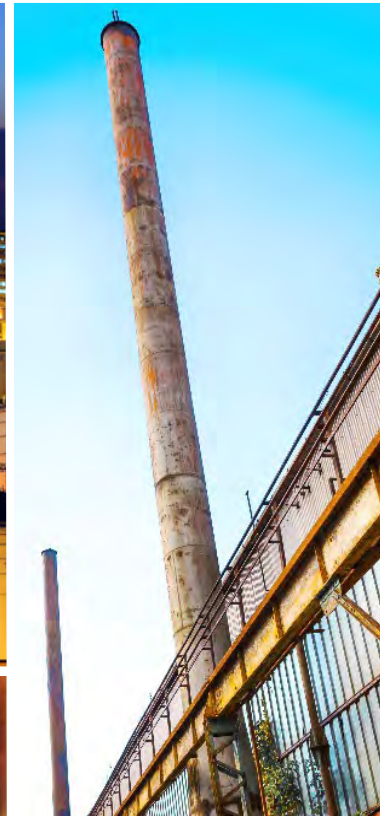




Phase One Environmental Site Assessment

Proposed Mixed-Use Development
540 King Street East
Cobourg, Ontario

Report for:
Sunnyside Village Inc.





Executive Summary

A Phase One Environmental Site Assessment (ESA) was completed by GHD Limited (GHD) for Restoration Depot Inc. (herein referred to as “the Client”) for lands located at the municipal address of 540 King Street East in Cobourg, Ontario (herein referred to as “the Property” and “Site”). The Property encompasses an area of 4.0 hectares (9.9 acres) and currently supports a residence, barn and a storage shed. The Property and surrounding area are municipally serviced for drinking water and sanitary sewer. Based on information compiled, the Property was developed for residential use by the mid-1800s.

The Phase One ESA has been prepared to provide the Client with a professional opinion of the potential for materially significant environmental liabilities as part of the re-development process. It is GHD’s understanding that the existing residential dwelling and barn structure will be retained and the lot is being proposed for new mixed-use development.

The Phase One ESA was prepared under the supervision of a Qualified Person, as defined by the Environmental Protection Act, using Ontario Regulation (O. Reg.) 153/04 (as periodically amended), Schedule D for Phase One Environmental Site Assessments under Part XV.1 of the Act.

Based upon observations made during the site reconnaissance including the surrounding land uses and review of the historical documentation, potentially contaminating activities (PCAs) were identified within the Phase One Study Area (i.e. within 250 m of the Property). No PCAs were identified on the Property itself. PCAs within the Phase One Study Area were identified for an adjacent active rail line and manufacturing operations. It is GHD’s opinion that the adjacent rail line has resulted in areas of potential environmental concern (APECs) on the Property. Based on the distance from the Property, it is GHD’s opinion that manufacturing operations do not result in APECs.

It is GHD’s opinion that further environmental investigation in the form of a Phase Two ESA is warranted to investigate the identified APECs.



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1. Introduction

1.1 Phase One Property Information

A Phase One Environmental Site Assessment (ESA) was completed by GHD Limited (GHD) for Restoration Depot Inc. (herein referred to as “the Client”) for lands located at the municipal address of 540 King Street East in Cobourg, Ontario (herein referred to as “the Property” and “Site”). The Property encompasses an area of 4.0 hectares (9.9 acres) and currently supports a residence, barn and a storage shed. The Property and surrounding area are municipally serviced for drinking water and sanitary sewer. Based on information compiled, the Property was developed for residential use by the mid-1800s.

The location of the Property is illustrated on the Vicinity Plan, Figure 1. A more detailed depiction of the Property with respect to surrounding roads and watercourses is illustrated on the Property Plan, Figure 2. The Plot Plan is presented on Figure 3 using a recent Ministry of Natural Resources and Forestry (MNRF) aerial photograph. The Phase One Conceptual Site Model (CSM) showing the Property and Phase One Study Area (surrounding lands within 250m) is provided as Figure 4. A CSM showing PCAs resulting in areas of potential environmental concern (APECs) for the Property is provided as Figure 5. The Property, PCAs, APECs and surrounding areas are discussed in detail in the following sections.

The Phase One ESA has been prepared to provide the Client with a professional opinion of the potential for materially significant environmental liabilities. It is GHD’s understanding that the existing residential dwelling and barn structure are to be retained and the lot is being proposed for new mixed-use development.

2. Scope of Investigation

The Phase One ESA was prepared under the supervision of a Qualified Person, as defined by the Environmental Protection Act, using Ontario Regulation (O. Reg.) 153/04 (as periodically amended), Schedule D for Phase One Environmental Site Assessments under Part XV.1 of the Act. The purpose of the Phase One ESA was to identify and document the current and historical environmental conditions that indicate if further investigation may be necessary to evaluate the potential environmental liabilities. To achieve the aforementioned purpose, the scope of work for this ESA included the following elements.

1. Compiled and reviewed available background information relating to past land use. Sources of information included mapping, plans, reports, aerial photography and land registry records.
2. Reviewed information available through the EcoLog Environmental Risk Information Service (ERIS). An ERIS report provides information associated with the Property and neighbouring properties within 250m, through a comprehensive search of federal, provincial and private source data.



3. Carried out an inventory request of the Ministry of the Environment, Conservation and Parks (MECP) and Technical Standards and Safety Authority (TSSA) files to search for prior reported issues on the Property including incidents such as spills.
4. Conducted a walkover inspection to evaluate ground surface features and nearby land use.
5. Completed an interview with a representative of the Property owner.
6. Analyzed data obtained from the investigation and presented the findings in this written report with appropriate conclusions and recommendations. The conclusions presented in this report are professional opinions based on the data described herein.

3. Records Review

3.1 General

A historical records review was completed which included the request and evaluation of the following records:

- ERIS report;
- Freedom of Information (FOI) request submitted to the MECP;
- TSSA database;
- Historical aerial photography;
- Chain of Title search based on the legal description; and
- Other environmental and historical reports.

The historical records reviewed are provided in Appendix A.

3.1.1 Phase One Study Area Determination

The requirements for the Phase One Study, under O. Reg. 153/04, are to obtain and review records to evaluate potential environmental issues that may exist and to interpret any PCAs that may result in APECs. Lands within 250m (i.e. the Phase One Study Area), as shown on the CSM, Figure 4 were reviewed and evaluated. In our opinion, no PCAs were identified greater than 250m that should be included in the CSM or warrant additional environmental evaluation. The general land use of neighbouring properties at the time of the site reconnaissance was as follows:

North: Rail line corridor and agricultural land;

South: King Street East, vacant lot and Diamond Head Industrial Mall;

East: Residential lots; and

West: Vacant land (proposed new residential development), then residential.

3.1.2 First Developed Use Determination

Based on aerial photographs the Property was developed for residential use prior to 1929. The residence is estimated to have been constructed in the mid 1800s.



3.1.3 Chain of Title

The following information was obtained online from ONLAND Ontario Land Registry Access. Geographically the lands are identified as PT LT 10 CON A HAMILTON PT 1 39R374; COBOURG, with Property Identification Number (PIN) 51102-0224 (LT). The Property has been owned by Ruth Kane since 2001. The ownership is provided in the following table. There were no PCAs identified from the Chain of Title.

Table 3.1: Chain of Title – (PIN# 51102-0224)

Owner	Years of Ownership
Ruth Deborah Kane	October 2017 – Present
Beverly Kane	2001 – October 2017
Morris Segal Family Holdings Limited	1998 – 2001
Morris Segal	1974 – 1998
Green (Family)	1935 – 1974
Private owners	1875 – 1935

3.1.4 Past Investigations

There were no past investigations for the Property available for review.

3.2 Environmental Source Information

Inquiries were made to obtain a number of documents regarding environmental data including information provided by maps, regulatory agencies (MECP, TSSA, etc.), local agencies (municipal data, local library etc.) and environmental search information on file. The review of these documents is discussed in the following subsections.

3.2.1 Mapping

Mapping and figures are presented within the Enclosures of this report. The location is presented on the National Topographic System Mapping from Centre for Topographic Information, Natural Resources Canada Map 30 M/16, Vicinity Plan, Figure 1. The location with respect to adjacent roadways and surrounding land uses is presented on the MNR map and is shown on the Property Plan, Figure 2. The Plot Plan, Figure 3, illustrates the Property and surrounding area using a recent aerial photograph. The surrounding area can be generally described as residential and agricultural. The Phase One CSM – Study Area, Figure 4 illustrates the Study Area (lands within 250 m) and identifies any PCAs in this area. The Phase One CSM – Property is presented as Figure 5 and illustrates the PCAs that, based upon information reviewed and evaluated and the professional opinion of GHD, have resulted in APECs at the Property.



3.2.2 Zoning

According to information available from The Corporation of the Town of Cobourg Zoning By-Law No. 85-2003, the Property is zoned as Rural (RU-3). Land to the west is zoned as Development (D). Adjacent residential land is zoned as Residential 1 (R1) and Environmental Constraint (EC). The adjacent rail line corridor is zoned as Transportation Corridor (TC). Lots across King Street East are zoned as residential, District Commercial (DC-3) and Light Industrial (LM-2). The zoning should be verified with the Town of Cobourg. A copy of the zoning map and permitted land uses for the Property zoning are included in Appendix A. There are no PCAs related to the zoning.

3.2.3 Ontario Ministry of Environment, Conservation and Parks

A request under the Freedom of Information and Protection of Privacy Act (FOIPPA) was made to the MECP in regards to potential environmental concerns. A response letter has not been received at the time of writing this report. Any pertinent information related to the requested documents will be forwarded upon receipt.

3.2.4 Technical Standards and Safety Authority

A search request was made to the TSSA in regards to potential environmental concerns. A response letter has not been received at the time of writing this report. Any pertinent information related to the requested documents will be forwarded upon receipt.

3.2.5 Fire Insurance Plans

There were no Fire Insurance Plans available for the area.

3.2.6 EcoLog Environmental Risk Information System

An ERIS report was reviewed for the Property and Phase One Study Area (i.e. within 250m). The ERIS report is based on a number of databases including, but not limited to, the National PCB Inventory, National Pollutant Release Inventory, Occurrence Reporting Information System, Retail Fuel Storage Tanks, Private Fuel Storage Tanks, Waste Disposal Sites Inventory and Certificates of Approval. The ERIS report is included in Appendix A. It documents no records for the Property and thirty-four (34) records for the Phase One Study Area.

The following is a summary of the thirty-four (34) records identified for the Phase One Study Area:

- One (1) Environmental Activity and Sector Registry record;
- One (1) ERIS Historical Search record;
- Twenty-One (21) Ontario Regulation 347 Waste Generators Summary records;
- One (1) TSSA Historic Incident record;
- Nine (9) Scott's Manufacturing Directory record; and,
- One (1) Water Well Information System record.

Based on the ERIS records reviewed, the following are discussed.



- Various manufacturing has been identified at the facility at 210 Willmott Street. The records are listed to various companies and include the manufacture of plastic bags, polystyrene foam products, tools and dies and industrial machinery. Metal fabrication within the Phase One Study Area is considered a PCAs. This lot is separated from the Property by King Street East and vacant land. The lot is down-gradient. It is GHD's opinion that activities at 210 Willmott Street do not result in APECs on the Property.
- Based on the information given in the ERIS report, it is GHD's opinion that the records identified are not of significant environmental concern and do not present PCAs or APECs.

Based on the ERIS report, PCAs have been identified. It is GHD's opinion that PCAs at 210 Willmott Street do not result in APECs at the Property.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

Digital aerial photographs were obtained for the years 1929, 1951, 1965 and 1988 from the National Air Photo Library. Recent images from Google Earth were obtained for 2012 and 2019. King Street East and the Property are developed in each of the images. The aerial photographs are included in Appendix B.

The 1929 image shows the Property as developed with a barn and a residence. The two (2) structures were observed during the site reconnaissance. The remainder of the Property appears agricultural. The adjacent rail line is observed. Surrounding lots appear agricultural.

The 1951 image shows little notable change to the Property and Phase One Study Area.

The 1965 image shows the addition of residential development to the west. Lots in the immediate vicinity appear agricultural.

The 1988 image shows the disruption of land across King Street East. Little other notable change is observed.

The 2012 and 2019 Google Earth images show further development within the Phase One Study Area, including the addition of residential subdivisions and the Diamond Head Industrial Mall across King Street East. The Property supports a barn, a small shed and a residence. Based on the aerial photography, PCAs are identified for an adjacent rail line. GHD recommends a further investigation.

3.3.2 Topography, Hydrogeology, & Geology

Topography: As depicted by the Vicinity Plan and Property Plan, and observed during the site reconnaissance, the topography of the area generally slopes towards Lake Ontario.

Hydrogeology: Based on topographic relief, it is inferred that local groundwater will flow towards Lake Ontario.

Hydrology: Surface water will flow in accordance with local topography towards storm water catch basins along King Street East.



Geology: The Property is situated within the physiographic region known as the Iroquois Plain (Chapman and Putnam, 1984). This region is part of a lowland that typically borders Lake Ontario and corresponds to the area that was inundated by glacial Lake Iroquois during the period of late Wisconsinian glaciation. Soil is expected to be comprised of silt and/or sand material overlying silty sand glacial till.

3.3.3 Fill Materials

There were no signs of deleterious fill materials observed during the site reconnaissance. Fill materials are not considered a PCA in this investigation.

3.3.4 Water Bodies and Areas of Natural Significance

Small creeks are present on the adjacent lots. The creeks discharge to Lake Ontario. There were no other water bodies or areas of natural significance identified on the Property or within the Phase One Study Area.

3.3.5 Well Records

The Property and surrounding area are municipally serviced for drinking water. If drinking water wells or monitoring wells are encountered and are required to be decommissioned they should be abandoned in accordance with Ontario Regulation 903 of the Water Resources Act.

3.4 Site Operations Records

The following records were considered for the Property:

- i) *Regulatory permits and records related to areas of potential environmental concern:* No regulatory permits or records were identified related to the APECs.
- ii) *Material safety data sheets (MSDS):* Not applicable.
- iii) *Underground utility drawings:* Underground utilities are related to natural gas, water and sewer. The buried utilities are not expected to be of significant concern.
- iv) *Inventories of chemicals, chemical usage and chemical storage areas:* No chemicals are stored on the Property.
- v) *Inventory of above ground storage tanks (ASTs) and underground storage tanks (USTs):* There were no ASTs or USTs identified on the Property or within the Phase One Study Area, based on the information reviewed.
- vi) *Environmental monitoring data, including data created in response to an order or request of the Ministry:* Any pertinent information will be forwarded upon receipt from the TSSA and the MECP.
- vii) *Waste management records, including current and historical waste storage locations and waste generator and waste receiver information maintained pursuant to Regulation 347 of the Revised Regulations of Ontario, 1990 (General – Waste Management) made under the Act, or its predecessors:* The Property is not a registered waste generator.



- viii) *Process, production and maintenance documents related to areas of potential environmental concern:* There were no process, production or maintenance documents available related to the identified APECs.
- ix) *Records of spills and records of discharges of contaminants, including records of spills and records of discharges of contaminants of which notice is required to be given to the Ministry under the Act and records of such spills and discharges required to be kept pursuant to Ontario Regulation 675/98 (Classification and Exemption of Spills and Reporting of Discharges) made under the Act:* No spills were documented at the Property.
- x) *Emergency response and contingency plans including spill prevention and contingency plans prepared pursuant to section 91.1 of the Act and Ontario Regulation 224/07 (Spill Prevention and Contingency Plans) made under the Act:* Not applicable.
- xi) *Environmental audit reports:* Not applicable.
- xii) *Site plan of facility showing areas of production and manufacturing:* No manufacturing was identified at the Property.

