650 Main Street West

Phase One Environmental Site Assessment

Project Location:
650 Main Street West
Port Colborne, ON
L3K 5V4

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EXECUTIVE SUMMARY

Niagara Soils Solutions Ltd. [NSSL] was retained by Linda Ford, M5V Developments to conduct a Phase One Environmental Site Assessment [ESA] of the Seaway Motel located at 650 Main Street West, Port Colborne, Ontario [herein referred to as the "Phase One Property" or the "Site"]. The Phase One Property is currently owned by 1302645 Ontario Ltd. and was requested for due diligence purposes.

The Phase One ESA was completed in general accordance with Ontario Regulation 153/04, as amended [O. Reg. 153/04], and has been supervised by a Qualified Person [QP_{ESA}]to support the filing of a Record of Site Condition [RSC], if required.

The Site is legally described as PT LT 32 CON 2 Humberstone, PT 1 ON 59R13260; Port Colborne. The Property Identification Number [PIN] is 46195-0089 [LT]. The size of the study site is approximately 0.61 hectares. The property is currently being utilized for commercial purposes as the "Seaway Motel" with a one [1] storey elongated structure containing multiple long and short-term rental units. Initial land use of agricultural activities was noted dating back to 1934 with site development of the motel occurring between 1954-1955. The basement of the motel sits on bedrock material. Outside of the building footprint, the property includes an asphaltic concrete cover parking lot north of the motel, a large-grassed area, and a pool within the northwestern portion of the site. Historically the structure has experienced periodic renovations throughout various ownerships as needed. The site location and layout are illustrated in Figures 1 and 2.

The Phase One ESA identified seven [7] Potentially Contaminating Activities [PCA] that resulted in five [5] on-site Areas of Potential Environmental Concern [APEC] on the Phase One property:

On-site

- **PCA-1/APEC-1: #28 Gasoline and Associated Products Storage in Fixed Tanks**. Based on observations made during the site analysis and notes highlighted from the questionnaire, two [2] underground storage tanks [UST] were documented within the basement of the Seaway Motel. The current owner noted the tanks have not been in operation since the acquisition of the property. The historic usage of the USTs was unknown at the time of the site inspection; however, the likely usage of these tanks was for heating oil. The presence of USTs on-site is a PCA resulting in an APEC to the study site's soil and groundwater.

Off-site

- **PCA-2/APEC-2: #28 Gasoline and Associated Products Storage in Fixed Tanks**. Based on available aerial photographs, a review of the Ecolog ERIS, and observations made during the site analysis, a franchised "Shell Gas Service Station" with associated USTs was identified at 633 Main Street

West, approximately 20 m north of the study site. Due to the distance away from the site, and the property being upgradient to the study this off-site PCA results in an on-site APEC to the study site's soil and groundwater within the northern part of the site.

- **PCA-3/APEC-3: #50 Soap and Detergent Manufacturing, Processing and Bulk Storage.** Based on available aerial photographs, a review of the Ecolog ERIS, and observations made during the site analysis, a franchised commercial car wash was identified at "Shell Gas Service Station" at 633 Main Street West. This off-site PCA results in an onsite APEC given the close proximity to the site [approximately 20 m] and upgradient location.

- **PCA-4/APEC-5: #6 Battery Manufacturing, Recycling, and Bulk Storage**. Based on a review of the Ecolog ERIS, a "Port Colborne, Auto Electric" company was identified at 639 Main Street West, approximately 20 m north of the study site. The inferred southern groundwater flow direction and proximity to the study site result in this off-site PCA being an on-site APEC to the study site's soil and groundwater.

- **PCA-5: #11 Commercial Trucking and Container Terminals**. Based on available aerial photographs, a review of the Ecolog ERIS, and observations made during the site analysis, "B&C Truck Centre" was identified at 639 Main Street West, approximately 20 m north of the study site. This medium-scale truck centre was identified as containing at least one [1] AST and was registered for the generation of potentially contaminating chemicals [light fuels]. The short distance to the site and upgradient location results in an on-site APEC to the study site's soil and groundwater.

- **PCA-6: #10 Commercial Autobody Shops**. Observations made during the site analysis identified the commercial business "NAPA Auto Parts, Port Colborne" franchise adjacent to the southwest boundary of the study site. This commercial business provides wholesaling distribution of auto parts and related oils/solvents. It was not considered to represent an on-site APEC to the study site due to its trans-gradient location and given the materials were stored and not used on-site.

- **PCA-7: #10 Commercial Autobody Shops**. Based on available aerial photographs, a review of the Ecolog ERIS, and observations made during the site analysis, "Port Auto", a used car lot and auto shop was identified at 621 Main Street West, approximately 250 m northeast of the study site. Due to the distance away from the site this PCA does not result in an on-site APEC.

The Phase One ESA identified five [5] areas of potential environmental concern on the Phase One property. NSSL, therefore recommends a Phase Two ESA be completed to investigate the potential for soil and/or groundwater contamination at the study site resulting from historical heating oil use and off-site gasoline service, car wash service, manufacturer, and commercial trucking terminal.

NSSL recommends a designated substance and hazardous material survey be conducted to identify potential lead-based paints, and asbestos-containing materials within the building materials prior to conducting any renovations and/or demolition of the building.

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1.0 INTRODUCTION

1.1 Phase One Property Information

Niagara Soils Solutions Ltd. [NSSL] was retained by M5V Developments c/o Ms. Linda Ford to conduct a Phase One Environmental Site Assessment [ESA] of the Seaway Motel located at 650 Main Street West, Port Colborne, Ontario [herein referred to as the "Phase One Property" or the "Site"]. The Phase One Property is currently owned by 1302645 Ontario Ltd. and was requested for due diligence purposes. The Site location is shown on Figure 1.

The legal description of the Site is PT LT 32 CON 2 Humberstone, PT 1 ON 59R13260: Port Colborne. The Property Identification Number [PIN] is 64139-0343 [LT]. The Phase One Property is owned by numbered company 1302645 Ontario Ltd. having acquired it in 2007. A copy of the Parcel Register is included in Appendix A. Authorization to proceed with the Phase One ESA was received from M5V c/o Ms. Ford. The contact information for Ms. Ford is linda@m5vinc.com, 416-527-3677.

The size of the study site is approximately 0.61 hectares. The property is currently being utilized for commercial purposes as the "Seaway Motel" with a one [1] storey elongated structure containing multiple long and short-term rental units. Initial land use of agricultural activities was noted dating back to 1934 with site development of the motel occurring in 1956. The basement of the motel sits on bedrock material. Outside of the building footprint, the property includes an asphaltic concrete cover parking lot north of the motel, a large-grassed area, and a pool within the northwestern portion of the site. Historically the structure has experienced periodic renovations throughout various ownerships as needed. The site location and layout are illustrated in Figures 1 and 2.

2.0 SCOPE OF INVESTIGATION

The Phase One ESA was completed in general accordance with Ontario Regulation 153/04 [as amended]. The purpose of the Phase One ESA was to identify evidence of actual or potential contamination on the Site based on an evaluation of information collected through records review, site visit and interview. The report was prepared under the supervision of a Qualified Person [QP_{ESA}] and may be used in filing of a Record of Site Condition [RSC] with the Ministry of the Environment, Conservation and Parks [MECP] if required. The scope of work for the Phase One ESA included the following:

- Review of available environmental reports that are pertinent to the Site and surrounding lands.
- Review of municipal directory records related to the Site and surrounding lands [where available].
- Review of Chain-of-Title information.
- Review of physical setting information including aerial photographs, fire insurance plans [FIPs], topographic maps and geologic information related to the Site and surrounding lands.
- Review of EcoLog ERIS database report for the Site and surrounding lands.
- Review of environmental source information including published and online records form the Ministry of the Environment, Conservation and Parks [MECP], Ministry of Natural Resources and Forestry [MNRF], Niagara Regional Navigator [NRN] and the City of Port Colborne for information related to the Site and the surrounding lands.
- Site reconnaissance to observe the Site and surrounding lands.
- Interview with key persons knowledgeable about the current and historical operations of the Site.
- Preparation of a photographic log.
- Preparation of a summary report of findings and recommendations.
- Assessment of information and preparation of a Conceptual Site Model [CSM] to illustrate the Site location and limits, the surrounding lands, Potentially Contaminating Activities [PCAs] and Areas of Potential Environmental Concern [APECs] on the Phase One Property.

3.0 RECORDS REVIEW

3.1 General

3.1.1 Phase One Study Area Determination

The Phase One Study Area includes properties located wholly or partially, within 250 m of the nearest point on a boundary of the Phase One ESA property. There were no other properties located beyond 250 m of the Phase One ESA property that were considered relevant to the Phase One ESA assessment at this time. The Study Area is illustrated on Figure 1.

3.1.2 First Developed Use Determination

O. Reg. 153/04 22. [1] defines first developed land use as the earlier of a: the first use of a Phase One Property in or after 1875 that resulted in the development of a building or structure on the property, and b: the first potentially contaminating use or activity on the Phase One Property".

The results of the Phase One ESA historical records and aerial photograph review indicated that the site was a vacant lot until being developed in 1956 as the "Seaway Motel" for commercial purposes. No change to site use has occurred from that time until present day.

3.1.3 Fire Insurance Plans

NSSL contacted ERIS to conduct a search of Fire Insurance Plans [FIPs] for information pertaining to the Phase One ESA property and surrounding area. One [1] FIP was available for review dating 1914 however did not depict the study site or study area. The copy of the FIP is included in Appendix B.

3.1.4 Chain of Title

A current parcel register [land title document] for the property was obtained from Teranet Express for the study site. The document identified the Property Identifier Number as 64139-0343 [LT]. The document covered the period from 1962 to the present. Landownership was confirmed as belonging to numbered company, 1302645 Ontario Inc. A copy of the parcel register is included in Appendix A.

Municipal Directories

No municipal directories pertaining to the Phase One property and adjacent properties were available for review by NSSL. Attempts were made to obtain municipal directories online, however, due to closures and limited access of public information sources associated with COVID-19, the documents could not be collected at this time.

3.1.5 Environmental Reports

No previous environmental reports were provided for NSSL to review regarding the study site.

3.2 Environmental Source Information

3.2.1 Environmental Risk information Services

ERIS was contracted to conduct a search of government and private records for information pertaining to the Phase One ESA property and surrounding study area. A copy of the full report is provided in Appendix C. Key findings are tabulated below.

Municipal Address	Property relationship to site	Database Record, brief description
639 Main Street West, Port Colborne	North Adjacent Property	Port Colborne Auto Electric, 1986 – 1994. PRT & SCT: Private retail fuel storage tank, and electrical equipment storage; battery manufacturing, semiconductor and other electronic component manufacturing, and power, distribution and specialty transformers manufacturing, and motor vehicle electrical and electronic equipment manufacturing, etc.
633 Main Street West, Port Colborne	North Adjacent Property	Relay Petroleum, 1994 - 2009 PRT, FST, FSTH, & RST: Service Station with four [4] underground storage tanks [USTs] for retail services. USTs contain gasoline oil and natural gas.
		Castle Mechanical, 2013 GEN: Generation of Light Fuels
		2684697 Ontario Inc., Shell Gas, 2019 GEN & FST: Generation of light fuels and a self serve gasoline station containing at least one [1] double-wall fiberglass UST with 51,000 L of capacity.

GEN = Ontario Regulation 347 Waste Generators Summary, FST = Fuel Storage Tank, FTSH = Federal Identification Registry for Storage Tank Systems [FIRSTS], and RST = Retail Fuel Storage Tanks

3.2.2 Insurance Reports

No insurance reports were available for review.

3.2.3 Other Environmental Sources

NSSL reviewed additional environmental resources for information pertaining to the Phase One Property and Study Area. The table below provides details of the findings with any associated supporting documents located in Appendix B.

Source	Study Site Details
Environmental Incidents, Orders, Offences, Spills and Discharges	No records
Environmental Registry of Ontario	No records

Source	Study Site Details
Federal Contaminated Sites and Solid Waste Landfills Inventory	No records
Hazardous Waste Information Network	No records.
Inventory of Coal Gasification Plants	No records
Inventory of Industrial Sites Producing or Using Coal Tar in Ontario	No records
Ministry of Natural Resources [MNR]	No records
National Pollutant Release Inventory	No records
PCB Waste Storage Inventory	No records
Record of Site Condition [RSC]/ Brownfields Environmental Registry	No records
Reports submitted to the MECP [Freedom of Information]	At the time of report issuance, no records returned. Any documents received will be provided to the client.
TSSA Retail Fuel Storage Tank Info	A request was submitted to the Technical Safety and Standards Authority [TSSA] for information concerning fueling systems [USTs, ASTs]. Email correspondence from TSSA dated February 25th, 2022, indicated "we confirm that there are no records in our database of any fuel storage tanks at the subject address".
Waste Disposal Site Inventory	No records
Waste Management Records	No records

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

Aerial photographs were reviewed for information pertaining to the Study Site and Study Area. The photographs were available through Brock University Special Collections Library, Niagara Air Photo Index, EcoLog ERIS – Historical Aerials and Google Earth. The earliest available aerial image for review was from 1934. Based on available images, the following were selected to review based on scale and quality. Images are provided in Appendix D.

Date	Study Site	Study Area
1934	The aerial photograph depicts the study site as vacant/agricultural land with no structures onsite.	The adjacent properties are noted to be vacant/agricultural land. Main Street West is noted north of the site. The majority of the study area appears to be entirely undeveloped.
1954-55	The study site appears to be reworked and tilled, inferred to be associated with agricultural activities.	The north, west, and south adjacent properties appear to be agricultural. One [1] commercial property is noted southwest of the study area.
1965	The Seaway Motel has been developed onsite with one [1] elongated building on the property. Asphaltic concrete cover is utilized for parking due north of the building onsite.	The eastern portion of the study area has been developed into a residential subdivision.

Date	Study Site	Study Area
1973	No significant changes were noted to the study site in the 2013 – 2018 aerial photographs.	The north adjacent property has been developed into a commercial facility with various trucking activities. The east adjacent property and portion of the study area has been completely developed for residential purposes.
1982		No significant changes were noted to the study site in the 1982 aerial photograph.
2000		The north and west adjacent properties have been developed for commercial purposes, as a gasoline service station and automotive part depot store respectively.
2006		No significant changes were noted to the study area in the 2006 - 2018 aerial photograph.
2013		
2018		

3.3.2 Topography, Hydrology, Geology

A review of the Ministry of Natural Resources' "Quaternary Geology, Niagara-Welland Area, Map P2496" indicates that the Site is in an area of the Devonian Unconformity, Onondaga and Bois Blanc Formation, cherty limestone including locally glauconitic sandstone of the Springvale Member. A review of a nearby Water Well [ID 6602323] located approximately 30 m north of the subject site completed in 1968 reports clay over top of flint at 0.3 m bgs. A review of the Ministry of Natural Resources' "Paleozoic Geology of Welland-Fort Erie Area p.989" indicates that the bedrock consists of limestone, minor shale of the Onondaga Formation, Edgecliff Member.

Regional groundwater flow is expected to be south towards Lake Erie. The Phase One Property is not located within 30 m of a body of water. Ponded surface water was not encountered on the Site during the site visit.

3.3.3 Fill Materials

Based on review of aerial photographs, and observations made during the site analysis, NSSL did not identify fill material at the study site.

3.3.4 Water Bodies & Areas of Natural Significance

Lake Erie is located approximately 1.62 km south of the study site. The Phase One ESA research revealed the study site and study area as a "Groundwater Protection – Quality Highly Vulnerable Aquifer [HVA]". NSSL did not identify additional significant features including provincially significant wetlands, natural

heritage features or Areas of Natural Significance onsite or within the Study Area. The Site is not considered a sensitive site based on the definition of O. Reg. 153/04.

3.3.5 Well Records

The MECP provides the public with access to their well record inventory. The study site and area are serviced by the municipal drinking water system, however well records [if available] were accessed and reviewed for information pertaining to the area's hydrogeological and geological characteristics. Nine [9] well records were found within the study area [250 m radius]. The record can contain descriptive information pertaining to soil stratigraphy and aquifer groundwater levels. The water well record in closest proximity to the study site is summarized below. All available records are provided in Appendix E.

Well ID	Description
6602323 [20 m north of site]	0 – 0.31 m Clay 0.31 – 12.19 m Flint [Shale]

3.4 Site Operating Records

No historic site operating records were provided to NSSL.

3.5 Other

No additional information regarding the Phase One property was identified at the time of report issuance.

4.0 INTERVIEW & QUESTIONNAIRE

The Phase One ESA property is owned by numbered company 1302645 Ontario Ltd. The manager of the Seaway Motel, Mr. Stimit Shinde, has owned the site for approximately 12 years. A site questionnaire was returned to NSSL for review. The historical use and last date of operation of the AST was not known. The owner was aware of the site historically being developed in the early 1956 as the Seaway Motel. No information regarding electrical transformers, fire incidents, monitoring wells, and other environmentally significant features on the property were mentioned within the questionnaire. Mr. Shinde indicated that renovations occurred within individual units over the years as required and the Seaway Motel extended the original building footprint at some point in time. Confirmation that the site is fully serviced with a municipal water supply and sewage was also documented. A copy of the questionnaire is available in Appendix F.

5.0 SITE RECONNAISSANCE

5.1 General Requirements

A site reconnaissance was completed on Friday February 11th, 2021, by Mr. Damen Nyland, BSc., G.I.T., Environmental Geologist. The weather was cloudy, with the temperature approximately -3°C. NSSL was joined by the current manager and owner of Seaway Motel, Mr. Stimit Shinde. The site reconnaissance and photo log are included in Appendix G. The Phase One ESA property is not considered to be an enhanced investigation property.

5.2 Specific Observations at Phase One Property

The following table summarizes the general observations made at the Phase One property based upon NSSL's site reconnaissance.

Item	Specific Observation
General Site Description	Commercial "L" shaped motel onsite. The building is 1 storey with 1 basement level and was described as having multiple long-term tenants.
General Description of Structures	One [1] elongated L shaped hotel structure constructed in 1956 with renovations completed in 1964. The building materials consist of brick/stone and stucco walls, wood joist floors, and a wood joist roof with asphalt shingles. The heating source is 60% natural gas and 40% electricity.
Above and Below Ground Tanks	One [1] approximate 4,000 L steel AST [1.2 m diameter and 3.6 m length] wrapped with insulating material was noted within the western portion of the "Seaway Motel" basement. The AST appeared to be in good condition with no visible damage to the metal tank and only slight damage/deterioration to the outer insulating material. The area underneath the capped piping on the tank and wall was noted as having some slight black staining. A nested fuel tank measuring approximately 400 L steel [0.61 m diameter and 1.2 m length] was also noted within the western portion of the "Seaway Motel" basement. The AST was noted to be in good condition with no visible damage to the metal tank and no visible staining. No records or drawings documenting the installation of the potential heating oil ASTs were available for either storage tank.
Utilities and Water Sources	Utilities included hydro, natural gas, and municipal water and sewer. No potable groundwater sources were identified on-site. The specific locations of underground utility and service corridors such as sewer, water, electrical or gas lines are unknown.
Exit and Entry Points	One [1] exit was noted per motel unit, three [3] were noted surrounding the motel office unit, one along the interior eastern wall and 2 along the exterior western wall.

Item	Specific Observation
Existing and Former Heating/cooling Systems	Currently, the heating source is noted as a hot water natural gas boiler. Historic heating source was unknown but is suspected to have been heating oil due to the presence of two [2] ASTs located within the basement of the motel.
Catch basins, drains, pits, pumps or sumps	Catch basins were identified at the north-western corner of the property. One [1] sump pump was noted within the basement of the motel.
Staining and corrosion	Some to slight staining was noted at the base of one [1] of the ASTs within the basement.
Wells	No potable or monitoring groundwater MECP water wells were identified on-site.
Sewage Work	N/A
Surface Cover	Asphaltic concrete cover parking lot north of the motel, with an open grassed area enclosing the motel.
Areas of Stained Soil, Vegetation, Pavement, and Stressed Vegetation	No areas of stained soil, surface water, ground cover nor vegetation were noted across the property.
Current or Former Railway Lines or Spurs	No evidence of current or former rail spurs was observed at the study site during the site reconnaissance.
Debris & Fill Material	No debris or fill material was noted.
Details of Unidentified Substances	N/A
Designated Substances & Hazardous Materials	As the building was constructed pre-1960 there exists a potential for lead-based paints and asbestos containing materials to be present within the building materials utilized to construct the structure. Potential asbestos containing-materials were identified as window mastic, stucco, shingles, insulating material surrounding ASTs, floor and ceiling tiles, and cement parge. No other designated substances & hazardous materials were noted from the non-intrusive site investigation.
Surrounding Properties within the Phase One Study Area	The study area is a mix of residential and commercial properties. Adjacent properties were documented as commercial to the north, south, and west, and residential to the east.

5.3 Designated Substances & Hazardous Materials

5.3.1 Asbestos Containing Material (ACM)

Potential asbestos containing materials were observed within building materials window mastic, stucco, shingles, insulating material surrounding ASTs, floor and ceiling tiles, and cement parge. Asbestos is classified as a designated substance under the Occupational Health and Safety Act and regulated under O. Reg. 490/09.

5.3.2 Lead

The potential for lead-based paint being present within the building is possible given the age of the structure. Lead is classified as a designated substance under O. Reg. 843 of the Occupational Health and Safety Act.

5.3.3 Mould

Mould was not observed within the interior of the building.

6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Potentially Contaminating Activities

O. Reg. 153/04 Table 2 of Schedule D – List of Potentially Contaminating Activities [PCAs] are provided in Appendix H for reference purposes. The Phase One ESA investigation revealed seven [7] on-site and off-site PCAs, that resulted in five [5] on-site Areas of Potential Environmental Concern [APEC] on the Phase One property. Figure 3 and Figure 4 highlights the PCA/APEC locations.

On-site

- **PCA-1/APEC-1: #28 Gasoline and Associated Products Storage in Fixed Tanks**. Based on observations made during the site analysis and notes highlighted from the questionnaire, two [2] underground storage tanks [UST] were documented within the basement of the Seaway Motel. The current owner noted the tanks have not been in operation since the acquisition of the property. The historic usage of the USTs was unknown at the time of the site inspection, however, the likely usage of these tanks was for heating oil. The presence of USTs on-site is a PCA resulting in an APEC to the study site's soil and groundwater.

Off-site

- **PCA-2/APEC-2: #28 Gasoline and Associated Products Storage in Fixed Tanks**. Based on available aerial photographs, a review of the Ecolog ERIS, and observations made during the site analysis, a franchised "Shell Gas Service Station" with associated USTs was identified at 633 Main Street West, approximately 20 m north of the study site. Due to the distance away from the site, and the property being upgradient to the study this off-site PCA results in an on-site APEC to the study site's soil and groundwater within the northern part of the site.

- **PCA-3/APEC-3: #50 Soap and Detergent Manufacturing, Processing and Bulk Storage.** Based on available aerial photographs, a review of the Ecolog ERIS, and observations made during the site analysis, a franchised commercial car wash was identified at "Shell Gas Service Station" at 633 Main Street West. This off-site PCA results in an onsite APEC given the proximity to the site [approximately 20 m] and upgradient location.

- **PCA-4/APEC-5: #6 Battery Manufacturing, Recycling, and Bulk Storage**. Based on a review of the Ecolog ERIS, a "Port Colborne, Auto Electric" company was identified at 639 Main Street West, approximately 20 m north of the study site. The inferred southern groundwater flow direction and proximity to the study site result in this off-site PCA being an on-site APEC to the study site's soil and groundwater.

- **PCA-5: #11 Commercial Trucking and Container Terminals**. Based on available aerial photographs, a review of the Ecolog ERIS, and observations made during the site analysis, "B&C Truck Centre" was identified at 639 Main Street West, approximately 20 m north of the study site. This medium-scale truck centre was identified as containing at least one [1] AST and was registered for the generation of potentially contaminating chemicals [light fuels]. The short distance to the site and upgradient location results in an on-site APEC to the study site's soil and groundwater.

- **PCA-6: #10 Commercial Autobody Shops**. Observations made during the site analysis identified the commercial business "NAPA Auto Parts, Port Colborne" franchise adjacent to the southwest boundary of the study site. This commercial business provides wholesaling distribution of auto parts and related oils/solvents. It was not considered to represent an on-site APEC to the study site due to its trans-gradient location and given the materials were stored and not used on-site.

- **PCA-7: #10 Commercial Autobody Shops**. Based on available aerial photographs, a review of the Ecolog ERIS, and observations made during the site analysis, "Port Auto", a used car lot and auto shop was identified at 621 Main Street West, approximately 250 m northeast of the study site. Due to the distance away from the site this PCA does not result in an on-site APEC.

6.2 Areas of Potential Environmental Concern

The PCAs identified above resulted in five [5] on-site Areas of Potential Environmental Concern [APECs] on the Phase One ESA property with the potential to have impacted the study site's soil and/or groundwater.

Area of potential environmental concern[1]	Location of area of potential environmental concern on phase one property	Potentially contaminating activity[2]	Location of PCA (on-site or off-site)	Contaminants of potential concern[3]	Media potentially impacted (Groundwater, soil and/or sediment)
APEC-1	West-central portion of the site, located within the basement of the "Seaway Motel"	#28 Gasoline and Associated Products in Fixed Tanks	On-site	Metals, PHC/ VOCs, and PAHs	Soil and Groundwater
APEC-2	North portion located along the northern property boundary	#28 Gasoline and Associated Products in Fixed Tanks	Off-site	Metals, PHC/ VOCs, and PAHs	Soil and Groundwater

Area of potential environmental concern[1]	Location of area of potential environmental concern on phase one property	Potentially contaminating activity[2]	Location of PCA (on-site or off-site)	Contaminants of potential concern[3]	Media potentially impacted (Groundwater, soil and/or sediment)
APEC-3	North portion located along the northern property boundary	#50 Soap and Detergent Manufacturing, Processing and Bulk Storage	Off-site	PHCs/VOCs	Soil and Groundwater
APEC-4	Northwest corner of the study site	#6 Battery Manufacturing, Recycling and Bulk Storage	Off-site	Metals, PHC/ VOCs, PAHs, Cyanide, and Mercury	Soil and Groundwater
APEC-5	Northwest corner of the study site	#11 Commercial Trucking and Container Terminals	Off-site	Metals, PHC/ VOCs, and PAHs	Soil and Groundwater

A Phase One Conceptual Site Model [CSM] was prepared in accordance with Schedule D, Part V of O. Reg. 153/04 [as amended]. The CSM includes Figures 1 -4 and is provided in Appendix I.

