

March 28, 2017

Project No. 14-1182-0003 (6000B)

Mr. Stuart Craig
RioCan Management Inc.
RioCan Yonge Eglinton Centre
2300 Yonge Street, Suite 500
P.O. Box 2386
Toronto, Ontario
M4P 1E4

**RE: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE, WINDFIELDS FARM, PARCEL B,
OSHAWA, ONTARIO**

Dear Mr. Craig,

Golder Associates Ltd. ("Golder") was retained by RioCan Management Inc. ("RioCan") on behalf of 2285136 Ontario Limited to conduct a Phase One Environmental Site Assessment ("ESA") Update of the property located on the southwest portion of the Windfields Farm development site. The property is referred to as Parcel B, and is located south of Windfields Farm Drive West and west of Simcoe Road North, in Oshawa, Ontario and is hereinafter referred to as the "Site" or "Phase One Property". The Phase One Property is part of municipal address 2300 Simcoe Street North, and is legally described as Part of Lot 13, Concession 5 (Geographic Township of East Whitby), now in the City of Oshawa, Regional Municipality of Durham. Figure 1 indicates the location of the Site. Figure 2 indicates the location of the Phase One Property and the Phase One Study Area. A Plan of Survey depicting the boundaries of the Phase One Property is included in Attachment C.

At the time of the Site reconnaissance, conducted on March 2, 2017, the Site consisted of an undeveloped parcel of land.

The purpose of the work was to provide an update of the Phase One ESA conducted previously at the Site (and surrounding lands) as the original Site visit was conducted more than eighteen months ago. This report should be read in conjunction with the previous environmental report.

1.0 SCOPE OF WORK

Activities carried out in association with this Phase One ESA Update consisted of the following:

- A review of the Phase One ESA report entitled: "*Phase One Environmental Site Assessment, Windfields Farm, Part of 2300 and 2425 Simcoe Street North, Ontario*", prepared for RioCan by Golder and dated January 2015 (the "2015 Phase One ESA" report);
- Conduct a Site reconnaissance and interviews with Site staff to assess operations at the Site and changes to the Site and surrounding properties (if any) since 2015 that may affect the environmental condition of the Site;

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- A review of obtained historical and regulatory records relating to recent operations at the Site and adjacent properties; and,
- Preparation of this letter report which documents the findings of the above and identifies any changes to issues of potential environmental concern and areas of potential environmental concern.

2.0 PREVIOUS REPORTS

2.1 2015 Phase One ESA Report

The following findings are of note based on our review of the 2015 Phase One ESA Report:

- The 2015 Phase One ESA Report was conducted on a larger parcel of land which included the current Phase One Property (Parcel B), as well as the balance of the Windfields Farm development property owned by RioCan (the "Subject Property"), which encompassed additional lands to the north and east;
- At the time of the 2015 Phase One ESA, The Phase One Property consisted of agricultural fields, two residential dwellings (referred to as House 44 and House 45), two existing barns (referred to as Barn 8 and Barn 21), and had formerly contained an additional structure referred to as Barn X (no longer standing at the time of the assessment). Other areas of the property investigated at that time included agricultural fields, residential/agricultural structures, and wooded areas;
- House 44 and 45 were reportedly serviced by septic tanks. It was reported that based on the age of House 44 (mid-1800s) and House 45 (mid-1950s), it was considered likely that heating oil ASTs had been present historically at the Site;
- Barn 8 was reported to have previously been heated using natural gas, and Barn 16 was not heated;
- The Subject Property was owned by private individuals from 1831 to 1933, and by various corporations between 1933 and 2011; the current owner of the Site, 2285136 Ontario Limited, purchased the Site on August 5, 2011;
- Based on the review of the aerial photographs, the Phase One Property was developed with House 44 and Barn 21 as early as 1927. In addition, an orchard was present south and west of these two structures. Two additional barns were visible in 1954, and the orchard was no longer present. House 45 appears to be present in 1964;
- Based on the 2015 Phase One ESA Report the local groundwater flow was anticipated to be generally in a southeast direction; however, it was noted that a tributary was present west of the Phase One Property and groundwater in the vicinity of this area was anticipated to flow towards the tributary and then to the south. Regional groundwater flow was anticipated to be in a southerly direction towards Lake Ontario, located approximately 12.2 km south of the property;
- Based on the review of a previously completed Phase II ESA report (from 2008), it was reported that subsurface conditions generally consisted of silty sandy fill overlying native silty sand and sandy silt. Bedrock at the Subject Property was anticipated to be shale;

- In addition, the 2008 Phase II ESA identified a concentration of cobalt in the groundwater above the current applicable standards on the southwest portion of the Site;
- Bedrock was not encountered in the previous subsurface investigations reviewed. However, depth to bedrock was anticipated to greater than 6 m below grade. Depth to groundwater was reported between 0.6 m and 6.1 m below grade for the Subject Property;
- No obvious significant quantities of fill material were observed at the time of the 2015 Site visit; however, fill material was reported in previous investigations conducted at the Phase One Property, ranging in depth from 0.8 m to 1.8 m below grade across the Subject Property;
- It was reported that there were no indications that the Subject Property (including the Phase One Property) was used for an industrial use, or any of the following commercial uses: vehicle garage, bulk liquid dispensing facility, or dry cleaning facility;
- Several potential contaminating activities ("PCAs") were identified within the Phase One Study Area. The following PCAs were identified on the Phase One Property: PCA #30. Importation of Fill Material of Unknown Quality; PCA #28. Gasoline and Associated Products and Storage in Fixed Tanks; #40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Application; and, a concentration for cobalt higher than the current applicable site condition standards;
- As the above PCAs were identified on the Phase One Property they were identified as leading to areas of potential environmental concern ("APECs") for the Phase One Property; and,
- Based on the findings of the 2015 Phase One ESA Report, a Phase Two ESA was required to support the submission of a Record of Site Condition ("RSC").

2.2 RECORDS REVIEW

2.3 Technical Standards and Safety Authority ("TSSA"), Fuels Safety Division

The TSSA maintains records related to registered underground storage tanks ("USTs") for petroleum-related products. The TSSA was contacted to establish the status of the Site and to identify outstanding instructions, incident reports, fuel oil spills or contamination records. Based on correspondence with Ruchi Chohan of TSSA on March 10, 2017, no records were found pertaining to the Site.

2.4 EcoLog ERIS Report database

Through Golder's on-going involvement with the Windfields Farm development, we were not aware of significant changes to the Phase One Study Area since 2015 and therefore a limited database review was requested from EcoLog ERIS, which included a search of the following databases: Compliance and Convictions; Environmental Registry; Environmental Compliance Approval; Fuel Storage Tanks; Ontario Regulation 347 Waste Generators Summary; Orders; Record of Site Condition; and Ontario Spills. A copy of the ERIS report is included in Attachment B.

Based on Golder's review, there were no new records of note for the Phase One Property.

There was no new information noted for the properties located within the Phase One Study Area (excluding the Phase One Property) contributing to any new PCAs or APECs.

3.0 SITE VISIT AND INTERVIEW

Lisa Douglas (Environmental Specialist) of Golder visited the Site for one hour on March 2, 2017 at 2:15 pm. Dr. Douglas has a Ph.D. in Earth Sciences from the University of Toronto and has a year of consulting experience. The Site visit consisted of a walk-around the Site along with a cursory inspection of surrounding properties from the Site and publicly accessible areas. The weather conditions were overcast and the temperature was approximately -5°C. There were no access or photography restrictions at the time of the Site visit. The visit was documented with notes and photographs. Copies of selected photographs are included in Attachment A.

Golder was unaccompanied at the time of the Site visit; however, Ms. Heidi Green of RioCan (hereinafter referred to as the "Site Representative") responded to an environmental questionnaire on March 6, 2017. Pursuant to the requirements O.Reg. 153/04, the Site Representative was interviewed as the "current owner" with knowledge of current Site operations.

The following was noteworthy based on the results of the Site visit and interview:

- The Site primarily consisted of undeveloped land at the time of the Site visit. Structures noted in the 2015 Phase One ESA Report have been demolished. Topsoil at the Site has been stripped and stockpiled for removal in conjunction with planned development activities. The Site remains vacant with the exception of a pile of tires;
- Four groundwater monitoring wells were observed on the Phase One Property, which had been previously advanced in association with geotechnical and Phase Two ESA investigations within the overall Phase One Study Area;
- The properties west and south of the Phase One Property had been redeveloped with residential dwellings, and residential dwellings under construction since the 2015 Phase One ESA Report. Several electrical transformers were observed to have been installed throughout the new residential development in the Phase One Study Area. No other significant changes to surrounding property use since the 2015 Phase One ESA Report was completed were observed at the time of the March 2017 Site visit;
- Surrounding properties within the Phase One Study Area included the following:
 - North: Windfields Farm Drive West followed by an undeveloped plot of land (part of the Windfields Farm development, known as "Parcel A");
 - East: Simcoe Street North followed by undeveloped land (part of the Windfields Farm development, known as "Parcel C");
 - South: Residential dwellings and residential dwellings under construction;
 - West: A tributary of Oshawa Creek followed by residential dwellings; and
- No other noteworthy findings were identified based on a review of the information obtained during the Phase One ESA Update investigation.