4. Interview

GHD discussed the Property with Mr. Neal Pope on April 3, 2020. Mr. Pope represents the current Property owner and has knowledge of the area for over twenty years. The lot supports a residential dwelling, a work shop and a barn. The house is a two storey brick dwelling and is estimated to have been constructed in the 1850s. The house is heated with two (2) natural gas furnace, which are located in the basement. The building is municipally serviced for potable water and sanitary sewage disposal. The barn and work shop are both unheated and are estimated to have been constructed in the early 1900s. The field to the west of the residence has been used to support cash crops. Mr. Pope indicated that there were no above ground tanks (ASTs) or underground storage tanks (USTs) on the Property. He was not aware of any deleterious fill materials, spills or other environmental concerns. Based on the interview, no additional PCAs are identified. A summary of the interview is provided in Appendix A.

5. Site Reconnaissance

5.1 General Requirements

In accordance with the Regulation, a site reconnaissance was completed of the Property. Adjacent and surrounding sites were also generally observed from public access ways. A summary of the Phase One Environmental Site Assessment Inspection Checklist is presented in Appendix A. Property photographs are provided in Appendix C and document the Property and surrounding area. The assessor qualifications are provided in Appendix D.



5.2 Specific Observations at the Phase One Property

The following paragraphs are based upon a site reconnaissance that was conducted on April 3, 2020 by GHD. The Property is of irregular shape and is bounded by a rail line corridor, a residential lot, vacant land and King Street East. Topography in the overall area slopes towards Lake Ontario to the south.

The Property supports a two storey brick residential dwelling (estimated to have been constructed in the 1850s), a barn and a work shop (both estimated to have been constructed in the early 1900s). The residence is heated with natural gas furnaces which are located in the basement. No floor drains were observed in the basement. The building is municipally serviced for drinking water. There were no drinking water wells observed.

The barn is constructed of bricks and is unheated. The work shop is also unheated. There were no ASTs or indications of USTs (i.e. vent or fill pipes) observed. There were no signs of deleterious fill materials, landfilling, spills or other environmental concerns observed on the Property.

Adjacent lots were observed to be residential, vacant land with commercial to the south. The Property is bordered by an active rail line corridor. GHD recommends further environmental investigation for the active rail line. The rail line is up-gradient. APECs are identified.

5.3 Enhanced Investigation Property

A Property is considered to be an Enhanced Investigation if the Property is used, or has ever been used, in whole or in part for an industrial use or for any of the following commercial uses: (i) as a garage; (ii) as a bulk liquid dispensing facility, including a gasoline outlet; or (iii) for the operation of dry cleaning equipment. Based on the historical information obtained for the Phase One ESA, this Property is not considered an enhanced investigation property.

5.4 Written Description of Investigation

The site reconnaissance included an inspection to confirm the current conditions and identify any current land uses which may have or may cause actual and/or potential environmental impacts. Adjoining and neighbouring sites were observed from public access ways. Written description of the investigation and the site inspection checklist are included in Appendix A.

6. Review and Evaluation of Information

6.1 Current and Past Uses

Based upon the information obtained through the records review, the site reconnaissance and interview, the Property has historically been used for residential and agricultural purposes. In accordance with the Regulation, a table of current and past uses of the Property is required. Based on the information provided and reviewed, the following Table 6.1 is presented.



Table 6.1: Current and Past Uses

Year	Name of Owner	Description of Property Use	Property Use ¹	Other Observations from Aerial Photos, FIPs, etc.
October 2017 - Present	Ruth Deborah Kane	Residential and agricultural	Residential and Agricultural or Other use	Land registry confirmed the current owner. Site reconnaissance confirmed site layout and surrounding and use. Aerial photograph from 2019 confirms site conditions. PCA identified for active adjacent rail line. APECs are identified.
1875 – October 2017	Various Owners (see Table 3.1)	Residential and agricultural	Residential and Agricultural or Other use	Land registry confirmed the previous owners. Aerial photographs from 1929, 1951, 1965, 1988 and 2012 confirm development on the Property. No new PCAs identified during this time.

Notes: Dates and uses are estimated based on information obtained and reviewed. (*) – the following types of property uses were considered: Agriculture or other; Commercial; Community; Industrial; Institutional; Parkland; and, Residential use.

6.2 Potentially Contaminating Activity

The MECP provides a list of PCAs in Schedule D of O. Reg. 153 (as amended by O. Reg. 511/09, O. Reg. 245/10 and O. Reg. 179/11). The following is a list and description of PCAs identified in the Phase One Study Area based on the MECP list. The PCAs are illustrated on the CSM Study Area, Figure 4 and identified as follows:

1. Rail Yards, Tracks and Spurs (PCA #46). This PCA is identified for an adjacent off-site rail line. The rail line is active. GHD recommends further environmental investigation to assess potential impacts to the Property. APECs are identified.
2. Various manufacturing operations were identified in the ERIS report at 210 Willmott Street to the south. The lot is down gradient and is separated from the Property by King Street East and vacant land. It is GHD’s opinion that PCAs identified at this lot do not result in APECs on the Property.

6.3 Areas of Potential Environmental Concern

As outlined in Section 6.2, there are PCAs identified. It is GHD’s opinion that there is one (1) APEC as a result of the PCAs. The APEC is outlined below in Table 6.2 and illustrated on the CSM-Property, Figure 5. The APEC warrants further investigation in the form of a Phase Two ESA.



Table 6.2: Areas of Potential Environmental Concern

Areas of Potential Environmental Concern					
APEC	Location of APEC on Phase One Property	PCA	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted
1	Down gradient of active rail line	Rail Yards, Tracks and Spurs (PCA #46)	Off-site	pH, Metals, PHCs and VOCs	Soil
				Metals, PHCs and VOCs	Groundwater

Notes: PHCs = petroleum hydrocarbons; VOC = volatile organic compounds.

6.4 Phase One Conceptual Site Model

The Phase One Conceptual Site Models are provided as Figures 4 and 5 within the Enclosures section. The CSM provides a basic overview, approximate locations of corridors, basic geological and hydrogeological information and any other pertinent data that may affect the Phase One ESA of Schedule D of the Regulation. The CSM is required to contain figures, narrative descriptions and assessments as per Subsection 16(7) of Table 1 of Schedule D (Sub-Heading (iv) in Report Section 7 of the Regulation). The following table and narrative is provided in accordance with O. Reg. 153 (as amended).



Table 6.3: Phase One Conceptual Site Model

Provide one or more figures of the Phase One Study area that,	i) Show any existing buildings and structures	Existing structures are shown on the CSM-Property, Figure 5.
	ii) Identify and locate water bodies located in whole or in part on the Phase One Study Area	Small creeks are present on the adjacent lots as shown on the Property Plan, Figure 2.
	iii) Identify and locate any areas of natural significance located in or in part on the Phase One Study Area	No areas of natural significance are identified within the Phase One Study Area.
	iv) Locate any drinking water wells at the Phase One Property	There were no drinking water wells observed on the Property during the site reconnaissance.
	v) Show roads, including names within the Phase One Study Area	Roads with names are provided on the Property Plan, Figure 2.
	vi) Show uses of properties adjacent to the Phase One Property	Adjacent site uses are shown on Figure 3. Generally, the area is residentially developed.
	vii) Identify and locate where any potentially contaminating activity has occurred, and show tanks in such areas, and	PCAs resulting in APECs were identified within the Phase One Study Area for an adjacent, active rail line. PCA location is shown on the CSM – Study Area, Figure 4.
	viii) Identify and locate any APECs	APECs are identified and shown on the CSM-Property, Figure 5.
Provide a description and assessment of,	i) Any areas where PCA on or potentially affecting the Phase One Property has occurred	It is GHD's opinion that the PCA identified for an adjacent active rail line results in an APEC on the Property as shown on the CSM – Property, Figure 5.
	ii) Any contaminants of potential concern	The contaminants of potential concern include pH, metals, petroleum hydrocarbons and volatile organic compounds.
	iii) The potential for underground utilities, if any present, to affect distribution and transport	Underground utilities are present on the Property and are related to natural gas, water and sewer. The potential for underground utilities to affect distribution and transport is deemed to be negligible.
	iv) Available regional or site specific geological and hydrogeological information, and	The Property is located in the Iroquois Plain physiographic region. Soil material is expected to be comprised of silt and/or sand material overlying silty sand glacial till. Regional groundwater flow is expected towards Lake Ontario.
	v) How any uncertainty or absence of information obtained in each of the components of the Phase One ESA could affect the validity of the model.	Any uncertainty is expected to be addressed by the Phase Two ESA.

Based on the records review, interview and site reconnaissance carried out as part of this Phase One ESA, PCAs were identified. It is GHD's opinion that there was sufficient information collected for this Property based upon the records review, interview and site reconnaissance to formulate the Phase One CSM. Based upon the information reviewed and evaluated, further investigation (i.e. a Phase Two ESA) is warranted to assess the APECs.



7. Conclusions and Recommendations

7.1 Phase Two Environmental Site Assessment Required?

The Phase One ESA represents a "snapshot" in time. GHD cannot guarantee the reliability of information provided by others. However, whenever possible, verification of authenticity was attempted. In conclusion, it is GHD's opinion that a Phase Two ESA is required to be conducted to evaluate the risk of impacts with respect to the identified APECs and PCAs.

7.2 Phase One Environmental Site Assessment Alone

The Phase One ESA indicates that a Phase Two ESA is required to investigate the APECs.

7.3 Signatures

The following signatures are provided of GHD staff that prepared and conducted the Phase One ESA. Mr. Nyle McIlveen, a Qualified Person within the meaning of the Environmental Protection Act and associated Regulation 153/04, has provided his opinion based on the information provided in this report. Following the References section of this report is the Statement of Limitations. These limitations are an integral part of this report. Should questions arise regarding any aspect of our report, please contact the undersigned or our office.

Sincerely,
GHD

David Workman, P.Geo.

Nyle McIlveen, P.Eng.

/ew/dw/nm



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Sincerely,

GHD



David Workman, P.Geo.

Nyle McIlveen, P.Eng.

/ew/dw/nm





8. References

Canadian Standards Association (CSA) Z768-01, "Phase I Environmental Site Assessment", reaffirmed 2012.

Chapman and Putnam, 1966. The Physiography of Southern Ontario, 2nd Edition. University of Toronto Press.

Chapman and Putnam, 1984. The Physiography of Southern Ontario, 3rd Edition. Ministry of Natural Resources.

Environmental Protection Act, R.S.O. 1990, and associated regulations.

Ontario Department of Mines and Northern affairs, Mapping. 1972.

Occupational Health and Safety Act, R.S.O. 1990, and associated regulations.

Ontario Ministry of the Environment, 2011. Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act (Environmental Protection Act 153/04, as amended).



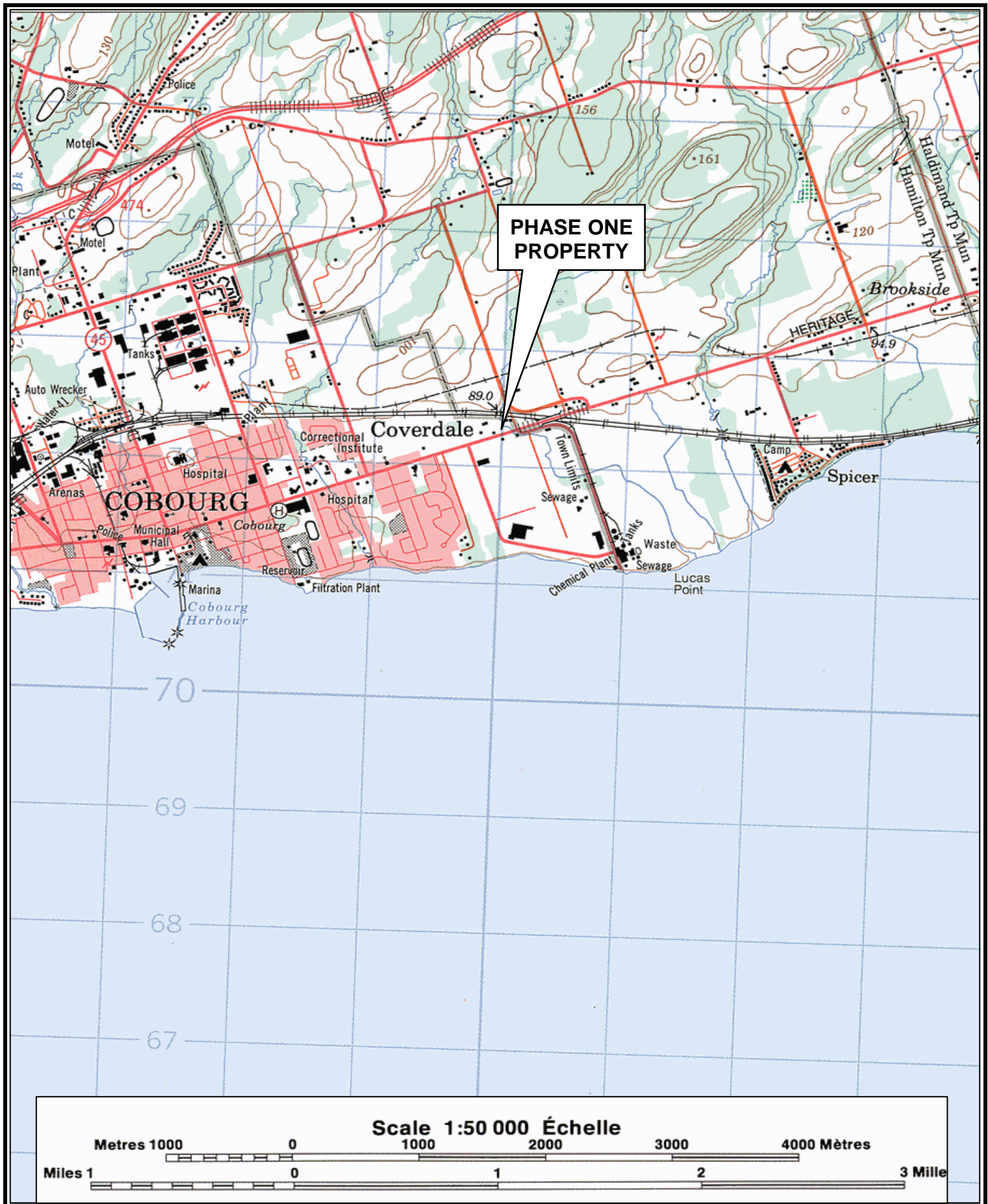
9. Statement of Limitations

This report is intended solely for Sunnyside Village Inc. in assessing the environmental concerns of lands located at the municipal address of 540 King Street East in Cobourg, Ontario, and is prohibited for use by others without GHD's prior written consent. This report is considered GHD's professional work product and shall remain the sole property of GHD. Any unauthorized reuse, redistribution or reliance on the report shall be at the Client and recipient's sole risk, without liability to GHD. Client shall defend, indemnify and hold GHD harmless from any liability arising from or related to Client's unauthorized distribution of the report. No portion of this report may be used as a separate entity; it is to be read in its entirety and shall include all supporting drawings and appendices.

The conclusions and recommendations made in this report are in accordance with our present understanding of the project, the current site use, surface and subsurface conditions, and are based on available information, a site reconnaissance on the date set out in the report, records review and interviews with appropriate people and the work scope approved by the Client and described in the report and should not be construed as a legal opinion. Therefore, our liability is limited to interpreting accurately the information made available to us and assessing the property information investigated during this Phase One ESA. The services were performed in a manner consistent with that level of care and skill ordinarily exercised by members of environmental engineering professions currently practicing under similar conditions in the same locality. No other representations, and no warranties or representations of any kind, either expressed or implied, are made. 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.

