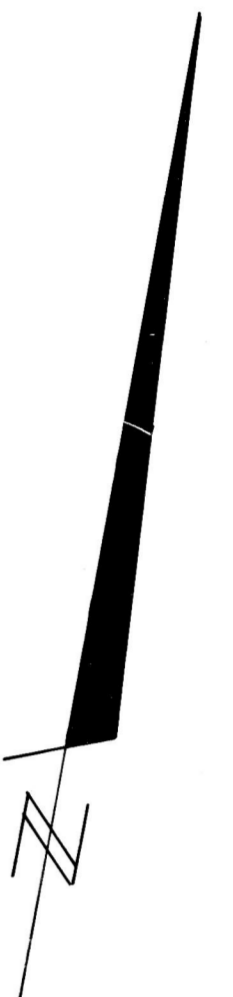
IMPERIAL NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN
 BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
 - 2) THE SURVEY WAS COMPLETED ON THE 31 DAY OF MARCH 1998

6 March 1998
 ALEX R WILSON
 Ontario Land Surveyor

PROJECT - 97-5897



PART	LOT	RANGE / SURVEY	PIN	AREA
1	PART 10	MACDONALD'S SURVEY	71053-0019(R)	8.5046
2	PART 10	SPRINCESS	71053-0020(R)	2.8884
3	PART 10	WOSR	71053-0021(R)	0.1904
4	PART 10	WOSR	71053-0022(R)	0.0946
5	PART 10	WOSR	71053-0023(R)	0.0946
6	PART 10	WOSR	71053-0024(R)	4.0004
7	PART 10	WOSR	71053-0025(R)	0.9674
8	PART 10	WOSR	71053-0026(R)	1.0334
9	PART 10	WOSR	71053-0027(R)	0.0334
10	PART 10	WOSR	71053-0028(R)	0.4034

- NOTE
- - DENOTES PLANTED SURVEY MONUMENT
 - - DENOTES FOUND SURVEY MONUMENT
 - SIB - DENOTES STANDARD IRON BARR (1" 50)
 - IB - DENOTES IRON BARR (1/2" 50)
 - ⊙ - DENOTES ROUND WOSR - DENOTES WEST OF THE OWEN SOUND ROAD WIT - DENOTES WITNESS
 - BEARINGS SHOWN HEREBY ARE ASTRONOMIC AND REFERRED TO THE WESTERLY LIMIT OF CORK STREET AS N 10° 38' 10" W IN ACCORDANCE WITH PLAN 61 R 6978

LAND REGISTRAR FOR THE REGISTRY DIVISION OF WELLINGTON (NO 611)
 I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT
 (DATE) 8 SEPTEMBER 1998
 Alex R Wilson
 ALEX R WILSON
 SURVEYING INC.
 ONTARIO LAND SURVEYORS
 120 KING STREET EAST
 BOX 294 MOUNT FOREST
 NO. 6 TEL: 519-323-2451

APPENDIX J
QUALIFICATIONS OF ASSESSOR



**Environmental
Site
Assessor**

Mr. Dao has over 5 years of experience in geological, geotechnical and environmental investigations in the mining and municipal sectors.

Mr. Dao has specialized in the environmental inspection and assessment of residential, commercial, and industrial properties for a broad range of clients in the property management, insurance, automotive, and manufacturing sectors.

Education

Masters of Science, Earth and Environmental Science, McMaster University, 2011.
Honours Bachelor of Science, Earth and Environmental Science, McMaster University, 2009.

**Professional
Affiliations**

Association of Professional Geoscientists of Ontario, 2015 – Present

**Project
Experience**

Mr. Dao has conducted over 50 Phase I and Phase II Environmental Site Assessments (ESA's) for various residential, commercial and industrial properties including but not limited to service stations, shopping plazas, apartment buildings and industrial manufacturing facilities.