7.0 CONCLUSIONS

7.1 Phase Two Environmental Site Assessment Required

The Phase One ESA identified five [5] areas of potential environmental concern on the Phase One property. NSSL, therefore recommends a Phase Two ESA be completed to investigate the potential for soil and/or groundwater contamination at the study site resulting from historical heating oil use and off-site gasoline service, car wash service, manufacturer, and commercial trucking terminal.

NSSL recommends a designated substance and hazardous material survey be conducted to identify potential lead-based paints, and asbestos-containing materials within the building materials prior to conducting any renovations and/or demolition of the building.

7.2 Limitations and Use of the Report

Achieving the objectives that are stated in this report has required Niagara Soils Solutions Ltd. to derive conclusions based upon the best and most recent information currently available to Niagara Soils Solutions Ltd. No investigative method can completely eliminate the possibility of obtaining partially imprecise information. Niagara Soils Solutions Ltd. has expressed professional judgement in gathering and analysing the information obtained and in the formulation of its conclusions.

Information in this report was obtained from sources deemed to be reliable, however, no representation or warranty is made as to the accuracy of this information. To the best of Niagara Soils Solutions Ltd.'s knowledge, the information gathered from outside sources contained in this report on which Niagara Soils Solutions Ltd. has formulated its opinions and conclusions, are both true and correct. Niagara Soils Solutions Ltd. assumes no responsibility for any misrepresentation of facts gathered from outside sources.

This report was prepared to assess and document evidence of potential environmental contamination, and not to judge the acceptability of the risks associated with such environmental contamination. Much of the information gathered for this report is only accurate at the time of collection and a change in the Site conditions may alter the interpretation of Niagara Soils Solutions Ltd.'s findings. Furthermore, the reader should note that the Site reconnaissance described in this report was an environmental assessment of the Site, not regulatory compliance or an environmental audit of the Site.

Niagara Soils Solutions Ltd. prepared this Report for M5V c/o Ms. Ford. The material in it reflects Niagara Soils Solutions Ltd.'s best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Niagara Soils Solutions Ltd. accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

Yours very truly,

Niagara Soils Solutions Ltd.

John Monkman, P.Eng., FEC, QP_{ESA}
President

Jodie Glasier, HB.A., M.MM, EP
Vice President

8.0 REFERENCES

The following resources were utilized as references:

- EcoLog ERIS
- Environmental Registry of Ontario
- Federal Contaminated Sites Inventory
- Interactive Map – Niagara Navigator, https://navigator.niagararegion.ca/
- Inventory of Coal Gasification Plant Waste Sites in Ontario, Volume II; MOE, 1987
- Ministry of Environment, Conservation & Parks Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario
- Ministry of the Environment Freedom of Information and Protection of Privacy Search
- Ministry of the Environment Hazardous Waste Information Network
- Ministry of Natural Resources [ANSIs]
- Ministry of Northern Development and Mines. Bedrock Geology of Ontario
- National Pollutant Release Inventory [NPRI] database
- Niagara Peninsula Conservation Authority [NPCA] Watershed Explorer
- Ontario Base Mapping
- Ontario Inventory of PCB Storage Site October 1991, Ministry of the Environment, January 1992.
- Ontario Oil, Gas, and Salt Resources Library
- Technical Safety and Standards Authority [TSSA] Fuel Storage Information
- Waste Disposal Site Inventory, Ministry of the Environment, 1991.

FIGURES

1. SITE LOCATION
2. SITE LAYOUT
3. POTENTIALLY CONTAMINATING ACTIVITIES
4. AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/
NOTE: FOR ILLUSTRATION PURPOSES ONLY, ALL LOCATIONS APPROXIMATE.

LEGEND

- Phase One ESA Property Boundary
- 250 m Study Area

CLIENT:
M5V Developments

PROJECT:
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
650 MAIN STREET WEST
PORT COLBORNE, ONTARIO

TITLE:
SITE LOCATION PLAN

DRAWN BY: DN

CHECKED BY: JM

DATE: FEBRUARY 2022

PROJECT NO: NS2208-01

SCALE: AS SHOWN

NO: Figure 1

REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/
NOTE: FOR ILLUSTRATION PURPOSES ONLY, ALL LOCATIONS APPROXIMATE.

LEGEND

Phase One ESA Property Boundary

Underground Storage Tank

CLIENT: **M5V Developments**

PROJECT:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
650 MAIN STREET WEST
PORT COLBORNE, ONTARIO

TITLE:

SITE LAYOUT & FEATURES

DRAWN BY: DN

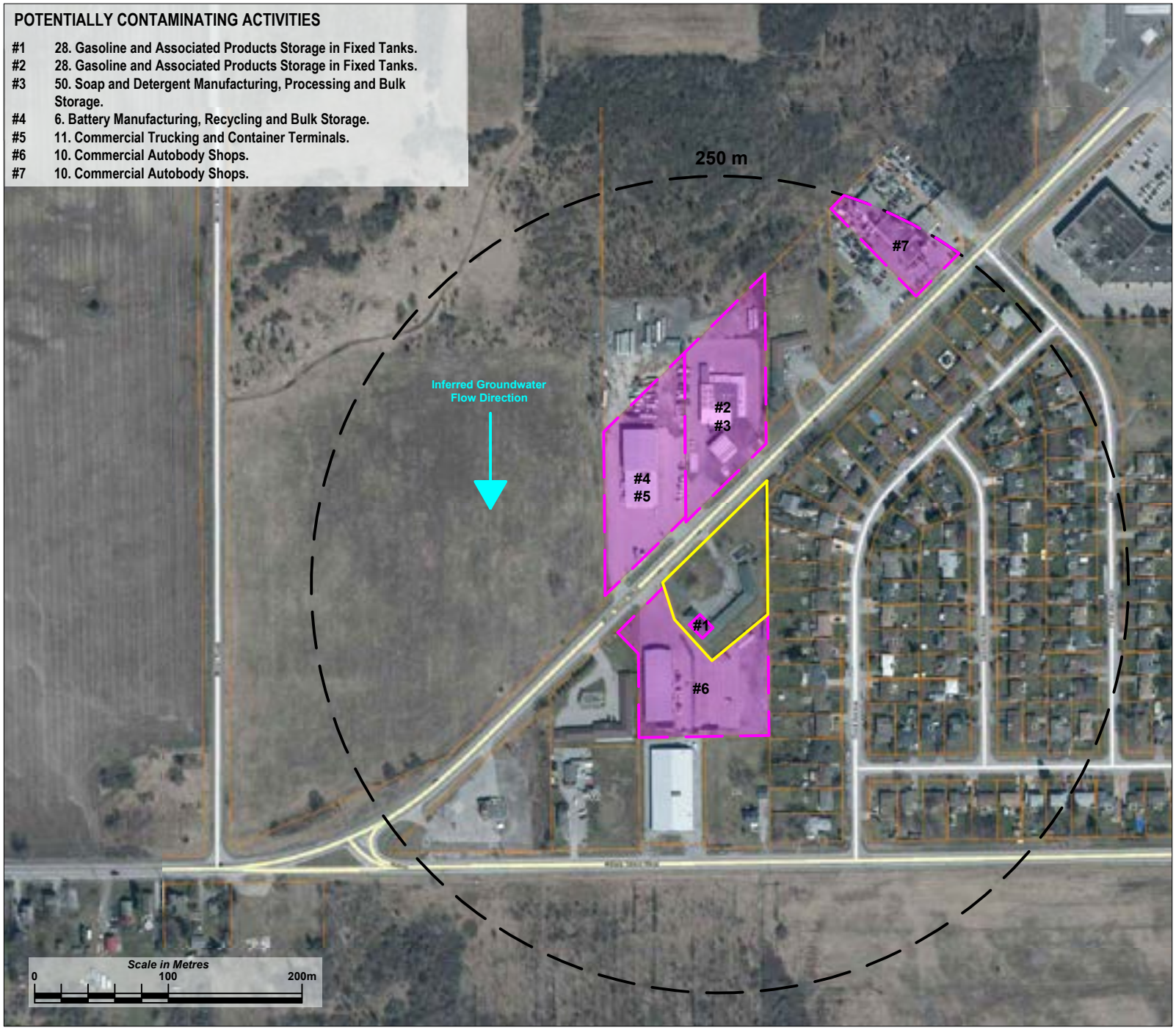
CHECKED BY: JM

DATE: FEBRUARY 2022

PROJECT NO: NS2208-01

SCALE: AS SHOWN

NO: Figure 2



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/
NOTE: FOR ILLUSTRATION PURPOSES ONLY, ALL LOCATIONS APPROXIMATE.

LEGEND

- Phase One ESA Property Boundary
- 250 m Study Area
- PCA Areas
- Inferred Groundwater Flow Direction

CLIENT: M5V Developments

PROJECT:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
650 MAIN STREET WEST
PORT COLBORNE, ONTARIO

TITLE: **POTENTIALLY CONTAMINATING ACTIVITIES**

DRAWN BY: DN

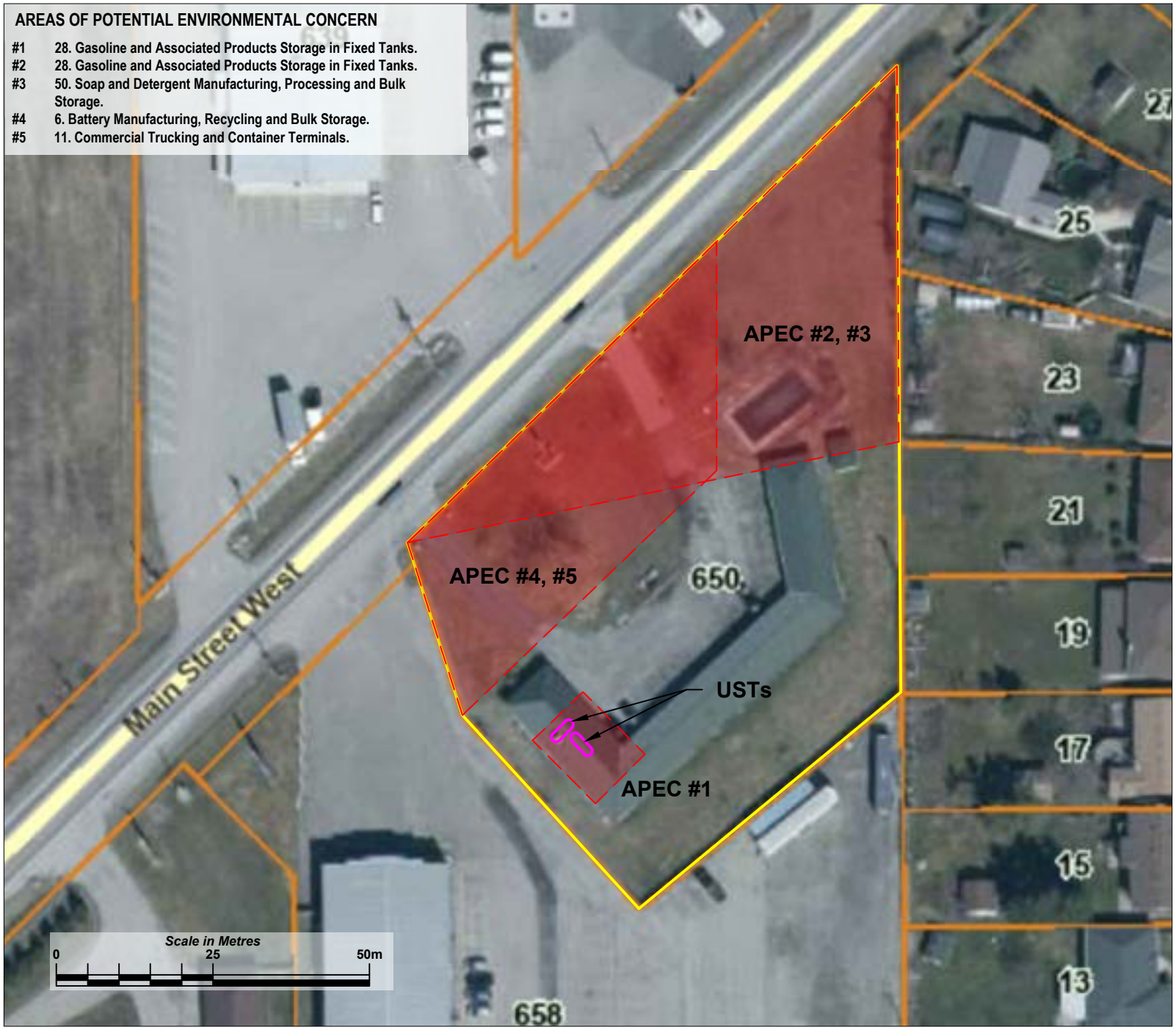
CHECKED BY: JM

DATE: FEBRUARY 2022

PROJECT NO: NS2208-01

SCALE: AS SHOWN

NO: Figure 3



LEGEND

- Phase One ESA Property Boundary
- APEC Areas
- Underground Storage Tank

CLIENT: M5V Developments

PROJECT: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
650 MAIN STREET WEST
PORT COLBORNE, ONTARIO

TITLE: AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

DRAWN BY: DN

CHECKED BY: JM

DATE: FEBRUARY 2022

PROJECT NO: NS2208-01

SCALE: AS SHOWN

NO: Figure 4

REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/
NOTE: FOR ILLUSTRATION PURPOSES ONLY, ALL LOCATIONS APPROXIMATE.

APPENDIX A

PARCEL REGISTER/CHAIN OF TITLE

NIAGARA SOILS SOLUTIONS LTD.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 32 CON 2 HUMBERSTONE, PT 1 ON 59R13260 ; PORT COLBORNE

PROPERTY REMARKS: PLANNING ACT CONSENT ON SN144000.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 64139-0016

PIN CREATION DATE:
2006/11/28

OWNERS' NAMES
1302645 ONTARIO LTD.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/11/28 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/01/18 **						
AA73912	1962/06/11	BYLAW				C
SN102359	2005/12/06	CHARGE		*** DELETED AGAINST THIS PROPERTY *** JAYRAM INVESTMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	
59R13260	2006/11/14	PLAN REFERENCE				C
SN144000	2006/11/17	TRANSFER	$15,000	JAYRAM INVESTMENTS INC.	1302645 ONTARIO LTD.	C
REMARKS: PLANNING ACT STATEMENTS						
SN149875	2007/01/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUSINESS DEVELOPMENT BANK OF CANADA		
REMARKS: RE: SN102359						
SN312816	2011/05/05	NOTICE OF LEASE		*** COMPLETELY DELETED *** 1302645 ONTARIO LTD.	ROGERS COMMUNICATIONS INC.	
SN378448	2013/06/24	APL (GENERAL)		*** COMPLETELY DELETED *** ROGERS COMMUNICATIONS INC.		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: SN312816						
SN433417	2015/05/04	CHARGE		*** COMPLETELY DELETED *** 1302645 ONTARIO LTD.	UAP INC.	
SN433418	2015/05/04	NOTICE OF LEASE		*** COMPLETELY DELETED *** 1302645 ONTARIO LTD.	UAP INC.	
REMARKS: SN433417						
SN650508	2020/11/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** UAP INC.		
REMARKS: SN433417.						

APPENDIX B

FIRE INSURANCE PLANS, INSURANCE REPORTS & OTHER ENVIRONMENTAL SOURCE INFORMATION

NIAGARA SOILS SOLUTIONS LTD.

opta
INFORMATION INTELLIGENCE

enviroscan

An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Stephanie

Site Address:

650 Main Street West Port Colborne ON

Project No:

22020700582

Opta Order ID:

104750

Requested by:

Eleanor Goolab
Ecolog Eris

Date Completed:

2/14/2022 8:43:12 AM

Project Name: Phase One ESA 650 Main Street West Port Colborne ON

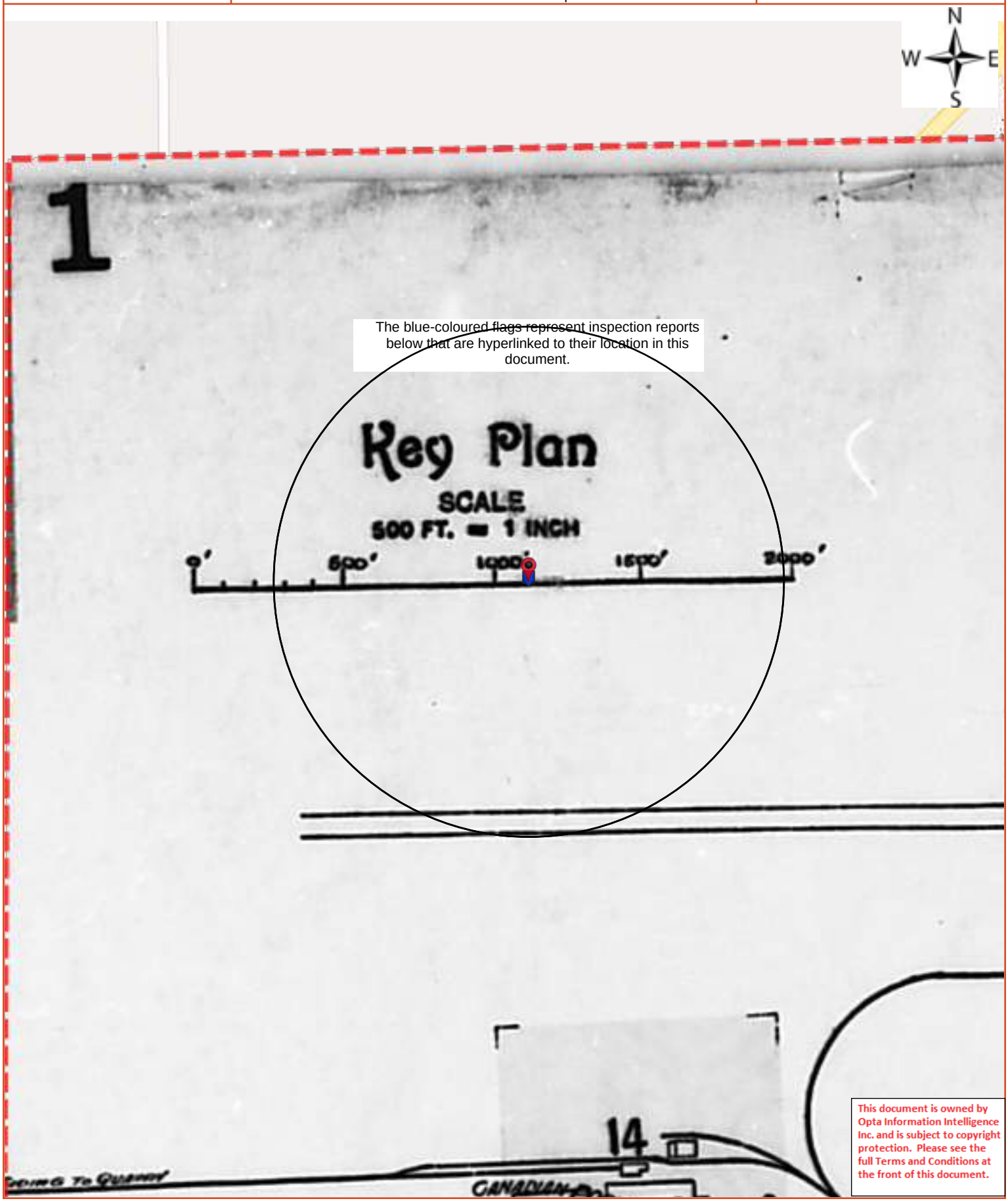
Project #: 22020700582
P.O. #: NS220801

ENVIROSCAN Report

Search Area: 650 Main Street West Port Colborne ON

Requested by:
Eleanor Goolab
Date Completed: 02/14/2022 08:43:12

OPTA INFORMATION INTELLIGENCE



The blue-coloured flags represent inspection reports below that are hyperlinked to their location in this document.

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Opta Historical Environmental Services Enviroscan TM Terms and Conditions

Report

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

Disclaimer

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

Entire Agreement

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

Governing Document

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

Law

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

ENVIROSCAN Report

Report Index

Requested by:
Eleanor Goolab
Date Completed: 02/14/2022 08:43:12

OPTA INFORMATION INTELLIGENCE

Page	Report Title
6	(1914) Volume: Ontario Miscellaneous Firemap: 1
7	(1994) Multirisk Report - 1994 SEAWAY MOTEL 650 MAIN ST W PT COLBORNE ON L3K 3X2 Reference No: 70213616 (distance = 0 metres*)

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Project Name: Phase One ESA
650 Main Street West Port Colborne ON
Project #: 22020700582
P.O. #: NS220801

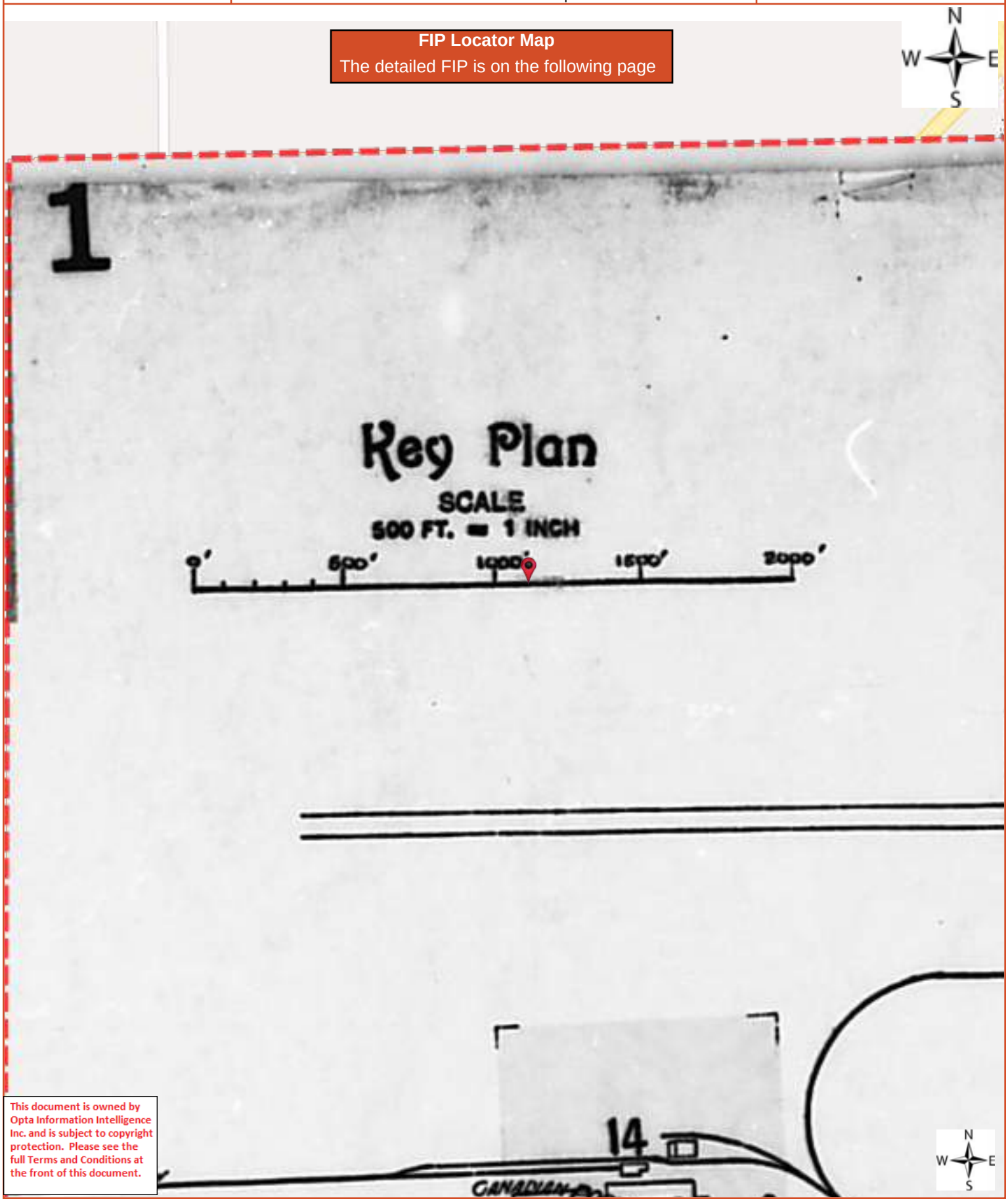
ENVIROSCAN Report

1914 Volume: Ontario Miscellaneous Firemap: 1
Port Colborne Plan: 1559 (1914)
Sheet: 1 (1914)

Requested by:
Eleanor Goolab
Date Completed: 02/14/2022 08:43:12

OPTA INFORMATION INTELLIGENCE

FIP Locator Map
The detailed FIP is on the following page



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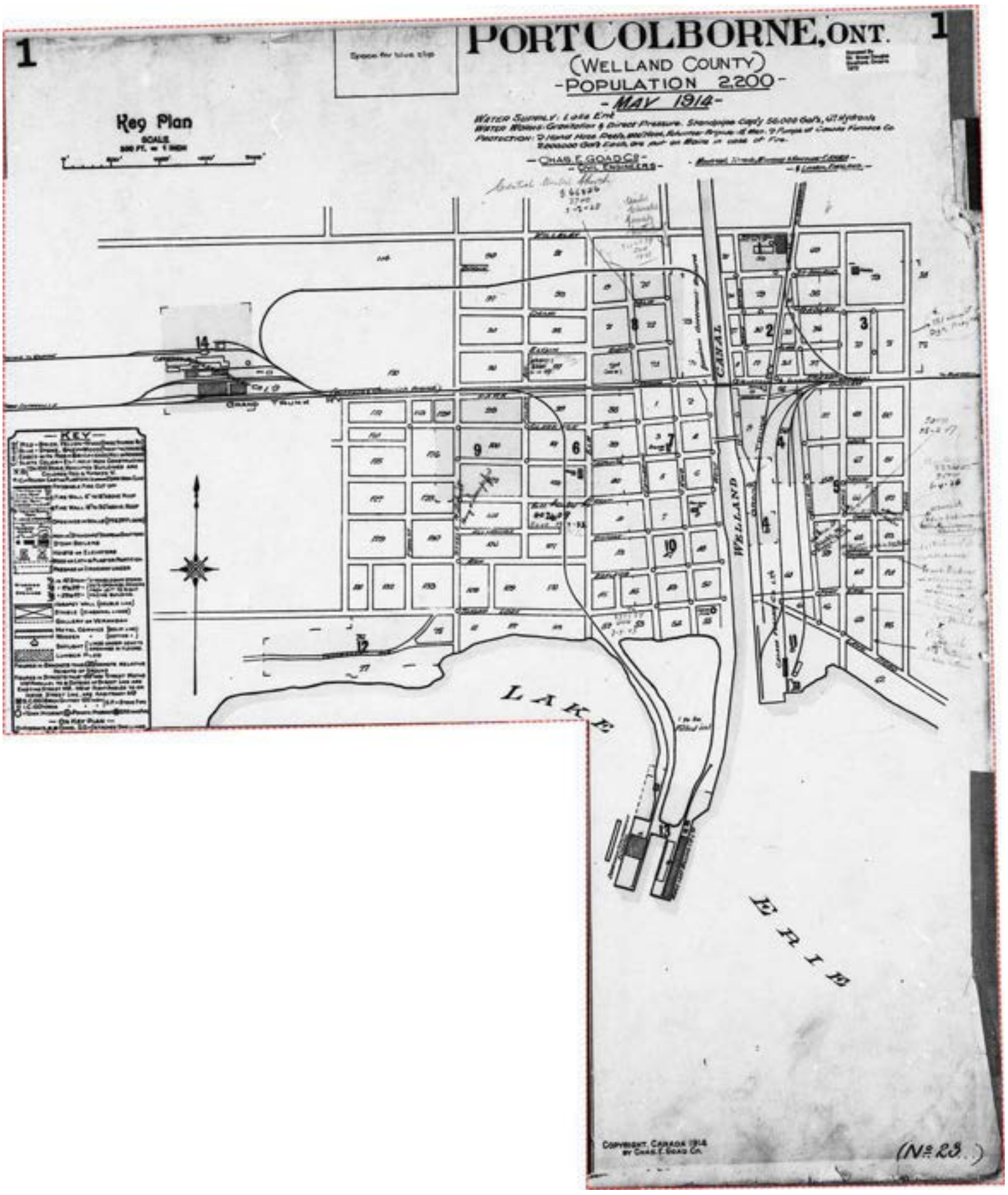
1914 Volume: Ontario Miscellaneous Firemap: 1
Port Colborne Plan: 1559 (1914)
Sheet: 1 (1914)



AIS Ref No.: 70213616

1994

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Ontario Branch
Confidential Report

MULTIRISK SURVEY

Insured:	SEAWAY MOTEL
Location Surveyed:	650 MAIN W ST PT COLBORNE, ONTARIO L3K 3X2
Person Contacted:	Paul Thino
Telephone Number:	(905) 834-9854
Policy Number:	5203702
AIS Reference:	70213616
Surveyed by:	R. Guay
Date of Survey:	1994.06.29

Committed to Service Excellence

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ENVIROSCAN Report

Multirisk Report - 1994 SEAWAY MOTEL 650 MAIN ST W PT COLBORNE ON L3K 3X2 Reference No: 70213616

Requested by:
Eleanor Goolab
Date Completed: 02/14/2022 08:43:12

OPTA INFORMATION INTELLIGENCE

AIS Ref No.: 70213616

1994

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NOTE: The sole purpose of this report is to provide insurance pricing and underwriting information about the particular insured and location named. Only the person requesting this survey will receive a copy of the report, and IAO asks that it be kept strictly confidential. This report does not guarantee compliance with any standards or with any federal, provincial or municipal codes, ordinances or regulations. Tests of fire and other protection equipment have not been conducted or witnessed during this survey.