4.0 SUMMARY OF FINDINGS

This Phase One ESA Update has identified several occurrences of one new PCA within the Phase One Study Area: electrical transformers installed as part of a residential development on lands located south of the Phase

One Property. However, based upon the downgradient, off-Site location, age of the transformers (new), and generally low mobility of the potential contaminants of concern, this PCA is not considered to represent a new APEC for the Site. PCAs and APECs identified to date are summarized below:

Location	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
Phase One Property	#30 Importation of Fill Material of Unknown Quality – Fill is reportedly present on Site, as identified in the 2008 Golder Geotechnical Report. Fill materials were generally observed to be composed of loose dark brown sandy silt/silty sand/clayey silt with some reported trace organics, trace clay and trace gravel. No debris, odours or staining was reported in any of the fill encountered on-Site.	The 2008 Golder Geotechnical Report and Site observations	The PCA is located on the Phase One Property and must be identified as an APEC.
	#28 Gasoline and Associated Products and Storage in Fixed Tanks – It is considered likely that a heating oil AST was formerly present at House 44.	Site Observations, Previous Reports	The PCA is located on the Phase One Property and must be identified as an APEC.
	#40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Application – Based on a review of aerial photography, an orchard was formerly present on-Site in the vicinity of House 44 and Barn 21. The orchard is visible in the 1927 aerial photograph, and appears to have been removed sometime prior to 1954.	Aerial photographs	The PCA is located on the Phase One Property and must be identified as an APEC.
	Other – A concentration higher than the Ministry of the Environment's <i>Soil Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act</i> , April 15, 2011, Table 8 Generic Site Condition Standards for Use within 30 m of a Water Body in a Potable Groundwater Condition for cobalt was identified in the groundwater at BH22, drilled on the southwestern portion of the Site in 2008. No obvious source of cobalt in groundwater was identified.	The 2008 Golder Phase II ESA Report and Site observations	The PCA is located on the Phase One Property and must be identified as an APEC.
Surrounding Properties	#28 Gasoline and Associated Products and Storage in Fixed Tanks – The Site Representative reported that an AST used for fuelling farm vehicles was formerly present at Barn 16, off-Site to the east of the Site.	Site Representative	Based on the cross-gradient location of this PCA to the Site, this PCA is not anticipated to present an APEC to the Phase One Property.

Location	Potentially Contaminating Activity	Information Source	Rationale for Potential Contribution of the PCA to an APEC
	<p>#28 Gasoline and Associated Products Storage in Fixed Tanks – 2300 Simcoe Street North was also listed in the Ontario Spills database for a spill of furnace oil due to a leak in a private residence into a floor drain on February 22, 2013. Soil contamination was reportedly confirmed as a result of this spill. This tank is reportedly located off-Site to the south of the Site.</p>	EcoLog ERIS report, TSSA, Site Representative.	Based on the down-gradient location of this PCA to the Site and the fact that an RSC has been accepted by the MOE for this property, this PCA is not anticipated to present an APEC to the Phase One Property.
	<p>#55 Transformer Manufacturing, Processing and Use - Several pad- and pole-mounted transformers were observed in the residential development under construction to the west and south of the Site and one pole-mounted transformer was present east of the Site along Simcoe Street North (east side).</p>	Site observations	Based on the inferred down-gradient location of this PCA to the Site, the age of the transformers (new) and that the nature of impacts associated with this PCA typically do not migrate significantly through groundwater, this PCA is not anticipated to present an APEC to the Phase One Property.

Based on the information obtained and reviewed as part of this Phase One ESA Update, the APECs identified for the Site are consistent with the APECS identified in the 2015 Phase One ESA Report (that were applicable to the current Site).

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or Sediment)
APEC 1	Entire Site	#30 Importation of Fill Material of Unknown Quality	On-Site	Metals, Hydride-Forming Metals, Other Regulated Parameters (Cyanide, Mercury, Electrical Conductivity, Sodium Adsorption Ratio)	Soil
APEC 2	Southwest portion of the Site (west of Barn 21)	Other – Exceedance of Cobalt in groundwater	On-Site	Cobalt	Groundwater
APEC 4	Southeast portion of the Site (at House 44)	#28 Gasoline and Associated Products and Storage in Fixed Tanks	On-Site	PHCs F1-F4, BTEX	Soil, Groundwater
APEC 6	Two areas on the southern portion of the Site	#40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Application	On-Site	Metals, Hydride-Forming Metals, OC Pesticides	Soil

Based on the presence of these APECs, a Phase Two ESA is required to support the submission of a RSC for the Site. Figure 3 indicates the locations of the PCAs and APECs affecting the Phase One Property, which are consistent with the APECs identified in the 2015 Phase One ESA report.

5.0 LIMITATIONS AND USE OF REPORT

This report (the "Report") was prepared for the exclusive use of RioCan for the express purpose of providing advice with respect to the environmental condition of the Site. In evaluating the Site, Golder Associates Ltd. ("Golder") has relied in good faith on information provided by others as noted in the Report. We have assumed that the information provided is factual and accurate. We accept no responsibility for any deficiency, misstatement or inaccuracy contained in this Report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or incomplete or inaccurate historical information from the various agencies. Any use which a third party makes of this Report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third party. If a third party requires reliance on this Report, prior written authorization from Golder is required. Golder disclaims any responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The scope and the period of Golder's assessment are described in this Report, and are subject to restrictions, assumptions and limitations. Except as noted herein, the work was conducted in accordance with the scope of work and terms and conditions of Golder's proposal. Golder did not perform a complete assessment of all possible conditions or circumstances that may exist at the Site referenced in the Report. Conditions may therefore exist which were not detected given the limited nature of the assessment Golder was retained to undertake with respect to the Site and additional environmental studies and actions may be required. In addition, it is recognized that the passage of time affects the information provided in the Report. Golder's opinions are based upon information that existed at the time of the writing of the Report. It is understood that the services provided for in the scope of work allowed Golder to form no more than an opinion of the actual conditions at the Site at the time the Site was visited, and cannot be used to assess the effect of any subsequent changes in any laws, regulations, the environmental quality of the Site or its surroundings. Asbestos and mould surveys were not performed. If a service is not expressly indicated, do not assume it has been provided.

The results of an assessment of this nature should in no way be construed as a warranty that the Site is free from any and all contamination from past or current practices.

6.0 CLOSURE

We trust the above meets with your current requirements. Should you have any comments, questions, or require additional information, please do not hesitate to contact this office.

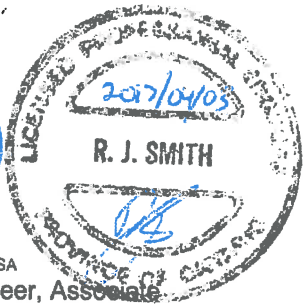

Yours truly,

GOLDER ASSOCIATES LTD.



