



December 17, 2021

249-17

Ms. Anita Fabac, MCIP, RPP
Manager, Development Planning, Heritage and Design

City of Hamilton,
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Fabac:

**RE: 392-412 Wilson Street East & 15 Lorne Avenue, Ancaster
Record of Site Condition in relation to Official Plan & Zoning By-law Amendment Application
(FC-19-019 | HP2021-033)**

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as the authorized planning consultant for Wilson St. Ancaster Inc., owner of the lands known municipally as 392 – 412 Wilson Street East & 15 Lorne Avenue, in the City of Hamilton.

Through the Formal Consultation Document (FC-19-019) provided by the City of Hamilton with regards to the proposed development on the subject lands, a Record of Site Condition was noted as being required for the approval of an Official Plan & Zoning By-law Amendment.

As it is acknowledged that a Record of Site Condition will be required prior to full permit issuance, Landtek Limited has completed a Phase I Environmental Site Assessment for the subject lands in July of 2018. The Phase I Environmental Site Assessment concluded that several Areas of Potential Environmental Concern (APECs) were present on the subject lands. At this stage, the Phase II Environmental Site Assessment is being further refined to address Condition No. VII of the Heritage Permit (HP2021-033) granted in order to permit the relocation of the heritage building on site for the purposes of remediation. The updated version of the Phase II Environmental Site Assessment will be provided to the City of Hamilton for review once these refinements are complete.

For review in conjunction with this cover letter, please find enclosed the following:

- One (1) copy of the Phase I Environmental Impact Assessment prepared by Landtek Limited; and,
- One (1) copy of the Notice of Council Decision for Heritage Permit Application HP2021-033.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Kind Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Scott Beedie, BURPI
Planner

cc: Wilson St. Ancaster Inc.
Mr. Ralph DiCenzo, Landtek Limited



Hamilton

Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424
Fax: 905-540-5611

FILE: HP2021-033

November 2, 2021

Wilson St. Ancaster Inc.
c/o Frank Spallacci
1 James Street South, 8th Floor
Hamilton, ON L8P 4R5

Re: Notice of Council Decision for Heritage Permit Application HP2021-033 for 398 Wilson Street East, Ancaster under Section 34 of the *Ontario Heritage Act* (By-law: 78-87) (Ward 12)

Please be advised that Council, at its meeting of October 13, 2021, resolved to approve Heritage Permit application HP2021-033, subject to conditions, for the demolition or removal of the rubble stone structure from 398 Wilson Street East, Ancaster under Section 34 of the *Ontario Heritage Act*, as outlined in the attached Notice of Council Decision (see item 5(b)). The Heritage Permit application HP2021-033 proposes to relocate the rubble stone structure at 398 Wilson Street East, Ancaster to 15 Lorne Avenue to address subsurface soil and groundwater contamination.

Subject to the following conditions:

- (a) That Council approve Heritage Permit HP2021-033 for 398 Wilson Street East, Ancaster, as submitted, with the following conditions:
 - (i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
 - (ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2023. If the alterations are not completed by July 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
 - (iii) That an Archaeological Assessment for the entirety of the site be submitted to the satisfaction of the Director of Planning and Chief Planner;
 - (iv) That a full Building Condition Assessment by a qualified professional Structural Engineer with experience in heritage buildings be prepared to the satisfaction of the Director of Planning and Chief Planner;

- (v) That a signed letter from a Professional Engineer with experience in historic stone structures confirming the feasibility of relocation on the site be submitted to the satisfaction of the Director of Planning and Chief Planner;
- (vi) That a signed letter from an experienced building moving company with experience in relocating historic stone buildings be submitted to the satisfaction of the Director of Planning and Chief Planner;
- (vii) That a full Phase II ESA for the entirety of the site be submitted to the satisfaction of the Director of Planning and Chief Planner;
- (viii) That a revised Cultural Heritage Impact Assessment, assessing the proposal against required criteria and a new Statement of Cultural Heritage Value and Interest be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- (ix) That the designating By-law No. 78-87 be repealed in accordance with the requirements of the Ontario Heritage Act at the expense of the owner;
- (x) That a new designation By-law be prepared in accordance with the requirements of the Ontario Heritage Act for the building's new location at the expense of the owner;
- (xi) That a new Survey be prepared to accompany a new designation By-law indicating the boundaries to which the designation applies;
- (xii) That a Conservation Plan in accordance with the City's Guidelines for Conservation Plans be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- (xiii) That the applicant enters into a Heritage Easement Agreement with the City to the satisfaction and approval of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction, and that this agreement is registered on title;
- (xiv) That a Letter of Credit be provided to be held by the City based on the cost estimates for 100% of the total cost of securing, protecting, stabilizing, relocating, monitoring for a period of three years and the total cost of restoration. Such cost estimates shall be in a form satisfactory to the Director of Planning and Chief Planner;
- (xv) That any technical studies may be subject to Peer Review at the expense of the owner where deemed necessary;
- (xvi) That if the building is to be relocated prior to site plan approval for the redevelopment of 392, 398, 400, 402, 406 and 412 Wilson Street East and

**Re: Notice of Council Decision for Heritage Permit
Application HP2021-033 for 398 Wilson Street East,
Ancaster under Section 34 of the *Ontario Heritage Act*
(By-law: 78-87) (Ward 12)**

**November 2, 2021
Page 3 of 3**

15 Lorne Avenue, then the owner shall apply for and receive approval of a Minor Site Plan Application (MDA), and any other relevant Planning Act applications for the proposed relocation; NS,

(xvii) That the owner submit an Official Plan Amendment and Zoning By-law Amendment for the redevelopment of 392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue or alternatively the owner provide written confirmation to the Director of Planning and Chief Planner that they will be proceeding in accordance with the existing zoning in effect for these lands.

(b) That staff be directed to report back to the Planning Committee before July 2022 on how the above Conditions (a) (i) to (xvii) have been cleared.

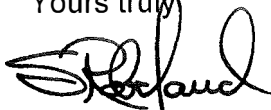
Please note that numbering of the conditions has been corrected from the Council minutes as duplicate numbering was used.

Please note that this property is designated under Part IV of the *Ontario Heritage Act*, and that this permit is only for the above-noted work. Any departure from the approved plans and specifications is prohibited, and could result in penalties, as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Ontario Land Tribunal within 30 days of your receipt of this Notice.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

If you have any further questions please feel free to contact Stacey Kursikowski, Cultural Heritage Planner, at 905-546-2424 ext. 1202 or via email at Stacey.kursikowski@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP, RPP
Director of Planning and Chief Planner

attach (1)

cc: Jennifer Sheryer, Solicitor
Chantal Costa, Plan Examination Secretary
Bob Nuttall, Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Lloyd Ferguson, Ward 12

City Clerk's Division

COUNCIL FOLLOW-UP NOTICE

TO: Jason Thorne
General Manager
Planning and Economic Development Department

DATE: October 14, 2021

FROM: Lisa Kelsey
City Clerk's Division

RE: City Council Meeting – October 13, 2021

A. RESOLUTIONS:

Planning Committee Report 21-015

Attached is a copy of Report 21-015 of the Planning Committee which was approved, as presented, and the information section received, by City Council at its meeting held October 13, 2021.

B. GENERAL NOTES:

Please take the necessary steps to execute the directions of Council with respect to the items contained in this Report.

Lisa Kelsey,
Legislative Coordinator

Attachment

Copies to:

Brian McMullen
Kirk Weaver
Duncan Robertson
Amanda Thind
Loren Kolar – Item #5
Public Works – Item #2 and 4



**PLANNING COMMITTEE
REPORT
21-015**

AS APPROVED BY COUNCIL OCTOBER 13, 2021

October 5, 2021

9:30 a.m.

Council Chambers, Hamilton City Hall
71 Main Street West

Present: Councillors J.P. Danko (Chair)
B. Johnson (1st Vice Chair), J. Farr (2nd Vice Chair), M. Pearson,
L. Ferguson, M. Wilson and J. Partridge

Also in Attendance: Councillors A. VanderBeek and E. Pauls

**THE PLANNING COMMITTEE PRESENTS REPORT 21-015 AND RESPECTFULLY
RECOMMENDS:**

1. **Appeal of Phase 2 of Urban Hamilton Official Plan Amendment and Zoning By-law Amendment Applications to the Ontario Land Tribunal (OLT) for Lack of Decision for Lands Located at 354 King Street West, Hamilton (PED21178) (Ward 1) (Item 7.1)**

That Report PED21178 respecting Appeal of Phase 2 of Urban Hamilton Official Plan Amendment and Zoning By-law Amendment Applications to the Ontario Land Tribunal (OLT) for Lack of Decision for Lands Located at 354 King Street West, Hamilton (PED21178) (Ward 1), be received.