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from a survey of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications, referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any loss or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

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AIS Ref No.: 70213616

1994

Page: 1

SEAWAY MOTEL
650 ST MAIN W; PT COLBORNE, ONTARIO

M U L T I R I S K - F I R E, L I A B I L I T Y A N D
B A S I C C R I M E

OCCUPANCY:

The insured is a non-occupant building owner at this location. The premises are in good condition. The insured is interested in loss prevention, however there have been losses during the last 3 years.

* Loss History

monthly tenant caused damage to one unit a year ago, and was evicted.

* Occupancy Description (Insured / major tenant if insured is non-occupant)

17 unit motel, open year round. 5 units occupied on a monthly basis, no cooking permitted. Outdoor pool available.

* Other Classes of Occupants

insured lives on premises

* Undersirable Features

pool GFCI needs repair
falling hazard from poorly covered sewer pit

It is recommended that this location be resurveyed in 2 year(s).

BUILDING:

* Built - 1956 (est.) Height: Storey(s) (excluding basement) - 1
* Addition(s) - 1964
* There are no renovations.
* Building condition - Good

* Area: Ground Floor - 592 sq. m Total (including basement) - 662 sq. m

BASIC CONSTRUCTION:

* Walls - 30% Brick/stone veneer - Brick, Stone
  70% Wood Frame - wood frame & stucco

* Floors - (excluding basement) 100% Wood joist

* Roof - 100% - Wood joist
  - Surface material(s) - Asphalt shingles
  - Resurfaced in 1990.

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INTERIOR FINISH:

* Walls - 100% non-combustible

* Ceilings - 100% non-combustible

BASEMENTS:

* Number of basements - 1
* Total Area - 70 sq. m
* Finished - 0% Unfinished - 100%

VERTICAL OPENINGS:

* Stairs - Non-fire rated enclosure

MEZZANINE: None

OUTBUILDINGS:

* Construction - brick veneer
  - Occupancy - pool equipment
  - Condition - Good
  - Area - 30 sq. m

HEATING:

* Hot Water/Steam - 60% - Natural gas
  - Original installation.
  - Installation appears safe

* Electric Baseboard Units - 40% - Electric
  - Original installation.
  - Installation appears safe

* Heating appliances - All not enclosed in a separate room
* Combustible materials - Not stored in this room at time of survey

* Fuel Tanks/Supply:
  - Supply - UG Natural Gas Connection

* Chimneys:
  - Masonry - Standard

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AIS Ref No.: 70213616

Page: 3

SEAWAY MOTEL
650 ST MAIN W; PT COLBORNE, ONTARIO

ELECTRICAL:

* Condition - Good and appeared safe at the time of the survey.
* Wiring - BX, Non-Metallic
* Overcurrent protection - Circuit Breakers.
* Electrical system - Original installation.

PLUMBING:

* Condition - Good at the time of the survey.
* Piping is Copper
* Plumbing - Original installation.

EXPOSURES: (within 15m of the risk):

* FRONT: OPEN

* REAR: OPEN

* LEFT: OPEN

* RIGHT: OPEN

MUNICIPAL PROTECTION:

* The FUS Public Fire Protection Classification is 6
* Responding (volunteer) fire department Pt. Colborne
* Distance from risk Less than 2.5 km
* Access via Paved roads. Year-round.

* The building itself is easily accesible to the fire department.
* Two hydrants within 155m (standard)

PRIVATE PROTECTION at this location includes the following:

* Standard extinguishers; Automatic sprinkler - Partial (The sprinkler system was neither tested nor evaluated during this survey, a sprinkler survey is available upon request)

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AIS Ref No.: 70213616

Page: 4

SEAWAY MOTEL
650 ST MAIN W; PT COLBORNE, ONTARIO

M U L T I R I S K - L I A B I L I T Y

OCCUPANCY - GENERAL INFORMATION

* Neighbourhood is predominantly commercial, residential
* Insured - owner/occupant Area occupied - 662 sq. m
* 100% accessible to public. Public access is considered moderate
* Gross revenue - $110,000

PREMISES information at the time of this survey

* The following appeared to be SATISFACTORY:

  Floor surfaces & coverings; Wall & ceilings; Inerior Lighting; Exterior Lighting; Interior Housekeeping; Exterior Housekeeping; Washrooms; Sidewalks, Yards & Parking Lots; Snow & ice removal; Signs & Awnings; Roof attachments; T.V. dishes; Fire exits

* Other features present:

  Swimming pool, Permanent guests or boarders

* Elevating devices in operation - none

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AIS Ref No.: 70213616

Page: 5

SEAWAY MOTEL
650 ST MAIN W; PT COLBORNE, ONTARIO

M U L T I R I S K - B A S I C C R I M E

NEIGHBOURHOOD:

* Predominantly commercial, residential
* Stable
* Best described as having a moderate crime rate

BUSINESS:

* Description - motel
* Hours of Operation - n/a
* Typical Stock - none
* Smash and Grab exposure is low
* There is no safe on the premises

GENERAL PROTECTION at the time of this survey:

* The following appeared to be SATISFACTORY:

  Exterior Lighting, Interior Lighting, Roof Accessability, Police Patrols

* Security Alarm System - None

This report section is designed to provide basic crime information only. More detailed crime information can be obtained by ordering an Expanded Crime Supplement.

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AIS Ref No.: 70213616

Page: 6

SEAWAY MOTEL
650 ST MAIN W; PT COLBORNE, ONTARIO

M U L T I R I S K - S W I M M I N G P O O L

GENERAL DESCRIPTION:

* Ownership - Private Heated - No
* Location - Outdoor

* Construction - Concrete
* Built - 1965

* Dimensions - Length - 14 metres, Width - 7 metres
* Depth - Minimum - 1 metres, Maximum - 3 metres

* Maximum capacity: 15 people Condition: Good
* Hours of use: 10:00am - 9:00 pm

* Diving boards - Number - 1 Height - .2 metres
  - Arrangement - Satisfactory

* At time of survey, the following appeared to be SATISFACTORY:

  Clearance around pool, Condition of floor cover material, Condition of furnishings/Fixed seating, Fence enclosure height and gate security

---

POOL SAFETY noted at the time of this survey:

* The following appear toe be satisfactory:

  First aid equipment accessibility and condition; Emergency telephone; Proper marking of water depth changes; Posting of basic rules and regulations; Enforcement of basic rules and regulations; Electical equipment provided with ground fault circuit (or GFCI) interruptors; Safety and security of pool chemical storage; Documented frequency of water quality testing

* The following items were found needing attention, (refer to the Remarks and Recommendations for further details):

  Pool supervision; Documented frequency of GFCI testing

* Frequency of GFCI testing - not tested
* Frequency of testing water quality - daily

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M U L T I R I S K
R E M A R K S / R E C O M M E N D A T I O N S

REMARKS:

* Fire, Liability & Basic Crime - this is a family operated business, with sales expected to be higher in the summer season due location. 2 units have been converted into living quarters for the owner. Insured was receptive, and agreed with the recommendations.

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RECOMMENDATIONS:

* 94-1 Fire, Liability & Basic Crime - The poorly covered "sewer pit" behind the building should be securely covered to prevent a potential "fall" accident.

* 94-2 Swimming Pool - The Ground Fault Circuit Interruption (GFCI) equipment should be repaired by a certified electrician, and the equipment should be tested daily during the season, with appropriate documentation.

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Ontario

MINISTRY OF NATURAL RESOURCES AND FORESTRY

Make a Topographic Map

Phase One ESA at 650 Main Street West, Port Colborne

Notes:
NS2208-01

Legend

0 0.2 km

Projection: Web Mercator

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APPENDIX C

ECOLOG ERIS REPORT

NIAGARA SOILS SOLUTIONS LTD.

ERIS

DATABASE REPORT

Project Property:	*Phase One ESA - 650 Main Street West,* *Port Colborne, ON* *650 Main Street West* *Port Colborne ON L3K 5V4*
Project No:	*NS2208-01*
Report Type:	*Standard Report*
Order No:	*22020700582*
Requested by:	*Niagara Soils Solutions Ltd.*
Date Completed:	*February 10, 2022*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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

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Executive Summary

Property Information:

Project Property:	*Phase One ESA - 650 Main Street West, Port Colborne, ON* *650 Main Street West Port Colborne ON L3K 5V4*
Project No:	*NS2208-01*

Coordinates:

Latitude:	*42.893332*
Longitude:	*-79.270784*
UTM Northing:	*4,750,420.00*
UTM Easting:	*641,190.73*
UTM Zone:	*17T*

Elevation:	*593 FT* *180.85 M*

Order Information:

Order No:	*22020700582*
Date Requested:	*February 7, 2022*
Requested by:	*Niagara Soils Solutions Ltd.*
Report Type:	*Standard Report*

Historical/Products:

Aerial Photographs	*Aerials - National Collection*
Insurance Products	*Fire Insurance Maps/Inspection Reports/Site Plans*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	4	4
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	5	5
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	7	7
FSTH	Fuel Storage Tank - Historic	Y	0	2	2
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	2	2
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	3	3
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	2	2
SCT	Scott's Manufacturing Directory	Y	0	2	2
SPL	Ontario Spills	Y	0	0	0
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	7	7
		Total:	0	34	34

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number

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

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	WWIS		ON **Well ID:** 6602323	N/63.3	0.00	18
2	PRT	B & C AUTO & INDUSTRIAL	639 MAIN ST W PORT COLBORNE ON L3K 5V4	NW/107.0	0.00	20
2	SCT	PORT COLBORNE AUTO ELECTRIC	639 MAIN ST W PORT COLBORNE ON L3K 5V4	NW/107.0	0.00	20
2	SCT	PC Auto Electric	639 Main St W Port Colborne ON L3K 5V4	NW/107.0	0.00	21
3	EHS		633 Main Street West Port Colborne ON L3K 5V4	N/143.1	0.00	21
4	PRT	RELAY PETROLEUM	633 MAIN ST W NORTH SIDE PORT COLBORNE ON L3K 5V4	N/143.2	0.00	21
4	PRT	RELAY PETROLEUM	633 MAIN ST W NORTH SIDE PORT COLBORNE ON L3K 5V4	N/143.2	0.00	21
4	RST	PORT COLBORNE RELAY STATION	633 MAIN ST W PORT COLBORNE ON L3K 5V4	N/143.2	0.00	22
4	FSTH	1527983 ONTARIO LIMITED	633 MAIN ST W NORTH SIDE PORT COLBORNE ON L3K 5V4	N/143.2	0.00	22
4	FSTH	1527983 ONTARIO LIMITED	633 MAIN ST W NORTH SIDE PORT COLBORNE ON L3K 5V4	N/143.2	0.00	22
4	RST	PORT COLBORNE RELAY STATION	633 MAIN ST W PORT COLBORNE ON L3K5V4	N/143.2	0.00	23
4	GEN	CASTLE MECHANICAL	633 MAIN STREET WEST PORT COLBORNE ON	N/143.2	0.00	23

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
5	FST	BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N/145.5	0.00	23
5	FST	BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N/145.5	0.00	24
5	FST	BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N/145.5	0.00	24
5	FST	BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N/145.5	0.00	25
5	GEN	2684697 Ontario Inc	633 Main Street West Port Colborne ON L3K 5V4	N/145.5	0.00	26
5	DTNK	BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N/145.5	0.00	26
5	DTNK	BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N/145.5	0.00	26
5	DTNK	BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N/145.5	0.00	26
5	DTNK	BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N/145.5	0.00	26
5	FST		633 MAIN ST W PORT COLBORNE ON L3K 5V4	N/145.5	0.00	26
5	FST	2684697 ONTARIO INC	633 MAIN ST W PORT COLBORNE L3K 5V4 ON CA ON	N/145.5	0.00	27
5	FST	2684697 ONTARIO INC	633 MAIN ST W PORT COLBORNE L3K 5V4 ON CA ON	N/145.5	0.00	27

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
6	WWIS		lot 31 con 2 ON ***Well ID:*** 6601071	NE/148.1	0.00	28
7	WWIS		lot 31 con 2 ON ***Well ID:*** 6601061	SE/159.9	-0.43	30
8	WWIS		ON ***Well ID:*** 6601612	SSE/165.0	-1.00	32
9	WWIS		lot 31 con 2 ON ***Well ID:*** 6601062	SSE/173.2	-1.00	35
10	WWIS		lot 32 con 2 ON ***Well ID:*** 6601072	SSW/180.2	-1.00	37
11	WWIS		lot 31 con 2 ON ***Well ID:*** 6601066	SE/183.1	-0.97	40
12	EHS		676 Main St W Port Colborne ON L3K5V4	SW/222.5	-1.00	42
13	EHS		676 Main Street Port Colborne ON	SW/228.0	-1.00	42
13	EHS		676 Main Street Port Colborne ON	SW/228.0	-1.00	43
13	EHS		676 Main Street Port Colborne ON	SW/228.0	-1.00	43

Executive Summary: Summary By Data Source

DTNK - Delisted Fuel Tanks

A search of the DTNK database, dated May 31, 2021 has found that there are 4 DTNK site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N	145.52	5
BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N	145.52	5
BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N	145.52	5
BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N	145.52	5

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Nov 30, 2021 has found that there are 5 EHS site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	633 Main Street West Port Colborne ON L3K 5V4	N	143.14	3

Lower Elevation	Address	Direction	Distance (m)	Map Key
	676 Main St W Port Colborne ON L3K5V4	SW	222.45	12
	676 Main Street Port Colborne ON	SW	227.99	13

	676 Main Street Port Colborne ON	SW	227.99	13
	676 Main Street Port Colborne ON	SW	227.99	13

FST - Fuel Storage Tank

A search of the FST database, dated May 31, 2021 has found that there are 7 FST site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N	145.52	5
2684697 ONTARIO INC	633 MAIN ST W PORT COLBORNE L3K 5V4 ON CA ON	N	145.52	5
2684697 ONTARIO INC	633 MAIN ST W PORT COLBORNE L3K 5V4 ON CA ON	N	145.52	5
BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N	145.52	5
BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N	145.52	5
	633 MAIN ST W PORT COLBORNE ON L3K 5V4	N	145.52	5
BEAMSVILLE RELAY STATION INC	633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	N	145.52	5

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 2 FSTH site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
1527983 ONTARIO LIMITED	633 MAIN ST W NORTH SIDE PORT COLBORNE ON L3K 5V4	N	143.18	4
1527983 ONTARIO LIMITED	633 MAIN ST W NORTH SIDE PORT COLBORNE ON L3K 5V4	N	143.18	4

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Nov 30, 2021 has found that there are 2 GEN site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
CASTLE MECHANICAL	633 MAIN STREET WEST PORT COLBORNE ON	N	143.18	4
2684697 Ontario Inc	633 Main Street West Port Colborne ON L3K 5V4	N	145.52	5

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 3 PRT site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
B & C AUTO & INDUSTRIAL	639 MAIN ST W PORT COLBORNE ON L3K 5V4	NW	106.98	2
RELAY PETROLEUM	633 MAIN ST W NORTH SIDE PORT COLBORNE ON L3K 5V4	N	143.18	4
RELAY PETROLEUM	633 MAIN ST W NORTH SIDE PORT COLBORNE ON L3K 5V4	N	143.18	4

RST - Retail Fuel Storage Tanks

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

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
PORT COLBORNE RELAY STATION	633 MAIN ST W PORT COLBORNE ON L3K 5V4	N	143.18	4
PORT COLBORNE RELAY STATION	633 MAIN ST W PORT COLBORNE ON L3K5V4	N	143.18	4

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 2 SCT site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
PORT COLBORNE AUTO ELECTRIC	639 MAIN ST W PORT COLBORNE ON L3K 5V4	NW	106.98	2
PC Auto Electric	639 Main St W Port Colborne ON L3K 5V4	NW	106.98	2

WWIS - Water Well Information System

A search of the WWIS database, dated Sep 30, 2021 has found that there are 7 WWIS site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	ON ***Well ID:*** 6602323	N	63.27	1
	lot 31 con 2 ON ***Well ID:*** 6601071	NE	148.11	6

Lower Elevation	Address	Direction	Distance (m)	Map Key
	lot 31 con 2 ON ***Well ID:*** 6601061	SE	159.86	7
	ON	SSE	165.02	8

Well ID: 6601612

lot 31 con 2 ON	SSE	173.22	**9**

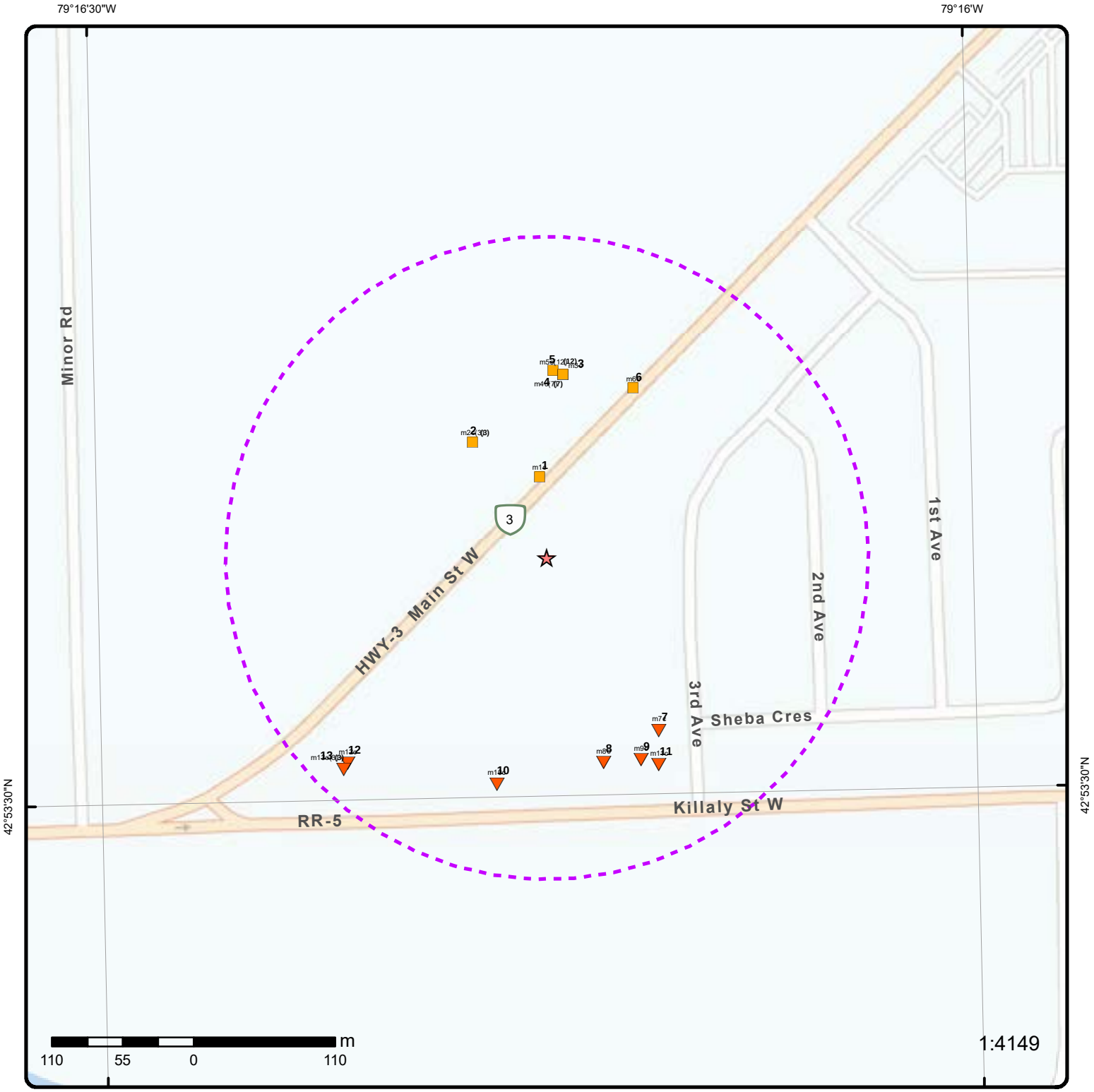
Well ID: 6601062

lot 32 con 2 ON	SSW	180.23	**10**

Well ID: 6601072

lot 31 con 2 ON	SE	183.09	**11**

Well ID: 6601066



Map: 0.25 Kilometer Radius

Order Number: 22020700582

Address: 650 Main Street West, Port Colborne, ON

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

Source: © 2021 ESRI StreetMap Premium.