Jennifer Stenson, B.Sc.
Environmental Specialist

JS/LD/RJS/js;lb

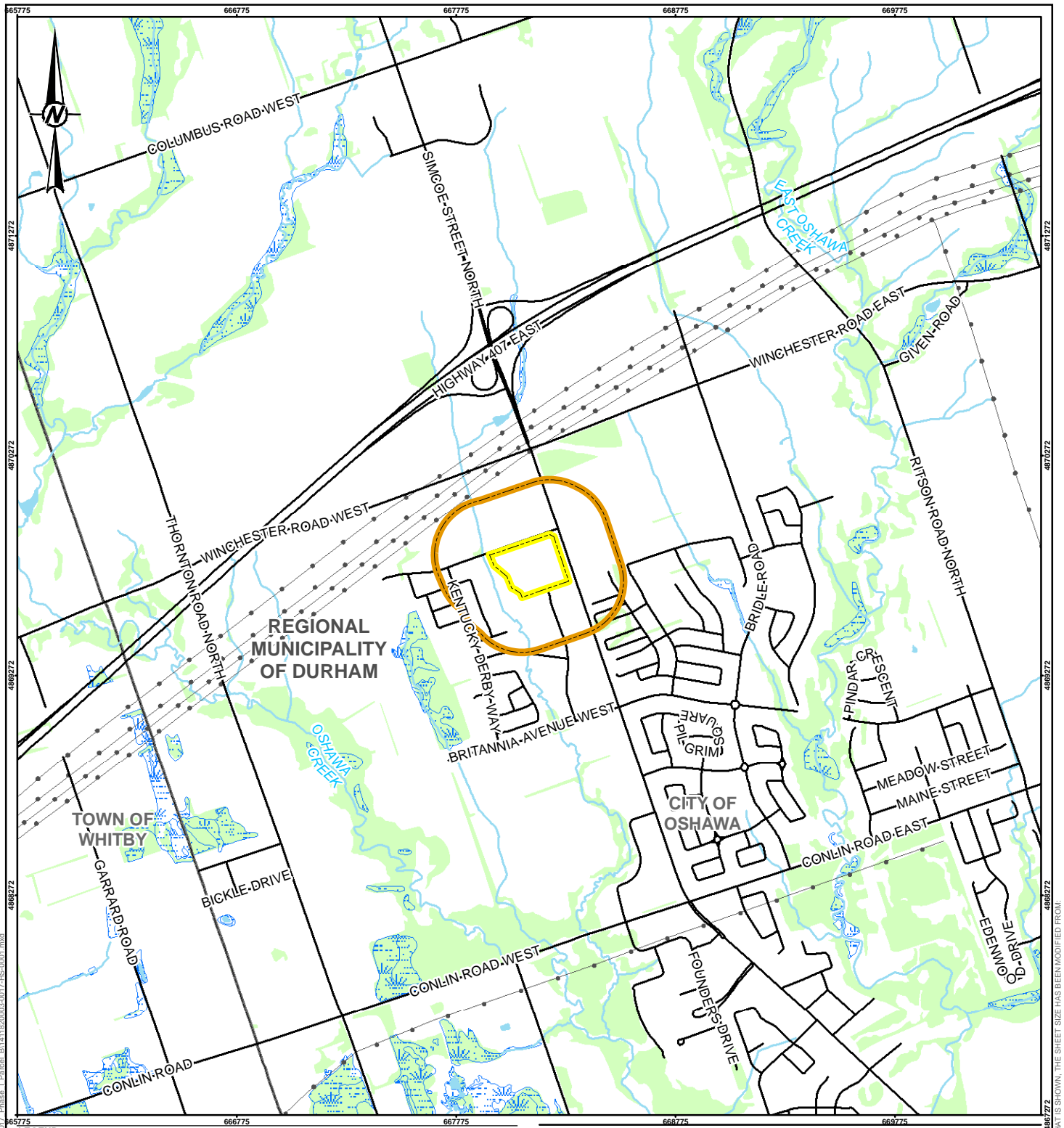


Ryan J. Smith, P.Eng., QPESA
Senior Environmental Engineer, Associate

Attachments: Figure 1 – Key Plan
Figure 2 – Phase One Property and Phase One Study Area
Figure 3 – Potentially Contaminating Activities
Figure 4 – Areas of Potential Environmental Concern
Attachment A: Site Photographs
Attachment B: EcoLog ERIS Report
Attachment C: Plan of Survey

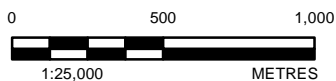
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FIGURES



LEGEND

- ROAD
- UTILITY LINE
- WATERCOURSE
- MUNICIPAL BOUNDARY
- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA (250 METRE RADIUS)
- WATERBODY
- WETLAND
- WOODED AREA



REFERENCE(S)

BASE DATA - MNR LIO, OBTAINED 2016
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 PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT
 RIOCAN MANAGEMENT INC.

PROJECT
 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE
 WINDFIELDS FARM DEVELOPMENT SITE, "PARCEL B"
 OSHAWA, ONTARIO

TITLE
KEY PLAN

CONSULTANT



YYYY-MM-DD 2017-03-21

DESIGNED JT

PREPARED JT

REVIEWED LD

APPROVED RS

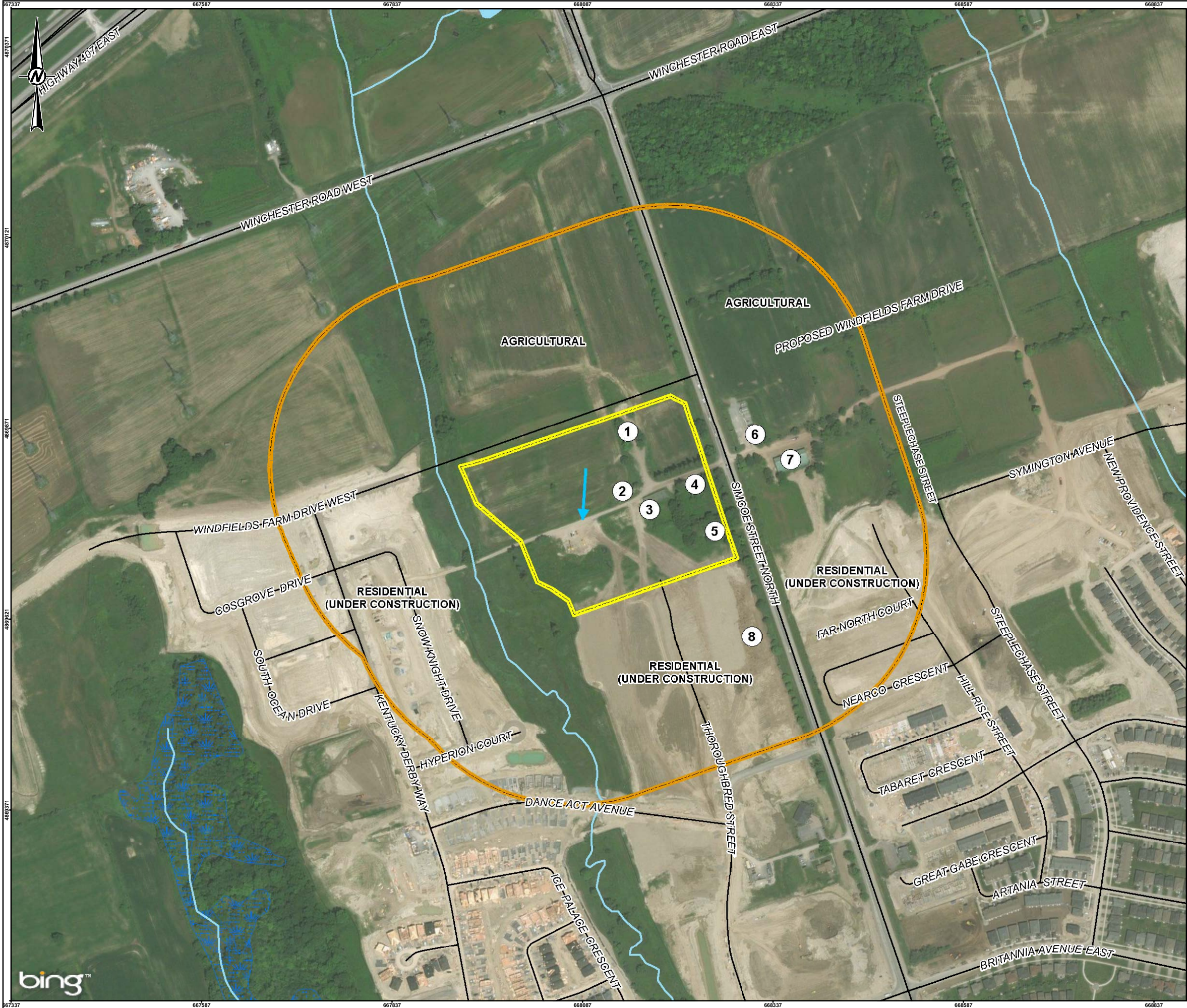
PROJECT NO. 14-1182-0003 (6000B) CONTROL

REV.

FIGURE

1

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: 25mm



LEGEND

- ① ON-SITE/OFF-SITE FEATURES
- ➔ INFERRED GROUNDWATER FLOW DIRECTION
- ROAD
- WATERCOURSE
- ▭ PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA (250 METRE RADIUS)
- WATERBODY
- WETLAND

ON-SITE FEATURES

1. BARN 8 (NO LONGER STANDING)
2. BARN X (NO LONGER STANDING)
3. BARN 21 (NO LONGER STANDING)
4. HOUSE 45 (NO LONGER STANDING)
5. HOUSE 44 (NO LONGER STANDING)

OFF-SITE FEATURES

6. LANCASTER HOMES SALES CENTRE
7. BARN 16 (NO LONGER STANDING)
8. TRIBUTE U.C. SALES CENTRE

REFERENCE(S)

BASE DATA - MNR LIO, OBTAINED 2016
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PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT

RIOCAN MANAGEMENT INC.