2. **To Incorporate City Lands into Leavitt Boulevard by By-law (PED21033) (Ward 15) (Item 7.2)**
 - (a) That the following City Lands designated as Parts 3, 6, 9, 10, 12, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 38, 39, 40 and 41, on Plan 62R-21643 be established as a public highway to form part of Leavitt Boulevard Right-of-Way;
 - (b) That the following City Lands designated as Parts 15, 16 and 19 on Plan 62R-21643 be established as a public highway to form part of the existing Dundas Street East Right-of-Way;

- (c) That the By-law to incorporate the City lands to form part of Leavitt Boulevard and Dundas Street East be prepared to the satisfaction of the City Solicitor and be enacted by Council;
- (d) That the By-law will be held in abeyance until the Leavitt Boulevard road construction is completed to the satisfaction of the Senior Director Growth Management;
- (e) That the General Manager of Public Works be authorized and directed to register the By-law;
- (f) That the Senior Director of Growth Management be delegated the Authority to make the necessary arrangements including land transfer(s) and establishment of easement(s) as required;
- (g) That Parts 33 and 42 on Plan 62R-21643 be transferred to the developer for nominal consideration, subject to reserving an easement in favour of the City of Hamilton for the purpose of protecting existing storm sewer and overland flow drainage infrastructure within this parcel.

3. Demolition Permit - 52 Albany Avenue, Hamilton (PED21172) (Ward 4) (Item 7.3)

That the Chief Building Official be authorized to issue a demolition permit for 52 Albany Avenue, Hamilton, in accordance with By-law 09-208, as amended by By-law 13-185, pursuant to Section 33 of *The Planning Act* as amended, without having to comply with conditions 6(a), (b), and (c) of the Demolition Control By-law 09-208.

4. To Incorporate City lands into Glanair Drive and Aeropark Boulevard by By-law (PED21165) (Ward 11) (Item 7.4)

- (a) That the following City lands designated as Parts 3, 10, and 11 on Plan 62R-12459 be established as a public highway to form part of Glanair Drive;
- (b) That the following City lands designated as Part 6 on Plan 62R-15449 and Parts 1, 2, 3, and 4 on Plan 62R-21611, save and except Parts 10, and 11 on Plan 62R-12459, Part 5 on Plan 62R-21611, Part 1 on Plan 62R-21136, and Parts 1 and 2 on Plan 62R-18932, be established as a public highway to form part of Aeropark Boulevard;
- (c) That the By-law to incorporate the City lands to form part of Glanair Drive, be prepared to the satisfaction of the City Solicitor and be enacted by Council;

- (d) That the By-law to incorporate the City lands to form part of Aeropark Boulevard, be prepared to the satisfaction of the City Solicitor and be enacted by Council; and,
- (e) That the General Manager of Public Works be authorized and directed to register the By-laws.

5. Hamilton Municipal Heritage Committee Report 21-007 (Item 7.5)

(a) Heritage Permit Application HP2021-037, Under Part IV of the Ontario Heritage Act, for Façade Integration into Redevelopment of 18 - 28 King Street East, Hamilton (PED21195) (Ward 2) (Item 8.1)

That Heritage Permit application HP2021-037, for redevelopment of the properties including integrating the designated heritage façades into a new six storey mixed use building, for the lands located at 18-28 King Street East, be approved, subject to the following conditions:

- (a) That a Conservation Plan in accordance with the City's Guidelines for Conservation Plans be prepared and submitted by the applicant to the satisfaction and approval of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction;
- (b) That the Conservation Plan completed by the applicant's heritage consultants address the following to the satisfaction and approval of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction:
 - (i) Structural drawings for the facade retention frame;
 - (ii) Demolition and dismantling plan that provides the methodology for labelling, dismantling, re-locating and storing heritage elements;
 - (iii) Inventory of items to be dismantled and stored;
 - (iv) Masonry key plan that shows the original location and condition of individual stones for 28 King Street East;
 - (v) Monitoring plan for regular monitoring of stored elements and structural retention frames;
 - (vi) Repair methodologies and materials for heritage fabric including masonry specifications for suitable repair mortars and replacement stone;
 - (vii) Structural and architectural drawings for integration of the heritage façades into the new structure;
 - (viii) Window specifications for replacement windows to be installed in the heritage façades;

- (ix) Construction management plan that includes protection and monitoring of the façade retention frame and sequencing and co-ordination of conservation work, demolition work and new construction;
 - (x) Project schedule and cost estimates for the proposed conservation work; and,
 - (xi) Identify what remains of the original storefronts and provide recommendations for the final storefront designs;
- (c) That the recommendations from the Conservation Plan submitted to the satisfaction of the Director of Planning and Chief Planner, be implemented to the satisfaction of the Director of Planning and Chief Planner, prior to the issuance of an Occupancy Permit;
- (d) That the following conditions with respect to cost estimates to implement the Conservation Plan and a Letter of Credit shall be satisfied prior to submission of an application for a Building Permit for removal of portions of the building:
- (i) The applicant shall provide cost estimates for 100% of the total cost of securing, protecting and stabilizing the retained portions, the cost of monitoring and security for a period of three years and the total cost of restoration and protective enclosure of the retained Designated portions. Such cost estimates shall be in a form satisfactory to the Director of Planning and Chief Planner;
 - (ii) The applicant shall provide a Letter of Credit to the Director of Planning and Chief Planner for 100% of the total estimated cost as per (i) above in a form satisfactory to the City's Finance Department (Development Officer, Budget, Taxation and Policy) to be held by the City as security for securing, protecting, stabilizing, monitoring and restoring the retained portions as required by this Heritage Permit:
 - (1) The Letter of Credit shall be kept in force, whether or not the ownership of 18-28 King Street East changes at any time, until the completion of the required restoration of the retained portions and the erection of a permanent structure to enclose the rear of the retained portions and / or to otherwise attach the retained portions to a new building in conformity with the approved design and requirements;
 - (2) The Letter of Credit may be reduced in accordance with the City's Letter of Credit Policy for site plan applications;

- (3) If the Letter of Credit is about to expire without renewal thereof and any part of securing, protecting, stabilizing, monitoring or restoring the retained portions has not been completed in conformity with their approved designs, the City may draw all of the Letter of Credit funds and hold them as security to guarantee completion unless the City's Finance Department (Development Officer, Budget, Taxation and Policy) is provided with a renewal of the Letter of Credit forthwith; and,
- (4) In the event that the Owner fails to complete, to the satisfaction of the Director of Planning and Chief Planner, the required securing, protecting, stabilizing, monitoring or restoring of the retained portions and the erection of a permanent structure to enclose the rear of the retained portions and / or attach to a new building in conformity with its approved design within the time required, then the City, in addition to any other remedies that the City may have, may exercise its authority under section 446 of the Municipal Act to have its employees, agents or contractors enter 18-28 King Street East to complete any one or more of these requirements. The cost of completion of securing, protecting, stabilizing, monitoring or restoring the retained portions shall be paid in full by the Owner from the Letter of Credit. In the event that there is a surplus, the City shall pay the surplus to the Owner upon completion of the requirement(s). In the event that there is a deficit, the City may further exercise its authority under section 446 of the Municipal Act including but not limited to adding the deficit to the tax roll and collecting it in the same manner as property taxes;
- (e) That prior to the issuance of any Building Permit for demolition or new construction, the applicant enters into and registers on title a Heritage Easement Agreement and covenant with the City pursuant to the Ontario Heritage Act for the purposes of maintaining the heritage attributes consistent with the conditionally approved permit to the satisfaction and approval of the Director of Planning and Chief Planner, and that the Mayor and Clerk, or delegate, as the case may be, are hereby authorized to execute any such agreement;

- (f) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to any application for a Building Permit and / or the commencement of any alterations;
- (g) That should a Building Permit for the proposed alterations, in accordance with this approval, not be obtained and acted upon by October 31, 2023 then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- (h) That the proposed alterations, in accordance with this approval, shall be completed no later than October 31, 2024. If the alterations are not completed by October 31, 2024, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- (i) That the Director of Planning and Chief Planner be authorized to approve a request to extend the dates noted in conditions (g) and (h) of this approval if that request is submitted prior to the expiry and if progress is being made.