If conditions at the Property change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

Enclosures



Base map compiled from Energy, Mines and Resources Canada Map 30 M/16 published 1994. Information current as of 1989.

Scale:
1:50000
Coordinate System
NAD 1983 UTM
Zone 17

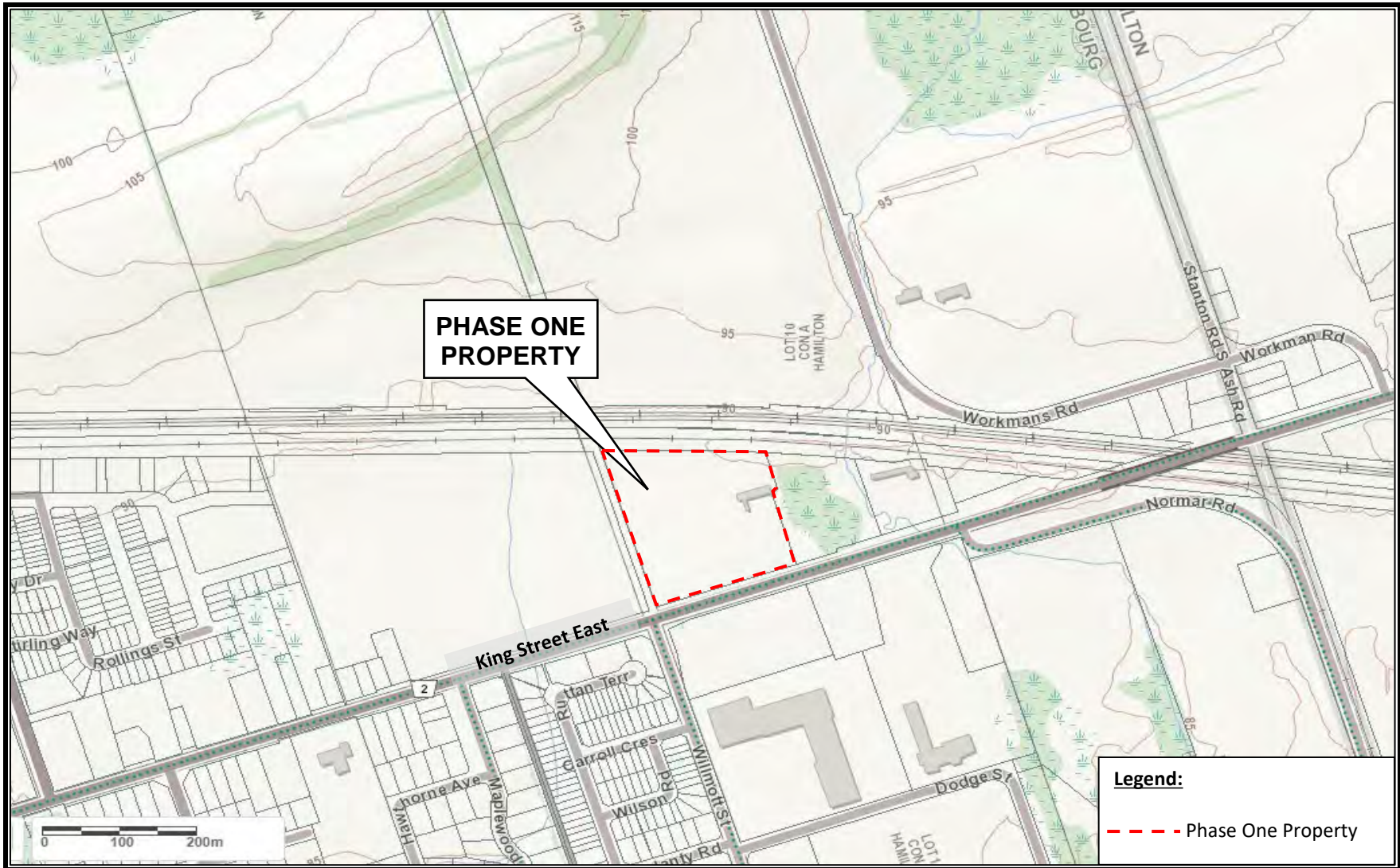


Sunnyside Village Inc.
540 King Street East, Cobourg, ON
Phase One ESA

11211226-01
April 2020

Vicinity Plan

FIGURE 1



Source: Ministry of Natural Resources and Forestry. © Queen's Printer for Ontario, 2020.

Scale:
 Refer to Scale Bar
 Coordinate System:
 NAD 1983 UTM Zone 17



Sunnyside Village Inc.
 540 King Street East, Cobourg, ON
 Phase One ESA

11211226-01
 April 2020

Property Plan

FIGURE 2



Source: Ministry of Natural Resources and Forestry. © Queen's Printer for Ontario, 2020.

Scale:
Refer to Scale Bar
Coordinate System:
NAD 1983 UTM Zone 17

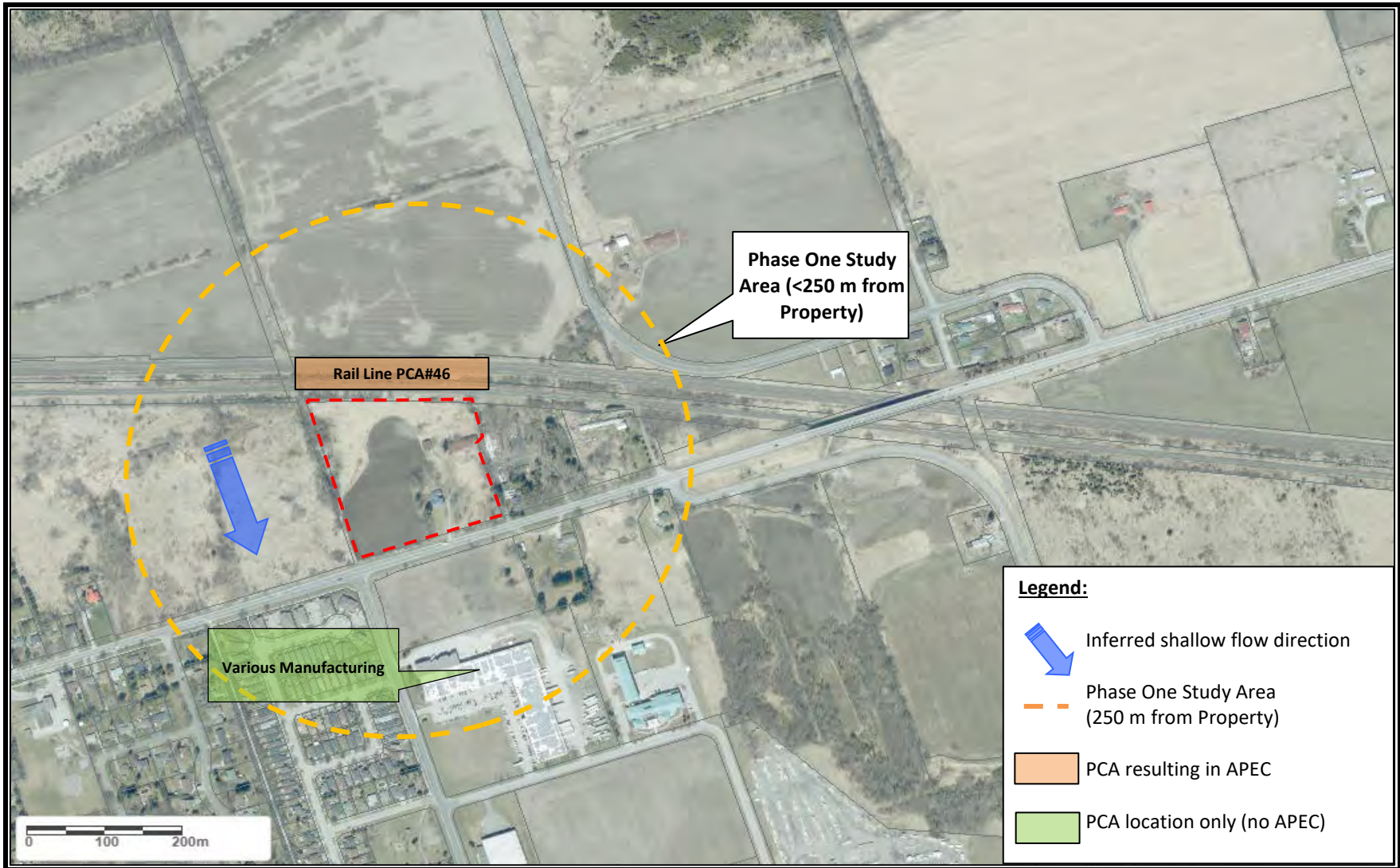


Sunnyside Village Inc.
540 King Street East, Cobourg, ON
Phase One ESA

11211226-01
April 2020

Plot Plan

FIGURE 3



Source: Ministry of Natural Resources and Forestry. © Queen's Printer for Ontario, 2020.

Scale:
 Refer to Scale Bar
 Coordinate System:
 NAD 1983 UTM Zone 17



Sunnyside Village Inc.
 540 King Street East, Cobourg, ON
 Phase One ESA

11211226-01
 April 2020

CSM - Study Area

FIGURE 4



Source: Ministry of Natural Resources and Forestry. © Queen's Printer for Ontario, 2020.

Scale:
Refer to Scale Bar
Coordinate System:
NAD 1983 UTM Zone 17



Sunnyside Village Inc.
540 King Street East, Cobourg, ON
Phase One ESA

11211226-01
April 2020

CSM - Property

FIGURE 5

Appendix A Historicals



INTERVIEW SUMMARY

Client : Sunnyside Village Inc. Project No : 11211226-01

Project / Site : 540 King Street East, Cobourg

Interview Date : April 3, 2020 Carried out by : David Workman

Type of Interview : By telephone : _____ In Person : X

Location : 540 King Street East, Cobourg

Name of Interlocutor	Title	Firm
Neal Pope	President	Restoration Depot Inc.

Interview Summary : He has knowledge of the subject property for more than 20 years. It encompasses an area of 3.8 ha (9.4 acres) and supports a residential dwelling, work shop and barn. The house (located near south-central area) is a two storey brick dwelling with a basement (date of construction is estimated to be in the 1850s). The house is heated with two (2) natural gas furnaces in the basement. Two (2) natural gas water heaters are also situated within the basement. The house is municipally serviced for potable water and sanitary sewage disposal. The barn is a single storey brick structure with no basement and is unheated (date of construction estimated to be early 1900s). The work shop is a single storey steel clad structure with no basement and is unheated (date of construction estimated to be early 1900s).

The field to the west and north of house has been used to support agricultural cash crops in the past. There are no above ground or underground storage tanks on the property. There is no deleterious fill on the site.

He is not aware of any spills or environmental concerns on the subject property.

Transmitted Document (s): _____

Prepared by : D. Workman Project Manager : D. Workman

Date : April 3, 2020



PHASE I - ENVIRONMENTAL SITE ASSESSMENT SITE INSPECTION CHECKLIST

Reference No. : 11211226-01 _____
 Location (Address) : 540 King Street East, Cobourg _____
 Coordinates (lat/long, NAD 83) : 17T 729800 mE 4872312 mN _____
 Site Inspection Date : April 3, 2020 _____
 Completed by: David Workman _____
 Guide : Neal Pope _____
 Guide's Title : President, Restoration Depot Inc. _____
 Years Familiar with Site : 20+ years _____
 Project Manager : _____ David Workman _____

0.0 HEALTH AND SAFETY PROCEDURE AND/OR EQUIPMENT REQUIRED

0.1 Details : N/A _____

 0.2 Equipment : Standard PPE _____

1.0 QUESTIONNAIRE

Number/ Age of buildings: 2-storey home (constructed in 1850s), 1-storey barn, used for storage (constructed in 1900s) and 1-storey work shop (constructed more recently) _____
 Additions/Demolitions : not known _____

Historic Site use?

Actual and Previous Use	Years Occupied	Name of Owner	Description of Activities
Residential	October 2017 - Present	Ruth Deborah Kane	Residential and agricultural
Residential	1875 – October 2017	Individual Private Owners	Residential and agricultural

Does the Client have a Title Search ? Yes No



Drinking water and sewer services :

- Wells (number, depth) : _____
- Historic or abandoned wells (number, depth) : _____
- Municipal aqueduct

- Septic system Drainage field
- Municipal sanitary sewer

Current and previous heating systems :

- Natural gas year of installation : not known _____
- Propane year of installation : _____
- Electric year of installation : _____
- Oil year of installation : _____

Describe the number and location of furnaces, suspended furnaces, hot water tanks, etc. : forced air furnaces (2) located in south and north rooms of basement, two (2) water heaters (natural gas) located in north room of basement. Previous heat source reported to be wood. _____

Are there storage tanks on Site? Yes (see below) Were there historic storage tanks on Site? Not Known.

Type	Location	Contents	Volume	Year of Installation	Material	Year Decommissioned
<input type="checkbox"/> underground <input type="checkbox"/> above-ground	<input type="checkbox"/> indoor <input type="checkbox"/> outdoor				<input type="checkbox"/> steel <input type="checkbox"/> fibre-glass <input type="checkbox"/> plastic	

Additional information about current or historic storage tanks : N/A _____

Are there other petroleum product installations ? No.

- Hydraulic lift (number) : _____
- Hydraulic elevator (number) : _____
- Generator : _____
- Other : _____

Chemical products used ? None other than domestic cleaning products. _____

Fill material used on Site (type, location, amount/thickness, source) ?

None other than what was used to construct the house and other buildings. _____

Residual materials generated on Site ? None.

- Paper, cardboard and other domestic waste
- Scrap metal in containers
- Tires
- Scrap metal on the ground
- Cooking oil and grease
- Other : _____

Was there ever on-Site waste disposal ? No. _____



Is there known contamination or any other environmental event associated with the Site, or neighbouring properties ? No. _____

Are there any complaints or infractions associated with the Site ? No. _____

Are there permits, certificates of authorization, or other environmental documents associated with Site activities ? No. _____

Are there any previous environmental or geotechnical study reports available for the Site ? No. _____

Is there evidence of pesticide-use, herbicide-use, or other products that might be spread/sprayed over the Site ?

No Yes (describe) :

Are there known materials containing asbestos, UFFI, or PCBs on the Site ? Not known.

No Yes (describe) : _____

If there is equipment suspected to contain ozone-depleting substances (air conditioning system, freezers, cold rooms, etc.), what company conducts maintenance activities of this equipment ?

Not known. _____

ADDITIONAL QUESTIONS FOR INDUSTRIAL SITES :

Are facility documents available ? (Material Safety Data Sheets, hazardous materials inventory, storage tank inventory, process flowcharts, etc.) : No. _____

Is there wastewater generated on Site (other than domestic water) ?

No Yes (describe the point(s) of discharge and treatment process) : _____

Air emissions ?

None other than ventilation and heating

Yes (describe) : _____



2.0 ON-SITE OBSERVATIONS

Visual limitations during inspection

- Snow covering the Site Heavy rain
- High fence or storage activities blocking observation of neighbouring properties
- Other : _____

Number of storeys : 2 _____ Basement or crawl space : Basement (unfinished). _____

Staining on the ground? No Yes (describe) : _____

Evidence of leaks or spills from storage tank? No Yes (describe) : _____

Are there floor drains in the building? No Yes (describe) : _____

Presence of materials potentially containing asbestos ?

No Yes (describe equipment and concentration) : Not known. _____

Presence of PCB-containing equipment?

No Yes (describe) : Not known. _____

Presence of equipment containing ozone-depleting substances?