PROJECT

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE
WINDFIELDS FARM DEVELOPMENT SITE, "PARCEL B"
OSHAWA, ONTARIO

TITLE

PHASE ONE PROPERTY AND PHASE ONE STUDY AREA

CONSULTANT	YYYY-MM-DD	2017-03-21
DESIGNED	JT	
PREPARED	JT	
REVIEWED	LD	
APPROVED	RS	

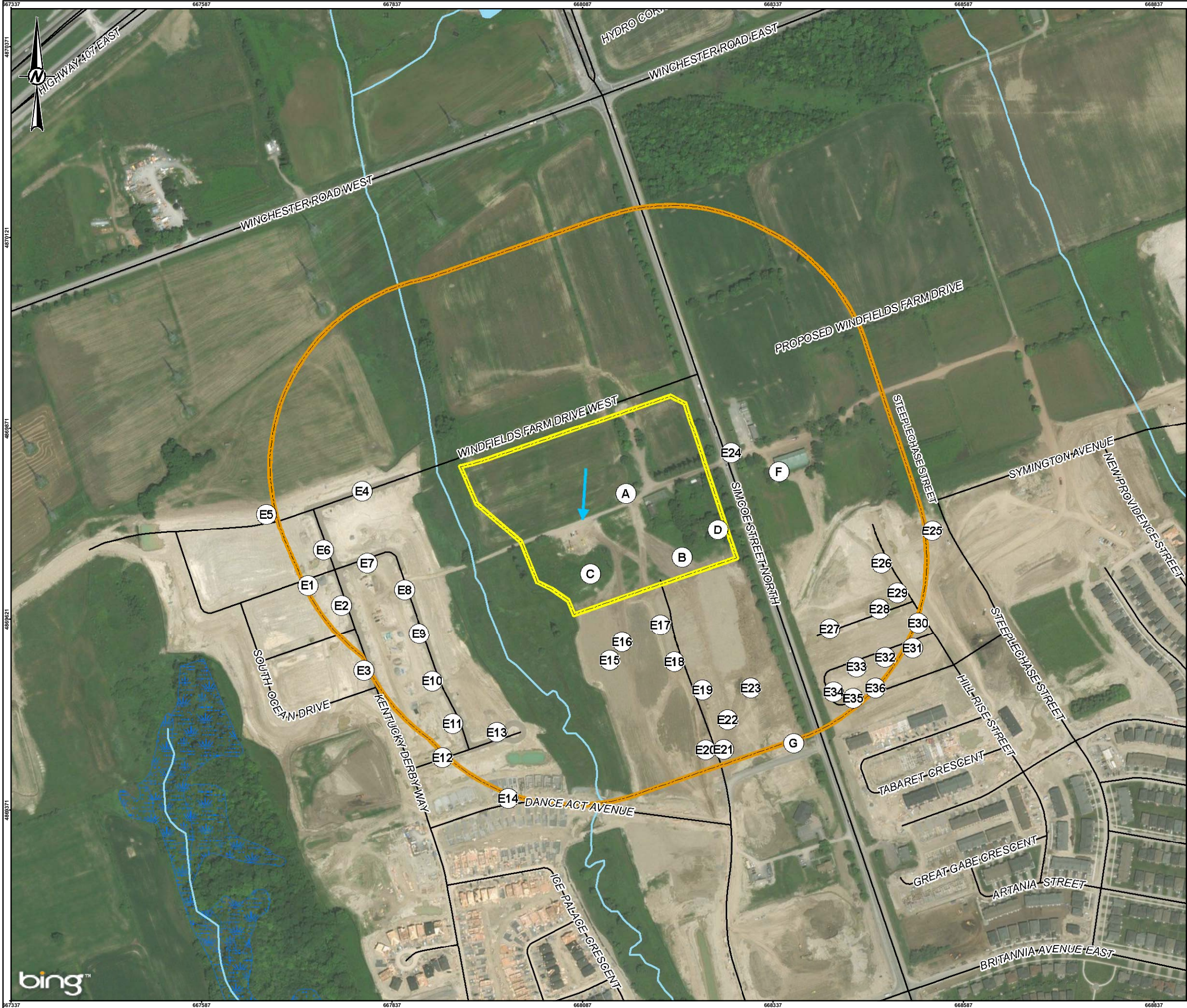
PROJECT NO. 14-1182-0003 (6000B)

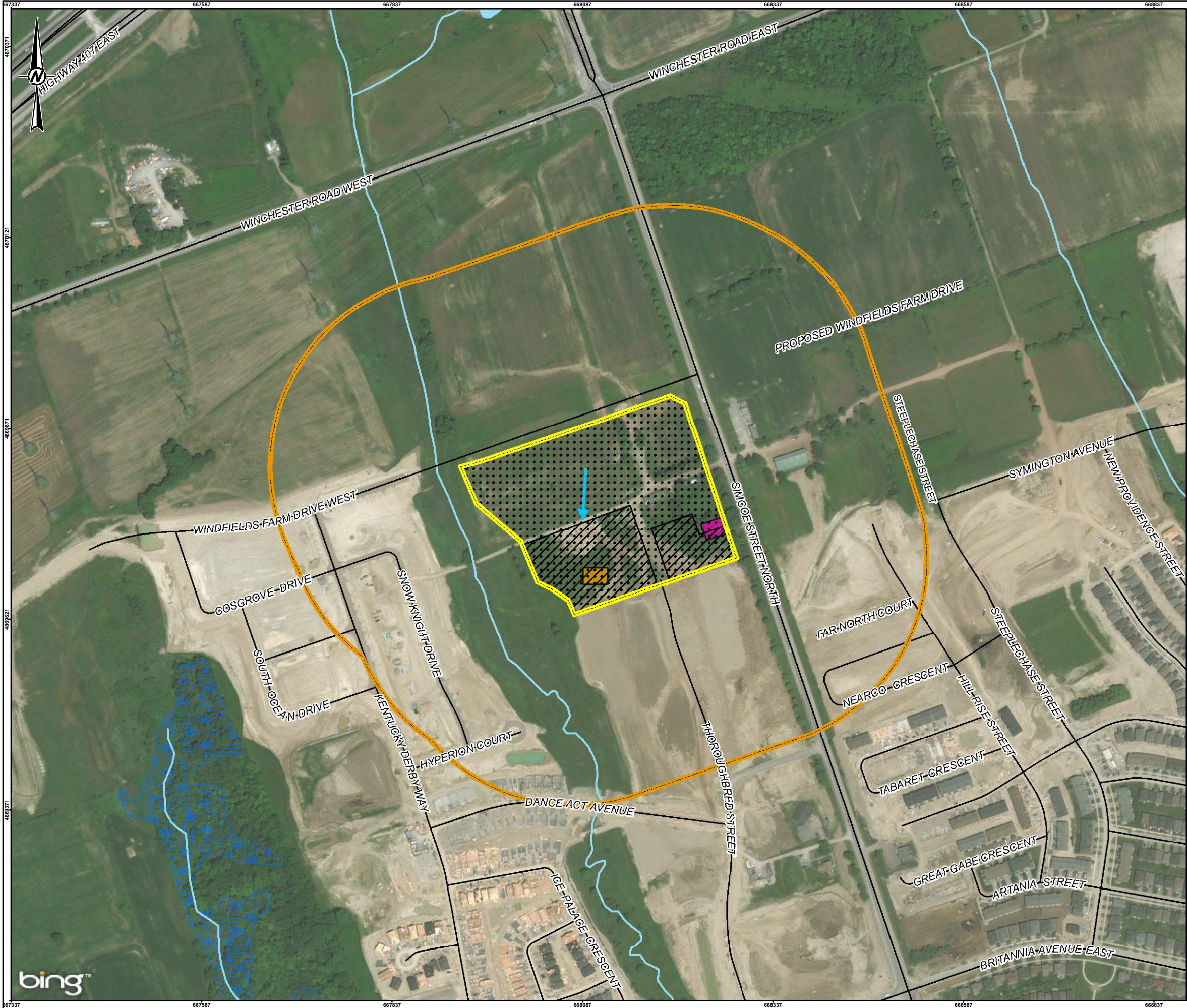
CONTROL

REV.