(b) Heritage Permit Application HP2021-033, under Part IV of the *Ontario Heritage Act* for the relocation of 398 Wilson Street East, Ancaster (PED21196) (Ward 12)

- (a) That Council approve Heritage Permit HP2021-033 for 398 Wilson Street East, Ancaster, as submitted, with the following conditions:
 - (i) That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
 - (ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2023. If the alterations are not completed by July 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
 - (iii) That an Archaeological Assessment for the entirety of the site be submitted to the satisfaction of the Director of Planning and Chief Planner;

- (iv) That a full Building Condition Assessment by a qualified professional Structural Engineer with experience in heritage buildings be prepared to the satisfaction of the Director of Planning and Chief Planner;
- (v) That a signed letter from a Professional Engineer with experience in historic stone structures confirming the feasibility of relocation on the site be submitted to the satisfaction of the Director of Planning and Chief Planner;
- (vi) That a signed letter from an experienced building moving company with experience in relocating historic stone buildings be submitted to the satisfaction of the Director of Planning and Chief Planner;
- (vii) That a full Phase II ESA for the entirety of the site be submitted to the satisfaction of the Director of Planning and Chief Planner;
- (viii) That a revised Cultural Heritage Impact Assessment, assessing the proposal against required criteria and a new Statement of Cultural Heritage Value and Interest be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- (ix) That the designating By-law No. 78-87 be repealed in accordance with the requirements of the Ontario Heritage Act at the expense of the owner;
- (x) That a new designation By-law be prepared in accordance with the requirements of the Ontario Heritage Act for the building's new location at the expense of the owner;
- (xi) That a new Survey be prepared to accompany a new designation By-law indicating the boundaries to which the designation applies;
- (xii) That a Conservation Plan in accordance with the City's Guidelines for Conservation Plans be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;
- (xii) That the applicant enters into a Heritage Easement Agreement with the City to the satisfaction and approval of the Director of Planning and Chief Planner prior to the

issuance of any Building Permit for demolition or new construction, and that this agreement is registered on title;

- (xiii) That a Letter of Credit be provided to be held by the City based on the cost estimates for 100% of the total cost of securing, protecting, stabilizing, relocating, monitoring for a period of three years and the total cost of restoration. Such cost estimates shall be in a form satisfactory to the Director of Planning and Chief Planner;
- (xiv) That any technical studies may be subject to Peer Review at the expense of the owner where deemed necessary.
- (xv) That if the building is to be relocated prior to site plan approval for the redevelopment of 392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue, then the owner shall apply for and receive approval of a Minor Site Plan Application (MDA), and any other relevant Planning Act applications for the proposed relocation.
- (xvi) That the owner submit an Official Plan Amendment and Zoning By-law Amendment for the redevelopment of 392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue or alternatively the owner provide written confirmation to the Director of Planning and Chief Planner that they will be proceeding in accordance with the existing zoning in effect for these lands.

- (b) That staff be directed to report back to the Planning Committee before July 2022 on how the above Conditions (a) (i) to (xvi) have been cleared.

6. Next Generation 9-1-1 Street Name Amendments (Bayview Avenue, Margaret Street, William Street, Union Street, and Portions of Woodworth Drive, and Sleepy Hollow Court – Flamborough, Ancaster, and Dundas) (Wards 12, 13 and 15) (PED20175(c)) (Item 9.2)

- (a) That Bayview Avenue, in the former Town of Flamborough, Greensville, Ward 13, be renamed “Bayview Court North” as identified on Appendix “A” to Report PED20175(c), and that the draft By-law, attached as Appendix “B” to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (b) That Margaret Street, in the former Town of Flamborough, Lynden, Ward 12, be renamed “Cheryl Lynn Lane” as identified on Appendix “C” to Report PED20175(c), and that the draft By-law, attached as Appendix “D”

to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

- (c) That William Street, in the former Town of Flamborough, Waterdown, Ward 15, be renamed “Vinegar Hill” as identified on Appendix “E” to Report PED20175(c), and that the draft By-law, attached as Appendix “F” to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (d) That William Street, in the former Town of Flamborough, Freelon, Ward 13, be renamed “William Terrace North” as identified on Appendix “G” to Report PED20175(c), and that the draft By-law, attached as Appendix “H” to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (e) That Union Street, in the former Town of Flamborough, Lynden, Ward 12, be renamed “Pine Terrace Lane” as identified on Appendix “I” to Report PED20175(c), and that the draft By-law, attached as Appendix “J” to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (f) That a portion of Woodworth Drive, in the former Town of Ancaster, Ward 12, east of Elgin Place, be renamed “Woodworth Drive East” as identified on Appendix “K”, as amended, to Report PED20175(c), to remove the portion of Woodworth Drive that is south of Calvin Street, and that the draft By-laws, attached as Appendix “L” and a new Appendix “R”, to rename the portion of Woodworth Drive that is south of Calvin Street, to be Woodworth Court, to Report PED20175(c), which have been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (g) That a portion of Woodworth Drive, in the former Town of Ancaster, Ward 12, west of Elgin Place, be renamed “Woodworth Drive West” as identified on Appendix “M” to Report PED20175(c), and that the draft By-law, attached as Appendix “N” to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (h) That a portion of Sleepy Hollow Court, in the former Town of Dundas, Ward 13, be renamed “Sleepy Hollow Court North” as identified on Appendix “O” to Report PED20175(c), and that the draft By-law, attached as Appendix “P” to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.
- (i) That the public submissions regarding this matter were received and considered by the Committee in approving the Report recommendations, as amended.

7. Application to Amend the Hamilton Zoning By-law No. 05-200 for Lands Located at 1411 and 1415 Upper Wellington Street, Hamilton (PED21187) (Ward 7) (Item 9.3)

- (a) That amended Zoning By-law Amendment Application ZAC-20-033, by T. Johns Consulting Group Inc. (c/o Diana Morris) on behalf of Shalom Manor and Gardens (Owner) for a change in zoning from the Neighbourhood Institutional (I1) Zone to the Major Institutional (I3, 745, H39) Zone and from the “DE-3/1471” (Multiple Dwellings) District, Modified to the Major Institutional (I3, 745, H39) Zone to permit the development of a seven-storey long term care facility containing 128 beds and 132 retirement suites, for the lands located at 1411 and 1415 Upper Wellington Street, as shown on Appendix “A” to Report PED21187, be APPROVED on the following basis:
- (i) That the draft By-law, attached as Appendix “B” to Report PED21187, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That Schedule “D” – Holding Provisions of Zoning By-law No. 05-200 be amended by adding an additional Holding Provision as follows:
- “39. For the lands zoned Major Institutional (I3, 745, H39) Zone on Maps 1375 and 1376 of Schedule “A” – Zoning Maps and described as 1411 and 1415 Upper Wellington Street, the development shall not proceed until:
- (1) The Owner provides a signed agreement with the property owner to the north and east to allow for drainage to outlet to private lands, to the satisfaction of the Manager of Engineering Approvals.
- (2) The Owner provides a signed agreement with the property owner to the south allowing for reception of stormwater flows through their site via connection to a private storm sewer system and outlet of emergency overland flow route, to the satisfaction of the Manager of Engineering Approvals.”
- (iii) That the proposed changes in zoning are consistent with the Provincial Policy Statement (2020), conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and comply with the Urban Hamilton Official Plan.
- (b) That the public submissions were received and considered in approving the application.

8. Demolition Permit for 1347 Upper Wellington Street (Item 11.1)

WHEREAS, the owner has boarded up the vacant property but continues to have untoward activity at the property that is uninhabitable; and,

WHEREAS, it is not appropriate to pursue repair or restoration of this building as prescribed by the Property Standards By-law or maintain the property on the Vacant Building Registry and demolition is appropriate;

THEREFORE, BE IT RESOLVED:

That the Chief Building Official be authorized to issue a demolition permit for 1347 Upper Wellington St., Hamilton, in accordance with By-law 09-208, as amended by By-law 13-185, pursuant to Section 33 of The Planning Act as amended, without having to comply with conditions 6(a), (b), and (c) of the Demolition Control By-law 09-208.

9. Carluke Cemetery Parking Lot and Carluke Playground Equipment (PED21171) (Ward 12) (Outstanding Business List Item) (Item 14.2)

- (a) That Report PED21171 respecting Carluke Cemetery Parking Lot and Carluke Playground Equipment, be received; and,
- (b) That Report PED21171 respecting Carluke Cemetery Parking Lot and Carluke Playground Equipment, and its Appendix “A”, remain private and confidential.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

The Committee Clerk advised of the following changes to the agenda:

1. DELEGATION REQUESTS (Item 6)

- 6.3 Patrick Harrington respecting 398 Wilson St. E. (Item 7.5) (For today's meeting)
- 6.4 John Allan respecting 398 Wilson St. E. (Item 7.5) (For today's meeting)
- 6.5 James MacLeod respecting 398 Wilson St. E. (Item 7.5) (For today's meeting)
- 6.6 Adrian Hornich respecting 398 Wilson St. E. (Item 7.5) (For today's meeting)

2. CONSENT ITEMS (Item 7)

7.5 Hamilton Municipal Heritage Committee Report 21-007

(a) Written Submissions for Item 2 – 398 Wilson St E:

- (i) David and Donna Molnar
- (ii) Alexandra Bojcevski
- (iii) Barb Russell-Morse
- (iv) Sandra Starr
- (v) Katie Deverson
- (vi) Rowen Baker
- (vii) Sandy Price
- (viii) Mary Vrabel
- (ix) Gail Moffatt
- (x) John Olmsted
- (xi) Graham and Linda Clements
- (xii) Jan King
- (xiii) Don Currie
- (xiv) Patricia Cole-Stever
- (xv) David Starr
- (xvi) Paul White
- (xvii) Simon Hardcastle
- (xviii) Caroline Reid
- (xix) Maxine Morris
- (xx) Andrea MacArthur
- (xxi) Wendi Van Exan

3. PUBLIC HEARINGS / DELEGATIONS (Item 9)

9.3 Application to Amend the Hamilton Zoning By-law No. 05-200 for Lands Located at 1411 and 1415 Upper Wellington Street, Hamilton (PED21187) (Ward 7)

(a) Registered Delegation:

- (i) Carlo Silvestri

3. NOTICES OF MOTION (Item 12)

12.1 Municipal Law Enforcement Weekly Updates to Council

The agenda for the October 5, 2021 meeting was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

None declared.