No Yes (describe) : _____

Topography : ____ Relatively flat with gentle overall slope towards the south. _____

Drainage ditch or water body on the Site, or along Site boundaries : Storm sewer further to the west along King Street East. _____

Rainwater run-off : To ground _____

Evidence of a potential wetland area: No. _____



Neighbouring properties: (indicate names and addresses of companies, if possible)

North : Active railway corridor, then agricultural _____

East : rural residential _____

South : King Street East, vacant (future retail development), then Diamond Head Industrial Mall _____

West : Vacant (future residential development) then residential _____

Describe any evidence of potential impact to neighbouring properties : (i.e. service stations, storage tanks, fill material, outdoor storage, monitoring wells)

Nothing observed.

Additional notes/comments : _____

Completed by : David Workman _____

Signature :  _____

LAND
 REGISTRY
 OFFICE #39

51102-0224 (LT)

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

PROPERTY DESCRIPTION: PT LT 10 CON A HAMILTON PT 1 39R374; COBOURG

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 LT CONVERSION QUALIFIED

RECENTLY:
 FIRST CONVERSION FROM BOOK

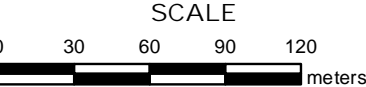
PIN CREATION DATE:
 2005/10/24

OWNERS' NAMES
 KANE, RUTH DEBORAH

CAPACITY SHARE
 ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2005/10/21 ** **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: 2005/10/24 **						
39R374	1974/08/08	PLAN REFERENCE				C
NC309020	2001/11/13	TRANSFER		*** COMPLETELY DELETED ***	KANE, BEVERLEY	
ND158198	2017/10/23	TRANSFER		KANE, BEVERLEY	KANE, BEVERLEY KANE, RUTH DEBORAH	C
ND175456	2018/11/30	APL OF SURV-LAND		KANE, BEVERLEY	KANE, RUTH DEBORAH	C

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.



PROPERTY INDEX MAP
NORTHUMBERLAND(No. 39)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

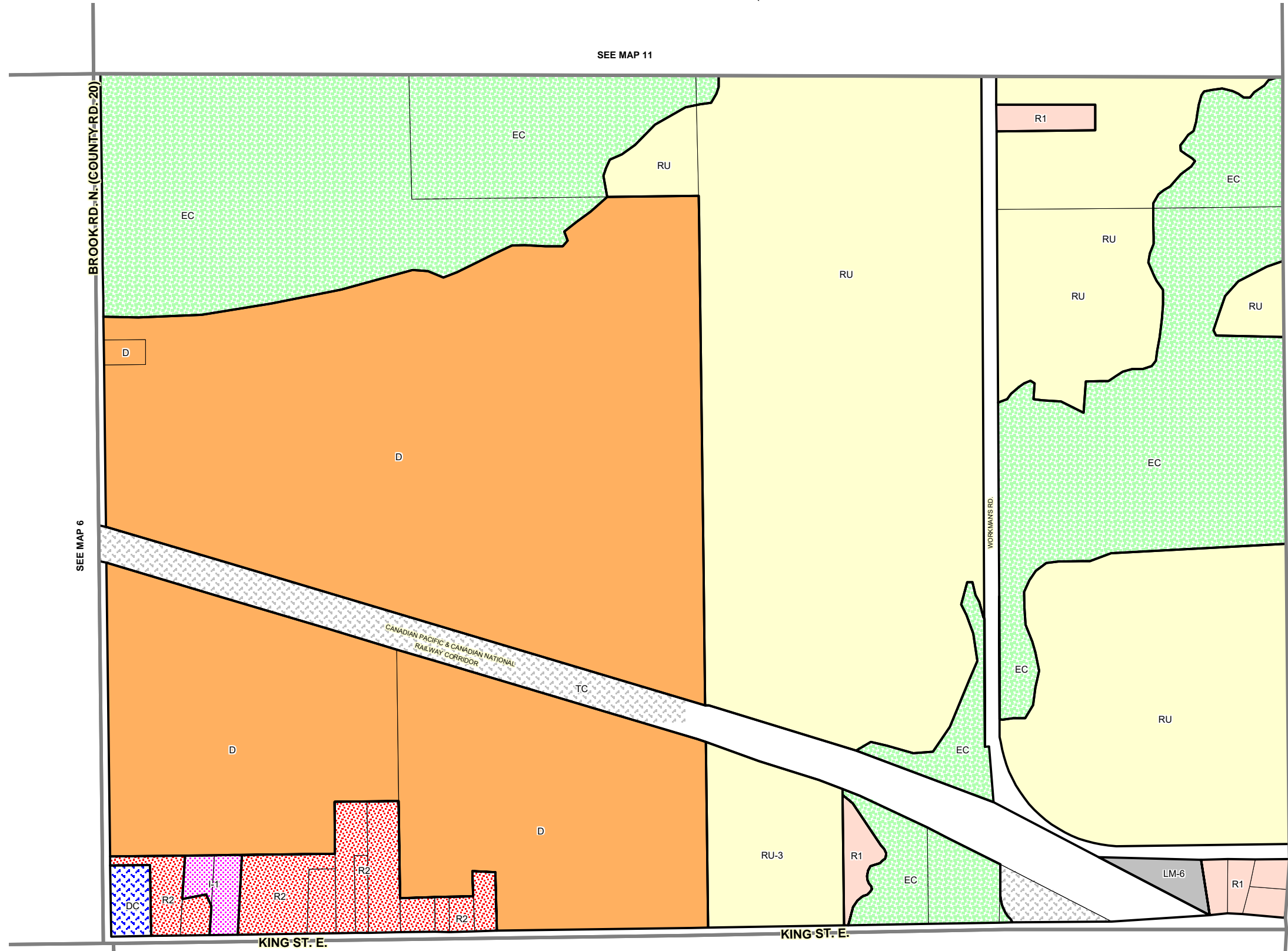
THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

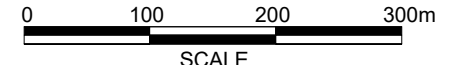
REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



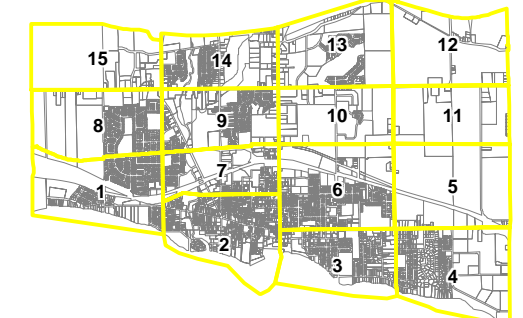


LEGEND - ZONING

- R1 - RESIDENTIAL 1
- R2 - RESIDENTIAL 2
- R3 - RESIDENTIAL 3
- R4 - MULTIPLE RESIDENTIAL 4
- R5 - HIGH DENSITY RESIDENTIAL 5
- NC - NEIGHBOURHOOD COMMERCIAL
- SC - SHOPPING CENTRE COMMERCIAL
- DC - DISTRICT COMMERCIAL
- MC - MAIN CENTRAL COMMERCIAL
- LM - LIGHT INDUSTRIAL
- GM - GENERAL INDUSTRIAL
- BP - BUSINESS PARK
- I - INSTITUTIONAL
- OS - OPEN SPACE
- EC - ENVIRONMENTAL CONSTRAINT
- RU - RURAL
- D - DEVELOPMENT
- TC - TRANSPORTATION CORRIDOR
- NR1 - NEIGHBOURHOOD RESIDENTIAL 1
- NR2 - NEIGHBOURHOOD RESIDENTIAL 2
- NMU - NEIGHBOURHOOD MIXED USE
- B - URBAN RURAL TRANSITION



KEY MAP



THIS TILE BASED MAPPING IS PROVIDED FOR CONVENIENT REFERENCE ONLY. SCHEDULE 'A' PASSED BY COUNCIL ON OCT 14, 2003 UNDER BY-LAW 85-2003 SHOULD BE REFERENCED FOR ACCURATE, LEGAL INFORMATION.

TSH
engineers
architects
planners

513 Division Street,
Cobourg, Ontario
K9A 5G6
TEL: 905-372-2121
FAX: 905-372-3621
E-mail: cobourg@tsh.ca

THE CORPORATION OF THE TOWN OF COBOURG
VICTORIA HALL
55 KING STREET WEST
COBOURG, ONTARIO
K9A 2M2

**ZONING BY-LAW
No. 85-2003
SCHEDULE A**

DATE APR-2004	PROJECT No. 12-29344	MAP 5
------------------	-------------------------	-----------------

SECTION 22: RURAL (RU) ZONE REGULATIONS

22.1 GENERAL USE REGULATIONS

22.1.1 Permitted Uses

- i) agricultural use;
- ii) conservation use;
- iii) forestry use;
- iv) golf course use, including a miniature golf course and a driving range;
- v) group home use in accordance with the provisions of Section 5.22;
- vi) home occupation use;
- vii) kennel use;
- viii) private park use;
- ix) public park use.

22.1.2 Permitted Accessory Uses

- i) accessory uses to the Permitted Uses under Section 22.1.1;
- ii) an outlet for the sale of agricultural produce;
- iii) a residential use accessory to an agricultural use.

22.1.3 Permitted Buildings and Structures

- i) agricultural buildings and structures, including a commercial greenhouse structure;
- ii) buildings and structures for the permitted park and golf course use;
- iii) single detached dwelling for a group home use;
- iv) accessory buildings and structures for the permitted uses including one single-detached dwelling on a lot used for agricultural purposes.

22.1.4 Lot Area

8 hectares (20 acres) minimum.

22.1.5 Lot Frontage

60 metres (200 ft.) minimum.

22.1.6 Lot Coverage

20% maximum.

22.1.7 Front Yard

18 metres (60 ft.) minimum.

22.1.8 Rear Yard

18 metres (60 ft.) minimum.

22.1.9 Side Yard

9 metres (30 ft.) minimum.



DATABASE REPORT

Project Property: *540 King Street East, Cobourg, Ontario
540 King Street East
Cobourg ON K9A 4J8*

Project No: *11211226-01*

Report Type: *Standard Report*

Order No: *20200323131*

Requested by: *GHD Limited*

Date Completed: *March 26, 2020*

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Executive Summary

Property Information:

Project Property: 540 King Street East, Cobourg, Ontario
540 King Street East Cobourg ON K9A 4J8

Project No: 11211226-01

Coordinates:

Latitude: 43.9676411
Longitude: -78.135062
UTM Northing: 4,872,269.59
UTM Easting: 729,822.25
UTM Zone: 17T

Elevation: 291 FT
88.83 M

Order Information:

Order No: 20200323131
Date Requested: March 23, 2020
Requested by: GHD Limited
Report Type: Standard Report

Historical/Products:

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	0	0
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	1	1
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	1	1
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FED TANKS	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	21	21
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	1	1
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PINC	<i>Pipeline Incidents</i>	Y	0	0	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	9	9
SPL	<i>Ontario Spills</i>	Y	0	0	0
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	1	1
Total:			0	34	34

Executive Summary: Site Report Summary - Project Property

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

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

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
1	EHS		545 King Street East Cobourg ON	S/101.3	-1.00	17
2	SCT	APEX-PLASTICS INC.	210 WILLMOTT ST COBOURG ON K9A	SSE/238.4	-1.65	17
2	SCT	Protoplast Inc.	210 Willmott St Unit 2 & 9 Cobourg ON K9A 4K8	SSE/238.4	-1.65	17
2	SCT	APEX PLASTICS INC.	210 WILLMOTT ST COBOURG ON K9A	SSE/238.4	-1.65	18
2	SCT	D & H TOOL MAKERS & MACHINISTS	210 WILLMOTT ST UNIT 1 COBOURG ON K9A	SSE/238.4	-1.65	18
2	SCT	COCA COLA BOTTLING	210 WILLMOTT ST UNIT 10 COBOURG ON K9A 4K8	SSE/238.4	-1.65	18
2	SCT	Heritage Awards Inc.	210 Willmott St Unit 5A Cobourg ON K9A 4L3	SSE/238.4	-1.65	18
2	SCT	The Amara Company (1992) Ltd	210 Willmott St Unit 3 Cobourg ON K9A	SSE/238.4	-1.65	19
2	GEN	AMARA COMPANY (1992) LIMITED, THE	210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 4K8	SSE/238.4	-1.65	19
2	GEN	APEX PLASTICS INC.	210 WILLMOTT STREET COBOURG ON K9A 4K8	SSE/238.4	-1.65	19
2	GEN	AMARA COMPANY (1992) LIMITED, THE	210 WILLMOTT STREET, UNIT 3 _____ COBOURG ON K9A 4K8	SSE/238.4	-1.65	19
2	GEN	AMARA COMPANY (1992) LIMITED, THE	P.O. BOX 278_ 210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 4K8	SSE/238.4	-1.65	20

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<u>2</u>	GEN	APEX PLASTICS INC.	210 WILLMOTT STREET COBOURG ON K9A 4K8	SSE/238.4	-1.65	<u>20</u>
<u>2</u>	GEN	PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON	SSE/238.4	-1.65	<u>20</u>
<u>2</u>	GEN	APEX PLASTICS INC.	210 WILLMOTT STREET COBOURG ON K9A 4K8	SSE/238.4	-1.65	<u>21</u>
<u>2</u>	SCT	Amara Ohrmann Ltd.	210 Willmott St Unit 3 Cobourg ON K9A 4K8	SSE/238.4	-1.65	<u>21</u>
<u>2</u>	GEN	Cravin Logistics Inc.	210 Willmott St Unit 4 Cobourg ON	SSE/238.4	-1.65	<u>21</u>
<u>2</u>	SCT	Millard Towers Limited	210 Willmott St Unit 8A Cobourg ON K9A 5A4	SSE/238.4	-1.65	<u>22</u>
<u>2</u>	GEN	AMARA OHRMANN	P.O. BOX 278_ 210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 4K8	SSE/238.4	-1.65	<u>22</u>
<u>2</u>	HINC		210 WILLMOTT STREET, UNIT 4 COBOURG ON K9A 0E9	SSE/238.4	-1.65	<u>22</u>
<u>2</u>	GEN	AMARA OHRMANN	P.O. BOX 278_ 210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 0E9	SSE/238.4	-1.65	<u>23</u>
<u>2</u>	GEN	PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 0E9	SSE/238.4	-1.65	<u>23</u>
<u>2</u>	GEN	AMARA OHRMANN	P.O. BOX 278_ 210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 0E9	SSE/238.4	-1.65	<u>23</u>
<u>2</u>	GEN	PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 0E9	SSE/238.4	-1.65	<u>24</u>
<u>2</u>	GEN	PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 0E9	SSE/238.4	-1.65	<u>24</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>2</u>	GEN	PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 0E9	SSE/238.4	-1.65	<u>24</u>
<u>2</u>	GEN	PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON	SSE/238.4	-1.65	<u>25</u>
<u>2</u>	GEN	PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	SSE/238.4	-1.65	<u>25</u>
<u>2</u>	GEN	PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	SSE/238.4	-1.65	<u>26</u>
<u>2</u>	GEN	PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	SSE/238.4	-1.65	<u>26</u>
<u>2</u>	GEN	PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	SSE/238.4	-1.65	<u>26</u>
<u>2</u>	GEN	PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	SSE/238.4	-1.65	<u>27</u>
<u>2</u>	EASR	MASS ENVIRONMENTAL SERVICES INC.	210 Willmott ST Cobourg ON K9A 0E9	SSE/238.4	-1.65	<u>27</u>
<u>3</u>	WWIS		lot 10 con A ON Well ID: 4500621	E/248.3	-1.94	<u>27</u>

Executive Summary: Summary By Data Source

EASR - Environmental Activity and Sector Registry

A search of the EASR database, dated Oct 2011-Feb 29, 2020 has found that there are 1 EASR site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MASS ENVIRONMENTAL SERVICES INC.	210 Willmott ST Cobourg ON K9A 0E9	SSE	238.37	<u>2</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jan 31, 2020 has found that there are 1 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	545 King Street East Cobourg ON	S	101.34	<u>1</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jan 31, 2020 has found that there are 21 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Cravin Logistics Inc.	210 Willmott St Unit 4 Cobourg ON	SSE	238.37	<u>2</u>
PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	SSE	238.37	<u>2</u>
PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	SSE	238.37	<u>2</u>
PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	SSE	238.37	<u>2</u>

PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	SSE	238.37	<u>2</u>
PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	SSE	238.37	<u>2</u>
PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON	SSE	238.37	<u>2</u>
PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 0E9	SSE	238.37	<u>2</u>
PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 0E9	SSE	238.37	<u>2</u>
PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 0E9	SSE	238.37	<u>2</u>
AMARA OHRMANN	P.O. BOX 278_ 210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 0E9	SSE	238.37	<u>2</u>
AMARA COMPANY (1992) LIMITED, THE	210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 4K8	SSE	238.37	<u>2</u>
APEX PLASTICS INC.	210 WILLMOTT STREET COBOURG ON K9A 4K8	SSE	238.37	<u>2</u>
AMARA COMPANY (1992) LIMITED, THE	210 WILLMOTT STREET, UNIT 3 ____ COBOURG ON K9A 4K8	SSE	238.37	<u>2</u>
AMARA COMPANY (1992) LIMITED, THE	P.O. BOX 278_ 210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 4K8	SSE	238.37	<u>2</u>
APEX PLASTICS INC.	210 WILLMOTT STREET COBOURG ON K9A 4K8	SSE	238.37	<u>2</u>

PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON	SSE	238.37	2
APEX PLASTICS INC.	210 WILLMOTT STREET COBOURG ON K9A 4K8	SSE	238.37	2
AMARA OHRMANN	P.O. BOX 278_ 210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 4K8	SSE	238.37	2
AMARA OHRMANN	P.O. BOX 278_ 210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 0E9	SSE	238.37	2
PROTOPLAST INCORPORATED	210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 0E9	SSE	238.37	2

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 1 HINC site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	210 WILLMOTT STREET, UNIT 4 COBOURG ON K9A 0E9	SSE	238.37	2

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 9 SCT site(s) within approximately 0.25 kilometers of the project property.