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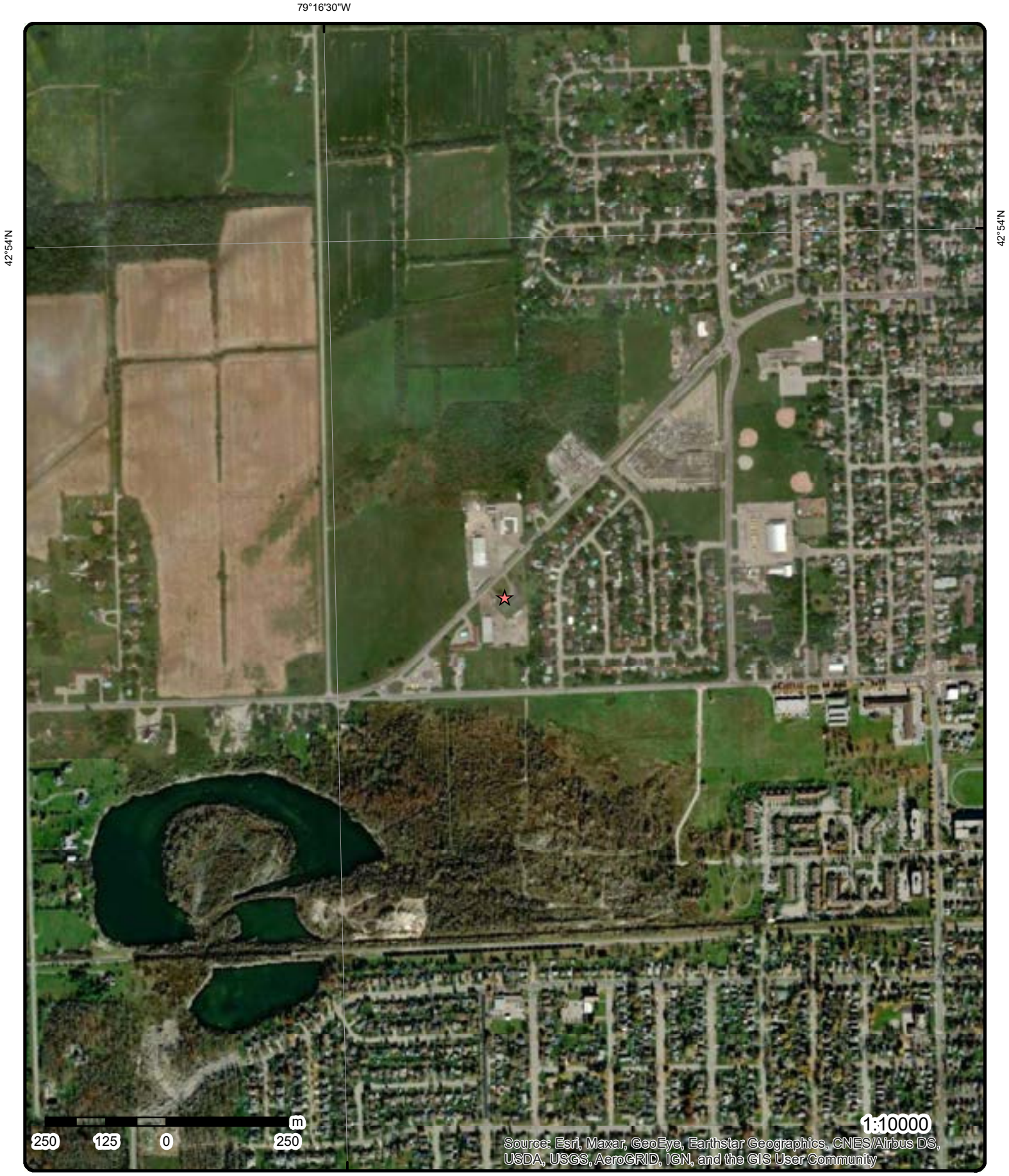

Aerial

Year: 2018

Order Number: 22020700582

Address: 650 Main Street West, Port Colborne, ON

Source: ESRI World Imagery

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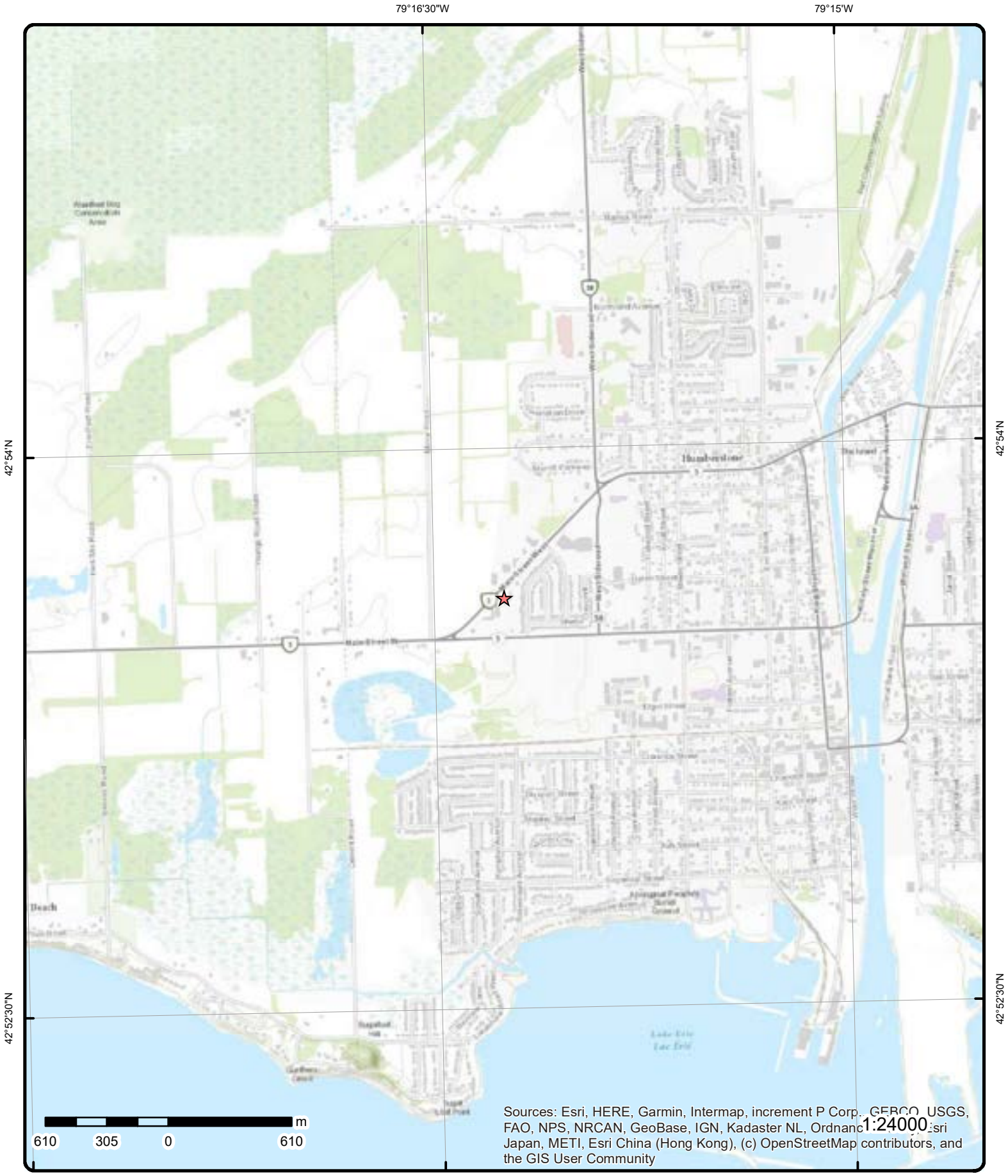

Topographic Map

Order Number: 22020700582

Address: 650 Main Street West, ON

Source: ESRI World Topographic Map

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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	N/63.3	180.8 / 0.00	ON	WWIS

Well ID:	6602323	**Data Entry Status:**	
Construction Date:		**Data Src:**	1
Primary Water Use:	Commerical	**Date Received:**	2/8/1968
Sec. Water Use:	0	**Selected Flag:**	TRUE
Final Well Status:	Water Supply	**Abandonment Rec:**	
Water Type:		**Contractor:**	3609
Casing Material:		**Form Version:**	1
Audit No:		**Owner:**	
Tag:		**Street Name:**	
Construction Method:		**County:**	NIAGARA
Elevation (m):		**Municipality:**	PORT COLBORNE CITY
Elevation Reliability:		**Site Info:**	
Depth to Bedrock:		**Lot:**	
Well Depth:		**Concession:**	
Overburden/Bedrock:		**Concession Name:**	
Pump Rate:		**Easting NAD83:**	
Static Water Level:		**Northing NAD83:**	
Flowing (Y/N):		**Zone:**	
Flow Rate:		**UTM Reliability:**	
Clear/Cloudy:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6602323.pdf

Additional Detail(s) (Map)

Well Completed Date:	1968/02/08
Year Completed:	1968
Depth (m):	12.192
Latitude:	42.8939001338452
Longitude:	-79.2708394701803
Path:	660\6602323.pdf

Bore Hole Information

Bore Hole ID:	10462056	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	641184.90
Code OB Desc:		**North83:**	4750483.00
Open Hole:		**Org CS:**	
Cluster Kind:		**UTMRC:**	5
Date Completed:	08-Feb-1968 00:00:00	**UTMRC Desc:**	margin of error : 100 m - 300 m
Remarks:		**Location Method:**	p5
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock

Materials Interval

Formation ID:	932594582
Layer:	1
Color:	
General Color:	
Mat1:	05
Most Common Material:	CLAY
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	0.0
Formation End Depth:	1.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932594583
Layer:	2
Color:	
General Color:	
Mat1:	15
Most Common Material:	LIMESTONE
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	1.0
Formation End Depth:	40.0
Formation End Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	966602323
Method Construction Code:	1
Method Construction:	Cable Tool
Other Method Construction:	

Pipe Information

Pipe ID:	11010626
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930750711
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	6.0
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Casing

Casing ID:	930750712
Layer:	2
Material:	4
Open Hole or Material:	OPEN HOLE
Depth From:	
Depth To:	40.0
Casing Diameter:	5.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	996602323
Pump Set At:	
Static Level:	6.0
Final Level After Pumping:	40.0
Recommended Pump Depth:	36.0
Pumping Rate:	90.0
Flowing Rate:	
Recommended Pump Rate:	85.0
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	2
Water State After Test:	CLOUDY
Pumping Test Method:	1
Pumping Duration HR:	2
Pumping Duration MIN:	0
Flowing:	No

Water Details

Water ID:	933949628
Layer:	1
Kind Code:	3
Kind:	SULPHUR
Water Found Depth:	26.0
Water Found Depth UOM:	ft

2	*1 of 3*	*NW/107.0*	*180.8 / 0.00*	***B & C AUTO & INDUSTRIAL*** ***639 MAIN ST W*** ***PORT COLBORNE ON L3K 5V4***	***PRT***

Location ID:	18488
Type:	private
Expiry Date:	1994-08-31
Capacity (L):	0.00
Licence #:	0060280001

2	*2 of 3*	*NW/107.0*	*180.8 / 0.00*	***PORT COLBORNE AUTO ELECTRIC*** ***639 MAIN ST W*** ***PORT COLBORNE ON L3K 5V4***	***SCT***

Established:	1986
Plant Size (ft²):	1200
Employment:	5

--Details--

Description:	ELECTRICAL EQUIPMENT FOR INTERNAL COMBUSTION ENGINES
SIC/NAICS Code:	3694

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
2	3 of 3	NW/107.0	180.8 / 0.00	PC Auto Electric 639 Main St W Port Colborne ON L3K 5V4	SCT

Established:
Plant Size (ft²):
Employment:

--Details--

Description:	Semiconductor and Other Electronic Component Manufacturing
SIC/NAICS Code:	334410
Description:	Power, Distribution and Specialty Transformers Manufacturing
SIC/NAICS Code:	335311
Description:	Switchgear and Switchboard, and Relay and Industrial Control Apparatus Manufacturing
SIC/NAICS Code:	335315
Description:	Battery Manufacturing
SIC/NAICS Code:	335910
Description:	Wiring Device Manufacturing
SIC/NAICS Code:	335930
Description:	Motor Vehicle Electrical and Electronic Equipment Manufacturing
SIC/NAICS Code:	336320

3	1 of 1	N/143.1	180.8 / 0.00	633 Main Street West Port Colborne ON L3K 5V4	EHS

Order No:	20181023071	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	29-OCT-18	**Search Radius (km):**	.25
Date Received:	23-OCT-18	**X:**	-79.270593
Previous Site Name:		**Y:**	42.894613
Lot/Building Size:			
Additional Info Ordered:	Aerial Photos		

4	1 of 7	N/143.2	180.8 / 0.00	RELAY PETROLEUM 633 MAIN ST W NORTH SIDE PORT COLBORNE ON L3K 5V4	PRT

Location ID:	11944
Type:	retail
Expiry Date:	1994-10-31
Capacity (L):	2000
Licence #:	0000019326

4	2 of 7	N/143.2	180.8 / 0.00	RELAY PETROLEUM 633 MAIN ST W NORTH SIDE PORT COLBORNE ON L3K 5V4	PRT

Location ID:	11944
Type:	retail
Expiry Date:	1995-12-31
Capacity (L):	100000
Licence #:	0055628001

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	3 of 7	N/143.2	180.8 / 0.00	PORT COLBORNE RELAY STATION 633 MAIN ST W PORT COLBORNE ON L3K 5V4	RST

Headcode: 01186800
Headcode Desc: SERVICE STATIONS-GASOLINE, OIL & NATURAL GAS
Phone:
List Name:
Description:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	4 of 7	N/143.2	180.8 / 0.00	1527983 ONTARIO LIMITED 633 MAIN ST W NORTH SIDE PORT COLBORNE ON L3K 5V4	FSTH

License Issue Date: 9/27/2002
Tank Status: Licensed
Tank Status As Of: August 2007
Operation Type: Retail Fuel Outlet
Facility Type: Gasoline Station - Full Serve

--Details--
Status: Active
Year of Installation: 1989
Corrosion Protection:
Capacity: 25000
Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

Status: Active
Year of Installation: 1989
Corrosion Protection:
Capacity: 25000
Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

Status: Active
Year of Installation: 1989
Corrosion Protection:
Capacity: 25000
Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

Status: Active
Year of Installation: 1989
Corrosion Protection:
Capacity: 25000
Tank Fuel Type: Liquid Fuel Single Wall UST - Diesel

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	5 of 7	N/143.2	180.8 / 0.00	1527983 ONTARIO LIMITED 633 MAIN ST W NORTH SIDE PORT COLBORNE ON L3K 5V4	FSTH

License Issue Date: 9/27/2002
Tank Status: Licensed
Tank Status As Of: December 2008
Operation Type: Retail Fuel Outlet
Facility Type: Gasoline Station - Full Serve

--Details--
Status: Active
Year of Installation: 1989
Corrosion Protection:

Capacity: 25000
Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

Status: Active
Year of Installation: 1989
Corrosion Protection:
Capacity: 25000
Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

Status: Active
Year of Installation: 1989
Corrosion Protection:
Capacity: 25000
Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

Status: Active
Year of Installation: 1989
Corrosion Protection:
Capacity: 25000
Tank Fuel Type: Liquid Fuel Single Wall UST - Diesel

4	6 of 7	N/143.2	180.8 / 0.00	PORT COLBORNE RELAY STATION 633 MAIN ST W PORT COLBORNE ON L3K5V4	RST

Headcode: 01186800
Headcode Desc: SERVICE STATIONS GASOLINE OIL & NATURAL
Phone: 9058356937
List Name:
Description:

4	7 of 7	N/143.2	180.8 / 0.00	CASTLE MECHANICAL 633 MAIN STREET WEST PORT COLBORNE ON	GEN

Generator No: ON7215280
SIC Code: 238990
SIC Description: ALL OTHER SPECIALTY TRADE CONTRACTORS
Approval Years: 2013
PO Box No:
Country:

Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 221
Waste Class Desc: LIGHT FUELS

5	1 of 12	N/145.5	180.8 / 0.00	BEAMSVILLE RELAY STATION INC 633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	FST

Instance No: 10927139
Status:
Cont Name:
Instance Type: FS Liquid Fuel Tank
Item: FS LIQUID FUEL TANK
Item Description: FS Liquid Fuel Tank
Tank Type: Single Wall UST
Install Date: 6/17/2009

Manufacturer:
Serial No:
Ulc Standard:
Quantity:
Unit of Measure:
Fuel Type: Diesel
Fuel Type2: NULL
Fuel Type3: NULL

Install Year:	1989	***Piping Steel:***	
Years in Service:		***Piping Galvanized:***	
Model:	NULL	***Tanks Single Wall St:***	
Description:		***Piping Underground:***	
Capacity:	25000	***Num Underground:***	
Tank Material:	Steel	***Panam Related:***	
Corrosion Protect:		***Panam Venue:***	
Overfill Protect:			

Facility Type: FS Liquid Fuel Tank
Parent Facility Type: FS GASOLINE STATION - FULL SERVE
Facility Location:
Device Installed Location: 633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA

Fuel Storage Tank Details

Owner Account Name: BEAMSVILLE RELAY STATION INC

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: BEAMSVILLE RELAY STATION INC
Item: FS LIQUID FUEL TANK

5	*2 of 12*	*N/145.5*	*180.8 / 0.00*	***BEAMSVILLE RELAY STATION INC*** ***633 MAIN ST W NORTH SIDE PORT COLBORNE*** ***L3K 3V3 ON CA*** ***ON***	***FST***

Instance No:	10927124	***Manufacturer:***	
Status:		***Serial No:***	
Cont Name:		***Ulc Standard:***	
Instance Type:	FS Liquid Fuel Tank	***Quantity:***	
Item:	FS LIQUID FUEL TANK	***Unit of Measure:***	
Item Description:	FS Liquid Fuel Tank	***Fuel Type:***	Gasoline
Tank Type:	Single Wall UST	***Fuel Type2:***	NULL
Install Date:	6/17/2009	***Fuel Type3:***	NULL
Install Year:	1989	***Piping Steel:***	
Years in Service:		***Piping Galvanized:***	
Model:	NULL	***Tanks Single Wall St:***	
Description:		***Piping Underground:***	
Capacity:	25000	***Num Underground:***	
Tank Material:	Steel	***Panam Related:***	
Corrosion Protect:		***Panam Venue:***	
Overfill Protect:			

Facility Type: FS Liquid Fuel Tank
Parent Facility Type: FS GASOLINE STATION - FULL SERVE
Facility Location:
Device Installed Location: 633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA

Fuel Storage Tank Details

Owner Account Name: BEAMSVILLE RELAY STATION INC

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: BEAMSVILLE RELAY STATION INC
Item: FS LIQUID FUEL TANK

5	*3 of 12*	*N/145.5*	*180.8 / 0.00*	***BEAMSVILLE RELAY STATION INC*** ***633 MAIN ST W NORTH SIDE PORT COLBORNE***	***FST***

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
				L3K 3V3 ON CA ON	

Instance No:	10927087	**Manufacturer:**	
Status:		**Serial No:**	
Cont Name:		**Ulc Standard:**	
Instance Type:	FS Liquid Fuel Tank	**Quantity:**	
Item:	FS LIQUID FUEL TANK	**Unit of Measure:**	
Item Description:	FS Liquid Fuel Tank	**Fuel Type:**	Gasoline
Tank Type:	Single Wall UST	**Fuel Type2:**	NULL
Install Date:	6/17/2009	**Fuel Type3:**	NULL
Install Year:	1989	**Piping Steel:**	
Years in Service:		**Piping Galvanized:**	
Model:	NULL	**Tanks Single Wall St:**	
Description:		**Piping Underground:**	
Capacity:	25000	**Num Underground:**	
Tank Material:	Steel	**Panam Related:**	
Corrosion Protect:		**Panam Venue:**	
Overfill Protect:			

Facility Type: FS Liquid Fuel Tank
Parent Facility Type: FS GASOLINE STATION - FULL SERVE
Facility Location:
Device Installed Location: 633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA

Fuel Storage Tank Details

Owner Account Name: BEAMSVILLE RELAY STATION INC

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: BEAMSVILLE RELAY STATION INC
Item: FS LIQUID FUEL TANK

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
5	4 of 12	N/145.5	180.8 / 0.00	BEAMSVILLE RELAY STATION INC 633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA ON	FST

Instance No:	10927109	**Manufacturer:**	
Status:		**Serial No:**	
Cont Name:		**Ulc Standard:**	
Instance Type:	FS Liquid Fuel Tank	**Quantity:**	
Item:	FS LIQUID FUEL TANK	**Unit of Measure:**	
Item Description:	FS Liquid Fuel Tank	**Fuel Type:**	Gasoline
Tank Type:	Single Wall UST	**Fuel Type2:**	NULL
Install Date:	6/17/2009	**Fuel Type3:**	NULL
Install Year:	1989	**Piping Steel:**	
Years in Service:		**Piping Galvanized:**	
Model:	NULL	**Tanks Single Wall St:**	
Description:		**Piping Underground:**	
Capacity:	25000	**Num Underground:**	
Tank Material:	Steel	**Panam Related:**	
Corrosion Protect:		**Panam Venue:**	
Overfill Protect:			

Facility Type: FS Liquid Fuel Tank
Parent Facility Type: FS GASOLINE STATION - FULL SERVE
Facility Location:
Device Installed Location: 633 MAIN ST W NORTH SIDE PORT COLBORNE L3K 3V3 ON CA

Fuel Storage Tank Details

Owner Account Name: BEAMSVILLE RELAY STATION INC

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: BEAMSVILLE RELAY STATION INC
Item: FS LIQUID FUEL TANK

5	*5 of 12*	*N/145.5*	*180.8 / 0.00*	***2684697 Ontario Inc*** ***633 Main Street West*** ***Port Colborne ON L3K 5V4***	***GEN***

Generator No: ON2647184
SIC Code:
SIC Description:
Approval Years: As of Oct 2019
PO Box No:
Country: Canada

Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 221 L
Waste Class Desc: Light fuels

5	*6 of 12*	*N/145.5*	*180.8 / 0.00*	***BEAMSVILLE RELAY STATION INC*** ***633 MAIN ST W NORTH SIDE PORT COLBORNE*** ***L3K 3V3 ON CA*** ***ON***	***DTNK***
5	*7 of 12*	*N/145.5*	*180.8 / 0.00*	***BEAMSVILLE RELAY STATION INC*** ***633 MAIN ST W NORTH SIDE PORT COLBORNE*** ***L3K 3V3 ON CA*** ***ON***	***DTNK***
5	*8 of 12*	*N/145.5*	*180.8 / 0.00*	***BEAMSVILLE RELAY STATION INC*** ***633 MAIN ST W NORTH SIDE PORT COLBORNE*** ***L3K 3V3 ON CA*** ***ON***	***DTNK***
5	*9 of 12*	*N/145.5*	*180.8 / 0.00*	***BEAMSVILLE RELAY STATION INC*** ***633 MAIN ST W NORTH SIDE PORT COLBORNE*** ***L3K 3V3 ON CA*** ***ON***	***DTNK***
5	*10 of 12*	*N/145.5*	*180.8 / 0.00*	***633 MAIN ST W*** ***PORT COLBORNE ON L3K 5V4***	***FST***

Instance No: 64876523
Status: Active
Cont Name:
Instance Type:
Item: FS GASOLINE STATION - SELF SERVE
Item Description:
Tank Type:
Install Date:
Install Year:

Manufacturer:
Serial No:
Ulc Standard:
Quantity:
Unit of Measure:
Fuel Type:
Fuel Type2:
Fuel Type3:
Piping Steel: 0

Years in Service:		**Piping Galvanized:**	0
Model:		**Tanks Single Wall St:**	0
Description:		**Piping Underground:**	3
Capacity:		**Num Underground:**	2
Tank Material:		**Panam Related:**	
Corrosion Protect:		**Panam Venue:**	
Overfill Protect:			
Facility Type:			
Parent Facility Type:			
Facility Location:			
Device Installed Location:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
5	11 of 12	N/145.5	180.8 / 0.00	2684697 ONTARIO INC 633 MAIN ST W PORT COLBORNE L3K 5V4 ON CA ON	FST

Instance No:	64876526	**Manufacturer:**	
Status:		**Serial No:**	
Cont Name:		**Ulc Standard:**	
Instance Type:		**Quantity:**	
Item:	FS LIQUID FUEL TANK	**Unit of Measure:**	
Item Description:	FS Liquid Fuel Tank	**Fuel Type:**	Diesel
Tank Type:	Double Wall UST	**Fuel Type2:**	Gasoline
Install Date:	3/11/2019 9:25:10 AM	**Fuel Type3:**	NULL
Install Year:	2019	**Piping Steel:**	
Years in Service:		**Piping Galvanized:**	
Model:	NULL	**Tanks Single Wall St:**	
Description:		**Piping Underground:**	
Capacity:	51000	**Num Underground:**	
Tank Material:	Fiberglass (FRP)	**Panam Related:**	
Corrosion Protect:		**Panam Venue:**	
Overfill Protect:			
Facility Type:	FS Liquid Fuel Tank		
Parent Facility Type:			
Facility Location:			
Device Installed Location:	633 MAIN ST W PORT COLBORNE L3K 5V4 ON CA		

Fuel Storage Tank Details

Owner Account Name: 2684697 ONTARIO INC

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: 2684697 ONTARIO INC
Item: FS LIQUID FUEL TANK

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
5	12 of 12	N/145.5	180.8 / 0.00	2684697 ONTARIO INC 633 MAIN ST W PORT COLBORNE L3K 5V4 ON CA ON	FST

Instance No:	64876525	**Manufacturer:**	
Status:		**Serial No:**	
Cont Name:		**Ulc Standard:**	
Instance Type:		**Quantity:**	
Item:	FS LIQUID FUEL TANK	**Unit of Measure:**	
Item Description:	FS Liquid Fuel Tank	**Fuel Type:**	Gasoline
Tank Type:	Double Wall UST	**Fuel Type2:**	NULL
Install Date:	3/11/2019 9:25:10 AM	**Fuel Type3:**	NULL
Install Year:	2019	**Piping Steel:**	
Years in Service:		**Piping Galvanized:**	

Model:	NULL	**Tanks Single Wall St:**	
Description:		**Piping Underground:**	
Capacity:	75000	**Num Underground:**	
Tank Material:	Fiberglass (FRP)	**Panam Related:**	
Corrosion Protect:		**Panam Venue:**	
Overfill Protect:			
Facility Type:	FS Liquid Fuel Tank		
Parent Facility Type:			
Facility Location:			
Device Installed Location:	633 MAIN ST W PORT COLBORNE L3K 5V4 ON CA		

Fuel Storage Tank Details

Owner Account Name: 2684697 ONTARIO INC

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: 2684697 ONTARIO INC
Item: FS LIQUID FUEL TANK

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6 | **1 of 1** | **NE/148.1** | **180.8 / 0.00** | **lot 31 con 2 ON** | **WWIS**

Well ID:	6601071	**Data Entry Status:**	
Construction Date:		**Data Src:**	1
Primary Water Use:	Commerical	**Date Received:**	5/28/1963
Sec. Water Use:	0	**Selected Flag:**	TRUE
Final Well Status:	Water Supply	**Abandonment Rec:**	
Water Type:		**Contractor:**	3608
Casing Material:		**Form Version:**	1
Audit No:		**Owner:**	
Tag:		**Street Name:**	
Construction Method:		**County:**	NIAGARA
Elevation (m):		**Municipality:**	PORT COLBORNE CITY (HUMBERSTONE)
Elevation Reliability:		**Site Info:**	
Depth to Bedrock:		**Lot:**	031
Well Depth:		**Concession:**	02
Overburden/Bedrock:		**Concession Name:**	CON
Pump Rate:		**Easting NAD83:**	
Static Water Level:		**Northing NAD83:**	
Flowing (Y/N):		**Zone:**	
Flow Rate:		**UTM Reliability:**	
Clear/Cloudy:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6601071.pdf

Additional Detail(s) (Map)

Well Completed Date: 1963/01/08
Year Completed: 1963
Depth (m): 3.6576
Latitude: 42.8945077077407
Longitude: -79.2699284355396
Path: 660\6601071.pdf