FIGURE 2

Golder Associates





LEGEND

- INFERRED GROUNDWATER FLOW DIRECTION
- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA (250 METRE RADIUS)
- ROAD
- WATERCOURSE
- WATERBODY
- WETLAND

AREAS OF ENVIRONMENTAL CONCERN (APEC)

- APEC 1 (SITE WIDE)
- APEC 2
- APEC 4
- APEC 6

Areas of Potential Environmental Concern ("APEC")		
APEC Location	Detail	PCA #
1	Importation of Fill Material of Unknown Quality (Site wide)	30
2	Location of elevated cobalt in groundwater (2008)	
4	Gasoline and Associated Products Storage in Fixed Tanks (House 44 - suspected location of former heating oil AST)	28
6	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large Scale Applications (former orchard west of Simcoe Street North)	40

REFERENCE(S)

BASE DATA - MNR LIO, OBTAINED 2016
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PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT

RIOCAN MANAGEMENT INC.

PROJECT

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE
WINDFIELDS FARM DEVELOPMENT SITE, "PARCEL B"
OSHAWA, ONTARIO

TITLE

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

CONSULTANT	YYYY-MM-DD	2017-03-21
DESIGNED	JT	
PREPARED	JT	
REVIEWED	LD	
APPROVED	RS	

PROJECT NO.
14-1182-0003 (6000B)

CONTROL

REV.

FIGURE
4

ATTACHMENT A

Site Photographs



Photo 1 – Parcel B with silt fencing (facing southeast).



Photo 2 – Pile of tires in centre of Parcel B (facing south)

CLIENT

RioCan Management Inc.

CONSULTANT



YYYY-MM-DD 2017-03-02

TAKEN BY LD

CHECKED BY RJS

PROJECT

**Phase One Environmental Site Assessment Update
Windfields Farm Development Site, "Parcel B", Oshawa, Ontario**

TITLE

Photographic Record

PROJECT No. 14-1182-0003 (6000B)

FIGURE

A1



Photo 3 – Eastern portion of Parcel B (facing south).



Photo 4 – Northern portion of Parcel B (facing northwest)

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RioCan Management Inc.

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YYYY-MM-DD 2017-03-02

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PROJECT

**Phase One Environmental Site Assessment Update
Windfields Farm Development Site, "Parcel B", Oshawa, Ontario**

TITLE

Photographic Record

PROJECT No. 14-1182-0003 (6000B)

FIGURE

A2



Photo 5 – Parcel B topsoil stripped and stored on-Site in anticipation of development, with off-Site residential dwellings on neighbouring properties in background (facing west).



Photo 6 – Southwestern portion of Parcel B with off-Site multi-tenant residential dwellings under construction, creek area, and residential dwellings on neighbouring properties (facing southwest)

CLIENT

RioCan Management Inc.

CONSULTANT



YYYY-MM-DD 2017-03-02

TAKEN BY LD

CHECKED BY RJS

PROJECT

**Phase One Environmental Site Assessment Update
Windfields Farm Development Site, "Parcel B", Oshawa, Ontario**

TITLE

Photographic Record

PROJECT No. 14-1182-0003 (6000B)

FIGURE

A3



Photo 7 – Northwestern portion of Parcel B with off-Site residential dwellings on neighbouring properties (facing northwest).



Photo 6 – Off-Site creek area immediately adjacent to the west side of Parcel B and off-Site residential dwellings (facing southwest)

CLIENT

RioCan Management Inc.

CONSULTANT



YYYY-MM-DD 2017-03-02

TAKEN BY LD

CHECKED BY RJS

PROJECT

**Phase One Environmental Site Assessment Update
Windfields Farm Development Site, "Parcel B", Oshawa, Ontario**

TITLE

Photographic Record

PROJECT No. 14-1182-0003 (6000B)

FIGURE

A4

ATTACHMENT B

EcoLog ERIS Report



DATABASE REPORT

Project Property: 2300 Simcoe South of Windfields
(Update)
2300 Simcoe St N
Oshawa ON L1H7K4
Project No: 14-1182-0003
Report Type: Quote - Custom-Build Your Own Report
Order No: 20170227095
Requested by: Golder Associates Ltd.
Date Completed: March 1, 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: 2300 Simcoe South of Windfields (Update)
2300 Simcoe St N Oshawa ON L1H7K4

Project No: 14-1182-0003

Order Information:

Order No: 20170227095
Date Requested: February 27, 2017
Requested by: Golder Associates Ltd.
Report Type: Quote - Custom-Build Your Own Report

Additional Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AAGR	Abandoned Aggregate Inventory	N	-	-	-
AGR	Aggregate Inventory	N	-	-	-
AMIS	Abandoned Mine Information System	N	-	-	-
ANDR	Anderson's Waste Disposal Sites	N	-	-	-
AUWR	Automobile Wrecking & Supplies	N	-	-	-
BORE	Borehole	N	-	-	-
CA	Certificates of Approval	N	-	-	-
CFOT	Commercial Fuel Oil Tanks	N	-	-	-
CHEM	Chemical Register	N	-	-	-
CNG	Compressed Natural Gas Stations	N	-	-	-
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	N	-	-	-
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	N	-	-	-
DRL	Drill Hole Database	N	-	-	-
EASR	Environmental Activity and Sector Registry	N	-	-	-
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	N	-	-	-
EMHE	Emergency Management Historical Event	N	-	-	-
EXP	List of TSSA Expired Facilities	N	-	-	-
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FOFT	Fisheries & Oceans Fuel Tanks	N	-	-	-
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	N	-	-	-
GEN	Ontario Regulation 347 Waste Generators Summary	Y	6	0	6
GHG	Greenhouse Gas Emissions from Large Facilities	N	-	-	-
HINC	TSSA Historic Incidents	N	-	-	-
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
INC	TSSA Incidents	N	-	-	-
LIMO	Landfill Inventory Management Ontario	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MNR	Mineral Occurrences	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
NCPL	Non-Compliance Reports	N	-	-	-
NDFT	National Defense & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defense & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-
NEBW	National Energy Board Wells	N	-	-	-
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	N	-	-	-
NPRI	National Pollutant Release Inventory	N	-	-	-
OGW	Oil and Gas Wells	N	-	-	-
OOGW	Ontario Oil and Gas Wells	N	-	-	-
OPCB	Inventory of PCB Storage Sites	N	-	-	-
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PES	Pesticide Register	N	-	-	-
PINC	TSSA Pipeline Incidents	N	-	-	-
PRT	Private and Retail Fuel Storage Tanks	N	-	-	-
PTTW	Permit to Take Water	N	-	-	-
REC	Ontario Regulation 347 Waste Receivers Summary	N	-	-	-
RSC	Record of Site Condition	Y	1	0	1
RST	Retail Fuel Storage Tanks	N	-	-	-
SCT	Scott's Manufacturing Directory	N	-	-	-
SPL	Ontario Spills	Y	1	0	1
SRDS	Wastewater Discharger Registration Database	N	-	-	-
TANK	Anderson's Storage Tanks	N	-	-	-
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	N	-	-	-
WDS	Waste Disposal Sites - MOE CA Inventory	N	-	-	-
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	N	-	-	-
WWIS	Water Well Information System	N	-	-	-
Total:			8	0	8

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
<u>1</u>	GEN	Windfields Farm Ltd.	PO Box 67 2300 Simcoe St. N. Oshawa ON L1H 7K8	-/0.0	-0.93	<u>12</u>
<u>1</u>	GEN	Oscar Calvete	2300 Simcoe St., N Oshawa ON L1H 7K8	-/0.0	-0.93	<u>12</u>
<u>1</u>	GEN	Windfields Farm Limited	2300 Simcoe Street North Oshawa ON	-/0.0	-0.93	<u>12</u>
<u>1</u>	GEN	Windfields Farm Limited	2300 Simcoe Street North Oshawa ON L1H7K8	-/0.0	-0.93	<u>13</u>
<u>1</u>	GEN	WINDFIELDS FARM LTD.	2300 SIMCOE STREET NORTH OSHAWA ON	-/0.0	-0.93	<u>13</u>
<u>1</u>	GEN	Hearn Veterinary Services	2300 Simcoe St. N. Oshawa ON L1H 7K8	-/0.0	-0.93	<u>13</u>
<u>1</u>	RSC		2300 SIMCOE STREET NORTH, OSHAWA, ON L1H 7K4 Oshawa ON	-/0.0	-0.93	<u>14</u>
<u>1</u>	SPL		2300 Simcoe Street North Oshawa ON	-/0.0	-0.93	<u>14</u>