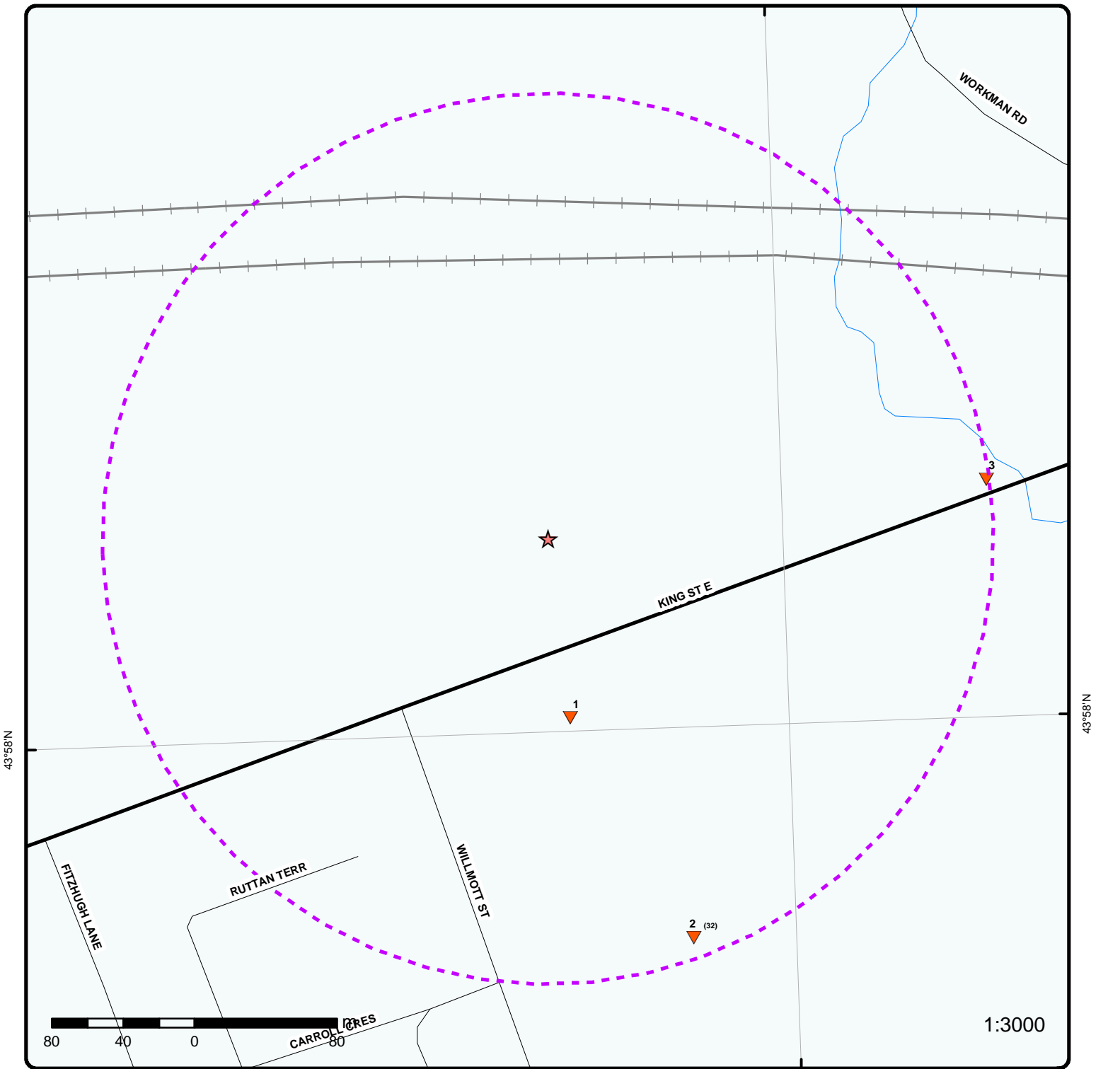
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Amara Ohrmann Ltd.	210 Willmott St Unit 3 Cobourg ON K9A 4K8	SSE	238.37	2
Millard Towers Limited	210 Willmott St Unit 8A Cobourg ON K9A 5A4	SSE	238.37	2
The Amara Company (1992) Ltd	210 Willmott St Unit 3 Cobourg ON K9A	SSE	238.37	2

APEX-PLASTICS INC.	210 WILLMOTT ST COBOURG ON K9A	SSE	238.37	2
Protoplast Inc.	210 Willmott St Unit 2 & 9 Cobourg ON K9A 4K8	SSE	238.37	2
Heritage Awards Inc.	210 Willmott St Unit 5A Cobourg ON K9A 4L3	SSE	238.37	2
COCA COLA BOTTLING	210 WILLMOTT ST UNIT 10 COBOURG ON K9A 4K8	SSE	238.37	2
D & H TOOL MAKERS & MACHINISTS	210 WILLMOTT ST UNIT 1 COBOURG ON K9A	SSE	238.37	2
APEX PLASTICS INC.	210 WILLMOTT ST COBOURG ON K9A	SSE	238.37	2

WWIS - Water Well Information System

A search of the WWIS database, dated Feb 28, 2019 has found that there are 1 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 10 con A ON <i>Well ID:</i> 4500621	E	248.31	3