(c) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 4)

(i) September 21, 2021 (Item 4.1)

The Minutes of the September 21, 2021 meeting were approved, as presented.

(d) DELEGATION REQUESTS (Item 6)

(i) Various Delegation Requests (Item 6.1 – 6.6)

(a) The following Delegation Requests were approved for today's meeting, and

(b) To be heard prior to the respective item:

6.1 Andriy Dusanowsky respecting 52 Albany Avenue (Item 7.3)

6.2 Robert Maton, Ancaster Village Heritage Community, respecting 398 Wilson St. E. (Item 7.5)

6.3 Patrick Harrington respecting 398 Wilson St. E. (Item 7.5)

6.4 John Allan respecting 398 Wilson St. E. (Item 7.5)

6.5 James MacLeod respecting 398 Wilson St. E. (Item 7.5)

6.6 Adrian Hornich respecting 398 Wilson St. E. (Item 7.5)

(e) PUBLIC HEARINGS / DELEGATIONS (Item 9)

(i) Andriy Dusanowsky respecting 52 Albany Avenue (Item 7.3) (For today's meeting) (Item 9.4)

Andriy Dusanowsky addressed the Committee respecting 52 Albany Avenue (Item 7.3).

The Delegation from Andriy Dusanowsky respecting 52 Albany Avenue (Item 7.3), was received.

For disposition of this matter, refer to Item 3 and (f)(i).

(f) CONSENT ITEMS (Item 7)

(i) Demolition Permit – 52 Albany Avenue, Hamilton (PED21172) (Ward 4) (Item 7.3)

The Chief Building Official was authorized to issue a demolition permit for 52 Albany Avenue, Hamilton, in accordance with By-law 09-208, as amended by By-law 13-185, pursuant to Section 33 of *The Planning Act* as amended, without having to comply with conditions 6(a), (b), and (c) of the Demolition Control By-law 09-208.

For disposition of this matter, refer to Item 3.

(g) PUBLIC HEARINGS / DELEGATIONS (Item 9) - Continued

(i) Delegation Requests respecting 398 Wilson St. E. (Item 7.5) (Items 9.5 - 9.9)

The following delegations were not in attendance when called upon to speak:

- 9.7 John Allan
- 9.9 Adrian Hornich

The following delegations addressed the Committee respecting 398 Wilson St. E.:

- 9.5 Robert Maton, Ancaster Village Heritage Community
- 9.6 Patrick Harrington
- 9.8 James MacLeod

The above Delegations were received.

For disposition of this matter, refer to Item 5 and (h)(i).

(h) CONSENT ITEMS (Item 7) - Continued

(i) Hamilton Municipal Heritage Committee Report 21-007 (Item 7.5)

(b) Heritage Permit Application HP2021-033, under Part IV of the *Ontario Heritage Act* for the relocation of 398 Wilson Street East, Ancaster (PED21196) (Ward 12) (Added Item 8.2)

The following written submissions respecting Item 7.5(a), were received:

- (i) David and Donna Molnar
- (ii) Alexandra Bojcevski
- (iii) Barb Russell-Morse
- (iv) Sandra Starr
- (v) Katie Deverson
- (vi) Rowen Baker
- (vii) Sandy Price
- (viii) Mary Vrabel
- (ix) Gail Moffatt
- (x) John Olmsted
- (xi) Graham and Linda Clements
- (xii) Jan King
- (xiii) Don Currie
- (xiv) Patricia Cole-Stever
- (xv) David Starr
- (xvi) Paul White
- (xvii) Simon Hardcastle
- (xviii) Caroline Reid
- (xix) Maxine Morris
- (xx) Andrea MacArthur
- (xxi) Wendi Van Exan

The recommendations in Item #2 of Hamilton Municipal Heritage Committee Report 21-007, respecting Heritage Permit Application HP2021-033, under Part IV of the *Ontario Heritage Act* for the relocation of 398 Wilson Street East, Ancaster, were **amended** by deleting sub-sections (a) and (b) in their entirety and replacing them with the **amended** recommendations as follows:

- ~~(a) That Heritage Permit application HP2021-033, for the relocation of the Part IV designated heritage building at 398 Wilson Street East, Ancaster, attached hereto as Appendix “A” under section 34 of the Ontario Heritage Act, be deemed to be premature and therefore be denied;~~
- ~~(b) That appropriate notice of the Council decision be served on the owner of 398 Wilson Street East, Ancaster, and the Ontario Heritage Trust, as required under Section 34 of the Ontario Heritage Act.~~
- (a) ***That Council approve Heritage Permit HP2021-033 for 398 Wilson Street East, Ancaster, as submitted, with the following conditions:***
 - (i) ***That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;***

- (ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2023. If the alterations are not completed by July 31, 2023, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;**
- (iii) That an Archaeological Assessment for the entirety of the site be submitted to the satisfaction of the Director of Planning and Chief Planner;**
- (iv) That a full Building Condition Assessment by a qualified professional Structural Engineer with experience in heritage buildings be prepared to the satisfaction of the Director of Planning and Chief Planner;**
- (v) That a signed letter from a Professional Engineer with experience in historic stone structures confirming the feasibility of relocation on the site be submitted to the satisfaction of the Director of Planning and Chief Planner;**
- (vi) That a signed letter from an experienced building moving company with experience in relocating historic stone buildings be submitted to the satisfaction of the Director of Planning and Chief Planner;**
- (vii) That a full Phase II ESA for the entirety of the site be submitted to the satisfaction of the Director of Planning and Chief Planner;**
- (viii) That a revised Cultural Heritage Impact Assessment, assessing the proposal against required criteria and a new Statement of Cultural Heritage Value and Interest be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;**
- (ix) That the designating By-law No. 78-87 be repealed in accordance with the requirements of the Ontario Heritage Act at the expense of the owner;**
- (x) That a new designation By-law be prepared in accordance with the requirements of the Ontario Heritage Act for the building's new location at the expense of the owner;**

- (xi) That a new Survey be prepared to accompany a new designation By-law indicating the boundaries to which the designation applies;**
- (xii) That a Conservation Plan in accordance with the City's Guidelines for Conservation Plans be submitted to the satisfaction and approval of the Director of Planning and Chief Planner;**
- (xii) That the applicant enters into a Heritage Easement Agreement with the City to the satisfaction and approval of the Director of Planning and Chief Planner prior to the issuance of any Building Permit for demolition or new construction, and that this agreement is registered on title;**
- (xiii) That a Letter of Credit be provided to be held by the City based on the cost estimates for 100% of the total cost of securing, protecting, stabilizing, relocating, monitoring for a period of three years and the total cost of restoration. Such cost estimates shall be in a form satisfactory to the Director of Planning and Chief Planner;**
- (xiv) That any technical studies may be subject to Peer Review at the expense of the owner where deemed necessary.**
- (xv) That if the building is to be relocated prior to site plan approval for the redevelopment of 392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue, then the owner shall apply for and receive approval of a Minor Site Plan Application (MDA), and any other relevant Planning Act applications for the proposed relocation.**
- (xvi) That the owner submit an Official Plan Amendment and Zoning By-law Amendment for the redevelopment of 392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue or alternatively the owner provide written confirmation to the Director of Planning and Chief Planner that they will be proceeding in accordance with the existing zoning in effect for these lands.**
- (b) That staff be directed to report back to the Planning Committee before July 2022 on how the above Conditions (a) (i) to (xvi) have been cleared.**

For disposition of this matter, refer to Item 5.

(i) PUBLIC HEARINGS / DELEGATIONS (Item 9) - Continued

In accordance with the *Planning Act*, Chair Danko advised those viewing the virtual meeting that the public had been advised of how to pre-register to be a virtual delegate at the Public Meetings on today's agenda.

In accordance with the provisions of the *Planning Act*, Chair Danko advised that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the City of Hamilton before Council makes a decision regarding the Zoning By-law Amendments before the Committee today, the person or public body is not entitled to appeal the decision of the Council of the City of Hamilton to the Ontario Land Tribunal, and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

(i) Eileen Quinn respecting the Renaming of Woodworth Drive East (Approved at the September 21, 2021 meeting) (Item 9.1)

Eileen Quinn addressed the Committee respecting Item 9.2, Renaming of Woodworth Drive East.