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

Executive Summary: Summary By Data Source

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Sep 2016 has found that there are 6 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Windfields Farm Ltd.	PO Box 67 2300 Simcoe St. N. Oshawa ON L1H 7K8	0.0	<u>1</u>
Oscar Calvete	2300 Simcoe St., N Oshawa ON L1H 7K8	0.0	<u>1</u>
Windfields Farm Limited	2300 Simcoe Street North Oshawa ON	0.0	<u>1</u>
Windfields Farm Limited	2300 Simcoe Street North Oshawa ON L1H7K8	0.0	<u>1</u>
Hearn Veterinary Services	2300 Simcoe St. N. Oshawa ON L1H 7K8	0.0	<u>1</u>
WINDFIELDS FARM LTD.	2300 SIMCOE STREET NORTH OSHAWA ON	0.0	<u>1</u>

RSC - Record of Site Condition

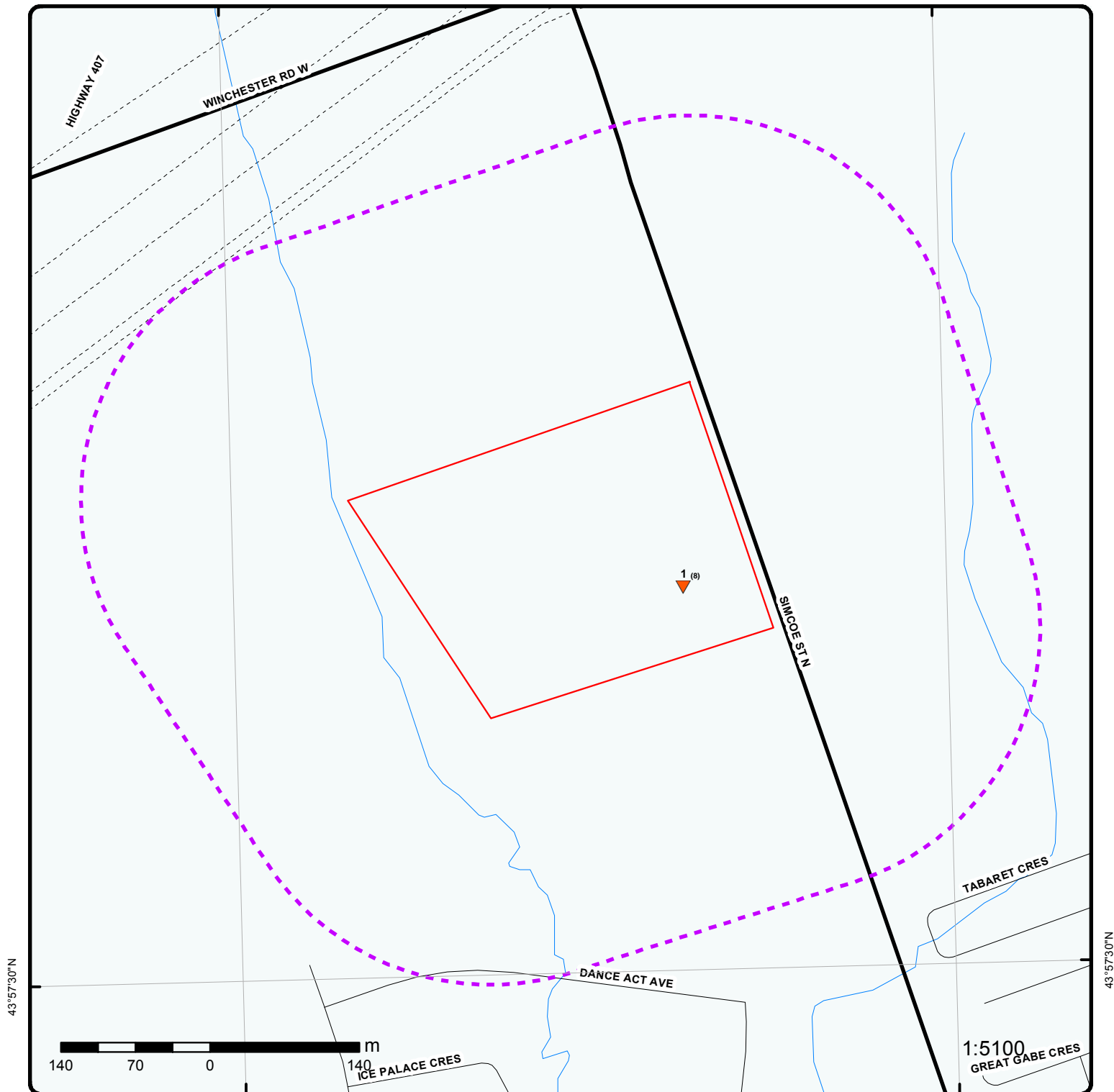
A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Dec 2016 has found that there are 1 RSC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2300 SIMCOE STREET NORTH, OSHAWA, ON L1H 7K4 Oshawa ON	0.0	<u>1</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Dec 2016 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2300 Simcoe Street North Oshawa ON	0.0	<u>1</u>