Bore Hole Information

Bore Hole ID:	10460805	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	641257.90

Code OB Desc:		***North83:***	4750552.00
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	5
Date Completed:	08-Jan-1963 00:00:00	***UTMRC Desc:***	margin of error : 100 m - 300 m
Remarks:		***Location Method:***	p5
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932590522
Layer:	1
Color:	
General Color:	
Mat1:	05
Most Common Material:	CLAY
Mat2:	12
Mat2 Desc:	STONES
Mat3:	
Mat3 Desc:	
Formation Top Depth:	0.0
Formation End Depth:	1.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932590523
Layer:	2
Color:	
General Color:	
Mat1:	15
Most Common Material:	LIMESTONE
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	1.0
Formation End Depth:	12.0
Formation End Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	966601071
Method Construction Code:	1
Method Construction:	Cable Tool
Other Method Construction:	

Pipe Information

Pipe ID:	11009375
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930748500
Layer:	2
Material:	4
Open Hole or Material:	OPEN HOLE
Depth From:	
Depth To:	12.0
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Casing

Casing ID:	930748499
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	3.0
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	996601071
Pump Set At:	
Static Level:	4.0
Final Level After Pumping:	4.0
Recommended Pump Depth:	11.0
Pumping Rate:	10.0
Flowing Rate:	
Recommended Pump Rate:	10.0
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	1
Pumping Duration HR:	24
Pumping Duration MIN:	0
Flowing:	No

Water Details

Water ID:	933948345
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	10.0
Water Found Depth UOM:	ft

7	1 of 1	SE/159.9	180.4 / -0.43	lot 31 con 2 ON	WWIS

Well ID:	6601061	***Data Entry Status:***	
Construction Date:		***Data Src:***	1
Primary Water Use:	Domestic	***Date Received:***	11/26/1949
Sec. Water Use:	0	***Selected Flag:***	TRUE
Final Well Status:	Water Supply	***Abandonment Rec:***	
Water Type:		***Contractor:***	3017
Casing Material:		***Form Version:***	1
Audit No:		***Owner:***	

Tag:		***Street Name:***	
Construction Method:		***County:***	NIAGARA
Elevation (m):		***Municipality:***	PORT COLBORNE CITY (HUMBERSTONE)
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	031
Well Depth:		***Concession:***	02
Overburden/Bedrock:		***Concession Name:***	CON
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6601061.pdf

Additional Detail(s) (Map)

Well Completed Date:	1948/08/07
Year Completed:	1948
Depth (m):	7.0104
Latitude:	42.8921097018147
Longitude:	-79.2697505458849
Path:	660\6601061.pdf

Bore Hole Information

Bore Hole ID:	10460795	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	641277.90
Code OB Desc:		***North83:***	4750286.00
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	07-Aug-1948 00:00:00	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	p9
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932590503
Layer:	1
Color:	
General Color:	
Mat1:	15
Most Common Material:	LIMESTONE
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	0.0
Formation End Depth:	23.0
Formation End Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	966601061
Method Construction Code:	1
Method Construction:	Cable Tool
Other Method Construction:	

Pipe Information

Pipe ID:	11009365
Casing No:	1
Comment:	
Alt Name:	

Results of Well Yield Testing

Pump Test ID:	996601061
Pump Set At:	
Static Level:	23.0
Final Level After Pumping:	27.0
Recommended Pump Depth:	
Pumping Rate:	17.0
Flowing Rate:	
Recommended Pump Rate:	17.0
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	1
Pumping Duration HR:	4
Pumping Duration MIN:	0
Flowing:	No

Water Details

Water ID:	933948335
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	22.0
Water Found Depth UOM:	ft

8 ***1 of 1*** ***SSE/165.0*** ***179.8 / -1.00*** ***ON*** ***WWIS***

Well ID:	6601612	***Data Entry Status:***	
Construction Date:		***Data Src:***	1
Primary Water Use:	Domestic	***Date Received:***	7/17/1952
Sec. Water Use:	0	***Selected Flag:***	TRUE
Final Well Status:	Water Supply	***Abandonment Rec:***	
Water Type:		***Contractor:***	4720
Casing Material:		***Form Version:***	1
Audit No:		***Owner:***	
Tag:		***Street Name:***	
Construction Method:		***County:***	NIAGARA
Elevation (m):		***Municipality:***	PORT COLBORNE CITY
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	
Well Depth:		***Concession:***	
Overburden/Bedrock:		***Concession Name:***	
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	

Clear/Cloudy:

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6601612.pdf

Additional Detail(s) (Map)

Well Completed Date: 1952/06/28
Year Completed: 1952
Depth (m): 4.2672
Latitude: 42.8918926296019
Longitude: -79.2702832285107
Path: 660\6601612.pdf

Bore Hole Information

Bore Hole ID: 10461346
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 28-Jun-1952 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83: 641234.90
North83: 4750261.00
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: p9

Overburden and Bedrock Materials Interval

Formation ID: 932592528
Layer: 1
Color:
General Color:
Mat1: 05
Most Common Material: CLAY
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 4.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932592529
Layer: 2
Color: 8
General Color: BLACK
Mat1: 17
Most Common Material: SHALE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 4.0

Formation End Depth:	14.0
Formation End Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	966601612
Method Construction Code:	1
Method Construction:	Cable Tool
Other Method Construction:	

Pipe Information

Pipe ID:	11009916
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930749424
Layer:	2
Material:	4
Open Hole or Material:	OPEN HOLE
Depth From:	
Depth To:	14.0
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Casing

Casing ID:	930749423
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	5.0
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	996601612
Pump Set At:	
Static Level:	4.0
Final Level After Pumping:	10.0
Recommended Pump Depth:	
Pumping Rate:	4.0
Flowing Rate:	
Recommended Pump Rate:	
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	1
Pumping Duration HR:	0
Pumping Duration MIN:	30
Flowing:	No

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Water Details

Water ID:	933948894
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	14.0
Water Found Depth UOM:	ft

9	1 of 1	SSE/173.2	179.8 / -1.00	lot 31 con 2 ON	WWIS

Well ID:	6601062	***Data Entry Status:***	
Construction Date:		***Data Src:***	1
Primary Water Use:	Domestic	***Date Received:***	3/30/1949
Sec. Water Use:	0	***Selected Flag:***	TRUE
Final Well Status:	Water Supply	***Abandonment Rec:***	
Water Type:		***Contractor:***	1915
Casing Material:		***Form Version:***	1
Audit No:		***Owner:***	
Tag:		***Street Name:***	
Construction Method:		***County:***	NIAGARA
Elevation (m):		***Municipality:***	PORT COLBORNE CITY (HUMBERSTONE)
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	031
Well Depth:		***Concession:***	02
Overburden/Bedrock:		***Concession Name:***	CON
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6601062.pdf

Additional Detail(s) (Map)

Well Completed Date:	1948/10/30
Year Completed:	1948
Depth (m):	14.3256
Latitude:	42.8919052661718
Longitude:	-79.2699277176639
Path:	660\6601062.pdf

Bore Hole Information

Bore Hole ID:	10460796	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	641263.90
Code OB Desc:		***North83:***	4750263.00
Open Hole:		***Org CS:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	30-Oct-1948 00:00:00	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	p9
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932590505
Layer:	2
Color:	
General Color:	
Mat1:	15
Most Common Material:	LIMESTONE
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	1.0
Formation End Depth:	47.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932590504
Layer:	1
Color:	
General Color:	
Mat1:	02
Most Common Material:	TOPSOIL
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	0.0
Formation End Depth:	1.0
Formation End Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	966601062
Method Construction Code:	1
Method Construction:	Cable Tool
Other Method Construction:	

Pipe Information

Pipe ID:	11009366
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930748482
Layer:	2
Material:	4
Open Hole or Material:	OPEN HOLE
Depth From:	
Depth To:	47.0
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Casing

Casing ID:	930748481
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	5.0
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	996601062
Pump Set At:	
Static Level:	24.0
Final Level After Pumping:	
Recommended Pump Depth:	
Pumping Rate:	
Flowing Rate:	
Recommended Pump Rate:	
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	
Pumping Duration HR:	
Pumping Duration MIN:	
Flowing:	No

Water Details

Water ID:	933948336
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	47.0
Water Found Depth UOM:	ft

10 ***1 of 1*** ***SSW/180.2*** ***179.8 / -1.00*** ***lot 32 con 2 ON*** ***WWIS***

Well ID:	6601072	***Data Entry Status:***	
Construction Date:		***Data Src:***	1
Primary Water Use:	Domestic	***Date Received:***	4/12/1948
Sec. Water Use:	0	***Selected Flag:***	TRUE
Final Well Status:	Water Supply	***Abandonment Rec:***	
Water Type:		***Contractor:***	3017
Casing Material:		***Form Version:***	1
Audit No:		***Owner:***	
Tag:		***Street Name:***	
Construction Method:		***County:***	NIAGARA
Elevation (m):		***Municipality:***	PORT COLBORNE CITY (HUMBERSTONE)
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	032
Well Depth:		***Concession:***	02
Overburden/Bedrock:		***Concession Name:***	CON
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6601072.pdf

Additional Detail(s) (Map)

Well Completed Date: 1948/01/10
Year Completed: 1948
Depth (m): 15.8496
Latitude: 42.8917549609662
Longitude: -79.2713035599058
Path: 660\6601072.pdf

Bore Hole Information

Bore Hole ID: 10460806
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 10-Jan-1948 00:00:00
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83: 641151.90
North83: 4750244.00
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: p9

Overburden and Bedrock Materials Interval

Formation ID: 932590525
Layer: 2
Color: 1
General Color: WHITE
Mat1: 15
Most Common Material: LIMESTONE
Mat2:
Mat2 Desc:
Mat3:
Mat3 Desc:
Formation Top Depth: 4.0
Formation End Depth: 52.0
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932590524
Layer: 1
Color:
General Color:
Mat1: 05
Most Common Material: CLAY
Mat2: 09
Mat2 Desc: MEDIUM SAND
Mat3:
Mat3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 4.0
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID:	966601072
Method Construction Code:	1
Method Construction:	Cable Tool
Other Method Construction:	

Pipe Information

Pipe ID:	11009376
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930748501
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	6.0
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Casing

Casing ID:	930748502
Layer:	2
Material:	4
Open Hole or Material:	OPEN HOLE
Depth From:	
Depth To:	52.0
Casing Diameter:	6.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	996601072
Pump Set At:	
Static Level:	18.0
Final Level After Pumping:	48.0
Recommended Pump Depth:	
Pumping Rate:	5.0
Flowing Rate:	
Recommended Pump Rate:	5.0
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	1
Pumping Duration HR:	1
Pumping Duration MIN:	0
Flowing:	No

Water Details

Water ID:	933948346
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	52.0
Water Found Depth UOM:	ft

11	1 of 1	SE/183.1	179.9 / -0.97	lot 31 con 2 ON	WWIS

Well ID:	6601066	**Data Entry Status:**	
Construction Date:		**Data Src:**	1
Primary Water Use:	Domestic	**Date Received:**	3/26/1951
Sec. Water Use:	0	**Selected Flag:**	TRUE
Final Well Status:	Water Supply	**Abandonment Rec:**	
Water Type:		**Contractor:**	3017
Casing Material:		**Form Version:**	1
Audit No:		**Owner:**	
Tag:		**Street Name:**	
Construction Method:		**County:**	NIAGARA
Elevation (m):		**Municipality:**	PORT COLBORNE CITY (HUMBERSTONE)
Elevation Reliability:		**Site Info:**	
Depth to Bedrock:		**Lot:**	031
Well Depth:		**Concession:**	02
Overburden/Bedrock:		**Concession Name:**	CON
Pump Rate:		**Easting NAD83:**	
Static Water Level:		**Northing NAD83:**	
Flowing (Y/N):		**Zone:**	
Flow Rate:		**UTM Reliability:**	
Clear/Cloudy:			

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6601066.pdf

Additional Detail(s) (Map)

Well Completed Date:	1950/03/22
Year Completed:	1950
Depth (m):	18.288
Latitude:	42.8918666708353
Longitude:	-79.2697573414518
Path:	660\6601066.pdf

Bore Hole Information

Bore Hole ID:	10460800	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	641277.90
Code OB Desc:		**North83:**	4750259.00
Open Hole:		**Org CS:**	
Cluster Kind:		**UTMRC:**	9
Date Completed:	22-Mar-1950 00:00:00	**UTMRC Desc:**	unknown UTM
Remarks:		**Location Method:**	p9
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932590512
Layer:	1
Color:	
General Color:	
Mat1:	05
Most Common Material:	CLAY
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	0.0
Formation End Depth:	4.0
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	932590513
Layer:	2
Color:	
General Color:	
Mat1:	15
Most Common Material:	LIMESTONE
Mat2:	
Mat2 Desc:	
Mat3:	
Mat3 Desc:	
Formation Top Depth:	4.0
Formation End Depth:	60.0
Formation End Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	966601066
Method Construction Code:	1
Method Construction:	Cable Tool
Other Method Construction:	

Pipe Information

Pipe ID:	11009370
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930748489
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	4.0
Casing Diameter:	5.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Casing

Casing ID:	930748490

Layer:	2
Material:	4
Open Hole or Material:	OPEN HOLE
Depth From:	
Depth To:	60.0
Casing Diameter:	5.0
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	996601066
Pump Set At:	
Static Level:	10.0
Final Level After Pumping:	60.0
Recommended Pump Depth:	
Pumping Rate:	2.0
Flowing Rate:	
Recommended Pump Rate:	2.0
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	1
Pumping Duration HR:	0
Pumping Duration MIN:	30
Flowing:	No

Water Details

Water ID:	933948340
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	55.0
Water Found Depth UOM:	ft

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12 | **1 of 1** | **SW/222.5** | **179.8 / -1.00** | **676 Main St W**
Port Colborne ON L3K5V4 | **EHS**

Order No:	20140612065	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	23-JUN-14	**Search Radius (km):**	.25
Date Received:	12-JUN-14	**X:**	-79.272717
Previous Site Name:		**Y:**	42.891921
Lot/Building Size:			
Additional Info Ordered:	City Directory; Aerial Photos		

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13 | **1 of 3** | **SW/228.0** | **179.8 / -1.00** | **676 Main Street**
Port Colborne ON | **EHS**

Order No:	20320200403	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Express Report	**Client Prov/State:**	MD
Report Date:	03-DEC-20	**Search Radius (km):**	.25
Date Received:	02-DEC-20	**X:**	-79.2727583
Previous Site Name:		**Y:**	42.8918808
Lot/Building Size:			
Additional Info Ordered:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
13	2 of 3	SW/228.0	179.8 / -1.00	676 Main Street Port Colborne ON	EHS

Order No:	20320200403	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Express Report	**Client Prov/State:**	MD
Report Date:	03-DEC-20	**Search Radius (km):**	.25
Date Received:	02-DEC-20	**X:**	-79.2727583
Previous Site Name:		**Y:**	42.8918808
Lot/Building Size:			
Additional Info Ordered:			

13	3 of 3	SW/228.0	179.8 / -1.00	676 Main Street Port Colborne ON	EHS

Order No:	20320200403	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Express Report	**Client Prov/State:**	MD
Report Date:	03-DEC-20	**Search Radius (km):**	.25
Date Received:	02-DEC-20	**X:**	-79.2727583
Previous Site Name:		**Y:**	42.8918808
Lot/Building Size:			
Additional Info Ordered:			

Unplottable Summary

Total: 14 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	PORT COLBORNE CITY	REGIONAL ROAD #64 - #3 - #5	PORT COLBORNE CITY ON	
CA	SOUTH NIAGARA GATEWAY FAMILY HOMES	TOWNHOUSE REG. RD. 3 MAIN ST.	PORT COLBORNE CITY ON	
ECA	The Regional Municipality of Niagara	Regional Road 5	Port Colborne ON	L2V 4T7
GEN	LAW CRUSHED STONE	DIV. OF HARD ROCK PAVING CO. LTD HWY#3 W. OF PRT CLBORNE/C/O P.O.BOX220	PORT COLBORNE ON	L3K 5V8
GEN	HARD ROCK PAVING COMPANY LTD.	LAW CRUSHED STONE HWY#3 WEST OF PORT COLBORNE	PORT COLBORNE ON	L3K 5V8
GEN	HARD ROCK PAVING CO. LTD.	LAW CRUSHED STONE HWY#3 W. OF PORT COLBORNEOX220	PORT COLBORNE ON	L3K 5V8
GEN	LAW CRUSHED STONE 19-170	DIV. OF HARD ROCK PAVING CO. LTD. HWY#3 W. OF PRT CLBORNE/C/O P.O.BOX220	PORT COLBORNE ON	L3K 5V8
PES	THE MILL GREENHOUSES AND GARDEN CENTRE LTD.	RR #1 HWY #3	PORT COLBORNE ON	L3K 5V3
PES	THE MILL GREENHOUSES AND GARDEN CENTRE LTD.	R. R. #1, HWY. #3	PORT COLBORNE ON	L3K 5V3
SCT	Law Crushed Stone - Div. of Hard Rock Paving Co. Ltd.	Hwy 3	Port Colborne ON	L3K 5V8
SCT	KWIK MIX MATERIALS LIMITED	HWY 3	PORT COLBORNE ON	L3K
SCT	COLONIAL LIGHTING CO. LTD.	HWY 3	PORT COLBORNE ON	L3K 5V8
SPL	SERVICE STATION	MAIN ST. WEST WEST OF JACK KNIFE BRIDGE (N.O.S.)	PORT COLBORNE CITY ON	
SPL	Waste Management of Canada Corporation; Canadian Waste Services Inc.	HWY # 3 NEAR CEDAR BAY RD EXIT, 3-4 KM EAST OF HWY # 140<UNOFFICIAL>	Port Colborne ON	

Unplottable Report

Site: ***PORT COLBORNE CITY***
REGIONAL ROAD #64 - #3 - #5 PORT COLBORNE CITY ON

Database: ***CA***

Certificate #:	7-0235-96-
Application Year:	96
Issue Date:	4/2/1996
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***SOUTH NIAGARA GATEWAY FAMILY HOMES***
TOWNHOUSE REG. RD. 3 MAIN ST. PORT COLBORNE CITY ON

Database: ***CA***

Certificate #:	3-2179-88-
Application Year:	88
Issue Date:	11/18/1988
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***The Regional Municipality of Niagara***
Regional Road 5 Port Colborne ON L2V 4T7

Database: ***ECA***

Approval No:	1439-9EALAH	***MOE District:***	
Approval Date:	2013-12-19	***City:***	
Status:	Approved	***Longitude:***	
Record Type:	ECA	***Latitude:***	
Link Source:	IDS	***Geometry X:***	
SWP Area Name:		***Geometry Y:***	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS		
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS		
Business Name:	The Regional Municipality of Niagara		
Address:	Regional Road 5		
Full Address:			
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/4967-9DNJ5Z-14.pdf		
PDF Site Location:			

Site: ***LAW CRUSHED STONE***
DIV. OF HARD ROCK PAVING CO. LTD HWY#3 W. OF PRT CLBORNE/C/O P.O.BOX220 PORT COLBORNE ON L3K 5V8

Database: ***GEN***

Generator No:	ON0094303	***Status:***	

SIC Code:	4216	***Co Admin:***	
SIC Description:	ASPHALT PAVING	***Choice of Contact:***	
Approval Years:	86,87,88,89	***Phone No Admin:***	
PO Box No:		***Contam. Facility:***	
Country:		***MHSW Facility:***	

Detail(s)

Waste Class:	213
Waste Class Desc:	PETROLEUM DISTILLATES

Site: ***HARD ROCK PAVING COMPANY LTD.***
LAW CRUSHED STONE HWY#3 WEST OF PORT COLBORNE PORT COLBORNE ON L3K 5V8

Database: ***GEN***

Generator No:	ON0094303	***Status:***	
SIC Code:	4216	***Co Admin:***	
SIC Description:	ASPHALT PAVING	***Choice of Contact:***	
Approval Years:	98,99,00,01,02,03,04,05,06	***Phone No Admin:***	
PO Box No:		***Contam. Facility:***	
Country:		***MHSW Facility:***	

Detail(s)

Waste Class:	251
Waste Class Desc:	OIL SKIMMINGS & SLUDGES
Waste Class:	243
Waste Class Desc:	PCB'S
Waste Class:	213
Waste Class Desc:	PETROLEUM DISTILLATES

Site: ***HARD ROCK PAVING CO. LTD.***
LAW CRUSHED STONE HWY#3 W. OF PORT COLBORNEOX220 PORT COLBORNE ON L3K 5V8

Database: ***GEN***

Generator No:	ON0094303	***Status:***	
SIC Code:	4216	***Co Admin:***	
SIC Description:	ASPHALT PAVING	***Choice of Contact:***	
Approval Years:	92,93,97	***Phone No Admin:***	
PO Box No:		***Contam. Facility:***	
Country:		***MHSW Facility:***	

Detail(s)

Waste Class:	213
Waste Class Desc:	PETROLEUM DISTILLATES

Site: ***LAW CRUSHED STONE 19-170***
DIV. OF HARD ROCK PAVING CO. LTD. HWY#3 W. OF PRT CLBORNE/C/O P.O.BOX220 PORT COLBORNE ON L3K 5V8

Database: ***GEN***

Generator No:	ON0094303	***Status:***	
SIC Code:	4216	***Co Admin:***	
SIC Description:	ASPHALT PAVING	***Choice of Contact:***	
Approval Years:	94,95,96	***Phone No Admin:***	
PO Box No:		***Contam. Facility:***	
Country:		***MHSW Facility:***	

Detail(s)

Waste Class:	213
Waste Class Desc:	PETROLEUM DISTILLATES

Site: ***THE MILL GREENHOUSES AND GARDEN CENTRE LTD.***

Database: ***PES***

RR #1 HWY #3 PORT COLBORNE ON L3K 5V3

Detail Licence No:		***Operator Box:***	
Licence No:		***Operator Class:***	
Status:		***Operator No:***	
Approval Date:		***Operator Type:***	
Report Source:		***Oper Area Code:***	
Licence Type:	Vendor	***Oper Phone No:***	
Licence Type Code:		***Operator Ext:***	
Licence Class:		***Operator Lot:***	
Licence Control:		***Oper Concession:***	
Latitude:		***Operator Region:***	
Longitude:		***Operator District:***	
Lot:		***Operator County:***	
Concession:		***Op Municipality:***	
Region:		***Post Office Box:***	
District:		***MOE District:***	
County:		***SWP Area Name:***	
Trade Name:			
PDF Link:			
PDF Site Location:			

Site: ***THE MILL GREENHOUSES AND GARDEN CENTRE LTD.***
R. R. #1, HWY. #3 PORT COLBORNE ON L3K 5V3

Database: ***PES***

Detail Licence No:	23-01-10569-0	***Operator Box:***	
Licence No:	10569	***Operator Class:***	
Status:		***Operator No:***	
Approval Date:		***Operator Type:***	
Report Source:		***Oper Area Code:***	
Licence Type:	Limited Vendor	***Oper Phone No:***	
Licence Type Code:	23	***Operator Ext:***	
Licence Class:	01	***Operator Lot:***	
Licence Control:	0	***Oper Concession:***	
Latitude:		***Operator Region:***	2
Longitude:		***Operator District:***	1
Lot:		***Operator County:***	38
Concession:		***Op Municipality:***	
Region:		***Post Office Box:***	
District:		***MOE District:***	
County:		***SWP Area Name:***	
Trade Name:			
PDF Link:			
PDF Site Location:			

Site: ***Law Crushed Stone - Div. of Hard Rock Paving Co. Ltd.***
Hwy 3 Port Colborne ON L3K 5V8

Database: ***SCT***

Established:	1925
Plant Size (ft²):	
Employment:	35

--Details--

Description:	Asphalt Paving Mixture and Block Manufacturing
SIC/NAICS Code:	324121
Description:	All Other Non-Metallic Mineral Product Manufacturing
SIC/NAICS Code:	327990

Site: ***KWIK MIX MATERIALS LIMITED***
HWY 3 PORT COLBORNE ON L3K

Database: ***SCT***

Established:	1968
Plant Size (ft²):	22000

Employment: 12

--Details--
Description: ASPHALT FELTS AND COATINGS
SIC/NAICS Code: 2952

Description: CEMENT, HYDRAULIC
SIC/NAICS Code: 3241

Description: CONCRETE PRODUCTS, EXCEPT BRICK AND BLOCK
SIC/NAICS Code: 3272

Site: ***COLONIAL LIGHTING CO. LTD.***
HWY 3 PORT COLBORNE ON L3K 5V8

Database: ***SCT***

Established: 1947
Plant Size (ft²): 5000
Employment: 2

--Details--
Description: COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL ELECTRICAL LIGHTING FIXTURES
SIC/NAICS Code: 3646

Description: LIGHTING EQUIPMENT, NOT ELSEWHERE CLASSIFIED
SIC/NAICS Code: 3648

Site: ***SERVICE STATION***
MAIN ST. WEST WEST OF JACK KNIFE BRIDGE (N.O.S.) PORT COLBORNE CITY ON

Database: ***SPL***

Ref No:	103502	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	8/2/1994	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	CONTAINER OVERFLOW	***Sector Type:***	
Incident Event:		***Agency Involved:***	
Contaminant Code:		***Nearest Watercourse:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	
Environment Impact:	POSSIBLE	***Site Municipality:***	18102
Nature of Impact:	Water course or lake	***Site Lot:***	
Receiving Medium:	LAND / WATER	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	WORKS, FIRE DEPT,
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	8/2/1994	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	
Incident Reason:	ERROR	***Source Type:***	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			

Incident Summary: PT. COLBORNE GAS BAR: 70LGASOLINE OVERFILL OF CAR TO LOT & STORM SEWER
Contaminant Qty:

Site: ***Waste Management of Canada Corporation; Canadian Waste Services Inc.***
HWY # 3 NEAR CEDAR BAY RD EXIT, 3-4 KM EAST OF HWY # 140<UNOFFICIAL> Port Colborne ON

Database: ***SPL***

Ref No:	6276-5WFSHN	***Discharger Report:***	
Site No:		***Material Group:***	Oil
Incident Dt:	2/23/2004	***Health/Env Conseq:***	
Year:		***Client Type:***	
Incident Cause:	Valve / Fitting Leak Or Failure	***Sector Type:***	Other Motor Vehicle