The Delegation from Eileen Quinn respecting Item 9.2, Renaming of Woodworth Drive East, was received.

For disposition of this matter, refer to Item 6 and (i)(ii).

(ii) Next Generation 9-1-1 Street Name Amendments (Bayview Avenue, Margaret Street, William Street, Union Street, and Portions of Woodworth Drive, and Sleepy Hollow Court – Flamborough, Ancaster, and Dundas) (Wards 12, 13 and 15) (PED20175(c)) (Item 9.2)

The public meeting was closed.

- (a) That Bayview Avenue, in the former Town of Flamborough, Greensville, Ward 13, be renamed "Bayview Court North" as identified on Appendix "A" to Report PED20175(c), and that the draft By-law, attached as Appendix "B" to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (b) That Margaret Street, in the former Town of Flamborough, Lynden, Ward 12, be renamed "Cheryl Lynn Lane" as identified on Appendix "C" to Report PED20175(c), and that the draft By-law, attached as

Appendix “D” to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

- (c) That William Street, in the former Town of Flamborough, Waterdown, Ward 15, be renamed “Vinegar Hill” as identified on Appendix “E” to Report PED20175(c), and that the draft By-law, attached as Appendix “F” to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (d) That William Street, in the former Town of Flamborough, Freelon, Ward 13, be renamed “William Terrace North” as identified on Appendix “G” to Report PED20175(c), and that the draft By-law, attached as Appendix “H” to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (e) That Union Street, in the former Town of Flamborough, Lynden, Ward 12, be renamed “Pine Terrace Lane” as identified on Appendix “I” to Report PED20175(c), and that the draft By-law, attached as Appendix “J” to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (f) That a portion of Woodworth Drive, in the former Town of Ancaster, Ward 12, east of Elgin Place, be renamed “Woodworth Drive East” as identified on Appendix “K” to Report PED20175(c), and that the draft By-law, attached as Appendix “L” to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (g) That a portion of Woodworth Drive, in the former Town of Ancaster, Ward 12, west of Elgin Place, be renamed “Woodworth Drive West” as identified on Appendix “M” to Report PED20175(c), and that the draft By-law, attached as Appendix “N” to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (h) That a portion of Sleepy Hollow Court, in the former Town of Dundas, Ward 13, be renamed “Sleepy Hollow Court North” as identified on Appendix “O” to Report PED20175(c), and that the draft By-law, attached as Appendix “P” to Report PED20175(c), which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council.

Sub-section (f) of Report PED20175(c) was *amended* to *remove the portion of Woodworth Drive that is south of Calvin Street, in Appendix “K” and “L”, and that a new Appendix “R”, a by-law to rename the portion of Woodworth Drive that is south of Calvin Street, to be Woodworth Court*, be prepared in a form satisfactory to the City Solicitor, and enacted by City Council.

The recommendations in Report PED21075(c) were *amended* by adding the following sub-section (i):

- (i) *That the public submissions regarding this matter were received and considered by the Committee in approving the Report recommendations, as amended.*

For disposition of this matter, refer to Item 6.

- (iii) **Application to Amend the Hamilton Zoning By-law No. 05-200 for Lands Located at 1411 and 1415 Upper Wellington Street, Hamilton (PED21187) (Ward 7) (Item 9.3)**

The staff presentation was waived.

Diana Morris with T. Johns Consulting, was in attendance and indicated support for the staff report.

The delegation from Diana Morris with T. Johns Consulting, was received.

Registered Delegations (Item 9.2(b)):

- (i) Carlo Silvestri, addressed the Committee in Opposition to the proposal.

The delegation was received.

The public meeting was closed.

- (a) That amended Zoning By-law Amendment Application ZAC-20-033, by T. Johns Consulting Group Inc. (c/o Diana Morris) on behalf of Shalom Manor and Gardens (Owner) for a change in zoning from the Neighbourhood Institutional (I1) Zone to the Major Institutional (I3, 745, H39) Zone and from the “DE-3/1471” (Multiple Dwellings) District, Modified to the Major Institutional (I3, 745, H39) Zone to permit the development of a seven-storey long term care facility containing 128 beds and 132 retirement suites, for the lands located at 1411 and 1415 Upper Wellington Street, as shown on

Appendix “A” to Report PED21187, be APPROVED on the following basis:

- (i) That the draft By-law, attached as Appendix “B” to Report PED21187, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (ii) That Schedule “D” – Holding Provisions of Zoning By-law No. 05-200 be amended by adding an additional Holding Provision as follows:
 - “39. For the lands zoned Major Institutional (I3, 745, H39) Zone on Maps 1375 and 1376 of Schedule “A” – Zoning Maps and described as 1411 and 1415 Upper Wellington Street, the development shall not proceed until:
 - (1) The Owner provides a signed agreement with the property owner to the north and east to allow for drainage to outlet to private lands, to the satisfaction of the Manager of Engineering Approvals.
 - (2) The Owner provides a signed agreement with the property owner to the south allowing for reception of stormwater flows through their site via connection to a private storm sewer system and outlet of emergency overland flow route, to the satisfaction of the Manager of Engineering Approvals.”
- (iii) That the proposed changes in zoning are consistent with the Provincial Policy Statement (2020), conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended), and comply with the Urban Hamilton Official Plan.

The recommendations in Report PED21187 were **amended** by adding the following sub-section (b):

- (b) ***That the public submissions regarding this matter were received and considered by the Committee in approving the application.***

For disposition of this matter, refer to Item 7.

(j) NOTICES OF MOTION (Item 12)

(i) Municipal Law Enforcement Weekly Updates to Council (Added Item 12.1)

Councillor Farr presented the following Notice of Motion:

WHEREAS, Municipal Law Enforcement provides weekly updates to Council respecting enforcement activities;

WHEREAS, these updates include weekly COVID - 19 enforcement, CCMLE Concerns Received for 19 different Bylaws to date, Current LBS Enforcement Priorities and Hotspots and Parks Penalties list.

THEREFORE BE IT RESOLVED:

That Municipal Law Enforcement staff be requested to include Encampment Enforcement in these weekly updates, to include: tickets issued, calls for enforcement/complaints, and the number of encampment sites (including the number of tents at each site) in each of the six step process and the expedited process that follows the six step process.

(k) PRIVATE AND CONFIDENTIAL (Item 14)

(i) Closed Session Minutes – September 21, 2021 (Item 14.1)

- (a) The Closed Session Minutes dated September 21, 2021, were approved, as presented; and,
- (b) The Closed Session Minutes dated September 21, 2021, are to remain private and confidential.

Committee moved into Closed Session to discuss Item 14.2 pursuant to Section 9.1, Sub-section (k) of the City's Procedural By-law 21-021; and, Section 239(2), Sub-section (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

(ii) Carluke Cemetery Parking Lot and Carluke Playground Equipment (PED21171) (Ward 12) (Outstanding Business List Item) (Item 14.2)

For disposition of this matter, refer to Item 9.

(I) ADJOURNMENT (Item 15)

There being no further business, the Planning Committee adjourned at 12:39 p.m.

Councillor J.P. Danko
Chair, Planning Committee

Lisa Kelsey
Legislative Coordinator



LANDTEK LIMITED

Consulting Engineers

205 Nebo Road, Unit 3
Hamilton, Ontario
Canada
L8W 2E1

Phone: 905-383-3733
Fax: 905-383-8433
engineering@landteklimited.com
www.landteklimited.com

Phase One Environmental Site Assessment

392, 398, 400, 402, 406 and 412 Wilson Street East
Hamilton (Ancaster), Ontario
L9G 2C3

Prepared for:

Mr. Giovanni Fiscaletti
Wilson St. Ancaster Inc.
1 James Street South, 8th Floor
Hamilton, Ontario
L8P 4R5

File: 17476

July 16, 2018

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FIGURES

Figure 1: Site Location and Study Area

Figure 2: Site Plan

Figure 3: Phase One Conceptual Site Model – PCAs

Figure 4: Phase One Conceptual Site Model – APECs

APPENDICES

Appendix A – Chain of Title and Occupancy Search

Appendix B – City Directory

Appendix C – EcoLog ERIS Report

Appendix D – Mapping and Aerial Photographs

Appendix E – Government Agency Requests

Appendix F – General Environmental Information

Appendix G – Photographs of Typical Site Conditions

Appendix H – Table of Current and Past Uses

Appendix I – Conceptual Site Model

Appendix J – Areas of Natural Significance Map

Appendix K – Legal Survey



1 EXECUTIVE SUMMARY

Landtek Limited (Landtek) is pleased to submit this Phase One Environmental Site Assessment (ESA) report for the property located at 392, 398, 400, 402, 406 and 412 Wilson Street East, Hamilton (Ancaster), Ontario (“the Phase One Property” or “the Site”). The work was initiated following authorization to proceed from Mr. Giovanni Fiscaletti of Wilson St. Ancaster Inc. (the Client) in December of 2017.