Map : 0.25 Kilometer Radius

Order No: 20170227095

Address: 2300 Simcoe St N, Oshawa, ON, L1H7K4



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		



Aerial

Address: 2300 Simcoe St N, Oshawa, ON, L1H7K4

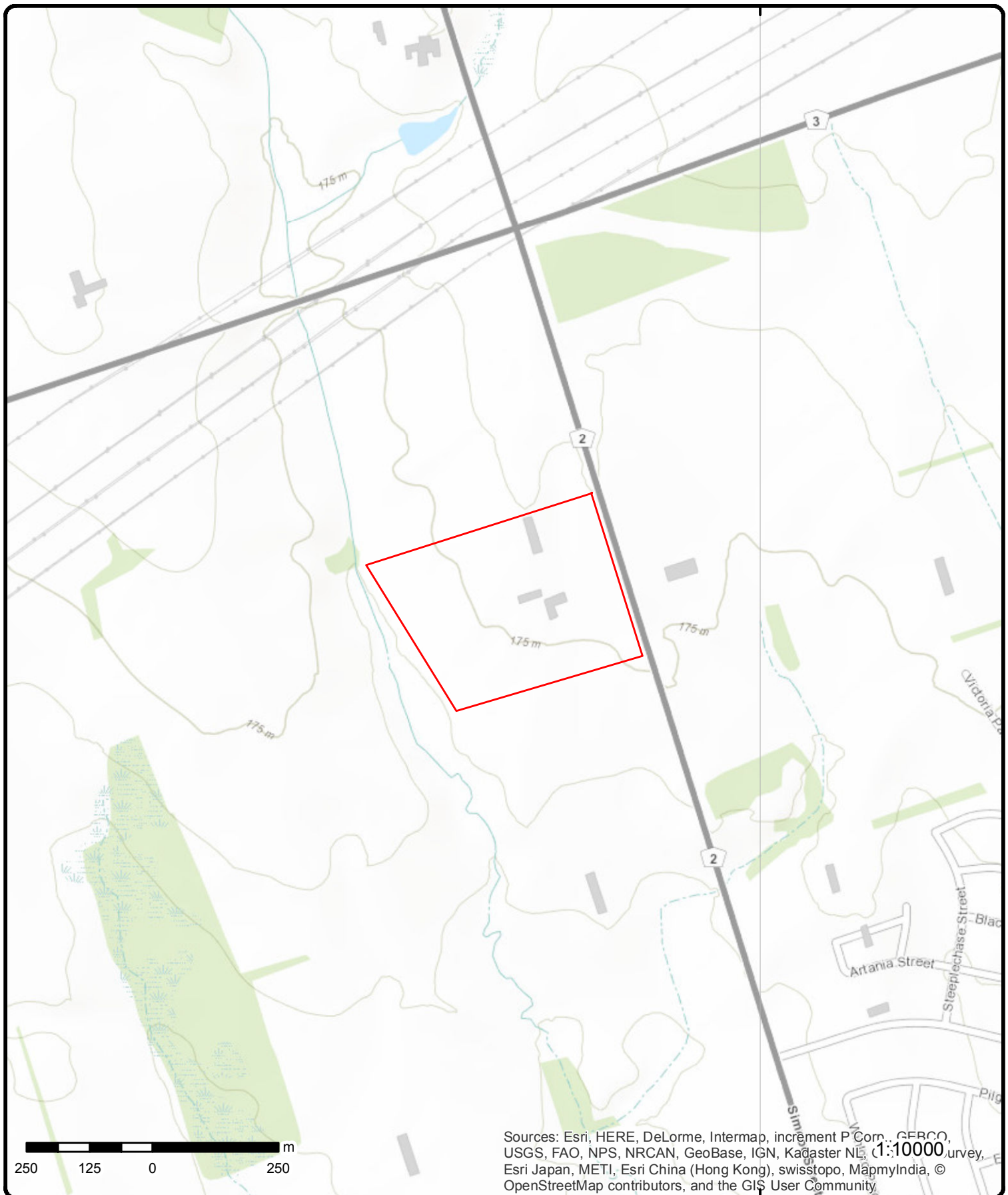
Source: ESRI World Imagery

Order No: 20170227095

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



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Topographic Map

Address: 2300 Simcoe St N, Oshawa, ON, L1H7K4

Source: ESRI World Topographic Map

Order No: 20170227095



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	1 of 8	-/0.0	175.7	Windfields Farm Ltd. PO Box 67 2300 Simcoe St. N. Oshawa ON L1H 7K8	GEN
PO Box Num: Status: Country: Generator #: ON3114554 Approval Yrs:: 04 SIC Code: 112920 SIC Description: Horse and Other Equine Production					
1	2 of 8	-/0.0	175.7	Oscar Calvete 2300 Simcoe St., N Oshawa ON L1H 7K8	GEN
PO Box Num: Status: Country: Generator #: ON1703634 Approval Yrs:: 05,06 SIC Code: 541940 SIC Description: Veterinary Services					
--Details--					
Waste Code: 261 Waste Description: PHARMACEUTICALS					
Waste Code: 264 Waste Description: PHOTOPROCESSING WASTES					
Waste Code: 312 Waste Description: PATHOLOGICAL WASTES					
1	3 of 8	-/0.0	175.7	Windfields Farm Limited 2300 Simcoe Street North Oshawa ON	GEN
PO Box Num: Status: Country: Generator #: ON9540747 Approval Yrs:: 2009 SIC Code: 112920, 115210 SIC Description: Horse and Other Equine Production, Support Activities for Animal Production					
--Details--					
Waste Code: 312 Waste Description: PATHOLOGICAL WASTES					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	4 of 8	-/0.0	175.7	Windfields Farm Limited 2300 Simcoe Street North Oshawa ON L1H7K8	GEN
PO Box Num: Status: Country: Generator #: ON9540747 Approval Yrs:: 07,08 SIC Code: 112920 115210 SIC Description: Horse and Other Equine Production, Support Activities for Animal Production					
--Details--					
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			
1	5 of 8	-/0.0	175.7	WINDFIELDS FARM LTD. 2300 SIMCOE STREET NORTH OSHAWA ON	GEN
PO Box Num: Status: Country: Generator #: ON2377300 Approval Yrs:: 98,99,00,01,02,03,04,06,07,08 SIC Code: 0122 SIC Description: HORSE FARMS					
--Details--					
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
Waste Code:		243			
Waste Description:		PCB'S			
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
Waste Code:		269			
Waste Description:		NON-HALOGENATED PESTICIDES			
1	6 of 8	-/0.0	175.7	Hearn Veterinary Services 2300 Simcoe St. N. Oshawa ON L1H 7K8	GEN
PO Box Num: Status: Country: Generator #: ON1919538 Approval Yrs:: 02,03,04 SIC Code: SIC Description:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
--Details--					
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			
1	7 of 8	-/0.0	175.7	2300 SIMCOE STREET NORTH, OSHAWA, ON L1H 7K4 Oshawa ON	RSC
Registration #:		213087			
RSC Type:		Phase 1 and 2 RSC			
Restoration Type:					
Date Submitted:		2014/05/12			
Date Acknowledg.:					
Certification Date:					
Date Returned:					
Soil Type:					
Criteria:					
Current Property Use:					
Certificate Prop Use #:					
Intended Prop Use:					
Applicable Standards:					
Stratified (Y/N):					
Consultant:					
District Office:		York-Durham District Office			
Property Municipal Address:		2300 SIMCOE STREET NORTH, OSHAWA, ON L1H 7K4			
Legal Description:					
Prop. Identification #:					
Entire legal prop. (y/n):					
UTM Coordinates:					
Latitude & Longitude:					
Accuracy Estimate:					
Measurement Method:					
CPU Issued Sect 1686:					
1	8 of 8	-/0.0	175.7	2300 Simcoe Street North Oshawa ON	SPL
Ref No:		2776-956L5G			
Contaminant Code:		13			
Contaminant Name:		FURNACE OIL			
Contaminant Quantity:		0 other - see incident description			
Incident Cause:		Leak/Break			
Incident Dt:		22-FEB-13			
Incident Reason:		Unknown / N/A			
Incident Summary:		Furnace Oil: Leak from private residence into floor drain			
MOE Reported Dt:		22-FEB-13			
Environmental Impact:		Confirmed			
Nature of Impact:		Groundwater Pollution; Soil Contamination			
Receiving Medium:					
SAC Action Class:		Land Spills			
Sector Source Type:		Tank - Indoors			
Receiving Environment:					
Incident Event:					
Site Municipality:		Oshawa			

Unplottable Summary

Total: **18** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
ECA	Minto Metropia (Windfields) GP Inc.	Part 247	City of Oshawa ON	
ECA	Minto Metropia (Windfields) GP Inc.	Oshawa	ON	
ECA	Minto Metropia (Windfields) GP Inc.	Oshawa	ON	
ECA	2157236 Ontario Limited	Lot 13	City of Oshawa ON	
ECA	Minto Metropia (Windfields) GP Inc.		City of Oshawa ON	
ECA	Minto Metropia (Windfields) GP Inc.		City of Oshawa ON	
ECA	Minto Metropia (Windfields) GP Inc.	Part of Lot 11 &12, Concession 5	City of Oshawa, Durham ON	
ECA	Minto Metropia (Windfields) GP Inc.	Part of Lot 11 and 12	City of Oshawa ON	
ECA	Minto Metropia (Windfields) GP Inc.	Part of Lot 12, Concession 5	City of Oshawa ON	
ECA	Dantonbury Developments Inc.	Part of Lot 14	City of Oshawa ON	
ECA	Minto Metropia (Windfields) GP Inc.	Part of Lots 11 and 12	City of Oshawa ON	
ECA	2157236 Ontario Limited	Lot 14	City of Oshawa ON	
GEN	OSHAWA PUBLIC UTILITIES COMMISSION29-376	RAGLAN WELDING, SIMCOE ST. N. AND 10TH CONCESSION	OSHAWA ON	
GEN	OSHAWA (OUT OF BUS)	RAGLAN WELDING, SIMCOE ST. N. AND 10TH CONCESSION	OSHAWA ON	
GEN	OSHAWA PUBLIC UTILITIES COMMISSION29-376	RAGLAN WELDING SIMCOE ST. N. AND 10 CON	OSHAWA ON	L1H 7M7
GEN	OSHAWA PUBLIC UTILITIES COMMISSION	RAGLAN WELDING SIMCOE ST. N. AND 10 CON	OSHAWA ON	L1H 7M7

SPL		End of Simcoe Street @ McNally's Construction barge	Oshawa ON
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SPL	PUC	RAGLAN WELDING ON SIMCOE STREET, RAGLAN TRANSFORMER	OSHAWA CITY ON
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Unplottable Report

Site: *Minto Metropia (Windfields) GP Inc.*
Part 247 City of Oshawa ON

Database:
[ECA](#)

Record Type:
PDF URL: <https://www.accessenvironment.ene.gov.on.ca/instruments/2077-A5ANGF-14.pdf>
Full Address: Part 247,248 and Part of 246,254, Plan 40M-2319 City of Oshawa, Regional Municipality of Durham
CofA Number: 5482-A8WSCP
Date: 2016-04-13
Status: Approved
Project Type: Municipal and Private Sewage Works

Site: *Minto Metropia (Windfields) GP Inc.*
Oshawa ON

Database:
[ECA](#)

Record Type:
PDF URL:
Full Address:
CofA Number: 0583-99ML4W
Date: 29-JUL-13
Status: Approved
Project Type: Municipal and Private Sewage

Site: *Minto Metropia (Windfields) GP Inc.*
Oshawa ON

Database:
[ECA](#)

Record Type:
PDF URL:
Full Address:
CofA Number: 7384-97QKWM
Date: 5/21/13
Status: Approved
Project Type: Municipal and Private Sewage

Site: *2157236 Ontario Limited*
Lot 13 City of Oshawa ON

Database:
[ECA](#)

Record Type:
PDF URL: <https://www.accessenvironment.ene.gov.on.ca/instruments/7372-9W2SK8-14.pdf>
Full Address: Lot 13, 14, and 15, Concession 5 City of Oshawa, Regional Municipality of Durham
CofA Number: 8453-A2ZJWX
Date: 2015-10-07
Status: Approved
Project Type: Municipal and Private Sewage Works