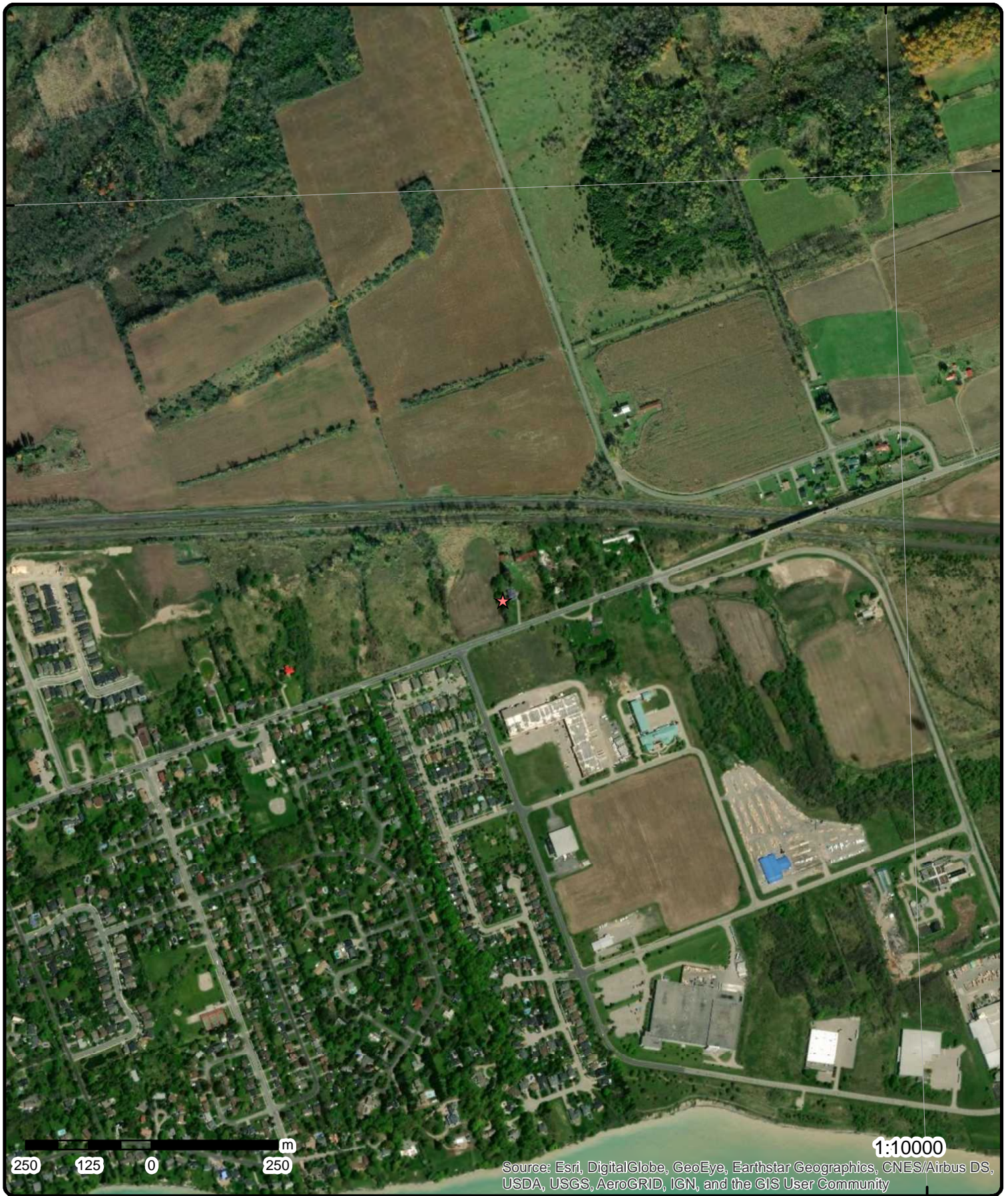
Map : 0.25 Kilometer Radius

Order Number: 20200323131

Address: 540 King Street East, Cobourg, ON



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



250 125 0 250 m

1:10000

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

Aerial Year: 2017

Address: 540 King Street East, Cobourg, ON

Source: ESRI World Imagery

Order Number: 20200323131



© ERIS Information Limited Partnership

78°9'W

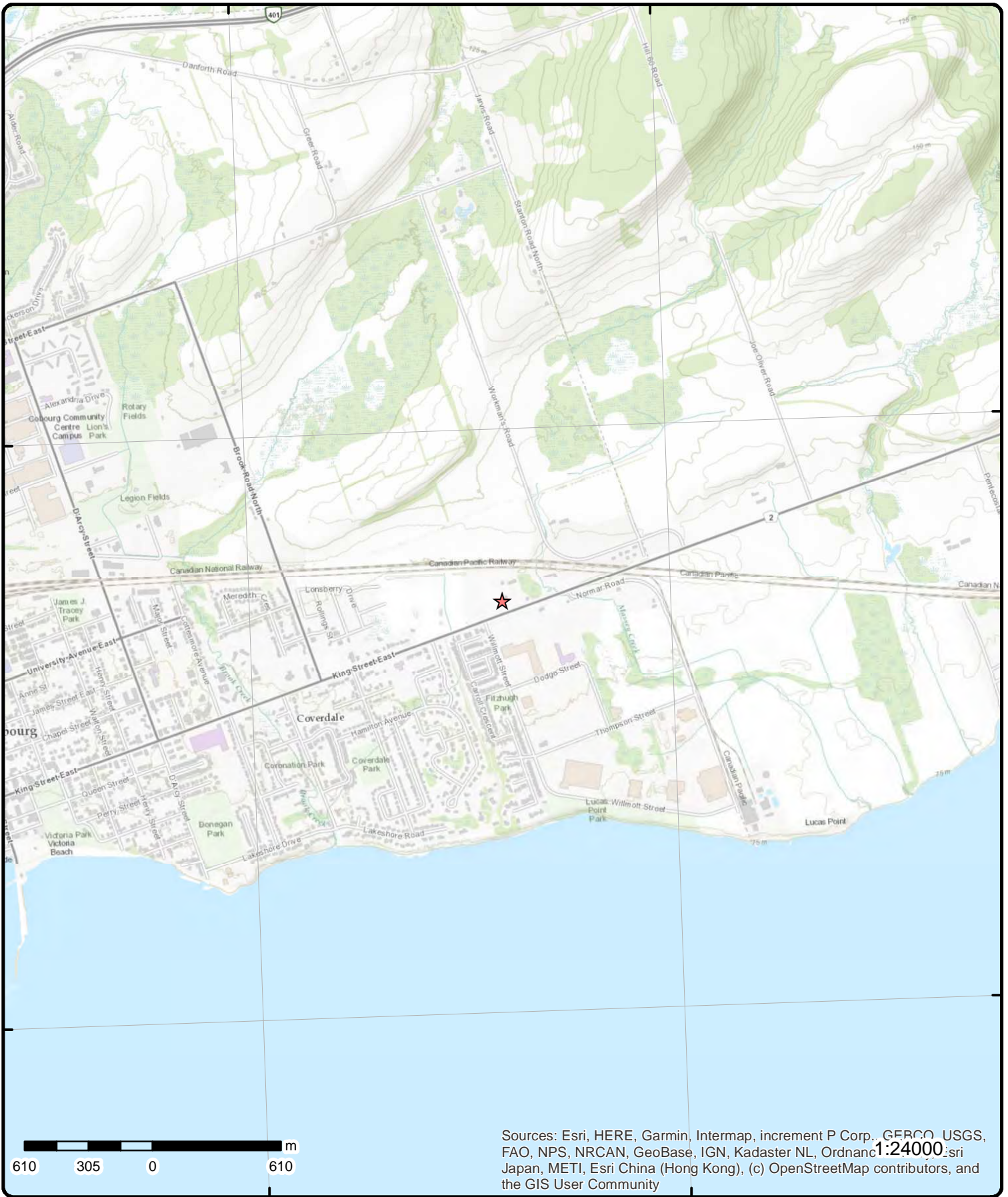
78°7'30"W

43°58'30"N

43°58'30"N

43°57'N

43°57'N



Topographic Map

Address: 540 King Street East, ON

Source: ESRI World Topographic Map

Order Number: 20200323131



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	S/101.3	87.8 / -1.00	545 King Street East Cobourg ON	EHS
Order No: 20070125001 Status: C Report Type: CAN - Custom Report Report Date: 1/30/2007 Date Received: 1/25/2007 Previous Site Name: Lot/Building Size: Additional Info Ordered:		Nearest Intersection: King St. E & Willmott St. Municipality: Client Prov/State: Search Radius (km): 0.25 X: -78.134948 Y: 43.966733			
2	1 of 32	SSE/238.4	87.2 / -1.65	APEX-PLASTICS INC. 210 WILLMOTT ST COBOURG ON K9A	SCT
Established: 1993 Plant Size (ft²): 7000 Employment: 10					
--Details--					
Description:		Unsupported Plastic Bag Manufacturing			
SIC/NAICS Code:		326111			
Description:		Polystyrene Foam Product Manufacturing			
SIC/NAICS Code:		326140			
Description:		Urethane and Other Foam Product (except Polystyrene) Manufacturing			
SIC/NAICS Code:		326150			
Description:		All Other Plastic Product Manufacturing			
SIC/NAICS Code:		326198			
2	2 of 32	SSE/238.4	87.2 / -1.65	Protoplast Inc. 210 Willmott St Unit 2 & 9 Cobourg ON K9A 4K8	SCT
Established: 01-JUN-81 Plant Size (ft²): 55000 Employment:					
--Details--					
Description:		Industrial Mould Manufacturing			
SIC/NAICS Code:		333511			
Description:		Industrial Mould Manufacturing			
SIC/NAICS Code:		333511			
Description:		All Other Plastic Product Manufacturing			
SIC/NAICS Code:		326198			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>2</u>	3 of 32	SSE/238.4	87.2 / -1.65	APEX PLASTICS INC. 210 WILLMOTT ST COBOURG ON K9A	SCT
Established:		1993			
Plant Size (ft²):		7000			
Employment:		10			
--Details--					
Description:		PLASTICS, FOIL, AND COATED PAPER BAGS			
SIC/NAICS Code:		2673			
Description:		PLASTICS FOAM PRODUCTS			
SIC/NAICS Code:		3086			
Description:		PLASTICS PRODUCTS, NOT ELSEWHERE CLASSIFIED			
SIC/NAICS Code:		3089			
<u>2</u>	4 of 32	SSE/238.4	87.2 / -1.65	D & H TOOL MAKERS & MACHINISTS 210 WILLMOTT ST UNIT 1 COBOURG ON K9A	SCT
Established:		1993			
Plant Size (ft²):		1000			
Employment:		2			
--Details--					
Description:		SPECIAL DIES AND TOOLS, DIE SETS, JIGS AND FIXTURES, AND INDUSTRIAL MOLDS			
SIC/NAICS Code:		3544			
Description:		INDUSTRIAL AND COMMERCIAL MACHINERY AND EQUIPMENT, NOT ELSEWHERE CLASSIFIED			
SIC/NAICS Code:		3599			
<u>2</u>	5 of 32	SSE/238.4	87.2 / -1.65	COCA COLA BOTTLING 210 WILLMOTT ST UNIT 10 COBOURG ON K9A 4K8	SCT
Established:		1950			
Plant Size (ft²):		0			
Employment:		20			
--Details--					
Description:		GROCERIES & RELATED PRODUCTS, N.E.C.			
SIC/NAICS Code:		5149			
<u>2</u>	6 of 32	SSE/238.4	87.2 / -1.65	Heritage Awards Inc. 210 Willmott St Unit 5A Cobourg ON K9A 4L3	SCT
Established:		7/1/1994			
Plant Size (ft²):		740			
Employment:					
--Details--					
Description:		All Other Miscellaneous Manufacturing			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
SIC/NAICS Code:		339990			
2	7 of 32	SSE/238.4	87.2 / -1.65	The Amara Company (1992) Ltd 210 Willmott St Unit 3 Cobourg ON K9A	SCT
Established:		1958			
Plant Size (ft²):		8500			
Employment:		25			
--Details--					
Description:		All Other Industrial Machinery Manufacturing			
SIC/NAICS Code:		333299			
2	8 of 32	SSE/238.4	87.2 / -1.65	AMARA COMPANY (1992) LIMITED, THE 210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 4K8	GEN
Generator No:		ON1791801		PO Box No:	
Status:				Country:	
Approval Years:		96,97,98		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:		3081			
SIC Description:		MACHINE SHOP IND.			
Detail(s)					
Waste Class:		122			
Waste Class Desc:		ALKALINE WASTES - OTHER METALS			
Waste Class:		113			
Waste Class Desc:		ACID WASTE - OTHER METALS			
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
2	9 of 32	SSE/238.4	87.2 / -1.65	APEX PLASTICS INC. 210 WILLMOTT STREET COBOURG ON K9A 4K8	GEN
Generator No:		ON2224600		PO Box No:	
Status:				Country:	
Approval Years:		97,98,99,00,01,03		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:		1699			
SIC Description:		OTHER PLASTIC PROD.			
Detail(s)					
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
2	10 of 32	SSE/238.4	87.2 / -1.65	AMARA COMPANY (1992) LIMITED, THE 210 WILLMOTT STREET, UNIT 3 ____ COBOURG ON K9A 4K8	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Generator No:	ON1791801			PO Box No:	
Status:				Country:	
Approval Years:	99,00,01			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	3081				
SIC Description:	MACHINE SHOP IND.				
<u>Detail(s)</u>					
Waste Class:	113				
Waste Class Desc:	ACID WASTE - OTHER METALS				
Waste Class:	122				
Waste Class Desc:	ALKALINE WASTES - OTHER METALS				
Waste Class:	212				
Waste Class Desc:	ALIPHATIC SOLVENTS				
Waste Class:	252				
Waste Class Desc:	WASTE OILS & LUBRICANTS				
2	11 of 32	SSE/238.4	87.2 / -1.65	AMARA COMPANY (1992) LIMITED, THE P.O. BOX 278_ 210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 4K8	GEN
Generator No:	ON1791801			PO Box No:	
Status:				Country:	
Approval Years:	02,03,04,05,06			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:					
SIC Description:					
<u>Detail(s)</u>					
Waste Class:	113				
Waste Class Desc:	ACID WASTE - OTHER METALS				
Waste Class:	122				
Waste Class Desc:	ALKALINE WASTES - OTHER METALS				
Waste Class:	212				
Waste Class Desc:	ALIPHATIC SOLVENTS				
Waste Class:	252				
Waste Class Desc:	WASTE OILS & LUBRICANTS				
2	12 of 32	SSE/238.4	87.2 / -1.65	APEX PLASTICS INC. 210 WILLMOTT STREET COBOURG ON K9A 4K8	GEN
Generator No:	ON2224600			PO Box No:	
Status:				Country:	
Approval Years:	02			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:					
SIC Description:					
2	13 of 32	SSE/238.4	87.2 / -1.65	PROTOPLAST INCORPORATED 210 WILLMOTT STREET UNIT 1 AND 2	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
COBOURG ON					
Generator No:	ON5861494			PO Box No:	
Status:				Country:	
Approval Years:	03,04,07,08			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	333511				
SIC Description:	Industrial Mould Mfg.				
<u>Detail(s)</u>					
Waste Class:	253				
Waste Class Desc:	EMULSIFIED OILS				
Waste Class:	213				
Waste Class Desc:	PETROLEUM DISTILLATES				
Waste Class:	252				
Waste Class Desc:	WASTE OILS & LUBRICANTS				
2	14 of 32	SSE/238.4	87.2 / -1.65	APEX PLASTICS INC. 210 WILLMOTT STREET COBOURG ON K9A 4K8	GEN
Generator No:	ON2224600			PO Box No:	
Status:				Country:	
Approval Years:	04			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:					
SIC Description:					
2	15 of 32	SSE/238.4	87.2 / -1.65	Amara Ohrmann Ltd. 210 Willmott St Unit 3 Cobourg ON K9A 4K8	SCT
Established:	01-JAN-58				
Plant Size (ft²):	10000				
Employment:					
--Details--					
Description:	All Other Industrial Machinery Manufacturing				
SIC/NAICS Code:	333299				
Description:	All Other Industrial Machinery Manufacturing				
SIC/NAICS Code:	333299				
2	16 of 32	SSE/238.4	87.2 / -1.65	Cravin Logistics Inc. 210 Willmott St Unit 4 Cobourg ON	GEN
Generator No:	ON4253831			PO Box No:	
Status:				Country:	
Approval Years:	06			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	493190				
SIC Description:	Other Warehousing and Storage				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Detail(s)</u>					
Waste Class:		148			
Waste Class Desc:		INORGANIC LABORATORY CHEMICALS			
<u>2</u>	17 of 32	SSE/238.4	87.2 / -1.65	Millard Towers Limited 210 Willmott St Unit 8A Cobourg ON K9A 5A4	SCT
Established:		01-AUG-46			
Plant Size (ft²):		20000			
Employment:					
--Details--					
Description:		Other Ornamental and Architectural Metal Product Manufacturing			
SIC/NAICS Code:		332329			
Description:		Other Plate Work and Fabricated Structural Product Manufacturing			
SIC/NAICS Code:		332319			
Description:		Other Plate Work and Fabricated Structural Product Manufacturing			
SIC/NAICS Code:		332319			
<u>2</u>	18 of 32	SSE/238.4	87.2 / -1.65	AMARA OHRMANN P.O. BOX 278_ 210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 4K8	GEN
Generator No:		ON1791801		PO Box No:	
Status:				Country:	
Approval Years:		07,08		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:		339990			
SIC Description:		All Other Miscellaneous Manufacturing			
<u>Detail(s)</u>					
Waste Class:		113			
Waste Class Desc:		ACID WASTE - OTHER METALS			
Waste Class:		122			
Waste Class Desc:		ALKALINE WASTES - OTHER METALS			
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
<u>2</u>	19 of 32	SSE/238.4	87.2 / -1.65	210 WILLMOTT STREET, UNIT 4 COBOURG ON K9A 0E9	HINC
External File Num:		FS INC 0901-00071			
Fuel Occurrence Type:		Vapour Release			
Date of Occurrence:		1/5/2009			
Fuel Type Involved:		Natural Gas			
Status Desc:		Completed - No Action Required			
Job Type Desc:		Incident/Near-Miss Occurrence (FS)			
Oper. Type Involved:		Commercial (e.g. restaurant, business unit, etc)			
Service Interruptions:		Yes			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Property Damage:		No			
Fuel Life Cycle Stage:		Utilization			
Root Cause:					
Reported Details:					
Fuel Category:		Gaseous Fuel			
Occurrence Type:		Incident			
Affiliation:		Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)			
County Name:		Northumberland			
Approx. Quant. Rel:					
Nearby body of water:					
Enter Drainage Syst.:					
Approx. Quant. Unit:					
Environmental Impact:					

2	20 of 32	SSE/238.4	87.2 / -1.65	AMARA OHRMANN P.O. BOX 278_ 210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 0E9	GEN
Generator No:	ON1791801			PO Box No:	
Status:				Country:	
Approval Years:	2009			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	339990				
SIC Description:	All Other Miscellaneous Manufacturing				

Detail(s)

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

2	21 of 32	SSE/238.4	87.2 / -1.65	PROTOPLAST INCORPORATED 210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 0E9	GEN
Generator No:	ON5861494			PO Box No:	
Status:				Country:	
Approval Years:	2009			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	333511, 326198				
SIC Description:	Industrial Mould Manufacturing, All Other Plastic Product Manufacturing				

Detail(s)

Waste Class: 213
Waste Class Desc: PETROLEUM DISTILLATES

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

Waste Class: 253
Waste Class Desc: EMULSIFIED OILS

2	22 of 32	SSE/238.4	87.2 / -1.65	AMARA OHRMANN P.O. BOX 278_ 210 WILLMOTT STREET, UNIT 3 COBOURG ON K9A 0E9	GEN
Generator No:	ON1791801			PO Box No:	
Status:				Country:	
Approval Years:	2010			Choice of Contact:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Contam. Facility: MHSW Facility: SIC Code: 339990 SIC Description: All Other Miscellaneous Manufacturing				Co Admin: Phone No Admin:	
<u>Detail(s)</u>					
Waste Class: 252 Waste Class Desc: WASTE OILS & LUBRICANTS					
2	23 of 32	SSE/238.4	87.2 / -1.65	PROTOPLAST INCORPORATED 210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 0E9	GEN
Generator No: ON5861494 Status: Approval Years: 2010 Contam. Facility: MHSW Facility: SIC Code: 333511, 326198 SIC Description: Industrial Mould Manufacturing, All Other Plastic Product Manufacturing				PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	
<u>Detail(s)</u>					
Waste Class: 213 Waste Class Desc: PETROLEUM DISTILLATES					
Waste Class: 253 Waste Class Desc: EMULSIFIED OILS					
Waste Class: 252 Waste Class Desc: WASTE OILS & LUBRICANTS					
2	24 of 32	SSE/238.4	87.2 / -1.65	PROTOPLAST INCORPORATED 210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 0E9	GEN
Generator No: ON5861494 Status: Approval Years: 2011 Contam. Facility: MHSW Facility: SIC Code: 333511, 326198 SIC Description: Industrial Mould Manufacturing, All Other Plastic Product Manufacturing				PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	
<u>Detail(s)</u>					
Waste Class: 253 Waste Class Desc: EMULSIFIED OILS					
Waste Class: 213 Waste Class Desc: PETROLEUM DISTILLATES					
Waste Class: 252 Waste Class Desc: WASTE OILS & LUBRICANTS					
2	25 of 32	SSE/238.4	87.2 / -1.65	PROTOPLAST INCORPORATED 210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 0E9	GEN
Generator No: ON5861494				PO Box No:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: Approval Years: 2012 Contam. Facility: MHSW Facility: SIC Code: 333511, 326198 SIC Description: Industrial Mould Manufacturing, All Other Plastic Product Manufacturing				Country: Choice of Contact: Co Admin: Phone No Admin:	
<u>Detail(s)</u>					
Waste Class: 253					
Waste Class Desc: EMULSIFIED OILS					
Waste Class: 213					
Waste Class Desc: PETROLEUM DISTILLATES					
Waste Class: 252					
Waste Class Desc: WASTE OILS & LUBRICANTS					

2	26 of 32	SSE/238.4	87.2 / -1.65	PROTOPLAST INCORPORATED 210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON	GEN
Generator No: ON5861494 Status: Approval Years: 2013 Contam. Facility: MHSW Facility: SIC Code: 333511, 326198 SIC Description: INDUSTRIAL MOULD MANUFACTURING, ALL OTHER PLASTIC PRODUCT MANUFACTURING				PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	
<u>Detail(s)</u>					
Waste Class: 252					
Waste Class Desc: WASTE OILS & LUBRICANTS					
Waste Class: 253					
Waste Class Desc: EMULSIFIED OILS					
Waste Class: 213					
Waste Class Desc: PETROLEUM DISTILLATES					