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

The Phase One ESA was completed in general accordance with the requirements of Ontario Regulation 153/04 (O. Reg. 153/04) (as amended), the requirements described in CSA Standard Z768-01, as well as the document “Guideline: Professional Engineers Providing Services in Environmental Site Assessment, Remediation, and Management (Association of Professional Engineers of Ontario, 1996).

Sampling and chemical analysis of soil, groundwater, and/or other materials was not carried out as part of this Phase One ESA. This assessment was completed with the understanding that a Record of Site Condition (RSC) may be required and therefore the requirements of O. Reg. 153/04 (as amended) were performed.

The current land-use for the Site is commercial which is consistent with the zoning of the area. The Site is to be redeveloped into commercial and residential dwellings, therefore for the purpose of this Phase One ESA the more stringent “residential land-use” is considered as the intended land-use.

Information sources for the development of a Conceptual Site Model was gathered from numerous sources (i.e., aerial photographs, environmental database searches, physical setting sources, interviews, and a Site reconnaissance), which reduces the risk of not identifying either a current or former property use for a potential contaminating activity (PCA).

SITE DESCRIPTION

The municipal addresses of the Site are 392, 398, 400, 402, 406, and 412 Wilson Street East, Hamilton (Ancaster), Ontario. The legal description of the Site is reported as Part Lot 45, Concession 2, Ancaster; City of Hamilton and the Property Identification Numbers (PIN) are reported as 17443-0010 (LT), 17443-0106 (LT), 17443-0106 (LT), and 46105-0013 (LT).

The Phase One Property is irregular in shape and comprises an area of approximately 1.51 acres (0.61 hectares) and is situated on the north-eastern corner of the intersection of Wilson Street East and Academy Street in Ancaster a suburb of Hamilton, Ontario. The Phase One Property is bounded by residential and commercial properties to the north, residential properties to the east, Academy Street to the south (followed by residential and commercial properties), and Wilson Street East to the west (followed by mixed commercial and residential properties).



The Phase One Property is currently utilized as follows:

- 392 Wilson Street East: Vacant undeveloped lot;
- 398 - 402 Wilson Street East: Two commercial (2) buildings present, occupied by an optician (398) and a Bar and Grill (402);
- 406 Wilson Street East: A unused lot, with one (1) vacant residential building present, and
- 412 Wilson Street East: One commercial building, occupied by a Big Bee Convenience Store.

The topography of the land in the vicinity of the Site slopes towards the northeast, towards Hamilton Harbour, located approximately 6.2 km northeast of the Site. Based on the local topography, the direction of groundwater flow is inferred to be northeasterly.

The Site is predominantly surrounded by commercial and residential properties.

The Site is currently zoned commercial. Based on information sources reviewed, the Site land-use was historically (circa 1840s) residential. Based on a Fire Insurance Plan (FIP) reviewed dated 1897 and 1909 the Site was utilized as residential. Based on FIPs dated 1927 and 1960 and Insurance Underwriters Report dated 1986, the southern portion of the Site (392 Wilson Street East) was utilized as a retail gasoline service station (circa 1920s to late 1980s). Based on FIPs dated 1927 and 1960 the central and northern portion (395, 400 and 402, 406, and 412 Wilson Street East) of the Site was utilized as residential lots. The area appeared to become commercial use in the early to mid-1980s. Consequently, pursuant to Section 32 (b) (11) of O. Reg. 153/04, the Site is considered an 'enhanced investigation property' as the Site was historically utilized as a commercial bulk liquid dispensing facility (a gasoline outlet).

SUMMARY OF FINDINGS

The current land-use for the Phase One Property is commercial, while the Phase One Study Area (i.e., properties within 250 m of the Site) is predominantly residential and commercial. Historically the Phase One Property was vacant undeveloped land. By the 1840s a portion of the Phase One Property was developed with one (1) building on-site (398 Wilson Street East). By 1897 the Site was depicted as residential, with the exception of 398 Wilson Street East which was identified as a Cabinet Maker. By 1909 the Phase One Property was developed with four (4) residential buildings, one (1) on each lot. By 1927 the southern portion of the Phase One Property (392 Wilson Street East) was developed into a commercial bulk liquid dispensing facility (a gasoline outlet), while the remainder of the Site (395, 400 and 402, 406, and 412 Wilson Street East) appeared to be residential. The gasoline service station and associated underground infrastructure was removed from the Site in the late 1980s. The area appeared to become commercial use in the early to mid-1980s.

At the time of the Landtek's Site visit, the Site was developed with two (2) retail commercial buildings or structures present (398, 400 and 402 Wilson Street East), while 392 Wilson Street East was vacant, 412 Wilson Street East was developed with an asphalt parking lot and 406 was developed with a vacant residential building. As such, there was no evidence of chemical manufacturing/storage, above ground storage tanks (ASTs), and/or underground storage tanks (USTs) on the Site. There was no observed evidence of fill pipes, breather pipes or ground depressions that may indicate the presence of any UST's. Additionally, no activates were

observed on the Site suggesting the existence of PCAs that may have led to Areas of Potential Environmental Concern (APECs) for the Site.

Based on the review of an Ecolog ERIS report for the Site the following listings are anticipated to represent potential environmental concerns to the Site:

- 25 Academy Street: Located adjacent to the east of the Site. A release of heating oil was reported on this property on an unspecified date; and,
- 407 Wilson Street East: Located approximately 20 m west of the Site. This property was listed as a historical gasoline service station, various spills were also reported.

Based on the review of a FIP dated 1897 two (2) buildings are depicted on 398 Wilson Street East, one (1) adjacent to Wilson Street East which appears to be residential in nature and one (1) on the eastern portion of the property identified as a Cabinet Maker. A tank (labelled A.G. inferred to indicate an above ground tank) was depicted in the eastern portion of the Cabinet Makers building.

Based on the review of a FIP dated 1947 a gasoline service station is depicted on 392 Wilson Street East with three (3) buildings present. Two (2) underground storage tanks (USTs) are illustrated on the western portion of the property, adjacent to Wilson Street East.

Based on the review of a FIP dated 1947 a gasoline service station with two (2) USTs is depicted approximately 20 m south of the Site (386 Wilson Street East) and an auto garage with two (2) USTs is depicted approximately 20 m west of the Site (407 Wilson Street East).

The presence of a historical gasoline service station and associated two (2) USTs on the southern portion of the Site (392 Wilson Street East) is anticipated to represent a potential environmental concern to the Site. The potential for fill of unknown quality to have been used on the Site during development and/or redevelopment is anticipated to represent a potential environmental concern to the Site. The presence of an above ground tank on the Site is anticipated to represent a potential environmental concern to the Site.

Based on a review of FIPs for the Site and Phase One Study Area the following adjacent / neighbouring properties are anticipated to represent a potential environmental concern to the Site:

- 386 Wilson Street East: The gasoline service station and associated two (2) USTs located approximately 20 m south of the Site are anticipated to represent a potential environmental concern to the Site; and,
- 407 Wilson Street East: The gasoline service station and associated two (2) USTs located approximately 20 m west of the Site are anticipated to represent a potential environmental concern to the Site.

CONCLUSIONS

Based on the findings of the records review, interviews and the Site reconnaissance completed, PCAs were identified that may have led to APECs at the Site. The PCAs are related to:

- Historical storage and handling of gasoline and associated products in underground storage tanks on the Site (APEC A);
- Historical storage and handling of gasoline and associated products in underground storage tanks on the neighbouring southern property (APEC B);
- Former use of the Site for automotive repairs (APEC C);
- Historical storage and handling of gasoline and associated products in underground storage tanks on the neighbouring northwestern property (APEC D);
- Historical storage and handling of gasoline and associated products in above storage tank on the Site (APEC E);
- The potential for fill of unknown quality to have been used during development and/or redevelopment and the presence of dumped fill piles on the Site (APEC F); and,
- A release of furnace oil on an adjacent eastern property (APEC G).

Based on the above, the following is a summary of the PCAs, PCA locations, and associated APECS identified:

APEC	Location of APEC on the Phase One Property	PCA	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (groundwater, soil, and/or sediment)
A	Southern area of the Site	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil and/or groundwater
B	Southern area of the Site	28. Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil and/or groundwater
C	Southern area of the Site	10. Commercial Autobody Shops	On-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil and/or groundwater
D	Northwestern are of the Site	28. Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil and/or groundwater
E	Central portion of the Site	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil and/or groundwater
F	The Site	30. Importation of Fill of Unknown Quality	On-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil
G	Northeastern portion of the Site	Other: Spill	Off-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil and/or groundwater

Notes:

1 - Area of Potential Environmental Concern (APEC) means the area on, in or under the Phase One Property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,

- (a) Identification of past or present uses on, in or under the phase one property, and
- (b) Identification of potentially contaminating activity.