Site: *Minto Metropia (Windfields) GP Inc.*
City of Oshawa ON

Database:
[ECA](#)

Record Type:
PDF URL: <https://www.accessenvironment.ene.gov.on.ca/instruments/6812-9WAPGB-14.pdf>
Full Address: Kingmeadow Residential Subdivision, Phase 4A Part 247,248 and part of 246,254, Plan 40M-2319 City of Oshawa, Regional Municipality of Durham
CofA Number: 5815-A2NNS6
Date: 2015-09-25

Status: Approved
Project Type: Municipal and Private Sewage Works

Site: *Minto Metropia (Windfields) GP Inc.
City of Oshawa ON*

Database:
[ECA](#)

Record Type:
PDF URL: <https://www.accessenvironment.ene.gov.on.ca/instruments/4105-A9MNDJ-14.pdf>
Full Address: Northeast of Simcoe Street North and Britannia Avenue East City of Oshawa, Regional Municipality of Durham
CofA Number: 4195-A9TS6Z
Date: 2016-05-18
Status: Approved
Project Type: Municipal and Private Sewage Works

Site: *Minto Metropia (Windfields) GP Inc.
Part of Lot 11 &12, Concession 5 City of Oshawa, Durham ON*

Database:
[ECA](#)

Record Type:
PDF URL:
Full Address: Phase 2 Part of Lot 11 &12, Concession 5
CofA Number: 6761-9EBS6A
Date: 19-DEC-13
Status: Approved
Project Type: Municipal and Private Sewage

Site: *Minto Metropia (Windfields) GP Inc.
Part of Lot 11 and 12 City of Oshawa ON*

Database:
[ECA](#)

Record Type: ECA
PDF URL: <https://www.accessenvironment.ene.gov.on.ca/instruments/7132-A3QL5F-14.pdf>
Full Address: Part of Lot 11 and 12, Concession 5 City of Oshawa, The Regional Municipality of Durham
CofA Number: 2985-A4YL7M
Date: 2015-12-08
Status: Approved
Project Type: Municipal and Private Sewage Works

Site: *Minto Metropia (Windfields) GP Inc.
Part of Lot 12, Concession 5 City of Oshawa ON*

Database:
[ECA](#)

Record Type:
PDF URL:
Full Address: Kingmeadow Residential Subdivision - Phase 3 Draft Plan of Subdivision S-O-2006-02 Part of Lot 12, Concession 5 City of Oshawa, Regional Municipality of Durham
CofA Number: 8503-9LFLYJ
Date: 6/27/14
Status: Approved
Project Type: Municipal and Private Sewage

Site: *Dantonbury Developments Inc.
Part of Lot 14 City of Oshawa ON*

Database:
[ECA](#)

Record Type:
PDF URL: <https://www.accessenvironment.ene.gov.on.ca/instruments/4114-A8LHXY-14.pdf>
Full Address: Part of Lot 14, Concession 5 City of Oshawa, Regional Municipality of Durham
CofA Number: 1700-A8TPZP
Date: 2016-04-13
Status: Approved
Project Type: Municipal and Private Sewage Works

Site: Minto Metropia (Windfields) GP Inc.
Part of Lots 11 and 12 City of Oshawa ON

Database:
ECA

Record Type:
PDF URL: https://www.accessenvironment.ene.gov.on.ca/instruments/6820-A97JBT-14.pdf
Full Address: Part of Lots 11 and 12, Concession 5 City of Oshawa, Regional Municipality of Durham
CofA Number: 9766-A9MQCS
Date: 2016-05-07
Status: Approved
Project Type: Municipal and Private Sewage Works

Site: 2157236 Ontario Limited
Lot 14 City of Oshawa ON

Database:
ECA

Record Type:
PDF URL: https://www.accessenvironment.ene.gov.on.ca/instruments/1105-AAFHBA-14.pdf
Full Address: Lot 14, Concession 5 City of Oshawa, Regional Municipality of Durham
CofA Number: 4910-AAZS25
Date: 2016-06-24
Status: Approved
Project Type: Municipal and Private Sewage Works

Site: OSHAWA PUBLIC UTILITIES COMMISSION29-376
RAGLAN WELDING, SIMCOE ST. N. AND 10TH CONCESSION OSHAWA ON

Database:
GEN

PO Box Num:
Status:
Country:
Generator #: ON0437102
Approval Yrs:: 92,93,96
SIC Code: 4911
SIC Description: ELECT. POWER SYS.

--Details--

Waste Code: 243
Waste Description: PCB'S

Site: OSHAWA (OUT OF BUS)
RAGLAN WELDING, SIMCOE ST. N. AND 10TH CONCESSION OSHAWA ON

Database:
GEN

PO Box Num:
Status:
Country:
Generator #: ON0437102
Approval Yrs:: 97,98
SIC Code: 4911
SIC Description: ELECT. POWER SYS.

--Details--

Waste Code: 243
Waste Description: PCB'S

Site: OSHAWA PUBLIC UTILITIES COMMISSION29-376
RAGLAN WELDING SIMCOE ST. N. AND 10 CON OSHAWA ON L1H 7M7

Database:
GEN

PO Box Num:
Status:
Country:
Generator #: ON0437102
Approval Yrs:: 94,95
SIC Code: 4911

SIC Description: ELECT. POWER SYS.

--Details--

Waste Code: 243
Waste Description: PCB'S

Site: OSHAWA PUBLIC UTILITIES COMMISSION
RAGLAN WELDING SIMCOE ST. N. AND 10 CON OSHAWA ON L1H 7M7

Database:
GEN

PO Box Num:
Status:
Country:
Generator #: ON0437102
Approval Yrs.: 88,89,90
SIC Code: 4911
SIC Description: ELECT. POWER SYS.

Site: End of Simcoe Street @ McNally's Construction barge Oshawa ON

Database:
SPL

Ref No: 4237-6G52AU
Contaminant Code:
Contaminant Name: diesel fuel
Contaminant Quantity:
Incident Cause: Unknown
Incident Dt: 9/10/2005
Incident Reason: Unknown - Reason not determined
Incident Summary: Oshawa Harbour - diesel sheen in water
MOE Reported Dt: 9/10/2005
Environmental Impact: Not Anticipated
Nature of Impact: Surface Water Pollution
Receiving Medium: Water
SAC Action Class: Spills to the Great Lakes and their Interconnecting Channels
Sector Source Type: Unknown
Receiving Environment:
Incident Event:
Site Municipality: Oshawa

Site: PUC
RAGLAN WELDING ON SIMCOE STREET, RAGLAN TRANSFORMER OSHAWA CITY ON

Database:
SPL

Ref No: 3575
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: OTHER TRANSPORTATION ACCIDENT
Incident Dt: 5/10/1988
Incident Reason: UNKNOWN
Incident Summary: OSHAWA PUC-50 L OF TRANS-FORMER OIL (117 PPM PCB) TO GROUND
MOE Reported Dt: 5/12/1988
Environmental Impact:
Nature of Impact:
Receiving Medium: LAND
SAC Action Class:
Sector Source Type:
Receiving Environment:
Incident Event:
Site Municipality: 10101

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-Oct 2014

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: Oct 31, 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: Oct 31, 2016

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: Oct 31, 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-Jan 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-Dec 2016

Drill Hole Database:

Provincial

DRL

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

Government Publication Date: 1886-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-Nov 2016

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-Dec 2016

Environmental Compliance Approval:

Provincial

ECA

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

Government Publication Date: Oct 2011-Nov 2016

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

The Emergency Management Historical Event data class will store the locations of historical occurrences of emergency events. Events captured will include those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance.

Government Publication Date: May 31, 2014

List of TSSA Expired Facilities:

Provincial

EXP

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

Government Publication Date: Oct 31, 2016

Federal Convictions:

Federal

FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

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

Government Publication Date: June 2000-Oct 2015

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sept 2003

Fuel Storage Tank:

Provincial

FST

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

Government Publication Date: Oct 31, 2016

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 2014

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of 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: Oct 31, 2016

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 2016

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 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-Jun 2016**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-Dec 2016**Canadian Pulp and Paper:**

Private

PAP

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

Government Publication Date: 1999, 2002, 2004, 2005, 2009**Parks Canada Fuel Storage Tanks:**

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

The Ontario Ministry of 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: Oct 31, 2016

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-Dec 2016

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-2013

Record of Site Condition:

Provincial RSC

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

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

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

Retail Fuel Storage Tanks:

Private RST

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

Government Publication Date: Oct 31, 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

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

Government Publication Date: Oct 31, 2016

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-Nov 2016

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.

ATTACHMENT C

Plan of Survey