Incident Event:		***Agency Involved:***	
Contaminant Code:	15	***Nearest Watercourse:***	
Contaminant Name:	HYDRAULIC OIL	***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	Niagara
Contam Limit Freq 1:		***Site Postal Code:***	
Contaminant UN No 1:		***Site Region:***	West Central
Environment Impact:	Not Anticipated	***Site Municipality:***	Port Colborne
Nature of Impact:	Soil Contamination	***Site Lot:***	
Receiving Medium:	Land	***Site Conc:***	
Receiving Env:		***Northing:***	
MOE Response:		***Easting:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Accu:***	
MOE Reported Dt:	2/23/2004	***Site Map Datum:***	
Dt Document Closed:		***SAC Action Class:***	Spill to Land
Incident Reason:	Equipment Failure	***Source Type:***	
Site Name:	HWY # 3 NEAR CEDAR BAY RD EXIT, 3-4 KM EAST OF HWY # 140<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Waste MGT services-40 L hydraulic oil to Hwy 3		
Contaminant Qty:	40 L		

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 Nov 2021

Abandoned Mine Information System: Provincial AMIS

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

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites: Private ANDR

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks: Provincial AST

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies: Private AUWR

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

Government Publication Date: 1999-Sep 30, 2021

Borehole: Provincial BORE

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval: Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities: Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2019

Commercial Fuel Oil Tanks: Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.
Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Chemical Manufacturers and Distributors: Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register: Private CHM

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

Government Publication Date: 1999-Sep 30, 2021

Compressed Natural Gas Stations: Private CNG

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

Government Publication Date: Dec 2012 -Nov 2021

Inventory of Coal Gasification Plants and Coal Tar Sites: Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions: Provincial CONV

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

Government Publication Date: 1989-Jul 2021

Certificates of Property Use: Provincial CPU

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

Government Publication Date: 1994 - Dec 31, 2021

Drill Hole Database: Provincial DRL

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

Government Publication Date: 1886 - Sep 2020

Delisted Fuel Tanks: Provincial DTNK

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

Government Publication Date: May 31, 2021

Environmental Activity and Sector Registry: Provincial EASR

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

Government Publication Date: Oct 2011- Dec 31, 2021

Environmental Registry: Provincial EBR

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994 - Dec 31, 2021

Environmental Compliance Approval: Provincial ECA

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

Government Publication Date: Oct 2011- Dec 31, 2021

Environmental Effects Monitoring: Federal EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private EHS

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

Government Publication Date: 1999-Nov 30, 2021

Environmental Issues Inventory System: Federal EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event: Provincial EMHE

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

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report: Provincial EPAR

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

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

List of Expired Fuels Safety Facilities: Provincial EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.
Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2020

Federal Convictions: Federal FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land: Federal FCS

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

Government Publication Date: Jun 2000-Nov 2021

Fisheries & Oceans Fuel Tanks: Federal FOFT

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS): Federal FRST

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

Government Publication Date: May 31, 2018

Fuel Storage Tank: Provincial FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.
Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Fuel Storage Tank - Historic: Provincial FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary: Provincial GEN

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

Government Publication Date: 1986-Nov 30, 2021

Greenhouse Gas Emissions from Large Facilities: Federal GHG

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

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents: Provincial HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks: Federal IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks: Provincial INC

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

Government Publication Date: May 31, 2021

Landfill Inventory Management Ontario: Provincial LIMO

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

Government Publication Date: Feb 28, 2019

Canadian Mine Locations: Private MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences: Provincial MNR

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

Government Publication Date: 1846-Dec 2020

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

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

Government Publication Date: 1974-1994*

Non-Compliance Reports: Provincial NCPL

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

Government Publication Date: Dec 31, 2019

National Defense & Canadian Forces Fuel Tanks: Federal NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills: Federal NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents: Federal NEBI

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

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells: Federal NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells: Private OGWE

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

Government Publication Date: 1988-Nov 30, 2021

Ontario Oil and Gas Wells: Provincial OOGW

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

Government Publication Date: 1800-Jan 2021

Inventory of PCB Storage Sites: Provincial OPCB

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

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

Orders: Provincial ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994 - Dec 31, 2021

Canadian Pulp and Paper: Private PAP

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

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

Parks Canada Fuel Storage Tanks: Federal PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register: Provincial PES

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

Government Publication Date: Oct 2011- Dec 31, 2021

Pipeline Incidents: Provincial PINC

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

Government Publication Date: May 31, 2021

Private and Retail Fuel Storage Tanks: Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water: Provincial PTTW

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

Government Publication Date: 1994 - Dec 31, 2021

Ontario Regulation 347 Waste Receivers Summary: Provincial REC

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

Government Publication Date: 1986-1990, 1992-2019

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 2021

Retail Fuel Storage Tanks: Private RST

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

Government Publication Date: 1999-Sep 30, 2021

Scott's Manufacturing Directory: Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills: Provincial SPL

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

Government Publication Date: 1988-Sep 2020

Wastewater Discharger Registration Database: Provincial SRDS

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

Government Publication Date: 1990-Dec 31, 2018

Anderson's Storage Tanks: Private TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks: Federal TCFT

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

Government Publication Date: 1970 - Dec 2020

Variances for Abandonment of Underground Storage Tanks: Provincial VAR

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

Government Publication Date: May 31, 2021

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

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

Government Publication Date: Oct 2011- Dec 31, 2021

Waste Disposal Sites - MOE 1991 Historical Approval Inventory: Provincial WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 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: Sep 30, 2021

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX D

AERIAL PHOTOGRAPHS

NIAGARA SOILS SOLUTIONS LTD.

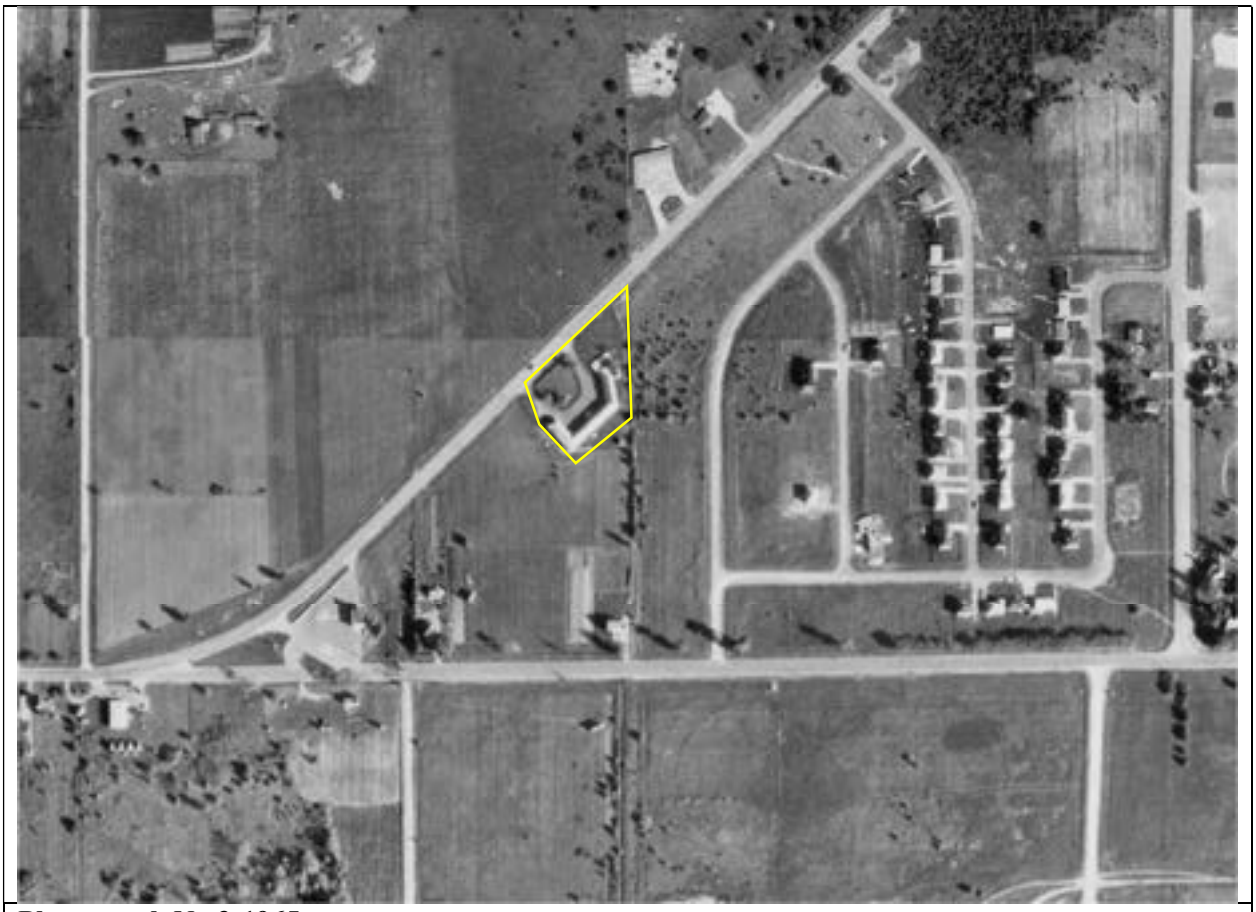
AERIAL PHOTOGRAPHS

Photograph No.1-1934

AERIAL PHOTOGRAPHS

Photograph No.2-1954-55

AERIAL PHOTOGRAPHS



Photograph No.3-1965

AERIAL PHOTOGRAPHS

Photograph No.4-1973

AERIAL PHOTOGRAPHS

Photograph No.5-1982

AERIAL PHOTOGRAPHS

Photograph No.6-2000

AERIAL PHOTOGRAPHS

Photograph No.7-2006

AERIAL PHOTOGRAPHS

Photograph No.8-2013

AERIAL PHOTOGRAPHS

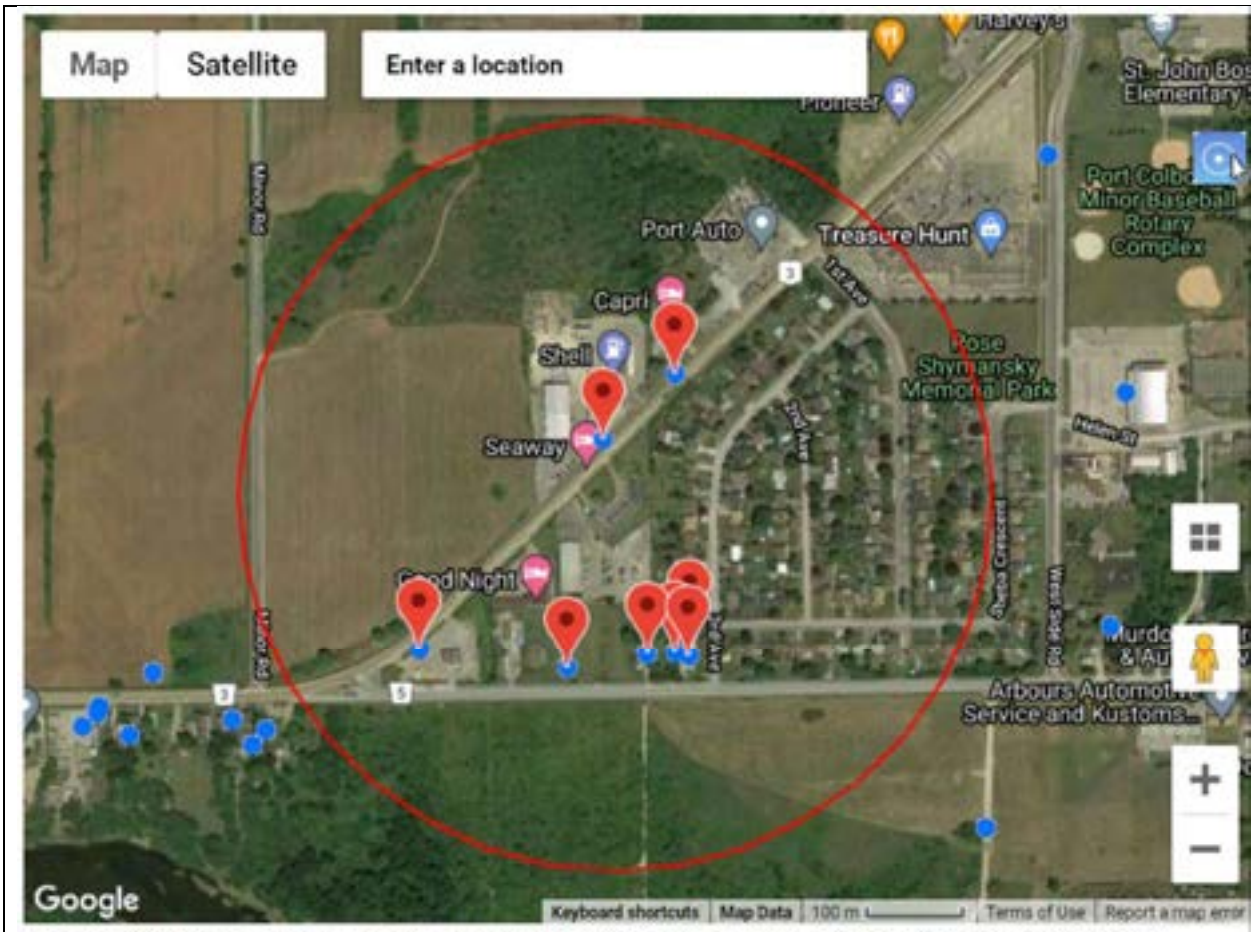
Photograph No.9-2018

APPENDIX E

WELL RECORDS

NIAGARA SOILS SOLUTIONS LTD.

WATER WELL RECORDS



Latitude:42.89611, Longitude:-79.27763 (UTM Zone:17, Easting:640625, Northing:4750717)

UTM | | Z | | | | | | | E
| 9 | R | | | | | | | | N
Elev. | 9 | R | 0594 |
Basin | 23 | | | |

66 No. 1061

ONTARIO

The Well Drillers Act

Department of Mines, Province of Ontario

RECEIVED
NOV 26 1949
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

Water Well Record

[redacted] BORING

[redacted] Con. 2 Lot ..... Pt. Lot 31

[redacted] Colborne Acres .....

Date Completed Aug 7/48 1948 Cost of Well (not including pump) $ 63.25

Pipe and Casing Record

Casing diameter(s) .....
Length(s) of casing(s) No Casing
Length of screen .....
Type of screen .....
Type of pump .....
Capacity of pump .....
Depth of pump setting .....

Pumping Test

Date Aug 7th 1948
Developed Capacity 1000 Gals. Per hr.
Duration of Test 4 hrs
Pumping Rate 1000 Gals. Per hr.
Drawdown 4 ft.
Static level of completed well 23 ft.
Is well a gravel-wall type? rock.

Water Record

Kind (fresh or mineral) fresh
Quality (hard, soft, contains iron, sulphur etc.) fairly soft no sulphur
Appearance (clear, cloudy, coloured) Clear
For what purpose(s) is the water to be used? house use
How far is well from possible source of contamination? 50'
What is source of contamination? septic
Enclose a copy of any mineral analysis that has been made of water

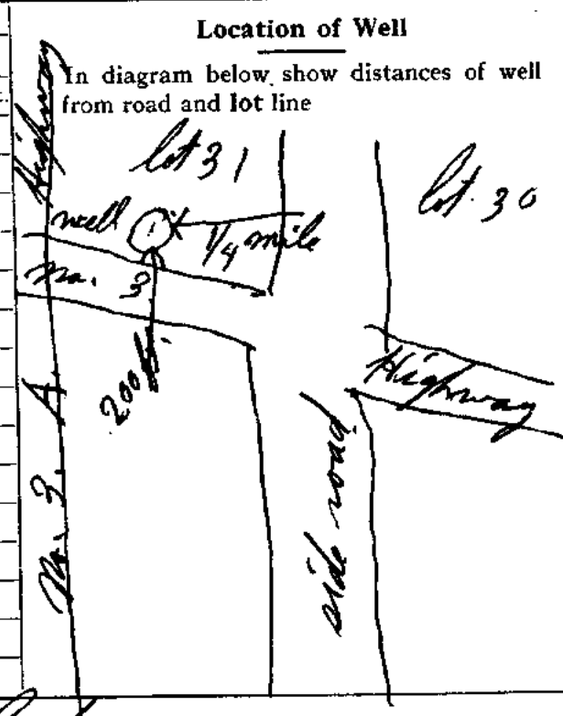
Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
22'	fresh	15'

Well Log

Drift and Bedrock Record	From	To
Lime stone rock	0 ft.	23 ft.

Location of Well

In diagram below show distances of well from road and lot line



Situation: Is well on upland, in valley, or on hillside? Level land

Drilling Firm S. Johnston & son

Address Ridgeway Ont

Recorded by S. Johnston Address Ridgeway Ont

Date Aug 7th 1948 Licence Number 259

CSS.S8

Form No. 2 1M-Jan., 1947-(A3601)

UTM Z E

R N

Elev. 0594

Basin 23

61

ONTARIO

66 No. 1062

RECEIVED
MAR 31
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

The Well Drillers Act

Department of Mines, Province of Ontario

Water Well Record

[redacted] Port Colbourne ...tone) Con. 2 Lot 31 Pt. Lot .....

...nburstone ..... Acres ½ Acre .....

Date Completed ....uding pump) $117.50 .....

Pipe and Casing Record

Casing diameter(s) 6"

Length(s) of casing(s) 5'

Length of screen

Type of screen

Type of pump

Capacity of pump

Depth of pump setting

Pumping Test

Date

Developed Capacity

Duration of Test

Pumping Rate

Drawdown

Static level of completed well 24'

Is well a gravel-wall type?

Water Record

Kind (fresh or mineral) Fresh

Quality (hard, soft, contains iron, sulphur etc.) Hard

Appearance (clear, cloudy, coloured) Clear

For what purpose(s) is the water to be used? Household

How far is well from possible source of contamination? none near

What is source of contamination?

Enclose a copy of any mineral analysis that has been made of water

Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
25' 49'	good	22'

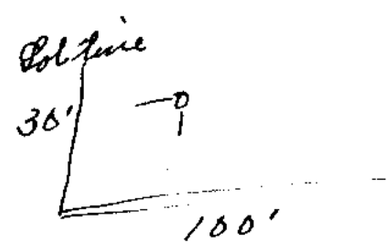
Well Log

Drift and Bedrock Record	From	To
	0 ft.	ft.
Dark Loam		1'
Limestone		46'

Dk Loam 0-1'
Limestone 1'-47'

Location of Well

In diagram below show distances of well from road and lot line



Situation: Is well on upland, in valley, or on hillside? Upland

Drilling Firm R. W. Eaton

Address 630 Elm St. Humberstone

Recorded by Self Address

Date March 17th 1949 Licence Number 207

CSS.S8

UTM | | Z | | | | | | | | E
| 9 | R | | | | | | | | N
Elev. | 9 | R | 0594 |
Basin | 27 | | | | |

ONTARIO

The Well Drillers Act

Department of Mines, Province of Ontario

66 No. 1066

RECEIVED
MAR 26 1951
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

Water Well Record

County or District Welland City Twp. Port Colbourne Con. II Lot ..... Pt. Lot 31
[redacted] of Colbourne Acres .....
[redacted] uding pump) $150 E

Pipe and Casing Record	Pumping Test
Casing diameter(s) 5"	Date Mar. 27th 1950
Length(s) of casing(s) 4'	Developed Capacity 2 Gals. per min.
Length of screen	Duration of Test 1/2 hr.
Type of screen	Pumping Rate 2 Gals. per min.
Type of pump	Drawdown 50 ft.
Capacity of pump	Static level of completed well 40'
Depth of pump setting	Is well a gravel-wall type?

Water Record

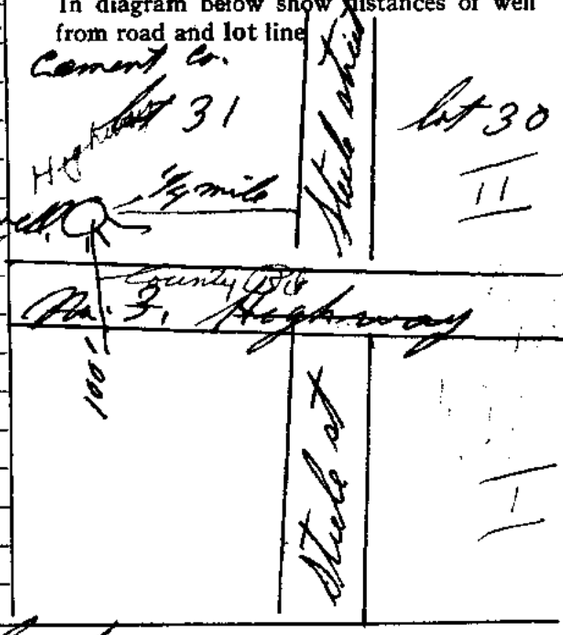
	Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
Kind (fresh or mineral) fresh			
Quality (hard, soft, contains iron, sulphur etc.) hard small amount of sulphur	65'	fresh	45-4'
Appearance (clear, cloudy, coloured) clear			
For what purpose(s) is the water to be used? house use			
How far is well from possible source of contamination? 30 ft			
What is source of contamination? Septic Tank			
Enclose a copy of any mineral analysis that has been made of water			

Well Log

Drift and Bedrock Record	From	To
	0 ft.	4 ft.
Clay		
Lime stone rock	4"	60"

Location of Well

In diagram below show distances of well from road and lot line



Situation: Is well on upland, in valley, or on hillside? Level land

Drilling Firm S. Johnston & son

Address Ridgeway Ont.

Recorded by S. Johnston Address Ridgeway Ont.

Date Mar. 27th 1950 Licence Number 126

CSS.S8

UTM Z E

R N

Elev. R

Basin 23

The Ontario Water Resources Commission Act

WATER WELL RECORD

GROUND WATER BRANCH
66 No. 1071
ONTARIO WATER RESOURCES COMMISSION

County or District Welland. Township, Village, Town or City (Humberstone) PORT COLBOURNE

Con. 2. Lot Pt. 31. Date completed 8. (day) Jan. (month) /63. (year)

[redacted] ess Port. Colberne.

Casing and Screen Record

Inside diameter of casing 6¼ in.

Total length of casing 3 ft.

Type of screen -----

Length of screen -------

Depth to top of screen -----

Diameter of finished hole 5½ in.

Pumping Test

Static level 4 ft.

Test-pumping rate 10. G.P.M.

Pumping level 4 ft.

Duration of test pumping 24 hrs.

Water clear or cloudy at end of test clear.

Recommended pumping rate 10 G.P.M.

with pump setting of 11 feet below ground surface

Well Log

Overburden and Bedrock Record	From ft.	To ft.	Water Record: Depth(s) at which water(s) found	Water Record: Kind of water (fresh, salty, sulphur)
Clay & pebbles	0.	1.		
Hard flint rock	1.	12.	10 ft.	Fresh.

For what purpose(s) is the water to be used? Motel.

Is well on upland, in valley, or on hillside? Upland.

Drilling or Boring Firm Frank Merritt.

Address R.R.1. Smithville.

Licence Number 998

Name of Driller or Borer same as above.

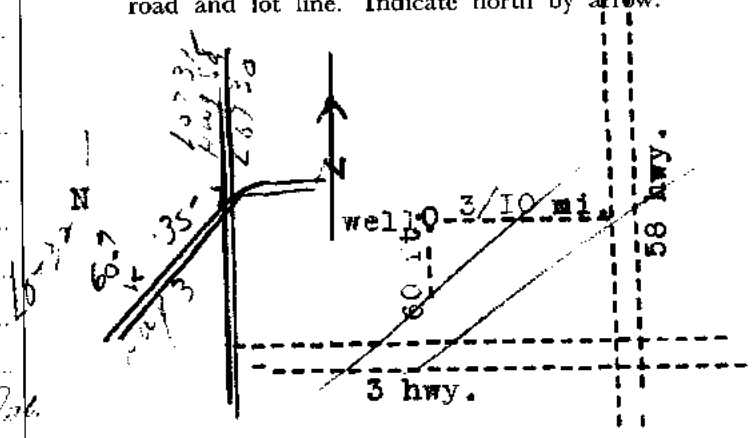
Address Frank Merritt R.R.1, Smithville, Ont.

Date Jan. 8. 1963.

Frank Merritt
(Signature of Licensed Drilling or Boring Contractor)

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



Form 7 5M-61-3852

OWRC COPY

CSS.S8

30

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| 9 | R | | | | | | | N

Elev. | 9 | R | 0594 |

Basin | 23 | | | |

66 № 1072

ONTARIO

The Well Drillers Act

Department of Mines, Province of Ontario

RECEIVED
APR 12 1948
GEOLOGICAL BRANCH
DEPARTMENT OF MINES

Water Well Record

[redacted] COLBOURNE

[redacted] Con. 2 Lot ..... Pt. Lot 32

[redacted] Acres 2

Date Completed Jan. 10th Cost of Well (not including pump) $130.00

Pipe and Casing Record	Pumping Test
Casing diameter(s) 5 5/8"	Date Jan. 10th 1948
Length(s) of casing(s) 64'	Developed Capacity 5 gals. per min.
Length of screen	Duration of Test 1 hr.
Type of screen	Pumping Rate 5 gals. per min.
Type of pump	Drawdown 48 ft.
Capacity of pump	Static level of completed well 52 ft.
Depth of pump setting	Is well a gravel-wall type? No

Water Record

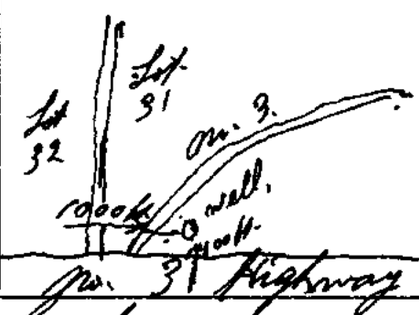
	Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
Kind (fresh or mineral) fresh			
Quality (hard, soft, contains iron, sulphur etc.) fairly soft	48 ft.	soft	34'
Appearance (clear, cloudy, coloured) clear			
For what purpose(s) is the water to be used? domestic use			
How far is well from possible source of contamination?			
What is source of contamination?			
Enclose a copy of any mineral analysis that has been made of water			

Well Log

Drift and Bedrock Record	From (0 ft.)	To (ft.)
Sandy Clay	—	4"
hard white Limestone	4'	52'

Location of Well

In diagram below show distances of well from road and lot line



Situation: Is well on upland, in valley, or on hillside? Level land

Drilling Firm S. Johnston & son

Address Ridgeway, Ont.