2	27 of 32	SSE/238.4	87.2 / -1.65	PROTOPLAST INCORPORATED 210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	GEN
Generator No: ON5861494 Status: Approval Years: 2016 Contam. Facility: No MHSW Facility: No SIC Code: 333511, 326198 SIC Description: INDUSTRIAL MOULD MANUFACTURING, ALL OTHER PLASTIC PRODUCT MANUFACTURING				PO Box No: Country: Canada Choice of Contact: CO_ADMIN Co Admin: TODD TRACEY Phone No Admin: 905-372-6451 Ext.20	
<u>Detail(s)</u>					
Waste Class: 253					
Waste Class Desc: EMULSIFIED OILS					
Waste Class: 213					
Waste Class Desc: PETROLEUM DISTILLATES					
Waste Class: 252					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Desc:		WASTE OILS & LUBRICANTS			
2	28 of 32	SSE/238.4	87.2 / -1.65	PROTOPLAST INCORPORATED 210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	GEN
Generator No:	ON5861494			PO Box No:	
Status:				Country:	Canada
Approval Years:	2015			Choice of Contact:	CO_ADMIN
Contam. Facility:	No			Co Admin:	TODD TRACEY
MHSW Facility:	No			Phone No Admin:	905-372-6451 Ext.20
SIC Code:	333511, 326198				
SIC Description:	INDUSTRIAL MOULD MANUFACTURING, ALL OTHER PLASTIC PRODUCT MANUFACTURING				
Detail(s)					
Waste Class:	213				
Waste Class Desc:	PETROLEUM DISTILLATES				
Waste Class:	253				
Waste Class Desc:	EMULSIFIED OILS				
Waste Class:	252				
Waste Class Desc:	WASTE OILS & LUBRICANTS				
2	29 of 32	SSE/238.4	87.2 / -1.65	PROTOPLAST INCORPORATED 210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	GEN
Generator No:	ON5861494			PO Box No:	
Status:				Country:	Canada
Approval Years:	2014			Choice of Contact:	CO_ADMIN
Contam. Facility:	No			Co Admin:	TODD TRACEY
MHSW Facility:	No			Phone No Admin:	905-372-6451 Ext.20
SIC Code:	333511, 326198				
SIC Description:	INDUSTRIAL MOULD MANUFACTURING, ALL OTHER PLASTIC PRODUCT MANUFACTURING				
Detail(s)					
Waste Class:	253				
Waste Class Desc:	EMULSIFIED OILS				
Waste Class:	252				
Waste Class Desc:	WASTE OILS & LUBRICANTS				
Waste Class:	213				
Waste Class Desc:	PETROLEUM DISTILLATES				
2	30 of 32	SSE/238.4	87.2 / -1.65	PROTOPLAST INCORPORATED 210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	GEN
Generator No:	ON5861494			PO Box No:	310
Status:	Registered			Country:	Canada
Approval Years:	As of Dec 2018			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:					
SIC Description:					
Detail(s)					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			
Waste Class:		253 L			
Waste Class Desc:		Emulsified oils			
2	31 of 32	SSE/238.4	87.2 / -1.65	PROTOPLAST INCORPORATED 210 WILLMOTT STREET UNIT 1 AND 2 COBOURG ON K9A 4K8	GEN
Generator No:	ON5861494	PO Box No:	310		
Status:	Registered	Country:	Canada		
Approval Years:	As of Oct 2019	Choice of Contact:			
Contam. Facility:		Co Admin:			
MHSW Facility:		Phone No Admin:			
SIC Code:					
SIC Description:					
<u>Detail(s)</u>					
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			
Waste Class:		253 L			
Waste Class Desc:		Emulsified oils			
2	32 of 32	SSE/238.4	87.2 / -1.65	MASS ENVIRONMENTAL SERVICES INC. 210 Willmott ST Cobourg ON K9A 0E9	EASR
Approval No:	R-004-4112054025	SWP Area Name:	Ganaraska Region		
Status:	REGISTERED	MOE District:	Peterborough		
Date:	2020-02-20	Municipality:	Cobourg		
Record Type:	EASR	Latitude:	43.96527778		
Link Source:	MOFA	Longitude:	-78.13361111		
Project Type:	Waste Management System	Geometry X:	-8697793.8027		
Full Address:		Geometry Y:	5460070.410700001		
Approval Type:	EASR-Waste Management System				
Full PDF Link:	http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2220739				
3	1 of 1	E/248.3	86.9 / -1.94	lot 10 con A ON	WWIS
Well ID:	4500621	Data Entry Status:			
Construction Date:		Data Src:	1		
Primary Water Use:	Domestic	Date Received:	3/28/1951		
Sec. Water Use:	0	Selected Flag:	Yes		
Final Well Status:	Water Supply	Abandonment Rec:			
Water Type:		Contractor:	2501		
Casing Material:		Form Version:	1		
Audit No:		Owner:			
Tag:		Street Name:			
Construction Method:		County:	NORTHUMBERLAND		
Elevation (m):		Municipality:	HAMILTON TOWNSHIP		
Elevation Reliability:		Site Info:			
Depth to Bedrock:		Lot:	010		
Well Depth:		Concession:	A		
Overburden/Bedrock:		Concession Name:	CON		
Pump Rate:		Easting NAD83:			
Static Water Level:		Northing NAD83:			
Flowing (Y/N):		Zone:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
<u>Bore Hole Information</u>					
Bore Hole ID:	10279675			Elevation:	87.256248
DP2BR:	30			Elevrc:	
Spatial Status:				Zone:	17
Code OB:	r			East83:	730068.3
Code OB Desc:	Bedrock			North83:	4872303
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	9
Date Completed:	2/1/1950			UTMRC Desc:	unknown UTM
Remarks:				Location Method:	p9
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	931894441				
Layer:	2				
Color:					
General Color:					
Mat1:	17				
Most Common Material:	SHALE				
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:	30				
Formation End Depth:	38				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	931894440				
Layer:	1				
Color:					
General Color:					
Mat1:	23				
Most Common Material:	PREVIOUSLY DUG				
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:	0				
Formation End Depth:	30				
Formation End Depth UOM:	ft				
<u>Method of Construction & Well</u>					
<u>Use</u>					
Method Construction ID:					
Method Construction Code:	1				
Method Construction:	Cable Tool				
Other Method Construction:					

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

Pipe ID: 10828245
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930467492
Layer: 2
Material: 4
Open Hole or Material: OPEN HOLE
Depth From:
Depth To: 38
Casing Diameter:
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930467491
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 6
Casing Diameter: 4
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 994500621
Pump Set At:
Static Level: 27
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: N

Water Details

Water ID: 933749960
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth:
Water Found Depth UOM: ft

Unplottable Summary

Total: **13** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	COBOURG TOWN LUCAS POINT INDUSTRIAL PARK	STREET A KING ST.	COBOURG TOWN ON	
CA	COBOURG TOWN-LUCAS POINT INDUSTRIAL PARK	ROAD 'X'/WILLMOTT ST.	COBOURG TOWN ON	
CA	COBOURG TOWN LUCAS POINT INDUSTRIAL PARK	STREET 'X' WILLMOTT ST.	COBOURG TOWN ON	
CA	P.U.C. COBOURG BROOK RD. SOUTH	KING ST. E.	COBOURG TOWN ON	
CA	COBOURG TOWN	KING STREET EAST	COBOURG TOWN ON	
CA	P.U.C. COBOURG TOWN	KING STREET E.	COBOURG TOWN ON	
CA	1522629 Ontario Ltd.	Part of Lot 11, Concession B	Cobourg ON	
GEN	CANADIAN NATIONAL RAILWAY	VARIOUS SITES WITHIN THE MOE MOE EASTERN REGION	(SEE SCHEDULE "B") ON	
GEN	CANADIAN NATIONAL RAILWAY	VARIOUS SITES WITHIN THE MOE MOE EASTERN REGION	(SEE SCHEDULE "B") ON	
PES	PINE RIDGE NURSERY & GARDEN CENTRE	RR 4 HIGHWAY 2 WEST OF COBOURG	COBOURG ON	K9A 4J7
SCT	WOOD TEC	Hwy 2	Cobourg ON	K9A 4J8
SPL	ESSO PETROLEUM	KEN COATHAM ESSO HWY 2 SERVICE STATION	COBOURG TOWN ON	
SPL	CANADIAN NATIONAL RAILWAY	CN-LINE, BETWEEN COBOURG & PORT HOPE, 1 MI. WEST OF BURNHAM ST. TRAIN	NORTHUMBERLAND COUNTY ON	

Unplottable Report

Site: COBOURG TOWN LUCAS POINT INDUSTRIAL PARK
STREET A KING ST. COBOURG TOWN ON

Database:
CA

Certificate #: 3-0544-86-
Application Year: 86
Issue Date: 6/17/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: COBOURG TOWN-LUCAS POINT INDUSTRIAL PARK
ROAD 'X'/WILLMOTT ST. COBOURG TOWN ON

Database:
CA

Certificate #: 3-0888-90-
Application Year: 90
Issue Date: 7/12/1990
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: COBOURG TOWN LUCAS POINT INDUSTRIAL PARK
STREET 'X' WILLMOTT ST. COBOURG TOWN ON

Database:
CA

Certificate #: 7-1725-89-
Application Year: 89
Issue Date: 11/21/1989
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: P.U.C. COBOURG BROOK RD. SOUTH
KING ST. E. COBOURG TOWN ON

Database:
CA

Certificate #: 7-0328-89-
Application Year: 89

Issue Date: 3/29/1989
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: COBOURG TOWN
KING STREET EAST COBOURG TOWN ON

Database:
CA

Certificate #: 3-0616-86-
Application Year: 86
Issue Date: 7/10/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: P.U.C. COBOURG TOWN
KING STREET E. COBOURG TOWN ON

Database:
CA

Certificate #: 7-0461-86-
Application Year: 86
Issue Date: 7/10/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: 1522629 Ontario Ltd.
Part of Lot 11, Concession B Cobourg ON

Database:
CA

Certificate #: 7921-5HS2XD
Application Year: 2003
Issue Date: 1/18/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Generator No:	ONR000704	PO Box No:	
Status:		Country:	
Approval Years:	2012	Choice of Contact:	
Contam. Facility:		Co Admin:	
MHSW Facility:		Phone No Admin:	
SIC Code:	482113		
SIC Description:	Mainline Freight Rail Transportation		

Detail(s)

Waste Class:	254
Waste Class Desc:	TRANSFER STATION OILS WASTES
Waste Class:	231
Waste Class Desc:	LATEX WASTES
Waste Class:	148
Waste Class Desc:	INORGANIC LABORATORY CHEMICALS
Waste Class:	241
Waste Class Desc:	HALOGENATED SOLVENTS
Waste Class:	263
Waste Class Desc:	ORGANIC LABORATORY CHEMICALS
Waste Class:	232
Waste Class Desc:	POLYMERIC RESINS
Waste Class:	252
Waste Class Desc:	WASTE OILS & LUBRICANTS
Waste Class:	270
Waste Class Desc:	OTHER SPECIFIED ORGANICS
Waste Class:	331
Waste Class Desc:	WASTE COMPRESSED GASES
Waste Class:	211
Waste Class Desc:	AROMATIC SOLVENTS
Waste Class:	268
Waste Class Desc:	AMINES
Waste Class:	112
Waste Class Desc:	ACID WASTE - HEAVY METALS
Waste Class:	122
Waste Class Desc:	ALKALINE WASTES - OTHER METALS
Waste Class:	121
Waste Class Desc:	ALKALINE WASTES - HEAVY METALS
Waste Class:	147
Waste Class Desc:	CHEMICAL FERTILIZER WASTES
Waste Class:	266
Waste Class Desc:	PHENOLIC WASTES
Waste Class:	221
Waste Class Desc:	LIGHT FUELS
Waste Class:	213
Waste Class Desc:	PETROLEUM DISTILLATES
Waste Class:	113
Waste Class Desc:	ACID WASTE - OTHER METALS

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

Waste Class: 222
Waste Class Desc: HEAVY FUELS

Waste Class: 243
Waste Class Desc: PCBS

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

Waste Class: 269
Waste Class Desc: NON-HALOGENATED PESTICIDES

Waste Class: 251
Waste Class Desc: OIL SKIMMINGS & SLUDGES

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

Site: CANADIAN NATIONAL RAILWAY
 VARIOUS SITES WITHIN THE MOE MOE EASTERN REGION (SEE SCHEDULE "B") ON

Database:
 GEN

Generator No:	ONR000704	PO Box No:	
Status:		Country:	
Approval Years:	2013	Choice of Contact:	
Contam. Facility:		Co Admin:	
MHSW Facility:		Phone No Admin:	
SIC Code:	482113		
SIC Description:	MAINLINE FREIGHT RAIL TRANSPORTATION		

Detail(s)

Waste Class: 231
Waste Class Desc: LATEX WASTES

Waste Class: 270
Waste Class Desc: OTHER SPECIFIED ORGANICS

Waste Class: 147
Waste Class Desc: CHEMICAL FERTILIZER WASTES

Waste Class: 221
Waste Class Desc: LIGHT FUELS

Waste Class: 331
Waste Class Desc: WASTE COMPRESSED GASES

Waste Class: 232
Waste Class Desc: POLYMERIC RESINS

Waste Class: 263
Waste Class Desc: ORGANIC LABORATORY CHEMICALS

Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS

Waste Class: 122
Waste Class Desc: ALKALINE WASTES - OTHER METALS

Waste Class: 252
Waste Class Desc: WASTE OILS & LUBRICANTS

Waste Class: 251
Waste Class Desc: OIL SKIMMINGS & SLUDGES

Waste Class: 269
Waste Class Desc: NON-HALOGENATED PESTICIDES

Waste Class: 112
Waste Class Desc: ACID WASTE - HEAVY METALS

Waste Class: 121
Waste Class Desc: ALKALINE WASTES - HEAVY METALS

Waste Class: 243
Waste Class Desc: PCBS

Waste Class: 254
Waste Class Desc: TRANSFER STATION OILS WASTES

Waste Class: 213
Waste Class Desc: PETROLEUM DISTILLATES

Waste Class: 211
Waste Class Desc: AROMATIC SOLVENTS

Waste Class: 268
Waste Class Desc: AMINES

Waste Class: 266
Waste Class Desc: PHENOLIC WASTES

Waste Class: 148
Waste Class Desc: INORGANIC LABORATORY CHEMICALS

Waste Class: 212
Waste Class Desc: ALIPHATIC SOLVENTS

Waste Class: 146
Waste Class Desc: OTHER SPECIFIED INORGANICS

Waste Class: 113
Waste Class Desc: ACID WASTE - OTHER METALS

Waste Class: 222
Waste Class Desc: HEAVY FUELS

Waste Class: 145
Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES

Site: PINE RIDGE NURSERY & GARDEN CENTRE
 RR 4 HIGHWAY 2 WEST OF COBOURG COBOURG ON K9A 4J7

Database:
 PES

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:		

Site: WOOD TEC
Hwy 2 Cobourg ON K9A 4J8

Database:
SCT

Established: 1996
Plant Size (ft²): 0
Employment: 5

--Details--

Description: Wood Container and Pallet Manufacturing
SIC/NAICS Code: 321920

Site: ESSO PETROLEUM
KEN COATHAM ESSO HWY 2 SERVICE STATION COBOURG TOWN ON

Database:
SPL

Ref No:	34332	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	5/7/1990	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	PIPE/HOSE LEAK	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:	NOT ANTICIPATED	Site Municipality:	61403
Nature of Impact:		Site Lot:	
Receiving Medium:	LAND	Site Conc:	
Receiving Env:		Northing:	
MOE Response:		Easting:	F.D. M.O.E.
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	5/7/1990	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	
Incident Reason:	NEGLIGENCE (APPARENT)	Source Type:	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	ESSO SERVICE STATION- 5 L GASOLINE TO PAVEMENT		
Contaminant Qty:			

Site: CANADIAN NATIONAL RAILWAY
CN-LINE, BETWEEN COBOURG & PORT HOPE, 1 MI. WEST OF BURNHAM ST. TRAIN NORTHUMBERLAND COUNTY ON

Database:
SPL

Ref No:	14572	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	2/7/1989	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	UNKNOWN	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:		Site Municipality:	61000
Nature of Impact:		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:	2/7/1989	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	
Incident Reason:	UNKNOWN	Source Type:	
Site Name:			
Site County/District:			

Site Geo Ref Meth:
Incident Summary:
Contaminant Qty:

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial

[AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

[AGR](#)

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

Government Publication Date: Up to Sep 2019

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-Jan 31, 2020

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 2017

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: Feb 28, 2017

Chemical Register:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

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 2019

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-Nov 2019

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-Feb 29, 2020

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 2019

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-Feb 29, 2020

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-Feb 29, 2020

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-Feb 29, 2020

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-Jan 31, 2020

Environmental Issues Inventory System:

Federal [EIS](#)

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 EIS 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, 2018

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: Feb 28, 2017

Federal Convictions:

Federal FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal FCS

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

Government Publication Date: Jun 2000-Nov 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal FED TANKS

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

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 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: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial GEN

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

Government Publication Date: 1986-Jan 31, 2020

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 2017

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

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

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial

LIMO

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

Government Publication Date: 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-Jan 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, 2018

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-Dec 31, 2019

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-Aug 31, 2019

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-Jun 2019

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-Feb 29, 2020

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: 1988-Feb 2020

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: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial

[PRT](#)

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

[PTTW](#)

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

Government Publication Date: 1994-Feb 29, 2020

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: 1986-2016

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 clean-up 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-Jan 2020

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-Jan 31, 2020

Scott's Manufacturing Directory:

Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

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

Government Publication Date: 1988-Aug 2019

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, 2017

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-Aug 2018

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: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011-Feb 29, 2020

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: Feb 28, 2019

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 B

Aerial Photographs



PHASE ONE
PROPERTY



AERIAL PHOTOGRAPHY - 1929

Proposed Mixed-Use Development

540 King Street East

Cobourg, Ontario

Scale: Not available





PHASE ONE
PROPERTY



AERIAL PHOTOGRAPHY - 1951

Proposed Mixed-Use Development

540 King Street East

Cobourg, Ontario

Scale: Not available



11211226-01
April 2020



PHASE ONE
PROPERTY



AERIAL PHOTOGRAPHY - 1965

Proposed Mixed-Use Development

540 King Street East

Cobourg, Ontario

Scale: Not available



11211226-01
April 2020



PHASE ONE
PROPERTY



AERIAL PHOTOGRAPHY - 1988

Proposed Mixed-Use Development

540 King Street East

Cobourg, Ontario

Scale: Not available



11211226-01
April 2020



Image © 2020 Maxar Technologies

AERIAL PHOTOGRAPHY - 2012

Proposed Mixed-Use Development

540 King Street East

Cobourg, Ontario

Scale: Refer to Scale Bar



11211226-01

April 2020

B-5

Source: Google Earth. Image dated 2012. © 2015 Google Inc.