2 - Potentially contaminating activity (PCA) means a use or activity set out in Column A of Table 2 of Schedule D that is occurring in a Phase One Study Area.

3 - Identify all contaminants of potential concern using the Method Groups as identified in the "Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011.

4 - Media Potentially Impacted refers to soil, groundwater, surface water or sediment.

Metals - metals including hydrides (As, Sb, Se, Hg)

PHCs – petroleum hydrocarbons fractions F1-F4

VOCs – volatile organic compounds

BTEX – benzene, toluene, ethylbenzene and xylenes

RECOMMENDATIONS

Based on the results of the Phase One ESA, a Phase Two ESA is recommended to be completed for this Site to investigate the APECs identified prior to the submission of a Record of Site Condition.

A Record of Site Condition cannot be filed based on the Phase One ESA alone.

2 INTRODUCTION

Landtek Limited (Landtek) is pleased to submit a Phase One Environmental Site Assessment (ESA) report for the property located at 392, 398, 400, 402, 406 and 412 Wilson Street East, Hamilton (Ancaster), Ontario (“the Phase One Property” or “the Site” or “Subject Site”). The Site is shown on **Figure 1**. The work was initiated following authorization to proceed from Mr. Giovanni Fiscaletti of Wilson St. Ancaster Inc. in December of 2017.

The current land-use for the Site is commercial which is consistent with the zoning of the area. The Site is to be redeveloped into commercial and residential dwellings, therefore for the purpose of this Phase One ESA, the more stringent “residential land-use” is considered as the intended land-use.

It is understood that this work is required as part of the future redevelopment of the Site including the requirement for a Record of Site Condition submission. As such, this Phase One ESA has been completed in accordance with the principle requirement of Ontario Regulation 153/04 (2011) (“O. Reg. 153/04”). The purpose of the Phase One ESA was to assess if evidence of potential and/or actual environmental contamination exists at the Site as a result of current and/or past activities at the Site and/or neighbouring properties located within 250 m of the Site (Phase One Study Area).

On January 9th, 2018 and June 13, 2018 (for 412 Wilson Street East) Ms. Nicole Harper, H.B.Sc. of Landtek conducted a walkover of the Phase One Study Area in conjunction with a review of regulatory/historical information pursuant to O. Reg. 153/04. Landtek was accompanied by Mr. Giovanni Fiscaletti (Client) and Mr. Jay Broham (Site real estate agent) for the walkover of the Site which involved the assessment of visible, publically accessible portions of adjoining and neighbouring properties within the Phase One Study Area.

(a) Phase One Property Information

The Phase One Property is irregular in shape and comprises an area of approximately 1.9 acres (0.79 hectares) and is situated on the north-eastern corner of the intersection of Wilson Street East and Academy Street in Ancaster a suburb of Hamilton, Ontario, as shown on **Figure 2**.

The Site information is provided in **Table 1**, below.

Table 1: Site Information

Description	Details
Municipal Address: 412 and 406 Wilson Street East, Ancaster, Ontario	
Legal Description	Part Lot 45, Concession 2, Ancaster; City of Hamilton
PIN	17443-0010 (LT)
Zoning	Commercial
Property Owner	2425071 Ontario Inc.
Municipal Address: 400 - 402 Wilson Street East, Ancaster, Ontario	
Legal Description	Part Lot 45, Concession 2, Ancaster; City of Hamilton
PIN	17443-0106 (LT)
Zoning	Commercial
Property Owner	2425071 Ontario Inc.
Municipal Address: 396 - 398 Wilson Street East, Ancaster, Ontario	
Legal Description	Part Lot 45, Concession 2, Ancaster; City of Hamilton
PIN	17443-0106 (LT)
Zoning	Commercial
Property Owner	2425071 Ontario Inc.
Municipal Address: 392 Wilson Street East, Ancaster, Ontario	
Legal Description	Part Lot 45, Concession 2, Ancaster; City of Hamilton
PIN	46105-0013 (LT)
Zoning	Commercial
Property Owner	Wilson St. Ancaster Inc.

Property Owner Information	Giovanni Fiscaletti Wilson St. Ancaster Inc. 1 James Street South, 8th Floor Hamilton, ON L8P 4R5 Tel: (905) 389-6421 giovanni@SPALLACCIGROUP.COM
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The Phase One Property is bounded by residential and commercial properties to the north, residential properties to the east, Academy Street to the south (followed by residential and commercial properties), and Wilson Street East to the west (followed by mixed commercial and residential properties).

The Phase One Property is currently utilized as follows:

- 392 Wilson Street East: Vacant undeveloped lot;
- 398 - 402 Wilson Street East: Two commercial (2) buildings present, occupied by an optician (398) and a Bar and Grill (402);
- 406 Wilson Street East: A unused lot, with one (1) vacant residential building present, and
- 412 Wilson Street East: One (1) commercial building occupied by a Big Bee Convenience Store.

The current land-use for the Phase One Property is commercial, while the Phase One Study Area (i.e., properties within 250 m of the Site) is predominantly residential and commercial. Historically the Phase One Property was vacant undeveloped land and the Phase One Study Area was predominately residential in nature. By the 1840s a portion of the Phase One



Property was developed with one (1) building on-Site (398 Wilson Street East). By 1897 the Site was depicted as residential, with the exception of 398 Wilson Street East which was identified as a Cabinet Maker. By 1909 the Phase One Property was developed with four (4) residential buildings, one (1) on each lot. By 1927 the southern portion of the Phase One Property (392 Wilson Street East) was developed into a commercial bulk liquid dispensing facility (a gasoline outlet), while the remainder of the Site (395, 400 and 402, 406, and 412 Wilson Street East) appeared to be residential. The gasoline service station and associated underground infrastructure was removed from the Site in the late 1980s. The area appeared to become commercial use in the early to mid-1980s.

3 SCOPE OF INVESTIGATION

The Phase One ESA was completed in accordance with Ontario Regulation 153/04 as amended under the Environmental Protection Act and in general accordance with the Phase One requirements described in CSA Standard Z768-01 dated November 2001, as amended in April 2003. In addition, the document "Guideline: Professional Engineers Providing Services in Environmental Site Assessment, Remediation, and Management (Association of Professional Engineers of Ontario, 1996)" was also referenced. The Phase One ESA is intended to reduce, but not necessarily eliminate, uncertainty regarding the potential for contamination at a property. The Phase One ESA satisfies the requirements of O. Reg. 153/04 and as such can be used to support the preparation of a Record of Site Condition (RSC).

The Phase One ESA does not include sampling or testing of air, soil, groundwater, or building materials. These analyses would be conducted in a Phase Two ESA or designated hazardous substance survey, if warranted.

The Site is currently zoned for commercial use. Based on information sources reviewed, the Site land-use was historically (circa 1920s to late 1980s) a retail gasoline service station. Consequently, pursuant to Section 32 (b) (11) of O. Reg. 153/04, the Site is considered an 'enhanced investigation property' as the Site was historically utilized as for *Gasoline and Associated Products Storage in Fixed Tanks* (a gasoline outlet), as discussed in **Section 6 (c)**.

The Phase One Study Area includes the Site and all other properties located wholly or in part within 250 m of the boundaries of the Site. The qualified person for this ESA determined that no properties more than 250 m away from the Site boundaries needed to be included in the Phase One Study Area.

The general objectives of the Phase One ESA included the following:

- To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One Property;
- To determine the need for a Phase Two ESA; and,
- To aid in the development of a Phase Two ESA scope of work, if required.

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

- A records review which included the following (where available), but not limited to:
 - Publicly available city directories, aerial photographs, fire insurance plans, geological and topographical maps;
 - Fire insurance plans (FIPs), property underwriter's reports from Opta Information Intelligence Inc., if available;
 - A land title search to determine the ownership history of the Site;
 - Verifying aspects of historical regulatory compliance with the Ontario Ministry of the Environment and Climate Change (MOECC);
 - MOECC documents regarding the potential historical use of the Site for waste disposal sites, coal gasification plant waste sites, industrial sites which produced or used coal tar and related tars and PCB storage sites;
 - Ecolog Environmental Risk Information Service (Ecolog) environmental database search for agency records, applicable to the Site and Phase One Study Area;
- Interviews with persons knowledgeable of the Site and Study Area, including representatives of the present owner;

- A Site reconnaissance of the Site with the Site Representative, considered to be the person who has most knowledge of the Site and a reconnaissance of the Phase One Study Area to identify potentially contaminating activities associated with the following:
 - Current on-site operations;
 - Waste generation;
 - Fuel, chemical, and waste storage;
 - Exterior and building interior Site conditions including surface features, fill material, and wells; and,
 - Potential off-site sources and operations in the Study Area;
- Evaluation of the information gathered from the records review, interviews, and Site reconnaissance; and,
- Preparation and submission of this Phase One ESA report to the Client.