Recorded by S. Johnston Address Ridgeway, Ont.

Date Mar. 8th 1948 Licence Number 2549

CSS.S8

UTM Z E
9 R N
Elev. 9 P 0592
Basin 23

ONTARIO

The Well Drillers Act
Department of Mines, Province of Ontario

66 № 1612

RECEIVED
JUL 17 1952
GEOLOGICAL BRANCH
DEPARTMENT of MINES

Water Well Record

Lot 31 PORT COLBORNE CITY

[redacted] ~~Village, Town or City~~ Pt Colborne
[redacted] Town or City)
[redacted] Pt Colborne
Date Completed 28 (day) June (month) 52 (year) Cost of Well (excluding pump) 70.00

Pipe and Casing Record		Pumping Test	
Casing diameter(s)	5 in	Date	June 28
Length(s) of casing(s)	5 ft	Static level	4 ft
Type of screen	–	Pumping level	10 ft
Length of screen	–	Pumping rate	4 gal per min
Distance from top of screen to ground level	–	Duration of test	half hour
Is well a gravel-wall type?		Distance from cylinder or bowls to ground level	

Water Record

Kind (fresh or mineral) fresh
Quality (hard, soft, contains iron, sulphur, etc.) ~~clear~~ soft
Appearance (clear, cloudy, coloured) clear
For what purpose(s) is the water to be used? domestic supply
How far is well from possible source of contamination? –
What is the source of contamination? –
Enclose a copy of any mineral analysis that has been made of water

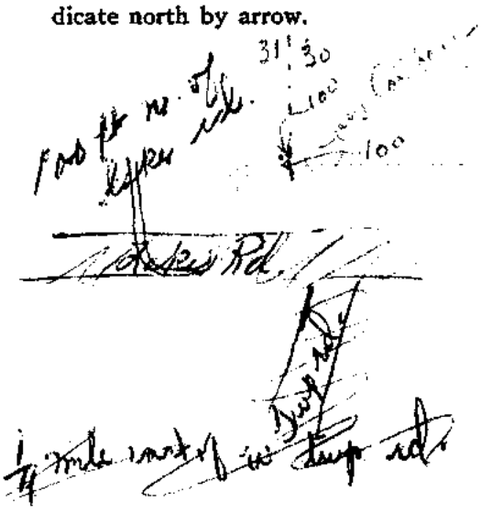
Depth(s) to Water Horizon(s)	Kind of Water	No. of Feet Water Rises
14 ft	good	10 ft

Well Log

Overburden and Bedrock Record	From	To
	0 ft.	4 ft.
clay		
black shale	4 ft	14 ft

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



Situation: Is well on upland, in valley, or on hillside? upland
Drilling Firm Raymond Schooley
Address 145 Howe Rd Welland
Name of Driller R. L. Schooley Address 145 Howe Rd Welland
Date July 3/52 Licence Number 362
Raymond Schooley
Signature of Licensee

5

CSS.S8

30'/148 J.B.

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4 0 5 9 4
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CODED

6602323

WATER RESOURCES DIVISION
MAY 1 1968
ONTARIO WATER RESOURCES COMMISSION

The Ontario Water Resources Commission Act

WATER WELL RECORD

County or District: Welland

~~Township~~, ~~Village~~, ~~Town~~ or City: Port Colborne

Con. 2 Lot

Date completed: 8 (day) Feb (month) 68 (year)

[redacted]ress: Port Colborne

Casing and Screen Record

Inside diameter of casing: 6 1/4

Total length of casing: 6 ft

Type of screen: —

Length of screen: —

Depth to top of screen: —

Diameter of finished hole: 5 1/4

Pumping Test

Static level: 6

Test-pumping rate: 90 G.P.M.

Pumping level: empty

Duration of test pumping: 2 hours

Water clear or cloudy at end of test: clearing

Recommended pumping rate: 85 G.P.M.

with pump setting of: 35-38 feet below ground surface

Well Log

Overburden and Bedrock Record	From ft.	To ft.	Water Record: Depth(s) at which water(s) found	Water Record: Kind of water (fresh, salty, sulphur)
clay	0	1		Little ✓
			26-32	Sulpher
Flint	1	40		

For what purpose(s) is the water to be used? Garage

Is well on upland, in valley, or on hillside? upland

Drilling or Boring Firm: G. W. Merritt

Address: RR1 Smithville

Licence Number: 2549

Name of Driller or Borer: same

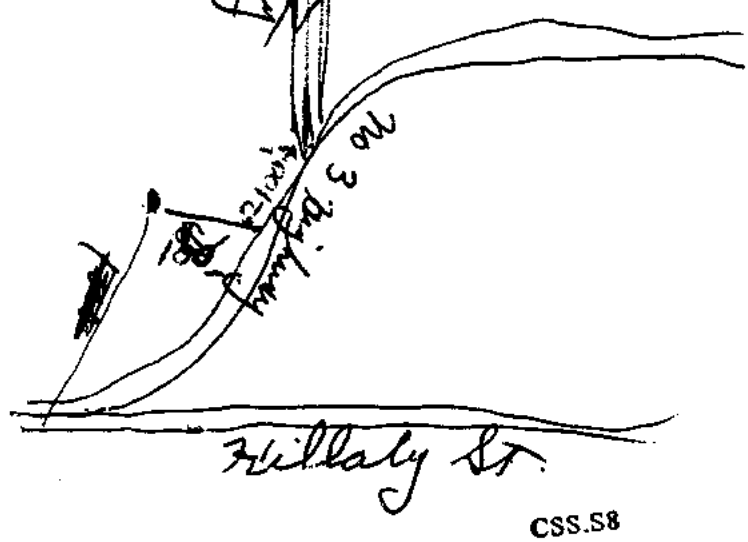
Address:

Date: Feb 8

Sidney Merritt
(Signature of Licensed Drilling or Boring Contractor)

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



Form 7 15M-60-4138

OWRC COPY

CSS.S8

S.C/.JB

Ontario — Ministry of the Environment

Measurements recorded in: ☑ Metric ☐ Imperial

Well Tag No. *(Place Sticker and/or Print Below)* A165980

Well Record

Regulation 903 Ontario Water Resources Act

Page 1 of 1

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	☐ Well Constructed by Well Owner
[redacted]	/ ABC Convenience Store Ltd.		

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. (inc. area code)
676 Main St W.	Niagaara	ON		[redacted]

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
676 Main St. W.			

County/District/Municipality	City/Town/Village	Province	Postal Code
Niagara	Port Colborne.	Ontario	L3K5V4

UTM Coordinates	Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83	17	640997	4750261		

Overburden and Bedrock Materials/Abandonment Sealing Record *(see instructions on the back of this form)*

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
Grey	Gravel, Some Sand		fill	0	2
Grey	Silt	Some Sand	Sandy, Silt till	2	6
Brown	Coarse Sand	Fine Sand	Saturated Sand	6	10

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0	4.5	Bentonite chips	N/A
4.5	10	Sand Pack	

Method of Construction

☐ Cable Tool ☐ Diamond
☐ Rotary (Conventional) ☐ Jetting
☐ Rotary (Reverse) ☐ Driving
☒ Boring ☐ Digging
☐ Air percussion
☐ Other, specify

Well Use

☐ Public ☐ Commercial ☐ Not used
☐ Domestic ☐ Municipal ☐ Dewatering
☐ Livestock ☐ Test Hole ☒ Monitoring
☐ Irrigation ☐ Cooling & Air Conditioning
☐ Industrial
☐ Other, specify

Construction Record - Casing

Inside Diameter (cm/in)	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness (cm/in)	Depth (m/ft) From	To
5	Plastic	.5	0	5

Construction Record - Screen

Outside Diameter (cm/in)	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	To
6	Plastic	#10	5	10

Status of Well

☐ Water Supply
☐ Replacement Well
☐ Test Hole
☐ Recharge Well
☐ Dewatering Well
☒ Observation and/or Monitoring Hole
☐ Alteration (Construction)
☐ Abandoned, Insufficient Supply
☐ Abandoned, Poor Water Quality
☐ Abandoned, other, specify
☐ Other, specify

Water Details

Water found at Depth (m/ft) ☐ Gas — Kind of Water: ☐ Fresh ☐ Untested ☐ Other, specify

Water found at Depth (m/ft) ☐ Gas — Kind of Water: ☐ Fresh ☐ Untested ☐ Other, specify

Water found at Depth (m/ft) ☐ Gas — Kind of Water: ☐ Fresh ☐ Untested ☐ Other, specify

Hole Diameter

Depth (m/ft) From	To	Diameter (cm/in)
0	10	6

Results of Well Yield Testing

After test of well yield, water was: ☐ Clear and sand free ☐ Other, specify

If pumping discontinued, give reason:

Pump intake set at (m/ft)

Pumping rate (l/min / GPM)

Duration of pumping ___ hrs + ___ min

Final water level end of pumping (m/ft)

If flowing give rate (l/min / GPM)

Recommended pump depth (m/ft)

Recommended pump rate (l/min / GPM)

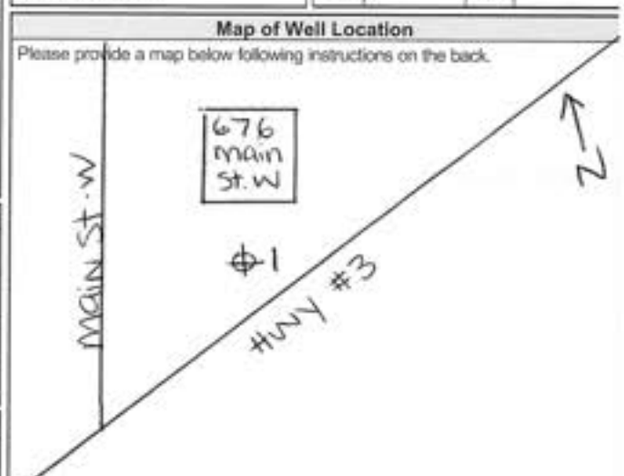
Well production (l/min / GPM)

Disinfected? ☐ Yes ☐ No

Draw Down Time (min)	Water Level (m/ft)	Recovery Time (min)	Water Level (m/ft)
Static Level			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
50		50	
60		60	

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor: Landshark Drilling Inc. — Well Contractor's Licence No.: 7464

Business Address (Street Number/Name): 60 Peavinery Rd. — Municipality: Brant.

Province: ON — Postal Code: N0E1A0 — Business E-mail Address: mail@landsharkdrilling.ca.

Bus. Telephone No. (inc. area code): 8556363545 — Name of Well Technician (Last Name, First Name): Dietz, Dustin

Well Technician's Licence No.: 3501 — Signature of Technician and/or Contractor — Date Submitted: 2014 08 13

Well owner's information package delivered: ☐ Yes ☐ No

Date Package Delivered: y y y y m m d d

Date Work Completed: 2014 07 11

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Audit No. Z168008

Received AUG 22 2014

14-755

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Ontario — Ministry of the Environment

Measurements recorded in: [X] Metric [ ] Imperial

Well Tag No. *(Place Sticker and/or Print Below)* A165980

Well Record

Regulation 903 Ontario Water Resources Act

Well Owner's Information

First Name	Last Name / Organization	E-mail Address	[ ] Well Constructed by Well Owner
	2342422 Ontario INC. ABC Convenience Store Ltd.		

Mailing Address (Street Number/Name)	Municipality	Province	Postal Code	Telephone No. *(inc area code)*
676 Main St. W.	Port Colborne	ON	L3K5V4	

Well Location

Address of Well Location (Street Number/Name)	Township	Lot	Concession
676 Main street Port Colbourne			

County/District/Municipality	City/Town/Village	Province	Postal Code
	Port Colbourne	Ontario	

UTM Coordinates Zone	Easting	Northing	Municipal Plan and Sublot Number	Other
NAD 83 17	640997	4750161		

Overburden and Bedrock Materials/Abandonment Sealing Record *(see instructions on the back of this form)*

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft) From	To
Brown	Fill	gravel, stones	gravel fill	0.45	1.52
Grey	Clay	Clay	Grey Clay	1.52	3.04
Bedrock				3.04	

Annular Space

Depth Set at (m/ft) From	To	Type of Sealant Used *(Material and Type)*	Volume Placed (m^3/ft^3)
0	1.21	Bentonite	0.015

Method of Construction

[ ] Cable Tool [ ] Diamond
[ ] Rotary (Conventional) [ ] Jetting
[ ] Rotary (Reverse) [ ] Driving
[ ] Boring [ ] Digging
[ ] Air percussion
[ ] Other, *specify* Auger SSA

Well Use

[ ] Public [ ] Commercial [ ] Not used
[ ] Domestic [ ] Municipal [ ] Dewatering
[ ] Livestock [ ] Test Hole [X] Monitoring
[ ] Irrigation [ ] Cooling & Air Conditioning
[ ] Industrial
[ ] Other, *specify*

Construction Record - Casing

Inside Diameter *(cm/in)*	Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel)	Wall Thickness *(cm/in)*	Depth (m/ft) From	To
5	PVC	Sch 40	0	1.52

Construction Record - Screen

Outside Diameter *(cm/in)*	Material (Plastic, Galvanized, Steel)	Slot No.	Depth (m/ft) From	To
6	PVC	10	1.52	3.04

Status of Well

[ ] Water Supply
[ ] Replacement Well
[X] Test Hole
[ ] Recharge Well
[ ] Dewatering Well
[ ] Observation and/or Monitoring Hole
[ ] Alteration (Construction)
[ ] Abandoned, Insufficient Supply
[ ] Abandoned, Poor Water Quality
[ ] Abandoned, other, *specify*
[ ] Other, *specify*

Water Details

Water found at Depth (m/ft) Kind of Water: [ ] Fresh [ ] Untested [ ] Gas [ ] Other, *specify*
Water found at Depth (m/ft) Kind of Water: [ ] Fresh [ ] Untested [ ] Gas [ ] Other, *specify*
Water found at Depth (m/ft) Kind of Water: [ ] Fresh [ ] Untested [ ] Gas [ ] Other, *specify*

Hole Diameter

Depth (m/ft) From	To	Diameter *(cm/in)*
0	3.04	15.24

Results of Well Yield Testing

After test of well yield, water was:
[ ] Clear and sand free
[ ] Other, *specify*

If pumping discontinued, give reason:

Pump intake set at *(m/ft)*

Pumping rate *(l/min / GPM)*

Duration of pumping ____ hrs + ____ min

Final water level end of pumping *(m/ft)*

If flowing give rate *(l/min / GPM)*

Recommended pump depth *(m/ft)*

Recommended pump rate *(l/min / GPM)*

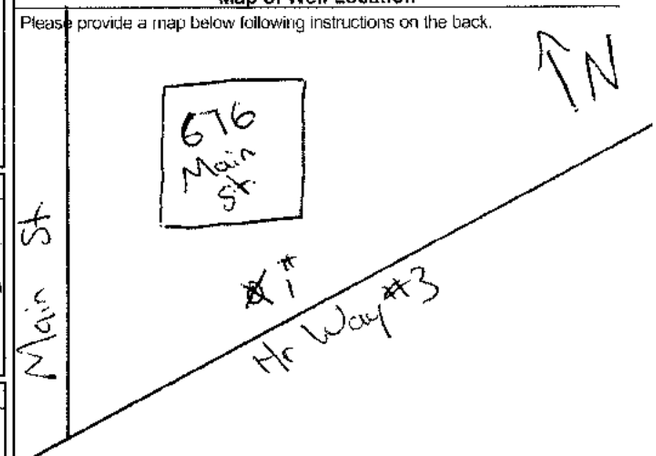
Well production *(l/min / GPM)*

Disinfected? [ ] Yes [ ] No

Draw Down Time *(min)*	Water Level *(m/ft)*	Recovery Time *(min)*	Water Level *(m/ft)*
Static Level			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
50		50	
60		60	

Map of Well Location

Please provide a map below following instructions on the back.



Comments:

Well Contractor and Well Technician Information

Business Name of Well Contractor: Landshark Drilling INC.
Well Contractor's Licence No.: 7464
Business Address (Street Number/Name): 60 Peavinery Rd
Municipality: Brant County
Province: ON
Postal Code: N0G2A0
Business E-mail Address: mail@landsharkdrilling.ca
Bus. Telephone No. *(inc. area code)*: 8555863545
Name of Well Technician (Last Name, First Name): Charlie Anderson
Well Technician's Licence No.: 3646
Signature of Technician and/or Contractor
Date Submitted: 2014 10 02

Well owner's information package delivered: [ ] Yes [ ] No
Date Package Delivered:
Date Work Completed: 2014 07 22

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OCT 06 2014

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APPENDIX F

INTERVIEW

NIAGARA SOILS SOLUTIONS LTD.

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Project Information			
Site Address	650 Main Street West, Port Colborne, ON	**NSSL Project No.**	NS2208-01
		Date	02-09-2022

Client Information			
Interviewee Name	Stimit Shinde		
Position	Manager	**Years Familiar with the Site**	12
Current owner(s) of the site, time period	Unknown	NA	
	Shinde Hotels Inc.		

Historic Information			
Previous owner(s) of the site, time period	Unknown	NA	
Current tenant(s) of the site, time period	Unknown	NA	
Previous tenant(s) of the site, time period	Unknown	NA	
Was the property ever used as a dry cleaner, garage, gasoline or liquid dispensing facility, or other industrial use?	Yes	No ✓	Unknown
	If yes, please elaborate		
Have any reports and/or studies (environmental or other) been completed on the property? If yes, are they available for review?	Yes	✓ No	Unknown

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Site Information					
What type of potable water supply is available at the Site?	Municipal ✓	Private			None
		Cistern	Drilled Well	Other	
What type of wastewater (sewage) system is available at the Site?	Municipal ✓	Private			None
		Septic Bed	Other		
Are there any electrical transformers located at the Site?	Yes	No ✓			Unknown
Has there ever been any fires at the Site? If yes, please provide details.	Yes	✓ No			Unknown
Has any soil (fill, gravel, topsoil, etc.) been brought to and deposited on the Site for construction, grading or backfill purposes or for the creation of berms?	No.				
Are there any existing monitoring wells on the Site?	Yes	✓ No			Unknown
Building Information					
Are there existing or former buildings at the Site? If yes, please provide details.	✓ Yes	No			Unknown
	Current operating as Seaway motel. So has 1 main building, a pump house and ingound pool				
Have any additions been constructed on the existing building(s)?	Yes	No ✓			Unknown
What are the current heating systems associated with the building(s)?	Water and Electric				
What were the former heating systems (fuel oil, wood, coal, electric etc.)?	Maybe oil. But not sure when it was used last.				
Are there any sumps in the building(s)?	Yes ✓	No			Unknown
Are there any areas of water damage in the building(s)? If yes, where?	Yes	No ✓			Unknown

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Building Information cont'd			
Is there evidence of mould growth? If so, where?	Yes	No ✓	Unknown
Are there any concerns related to indoor air quality in the building(s)?	Yes	No ✓	Unknown
Is there any asbestos, lead, Urea Foam Formaldehyde Insulation (UFFI) or PCB containing materials in the building(s)? If so, where and what type of building material.	Yes ✓	No	Unknown
Have any of these materials been previously removed from the building(s)?	Yes	No ✓	Unknown
Site Operations			
Are there any site plans or drawings, available for review, showing areas of production, manufacturing, chemical or waste storage in the building(s) or Site?	Yes	No ✓	Unknown
Fuel Storage & Handling, Liquid & Solids Wastes, Chemicals & Spills			
Are there any above ground or underground storage tanks (AST/UST) on Site? If yes, where?	✓ Yes In the basement under office area.	No	Unknown
Were any AST/USTs historically removed from the Site?	Yes	No ✓	Unknown
Are there any current or former fuel pumps or fuelling systems on Site?	Yes	No	Unknown ✓
Are there any waste oils generated and/or stored on Site?	Yes	No ✓	Unknown
Are there any oil-water separators and/or floor drains on Site?	Yes	No ✓	Unknown
Is there any hydraulic lift equipment ie. inground hoists or elevators?	Yes	No ✓	Unknown
Are any chemicals or solvents stored or used on Site?	Yes	No ✓	Unknown
Are Material Safety Data Sheets (MSDS) or Safety Data Sheets (SDS) for the chemicals available for review?	Yes	No ✓	Unknown

ENVIRONMENTAL SITE ASSESSMENT INTERVIEW QUESTIONNAIRE

Environmental Compliance			
Is there any known or suspected soil and/or groundwater contamination at the Site? If yes, please explain.	Yes	No ✓	Unknown
Are you aware of any site-specific permits, waste generation numbers, Environmental Compliance Approvals or Certificates of Approval associated with the Site? If yes, please list.	Yes	No ✓	Unknown
Are there any records of spills or records of discharge of contaminants associated with the Site?	Yes	No ✓	Unknown
Adjacent Site Information			
Are you aware of any current or historic environmental concerns associated with an adjacent property? If yes, please explain.	Yes	No ✓	Unknown
Additional Information			
Is there another person we should contact for additional information pertaining to the Site?	No		
Do you have any additional comments?	No		

The above information is a true representation of my knowledge of the Site and operations. I understand that this information will be reviewed by NSSL and compiled in the Environmental Site Assessment report.

Signature of Interviewee: _____

APPENDIX G

SITE RECONNAISSANCE & PHOTOGRAPHIC LOG

NIAGARA SOILS SOLUTIONS LTD.

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Project Information			
Site Address	650 Main Street West, Port Colborne, ON	NTIL Project No.	NS2208-01
		Date	Feb 11th 2022

Client Information	
Site Meet	
Position	Stmt i Manage.

Surrounding Land Use Features	
North	Shell, Gas Station, & BFC Truck Centre ↳ Truck repair shop.
South & West	NAPA, Auto Parts, Napa Port Colborne.
East	Residential, "3rd avenue" dwellings.
~~West~~	

Study Site Features	
Potable Water Source	M Sew M
Waste Water Source	M.
Groundwater Monitoring Wells	Not property
Fill Material	NO- unit 12 added later.
Surface Water Runoff (swales, catch basins)	
Watercourses, ditches, standing water	No
Electrical Transformers on site? Company name, transformer #	NO, unit bar east of building
Ground Cover	Grass / asphalt.
Other	

1955-1965

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

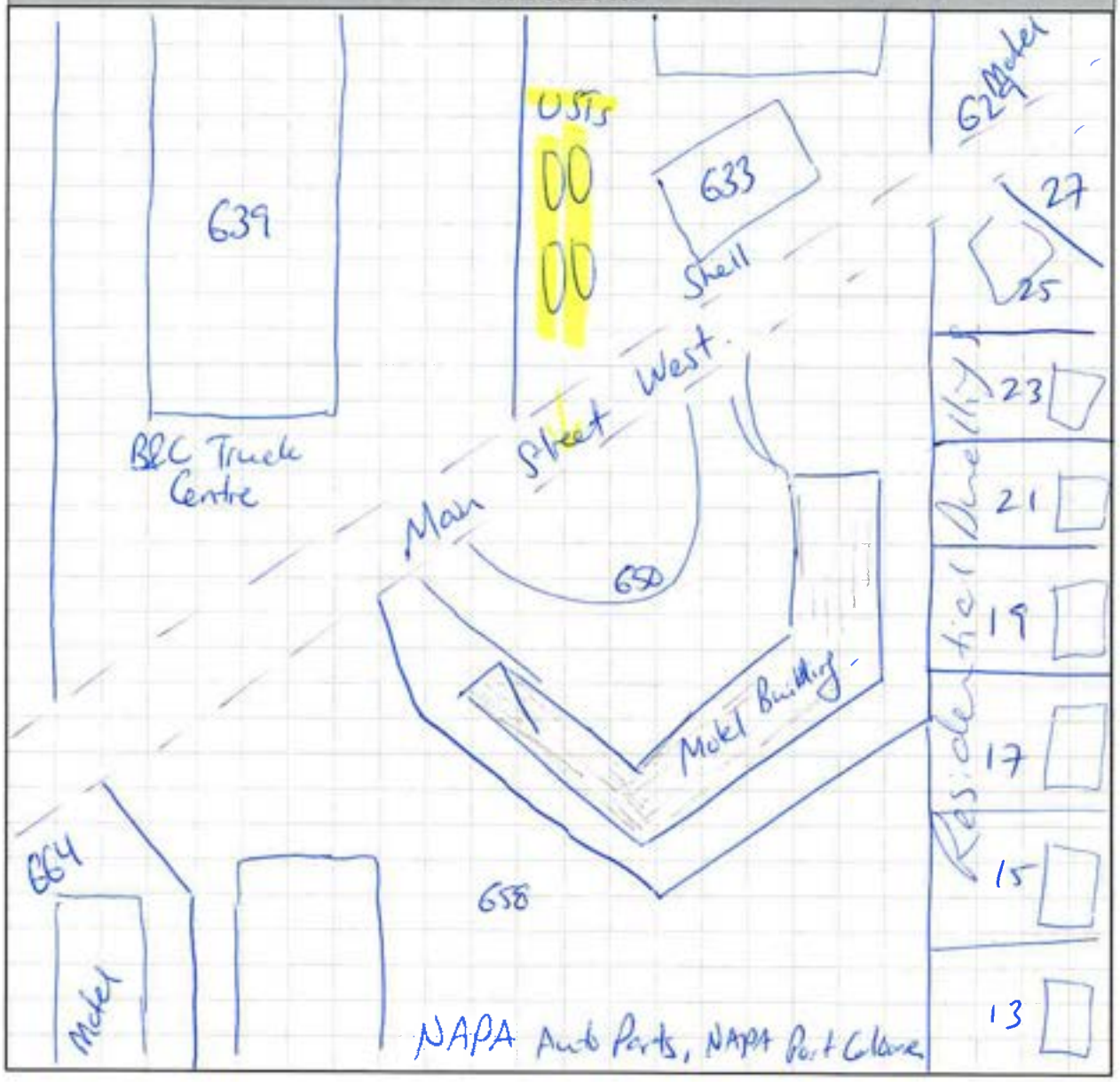
Exterior Building Observations	
Exterior wall material	~~Multiple~~ wood, stucco, concrete, brick
Roofing material	shingles
Foundation type	poured concrete cinder block
Number of storeys	1 (one)
Number of exits/entrances	multiple
Basement (full/partial/none)	full, half under units
Lighting	fluorescent
Other	N/A
Above Ground or Underground Storage Tanks	
Location of AST/UST	Basement tank in basement, previous owner did not use it
Contents of AST/UST	potential heating oil
Material (fiberglass, steel)	metal, x2 2nd tank in basement
Year installed/removed	N/A
Secondary containment?	N/A
Fill frequency	NA
Visible Staining, stressed vegetation	NA
Associated Pumps/Lines	Removed
Other	N/A

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Interior Building Observations	
Interior wall materials	drywall ; wood
Floor materials	laminate flooring, vinyl
Ceiling materials	drywall, some stucco
Lighting	candescent / fluorescent
Oil water separators, floor drains, sumps	N/A. - UST [illegible]
Hydraulic equipment (inground hoists/elevators)	N/A
Pits and Lagoons	N/A
Stained materials	N/A
Chemicals or other generated and/or stored	N/A
Heating System	N/A, forced air, electric (lt only electric + [illegible])
UFFI (urea formaldehyde foam insulation)	N/A
PCB's	N/A
Lead	N/A
Asbestos Containing Materials (ACM)	PSC, (FT, CT, WT)
Mercury	N/A
Water damage	N/A
Mould	N/A
Noise	N/A
Indoor Air Quality	N/A
Other	N/A

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

SITE SKETCH



PHOTOGRAPHIC LOG

Phase One Property
Photograph No. 1 – Northern view of the study site. The property is currently occupied by one [1] "L" shaped commercial motel.