PHASE ONE
PROPERTY

AERIAL PHOTOGRAPHY - 2019

Proposed Mixed-Use Development

540 King Street East

Cobourg, Ontario

Scale: Refer to Scale Bar



Source: Google Earth. Image dated 2019. © 2015 Google Inc.

Appendix C

Property Photographs



Photo 1 – View of subject property looking from near southwest corner (from King Street East) towards the northeast.



Photo 2 – View of subject property looking from near south-central area (from King Street East) towards the north.



Site Photographs



Photo 3 – View of existing barn and work shop near central area of site looking towards the north.



Photo 4 – View from near northeast corner of subject property looking towards the south.



Site Photographs



Photo 5 – View of basement area of house (typical) looking towards the southeast.



Photo 6 – View of barn interior (typical) looking towards the west.



Site Photographs



Photo 7 – Neighbouring land to the north: active railway corridor (looking northwest from near northeast corner of subject property).



Photo 8 – Neighbouring land further to the north: agricultural (looking west from Workman Road).



Site Photographs



Photo 9 – Neighbouring land to the east: residential (looking north from King Street East).



Photo 10 – Neighbouring land further to the east: residential (looking north from King Street East).



Site Photographs



Photo 11 – Neighbouring land to the south: vacant, future retail (looking south from King Street East).



Photo 12 – Neighbouring land further to the south: retail (looking east from Willmott Street).



Site Photographs



Photo 13 – Neighbouring land to the west: vacant, future residential (looking northwest from King Street East).



Photo 14 – Neighbouring land further to the west: residential (looking northwest from King Street East).



Site Photographs

Appendix D

Qualifications of Site Assessors



David Workman, P.Geo.

Senior Environmental Specialist/Hydrogeologist

Qualified: B.Sc. (Honours, Co-Operative), Applied Earth Sciences, University of Waterloo, 1985

Connected: Association of Professional Geoscientists of Ontario, Qualified Person for the MOECC Record of Site Condition Registry

Professional Summary: Dave has over 30 years of practical hydrogeologic, geotechnical, environmental, and material testing experience throughout Ontario. He is a senior environmental specialist/hydrogeologist with the Whitby office of GHD (formerly Geo-Logic). Dave has completed a variety of hydrogeological design reports (all phases including investigation, implementation, and report preparation), environmental projects (Phase 1, 2, 3 site assessments and various remedial works) and construction management for large private corporations as well as hydrogeological (water supply) projects for various municipal governments and private/industrial sector clients. Dave is a Registered Professional Geoscientist in the province of Ontario and a Qualified Person under Ontario Regulation 153/04 of the Environmental Protection Act.

Areas of technical expertise

- Aggregate investigations
- Environmental Site Assessments
- Geotechnical Investigations:
 - roadways
 - buildings
 - bridges
- Groundwater Monitoring:
 - Aggregate extraction operations
 - Landfill sites
 - Subdivisions
- Hydrogeologic Assessments
- Permits to Take Water
- Pumping Tests
- Septic System Evaluations
- Site Remediation Work
- Underground Storage Tank Removal
- Environmental Site Assessments

Relevant experience

Groundwater Evaluations (residential subdivisions)

Project hydrogeologist for numerous privately serviced developments throughout southern and southeastern Ontario. Studies typically involve water well surveys, pumping tests of wells, nitrate impact and septic assessments and Permits To Take Water. Provide liaison with regulatory agencies (MOECC, DFO, MNR, CAs), municipalities, and peer reviewers during preparation of technical reports and responses to comments. Past studies have included developments that ranged in size from individual residential lot severances to estate residential subdivisions in excess of 50ha in area. Projects typically require

studies based on and in accordance with MOECC criteria/guidelines in harmony with local municipal requirements. A list of typical projects is as follows.

- Residential Land Severance, Nash Road, Courtice
- Cavan Township Rural Subdivision (2.8 ha development)
- Ennismore Township Rural Subdivision (12.6 ha acre development)
- Victoria Street Development, Omemee (2.0 ha residential subdivision)
- Julian Lake Development, Woodview (10.5ha shoreline development)
- Kamanao Development, Apsley (10.5 ha shoreline development)
- Rural Subdivision, Selwyn (6.5 ha development)
- Estate Residential Development, Cramahe Township (65.6 ha subdivision)
- Fenelon Falls Residential Development (2.4 ha subdivision)
- Agricultural Support Development Ops Township (9.7 ha subdivision)
- Selwyn Residential Subdivision (10.1 ha development)
- Grafton Residential Subdivision (28.3 ha development)
- Rural Subdivision, Oshawa (2.4 ha development)
- Bancroft Rural Subdivision (145.7 ha residential development)
- Boyd Island Residential Development (445 ha island development)
- Rural Subdivision, Knoxville (20.2 ha residential development)
- Newtonville Residential Subdivision (3.6 ha development)



David Workman, P.Geo.

Senior Environmental Specialist/Hydrogeologist

Groundwater Evaluations (condominium/townhouse and commercial development)

Several groundwater investigations have been completed to support communal residential and commercial/industrial facilities that require a dependable supply of potable water. The studies have been based and in accordance with MOECC criteria/guidelines in harmony with local municipal requirements. Representative projects are listed as follows.

- Apsley Senior Citizens Complex
- Cavan Commercial Park
- Bethany Senior Citizens Complex
- Highway 7 Restaurant, Woodview
- Highway 28 Restaurant, Apsley
- King Street Townhouse Development, Omemee
- Omemee Professional Complex
- Picton Condominium Development
- Port Sydney Industrial Park
- Trenton Non-Profit Housing Project, Trenton
- Rosedale Condominium Development
- Provincial O.S.P.C.A. Headquarters, Pleasantville
- Alliston & District Humane Society

Hydrogeologic Investigation/Assessments (aggregate extraction operations)

Served as project hydrogeologist on several groundwater investigations related to existing or proposed aggregate extraction operations. Work typically including detailed assessment to ensure that neighbouring residences were not adversely impacted by the planned/existing operations. Representative projects are listed as follows.

- Beavermeadow Road, Hamilton Township
- Downeyville, Emily Township
- Fenella, Haldimand Township
- Bridgenorth Aggregate Producer

Environmental Site Assessments

Has been responsible for the co-ordination, supervision and documentation on more than 1,000 environmental site assessments throughout Ontario. The assessments have included Phase I, II and III programs on a vast number of residential, commercial and industrial properties. Studies have included bulk fuel plants, gasoline stations, fuel lagoons, scrap yards and abandoned landfill sites. Experienced in

organizing and implementing property assessments for lending institutes, Ministry of Housing, non-profit housing organizations, real estate agents, banks, lawyers, corporations and private individuals

Work history

2015 – present	GHD (formerly Geo-Logic/Inspec-Sol Inc.), Senior Environmental Specialist/Hydrogeologist
2013 – 2014	Cameco Corporation, Director, Regulatory Compliance & Licensing
2008 – 2013	Cameco Corporation, Senior Hydrogeologist
1989 – 2008	Geo-Logic Inc., Senior Project Manager/Hydrogeologist
1988 – 1989	Gibson & Associates Ltd., Project Manager/Hydrogeologist
1985 – 1988	TERRASPEC (Greer Galloway & Associates), Project Manager

Other training

- Soil and Groundwater Remediation Seminar, Dragun Corporation, Burlington, 2011
- Contaminated and Hazardous Waste Management Training, Gowen Environmental Limited, Toronto, 2010
- Decommissioning Training, Argonne National Library, Las Vegas, 2008



Nyle McIlveen, P.Eng.

Principal/Senior Engineer

Qualified (Education): B.Sc. (Life Sciences), 1982; B.Sc. (Civil Engineering), 1985. Queen's University.

Connected (professional affiliations): Professional Engineers of Ontario, Qualified Person for Environmental Site Assessments in accordance with Ontario Regulation 153/04

Professional Summary: Nyle has over 30 years of practical hydrogeologic, geotechnical, environmental, and material testing experience throughout Ontario. He is a Principal / senior engineer / hydrogeologist with GHD (formerly Geo-Logic, an affiliate company of Inspec-Sol, Conestoga-Rovers & Associates and GHD group of companies). Nyle has completed a variety of hydrogeological design reports (all phases including investigation, implementation, and report preparation), environmental projects (Phase 1, 2, 3 site assessments and various remedial works) and construction management for large private corporations as well as hydrogeological (water supply) projects for various municipal governments and private/industrial sector clients.

Nyle has accumulated a broad range of expertise from geotechnical and hydrogeological investigations, environmental site assessments to construction materials testing and inspection services. He has acted as a site representative, project coordinator and project manager on numerous development projects throughout Ontario. His experience includes conventional construction projects such as roads, bridges and buildings. In addition, he has worked on several landfill monitoring projects for municipal and private clientele. He has also been involved in tailings management projects at several mining sites in Northern and Southern Ontario, and Saskatchewan.

Nyle has coordinated, supervised and reported on more than 1,000 environmental site assessments (ESAs). He is a Qualified Person (QP) capable of submitting Records of Site Condition (RSC) to the Ministry of the Environment and Climate Change (MOECC). His experience includes over 100 clean-up projects related to petroleum accidents and spills. He is also experienced with Permits to Take Water (PTTW) and has provided expert witness testimony for the Ontario Municipal Board.

Phase One and Two Environmental Site Assessments

Private Companies and Individuals, Financing Institutions, City of Peterborough, City of Toronto, City of Oshawa, City of Pickering, Town of Whitby, City of Kingston, City of Belleville, City of Quinte West, York Region, City of Kawartha Lakes, Renfrew County, Hastings County, Haliburton County, Peterborough County, Northumberland County, Durham Region (1989 – present)

Experience has included all levels of involvement with ESA projects for property owners, purchasers and financial institutions with field and agency data collection and reporting in order to meet with current legislation and guidelines outlined by the Ministry of the Environment (now O. Reg. 153) including client liaison, project management, and submission of Records of Site Condition.

- Meet requirements of financial institutions for financing of industrial, commercial, residential including properties of environmental sensitivity
- Establishing environmental status of properties for owners and prospective purchasers
- Submitting Record of Site Condition to comply with proposed land use changes

Spill Response and Site Remediation Insurance Agencies, City of Peterborough, City of Toronto, City of Oshawa, CFB Trenton, CFB Petawawa, City of Quinte West, York Region, City of Kawartha Lakes, Renfrew County, Hastings County, Haliburton County, Peterborough County, Northumberland County, Durham Region (1989 – present)

Response to reported spills involving establishing remediation protocol and monitoring, in order to meet with current legislation and guidelines outlined by the Ministry of the Environment and the Technical Standards and Safety Authority Fuels Safety Division.

- Compliance with MOECC or TSSA issued Orders
- Site remediation to meet with MOECC Standards for O. Reg 153 Phase Two ESAs
- Remediation to meet with MOECC Standards related to the removal of underground storage tanks
- Providing interim and final reports to establish environmental status of properties relative to contaminant of concern



Nyle McIlveen, P.Eng.

Principal/Senior Engineer

Hydrogeologic Assessments

Private Companies and Individuals, Peterborough County, Northumberland County, Durham Region, York Region, City of Kawartha Lakes, Simcoe County, Renfrew County, Hastings County, County of Lennox and Addington, Frontenac County, Prince Edward County, Haliburton County, Town of Whitby, City of Quinte West, District of Muskoka, District of Parry Sound, District of Nipissing, Ontario Parks (1989 – present)

Experience has included all levels of involvement with investigations and assessments in areas privately serviced with water wells and septic systems, groundwater monitoring programs, water system design and preparing reports for Regional, Township, MOE and Conservation Authority review.

- Proposed residential developments relative to MOE and Conservation Authority compliance
- Aquifer performance testing and groundwater modeling pertaining to proposed groundwater sources
- Assessment of water treatment systems regulated under the Safe Drinking Water Act
- Septic system assessment and compliance
- Submission of applications for PTTW for large groundwater takings and dewatering activities
- Submission of applications for ECAs pertaining to sewage works and waste disposal sites

Designated Substance Surveys, ACM, Mold and Fungi Inspections

Private Companies, Public Institutions, City of Peterborough, City of Toronto, City of Oshawa, City of Pickering, City of Quinte West, CFB Trenton, York Region, City of Kawartha Lakes, Renfrew County, Haliburton County, Peterborough County, Northumberland County, Durham Region (1989 – present)

Experience has included building inspections and testing including air monitoring and report preparation for industrial, commercial and residential sites.

- Proposed renovation and demolition projects.
- Flood and fire damage assessment.
- Material identification for existing work space conditions.
- Confirmation of remediation or post renovation assessments.

Work history

1989 – 2015	Principal Geo-Logic Inc. Peterborough, ON
2015 – present	Principal GHD Peterborough, ON

Other related areas of interest

Recognized (Certifications/Trainings)

- Registered Engineer in Ontario (PEO)
- Qualified Person for Record of Site Condition
- Member of Canadian Geotechnical Society
- Standard First Aid with CPR Level A, 2013
- WSIB Joint Health and Safety Management Chair and Committee Certified Member, 2006



about GHD

GHD is one of the world's leading professional services companies operating in the global markets of water, energy and resources, environment, property and buildings, and transportation. We provide engineering, environmental, and construction services to private and public sector clients.

David Workman, P.Geo.
david.workman@ghd.com
905-728-1500

Nyle McIlveen, P.Eng.
nyle.mcilveen@ghd.com
705-749-3317

www.ghd.com