PHOTOGRAPHIC LOG

Phase One Property
Photograph No. 2 – Southern view of the motel.

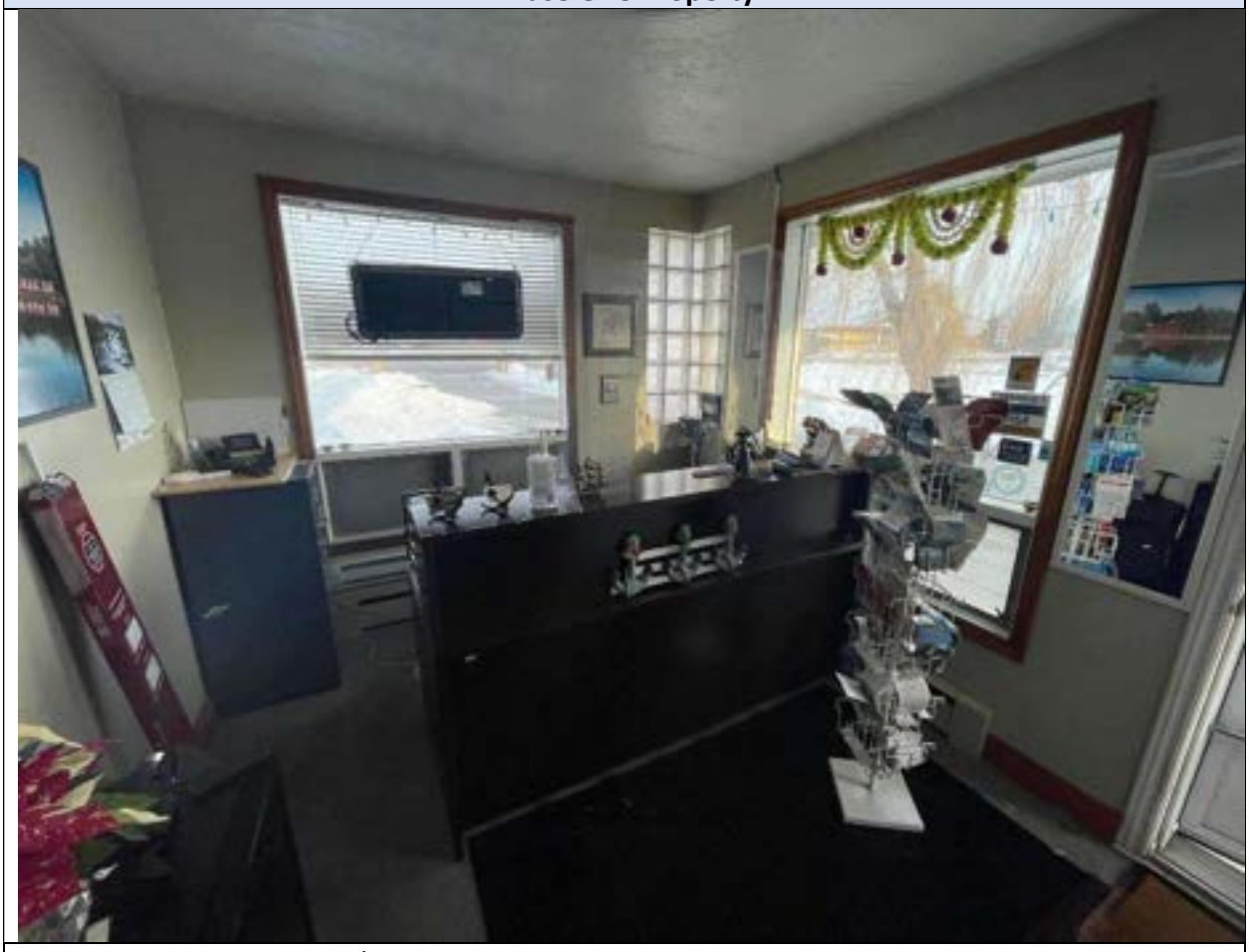
PHOTOGRAPHIC LOG

Phase One Property
Photograph No. 3– Eastern view of the motel.

PHOTOGRAPHIC LOG

Phase One Property
Photograph No. 4 – Western view of the motel.

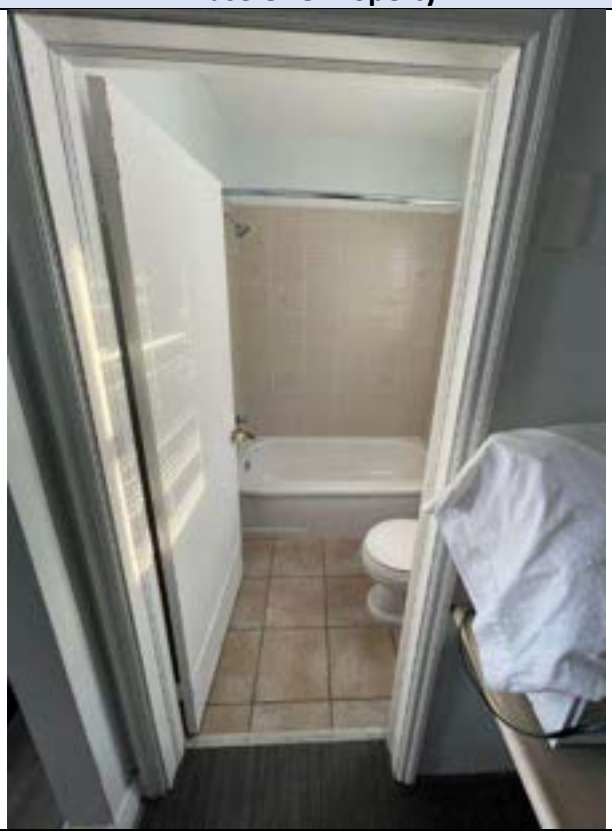
PHOTOGRAPHIC LOG

Phase One Property

Photograph No. 5 – Office/reception area.

PHOTOGRAPHIC LOG

Phase One Property
Photograph No. 6 – Example of hotel room. Note: all units are identical in terms of building materials utilized ie. walls, ceilings, and floor materials.

PHOTOGRAPHIC LOG

Phase One Property

Photograph No. 7 – Example of washroom.

PHOTOGRAPHIC LOG

Phase One Property
Photograph No. 8 – Basement storage area.

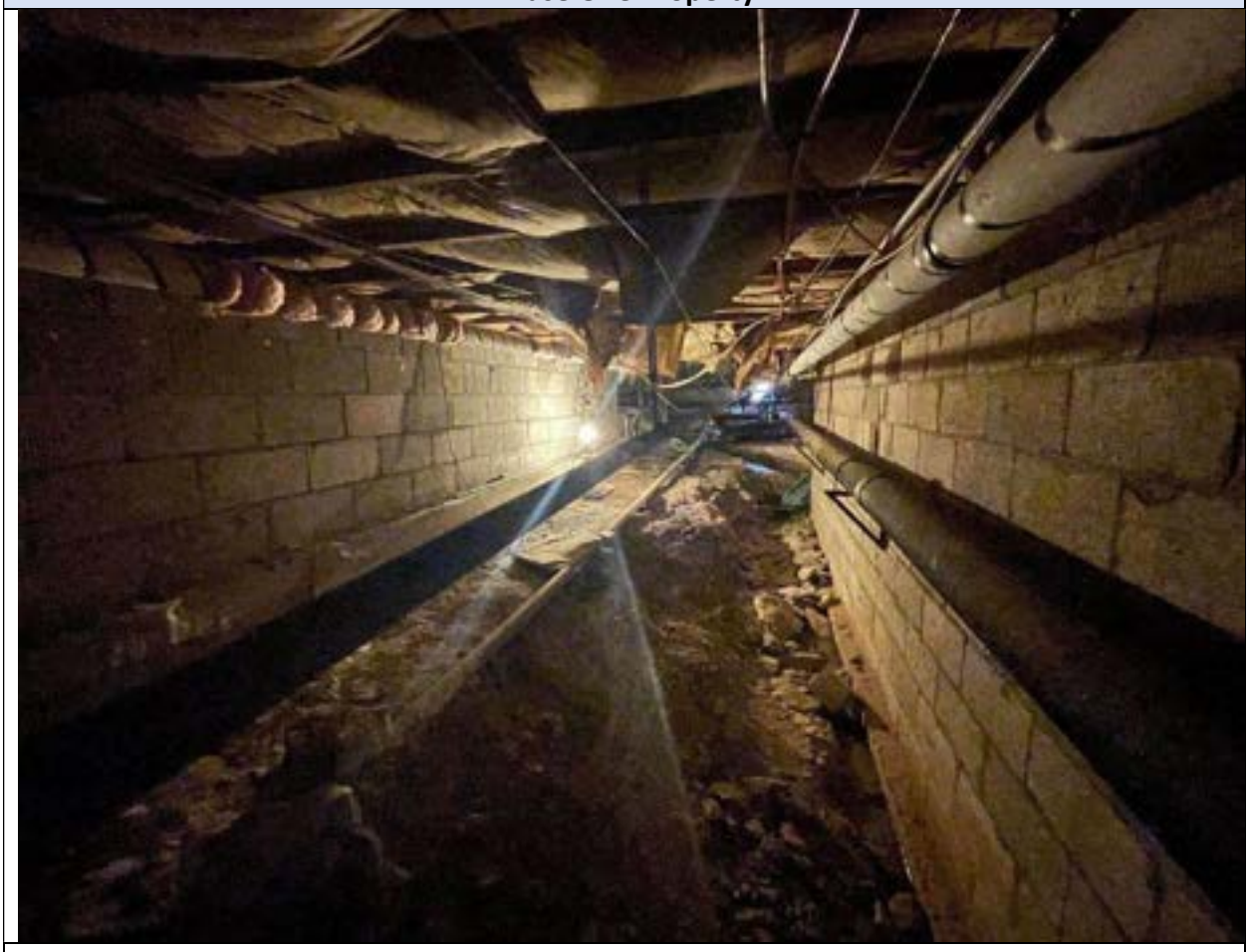
PHOTOGRAPHIC LOG

Phase One Property
Photograph No. 9 – Underground Storage Tank [AST] located in basement crawl space.

PHOTOGRAPHIC LOG

Phase One Property
Photograph No. 10 – Two additional ASTs identified in basement crawl space.

PHOTOGRAPHIC LOG

Phase One Property

Photograph No. 11 – Basement crawl space with utilities and pipes.

PHOTOGRAPHIC LOG

Phase One Property
Photograph No. 12 – North adjacent commercial properties; B&C Truck Centre and Shell Gasoline Service Station.

PHOTOGRAPHIC LOG

Phase One Property
Photograph No. 13 – West adjacent commercial property; NAPA Auto Parts.

PHOTOGRAPHIC LOG

Phase One Property
Photograph No. 14 – South adjacent commercial property; NAPA Auto Parts.

PHOTOGRAPHIC LOG

Phase One Property
Photograph No. 15 – East adjacent residential properties.

APPENDIX H

POTENTIALLY CONTAMINATING ACTIVITIES

NIAGARA SOILS SOLUTIONS LTD.

POTENTIALLY CONTAMINATING ACTIVITIES

#	Activity	#	Activity
1.	Acid and Alkali Manufacturing, Processing and Bulk Storage	31.	Ink Manufacturing, Processing and Bulk Storage
2.	Adhesives and Resins Manufacturing, Processing and Bulk Storage	32.	Iron and Steel Manufacturing and Processing
3.	Airstrips and Hangars Operation	33.	Metal Treatment, Coating, Plating and Finishing
4.	Antifreeze and De-icing Manufacturing and Bulk Storage	34.	Metal Fabrication
5.	Asphalt and Bitumen Manufacturing	35.	Mining, Smelting and Refining; Ore Processing; Tailings Storage
6.	Battery Manufacturing, Recycling and Bulk Storage	36.	Oil Production
7.	Boat Manufacturing	37.	Operation of Dry Cleaning Equipment (where chemicals are used)
8.	Chemical Manufacturing, Processing and Bulk Storage	38.	Ordnance Use
9.	Coal Gasification	39.	Paints Manufacturing, Processing and Bulk Storage
10.	Commercial Autobody Shops	40.	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
11.	Commercial Trucking and Container Terminals	41.	Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
12.	Concrete, Cement and Lime Manufacturing	42.	Pharmaceutical Manufacturing and Processing
13.	Cosmetics Manufacturing, Processing and Bulk Storage	43.	Plastics (including Fibreglass) Manufacturing and Processing
14.	Crude Oil Refining, Processing and Bulk Storage	44.	Port Activities, including Operation and Maintenance of Wharves and Docks
15.	Discharge of Brine related to oil and gas production	45.	Pulp, Paper and Paperboard Manufacturing and Processing
16.	Drum and Barrel and Tank Reconditioning and Recycling	46.	Rail Yards, Tracks and Spurs
17.	Dye Manufacturing, Processing and Bulk Storage	47.	Rubber Manufacturing and Processing
18.	Electricity Generation, Transformation and Power Stations	48.	Salt Manufacturing, Processing and Bulk Storage
19.	Electronic and Computer Equipment Manufacturing	49.	Salvage Yard, including automobile wrecking
20.	Explosives and Ammunition Manufacturing, Production and Bulk Storage	50.	Soap and Detergent Manufacturing, Processing and Bulk Storage
21.	Explosives and Firing Range	51.	Solvent Manufacturing, Processing and Bulk Storage
22.	Fertilizer Manufacturing, Processing and Bulk Storage	52.	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
23.	Fire Retardant Manufacturing, Processing and Bulk Storage	53.	Tannery
24.	Fire Training	54.	Textile Manufacturing and Processing
25.	Flocculants Manufacturing, Processing and Bulk Storage	55.	Transformer Manufacturing, Processing and Use
26.	Foam and Expanded Foam Manufacturing and Processing	56.	Treatment of Sewage equal to or greater than 10,000 litres per day
27.	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	57.	Vehicles and Associated Parts Manufacturing
28.	Gasoline and Associated Products Storage in Fixed Tanks	58.	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
29.	Glass Manufacturing	59.	Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
30.	Importation of Fill Material of Unknown Quality		

Table 2, Schedule D, Ontario Regulation (O.Reg.) 153/04 (as amended)

APPENDIX I

PHASE ONE CSM

NIAGARA SOILS SOLUTIONS LTD.

PHASE ONE CONCEPTUAL SITE MODEL

A Phase One Conceptual Site Model (CSM) was prepared in accordance with Schedule D, Part V of O. Reg. 153/04 (as amended). The Phase One Conceptual Site Model is detailed below and should be read along with Figures 1-4. The Phase One CSM addresses the "Seaway Motel", commercial property located at 650 Main Street West, Ontario herein referred to as the "Phase One Property" or the "Site". Refer to Figure 1 for the Site Location Map.

Site Description

The size of the study site is approximately 0.61 hectares. The property is currently being utilized for commercial purposes as the "Seaway Motel" with a one [1] storey elongated structure containing multiple long and short-term rental units. Initial land use of agricultural activities was noted dating back to 1934 with site development of the motel occurring between 1954-1955. The basement of the motel sits on bedrock material. Outside of the building footprint, the property includes an asphaltic concrete covered parking lot north of the motel, a large-grassed area, and a pool within the northwestern portion of the site. Historically the structure has experienced periodic renovations throughout various ownerships as needed. The site location and layout are illustrated in Figures 1 and 2.

Water Bodies & Areas of Natural Significance

Lake Erie is located approximately 1.62 km south of the study site. The Phase One ESA research revealed the study site and study area as a "Groundwater Protection – Quality Highly Vulnerable Aquifer [HVA]". NSSL did not identify additional significant features including provincially significant wetlands, natural heritage features or Areas of Natural Significance onsite or within the Study Area.

Drinking Water Wells

The MECP provides the public with access to their well record inventory. The study site and area are serviced by the municipal drinking water system, however well records [if available] were accessed and reviewed for information pertaining to the area's hydrogeological and geological characteristics. Nine [9] well records were found within the study area [250 m radius]. The record can contain descriptive information pertaining to soil stratigraphy and aquifer groundwater levels.

Roads Within the Phase One Study Area

Refer to Figure 3 for the names of the roads within the Phase One Study Area.

Uses of Properties Adjacent to the Site

The study area is a mix of residential and commercial properties. Adjacent properties were documented as commercial to the north, south, and west, and residential to the east. All adjacent properties are highlighted on Figure 3.

Potentially Contaminating Activities

Based on information obtained and reviewed during this Phase One ESA, Potentially Contaminating Activities associated with the Site and surrounding properties were identified revealing the presence of Areas of Potential Environmental Concern (APECs) on the Phase One property. A copy of the list of PCAs prescribed in O.Reg. 153/04 is provided in Appendix I.

On-site

- **PCA-1/APEC-1: #28 Gasoline and Associated Products Storage in Fixed Tanks**. Based on observations made during the site analysis and notes highlighted from the questionnaire, two [2] underground storage tanks [UST] were documented within the basement of the Seaway Motel. The current owner noted the tanks have not been in operation since the acquisition of the property. The historic usage of the USTs was unknown at the time of the site inspection, however, the likely usage of these tanks was for heating oil. The presence of USTs on-site is a PCA resulting in an APEC to the study site's soil and groundwater.

Off-site

- **PCA-2/APEC-2: #28 Gasoline and Associated Products Storage in Fixed Tanks**. Based on available aerial photographs, a review of the Ecolog ERIS, and observations made during the site analysis, a franchised "Shell Gas Service Station" with associated USTs was identified at 633 Main Street West, approximately 20 m north of the study site. Due to the distance away from the site, and the property being upgradient to the study this off-site PCA results in an on-site APEC to the study site's soil and groundwater within the northern part of the site.

- **PCA-3/APEC-3: #50 Soap and Detergent Manufacturing, Processing and Bulk Storage.** Based on available aerial photographs, a review of the Ecolog ERIS, and observations made during the site analysis, a franchised commercial car wash was identified at "Shell Gas Service Station" at 633 Main Street West. This off-site PCA results in an onsite APEC given the close proximity to the site [approximately 20 m] and upgradient location.

- **PCA-4/APEC-5: #6 Battery Manufacturing, Recycling, and Bulk Storage**. Based on a review of the Ecolog ERIS, a "Port Colborne, Auto Electric" company was identified at 639 Main Street West, approximately 20 m north of the study site. The inferred southern groundwater flow direction and proximity to the study site result in this off-site PCA being an on-site APEC to the study site's soil and groundwater.

- **PCA-5: #11 Commercial Trucking and Container Terminals**. Based on available aerial photographs, a review of the Ecolog ERIS, and observations made during the site analysis, "B&C Truck Centre" was identified at 639 Main Street West, approximately 20 m north of the study site. This medium-scale truck centre was identified as containing at least one [1] AST and was

registered for the generation of potentially contaminating chemicals [light fuels]. The short distance to the site and upgradient location results in an on-site APEC to the study site's soil and groundwater.

- **PCA-6: #10 Commercial Autobody Shops**. Observations made during the site analysis identified the commercial business "NAPA Auto Parts, Port Colborne" franchise adjacent to the southwest boundary of the study site. This commercial business provides wholesaling distribution of auto parts and related oils/solvents. It was not considered to represent an on-site APEC to the study site due to its trans-gradient location and given the materials were stored and not used on-site.

- **PCA-7: #10 Commercial Autobody Shops**. Based on available aerial photographs, a review of the Ecolog ERIS, and observations made during the site analysis, "Port Auto", a used car lot and auto shop was identified at 621 Main Street West, approximately 250 m northeast of the study site. Due to the distance away from the site this PCA does not result in an on-site APEC.

The PCAs identified above result in five [5] onsite Areas of Potential Environmental Concern (APEC) on the Phase One ESA property with the potential to have impacted the study site's soil and/or groundwater. These are depicted on Figure 4 and tabulated below:

Area of potential environmental concern[1]	Location of area of potential environmental concern on phase one property	Potentially contaminating activity[2]	Location of PCA (on-site or off-site)	Contaminants of potential concern[3]	Media potentially impacted (Groundwater, soil and/or sediment)
APEC-1	West-central portion of the site, located within the basement of the "Seaway Motel"	#28 Gasoline and Associated Products in Fixed Tanks	On-site	Metals, PHC/ VOCs, and PAHs	Soil and Groundwater
APEC-2	North portion located along the northern property boundary	#28 Gasoline and Associated Products in Fixed Tanks	Off-site	Metals, PHC/ VOCs, and PAHs	Soil and Groundwater
APEC-3	North portion located along the northern property boundary	#50 Soap and Detergent Manufacturing, Processing and Bulk Storage	Off-site	PHCs/VOCs	Soil and Groundwater
APEC-4	Northwest corner of the study site	#6 Battery Manufacturing, Recycling and Bulk Storage	Off-site	Metals, PHC/ VOCs, PAHs, Cyanide, and Mercury	Soil and Groundwater

Area of potential environmental concern[1]	Location of area of potential environmental concern on phase one property	Potentially contaminating activity[2]	Location of PCA (on-site or off-site)	Contaminants of potential concern[3]	Media potentially impacted (Groundwater, soil and/or sediment)
APEC-5	Northwest corner of the study site	#11 Commercial Trucking and Container Terminals	Off-site	Metals, PHC/ VOCs, and PAHs	Soil and Groundwater

Underground Utilities

The site is currently serviced by hydro, natural gas, municipal water, and municipal sanitary sewer. The status and location of the buried utilities are unknown. No potable water supply wells or other water sources were observed during the Site inspection.

Regional and Site Specific Geologic and Hydrogeological Information

A review of the Ministry of Natural Resources' "Quaternary Geology, Niagara-Welland Area, Map P2496" indicates that the Site is in an area of the Devonian Unconformity, Onondaga and Bois Blanc Formation, cherty limestone including locally glauconitic sandstone of the Springvale Member. A review of a nearby Water Well [ID 6602323] located approximately 30 m north of the subject site completed in 1968 reports clay over top of flint at 0.3 m bgs. A review of the Ministry of Natural Resources' "Paleozoic Geology of Welland-Fort Erie Area p.989" indicates that the bedrock consists of limestone, minor shale of the Onondaga Formation, Edgecliff Member.

Regional groundwater flow is expected to be south towards Lake Erie. The Phase One Property is not located within 30 m of a body of water. Ponded surface water was not encountered on the Site during the site visit.

APPENDIX J

TABLE OF CURRENT AND PAST USES

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Table of Current and past uses of the Phase One Property"
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

Year	Name of Owner	Description of Property Use	Property Use	Other observations from aerial photographs, fire insurance plans, etc.
2006 – Current	1302645 Ontario Ltd.	Seaway Motel	Commercial Land Use	No significant changes were noted to the study site in the 1982 – 2018 aerial photographs.
2005 – 2006	Jayram Investments Inc.			
1998 – 2005	Damian Fetz and Beckie Shuk Hing Li			
1990 – 1998	Igbal Singh Thind and Gunwant Thind			
1989 – 1990	Gurdip Singh Khakh, and Kawalnain Singh Sehgal			
1989 – 1989	Kawalnain Singh Sehgal			
1985 – 1989	Couchiching Real Estate Limited			
1963 – 1985	Port Colborne Seaway Motel Limited			The 1965 aerial photograph identifies the Seaway Motel onsite with one [1] elongated "L" shaped building identified on the property. An asphaltic concrete surface for parking is noted north of the building on-site.
1955 – 1963	Micheal Kanuak and Zuzana Kanuk	Agricultural and/or Vacant Land	Agricultural or other land use	The 1954-55 aerial photograph depicts the study site as agricultural with evidence of the land being reworked and tilled.
1950 – 1955	John Simon and Kathleen Simon			
1936 - 1950	John Simon and Mary Simon			The 1934 aerial photograph depicts the study site as vacant/agricultural land with no structures onsite.
1932 – 1936	Helen L. Carter			
1910 – 1932	Dewitt Carter			No aerial photograph available prior to 1934.
1854 – 1910	Emanuel Fares and Leah Fares			
1846 – 1854	Owen Fares			
1805 – 1846	Emmanuel Winters			
1802 – 1805	Peter VanKinstover			
Prior to 1802	Crown	Vacant land		

Notes:

1- for each owner, specify one of the following types of property use (as defined in O. Reg. 153/04) that applies:
Agriculture or other use
Commercial use
Community use
Industrial use
Parkland use
Residential use

2- when submitting a record of site condition for filing, a copy of this table must be attached

*****Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en francais, veuillez communiquer avec le ministère de l'Environnement et de l'Action en matière de changement climatique au 1-800-461-6290***