On January 9th, 2018 and June 13, 2018 (for 412 Wilson Street East) Ms. Nicole Harper, H.B.Sc. of Landtek conducted a walkover of the Phase One Study Area in conjunction with a review of regulatory/historical information pursuant to O. Reg. 153/04. Landtek was accompanied by Mr. Giovanni Fiscaletti and Mr. Jay Broham for the walkover of the Site which involved the assessment of visible, publically accessible portions of adjoining and neighbouring properties within the Phase One Study Area.

4 RECORDS REVIEW

The review and evaluation of available records for the Phase One Property and Phase One Study Area are presented in the sections below.

(a) General

(i) Phase One Study Area Determination

Based on historical information and the Town of Hamilton zoning and land use data, the Phase One Property and Phase One Study Area have historically been developed for a mixture of residential and commercial land-uses located approximately 250 m from the Site. The Phase One Study Area within a distance of 250 m radius from the Phase One Property is considered applicable for this Phase One ESA.

The Phase One Property and Phase One Study Area are shown in **Figure 1**.

(ii) First Developed Use Determination

Based on historical records including a Chain of Title search, municipal directories, fire insurance plans (FIPs) and aerial photograph review, the first developed use of the Site was circa 1790. Since that time it has been residential and/or commercial land-uses.

(iii) Fire Insurance Plans and Underwriters' Reports

FIPs and Underwriters Reports for the Site and the Phase One Study Area were requested from Ecolog ERIS. A response indicating that one (1) Underwriters Report dated 1986 was found for a portion of the Phase One Property (392 Wilson Street East) and four (4) FIPs dated 1897, 1909, 1947, and 1960 were found for the Phase One Property and the Study Area.

The following is a summary of the potential environmental concerns associated with the FIP dated 1897:

- The southern portion of the Site (392 and 398 Wilson Street East) and the southern portion of the Study Area are depicted;
- Two (2) buildings are depicted on 392 Wilson Street East, adjacent to Academy Street. The buildings appears to be residential in nature;
- Two (2) buildings are depicted on 398 Wilson Street East, one (1) adjacent to Wilson Street East which appears to be residential in nature and one (1) on the eastern portion of the property identified as a Cabinet Maker. A tank (labelled A.G. inferred to indicate an above ground tank) was depicted in the eastern portion of the Cabinet Makers building; and,
- The southern portion of the Study Area is depicted as commercial and residential lots.

The following is a summary of the potential environmental concerns associated with the FIP dated 1909:

- The southern portion of the Site (392 Wilson Street East) and the southern portion of the Study Area are depicted;
- No changes from the 1897 FIP for the southern portion of the Site or the Study Area.

No additional concerns were identified from a review of the 1909 FIP.

The following is a summary of the potential environmental concerns associated with the FIP dated 1947:

- The FIP depicts the Site and the Study Area;
- A gasoline service station is depicted on 392 Wilson Street East with three (3) buildings present. Two (2) underground storage tanks (USTs) are illustrated on the western portion of the property, adjacent to Wilson Street East. The remainder of the Site appears to be occupied with residential dwellings;
- A gasoline service station with two (2) USTs is depicted approximately 20 m south of the Site. This property is situated in the inferred up gradient groundwater flow direction, as such, this gasoline service station and associated USTs are anticipated to represent a potential environmental concern to the Site; and,
- An auto garage with two (2) USTs is depicted approximately 20 m west of the Site. Based on the close proximity to the Site, this garage and associated USTs are anticipated to represent a potential environmental concern to the Site.

The following is a summary of the potential environmental concerns associated with the FIP dated 1960:

- The FIP depicts the Site and the Study Area;
- No changes from the 1947 FIP for the Site;
- The gasoline service station with two (2) USTs is no longer depicted approximately 20 m south of the Site;
- The gasoline service station with two (2) USTs is still depicted approximately 20 m west of the Site;
- A Garage and Repair Center with two (2) USTs is depicted approximately 50 m northwest of the Site. This property is situated in the inferred downgradient groundwater flow direction, based on the distance to the Site and the inferred groundwater flow direction to the north this Garage and Repair Center and associated USTs are not anticipated to represent a potential environmental concern to the Site.

The following is a summary of Underwriters Report dated 1986:

- The report is for Pete's Texaco Station located at 392 Wilson Street East, the southern portion of the Site;
- Gas fired heating is reported;
- The property was registered as a Gasoline Service Station and an Auto Garage; and,
- No further details are reported.

The following concerns in relation to the activities on the Site were identified based on the FIPs reviewed:

- The presence of a historical gasoline service station and Auto Garage on the southern portion of the Site (392 Wilson Street East) is anticipated to represent a potential environmental concern to the Site; and,
- The potential for fill of unknown quality to have been used on the Site during development and/or redevelopment is anticipated to represent a potential environmental concern to the Site.

The following adjacent / neighbouring properties are anticipated to represent a potential

environmental concern to the Site:

- 386 Wilson Street East: The gasoline service station and associated two (2) USTs located approximately 20 m south of the Site are anticipated to represent a potential environmental concern to the Site;
- 407 Wilson Street East: The gasoline service station and associated two (2) USTs located approximately 20 m west of the Site are anticipated to represent a potential environmental concern to the Site.

(iv) Chain of Title

A Chain of Title was compiled for the Site by Ecolog ERIS and is presented in **Appendix A**. A summary of the Site ownership is provided in **Table 2** below.

Table 2: Summary of the Chain of Title Information from 1798 to Present.

Registered Date	Parties To	Parties From
406 and 412 Wilson Street East, Ancaster, Ontario		
12/10/1798	Crown	James Wilson
14/09/1805	James Clark Sheriff – Township of Ancaster	Andrew Heron
05/07/1817	Andrew Heron	John Wilson
22/05/1832	John Wilson	James Newton
15/01/1833	James Newton	William C. Ross
08/05/1834	William C. Ross	Margaret Crooks & Matthew Crooks
09/10/1839	Margaret Crooks & Matthew Crooks	Colin Campbell Peirce
08/10/1853	Colin Campbell Peirce	John Martin
28/03/1862	John Martin	George Brock Rousseau
16/03/1869	George Brock Rousseau	Henry Richardson
19/01/1899	Henry Richardson	Henry E. Richardson
22/08/1927	Henry E. Richardson	Edward R. Almas
06/05/1958	Edward R. Almas – Estate	John B. Clark & Joan Clark
18/10/1973	John B. Clark & Joan Clark	Bruce E. Cole & Marlene Beverly Cole
30/08/1995	Bruce E. Cole & Marlene Beverly Cole	Kimberly Ann Giancani & Tommaso Giancani
21/12/2001	Kimberly Ann Giancani & Tommaso Giancani	1493871 Ontario Inc.
16/05/2011	1493871 Ontario Inc.	Henry Eugene Krukowski
07/07/2014	Henry Eugene Krukowski	2425071 Ontario Inc.
400 – 402 Wilson Street East, Ancaster, Ontario		
14/09/1800	Crown	James Wilson
12/08/1816	James Wilson	Samuel Tisdale
06/04/1822	Samuel Tisdale	Samuel Adams
16/04/1833	Samuel Adams	Bank of Upper Canada
29/09/1847	Bank of Upper Canada	Robert McLaughlin

25/07/1849	Robert McLaughlin	George Newton
28/11/1858	George Newton	Oliver Heard
29/11/1858	Oliver Heard	George Notman
04/11/1878	George Notman	Catherine Humphreys
24/10/1882	Catherine Humphreys	Edgar Eagleston
12/12/1929	Edgar Eagleston – Estate	Clarissa Wilbur & Carl Wilbur
23/07/1929	Clarissa Wilbur & Carl Wilbur	Williams Walls
28/01/1983	Williams Walls	Clara Jane Brown
16/12/1987	Clara Jane Brown – Estate	Betty Arsenault & Bennet Arsenault
29/11/1990	Betty Arsenault & Bennet Arsenault	Mary Patricia Krukowski
27/03/2009	Mary Patricia Krukowski – Estate	Henry Eugene Kurkowski
07/07/2014	Henry Eugene Kurkowski – Estate	2425071 Ontario Inc.
396 – 398 Wilson Street East, Ancaster, Ontario		
14/09/1800	Crown	James Wilson
08/11/1806	James Wilson	John Baptiste Rousseau
17/05/1817	John Baptiste Rousseau – Estate	William Crooks & Matthew Crooks
03/06/1833	William Crooks & Matthew Crooks	Horatto Gates & James Leslie – Trustees
25/02/1834	Horatto Gates & James Leslie	Henry Peter Simmons
14/06/1839	Henry Peter Simmons	John A. Simmons
21/10/1848	John A. Simmons	James Russell
31/07/1857	James Russell	George Murdock
31/07/1857	George Murdock	James Russell
29/09/1865	James Russell	Thomas Cleary
29/06/1989	Thomas Cleary	Robert E. Guest
18/12/1902	Robert E. Guest – Estate	Elizabeth Guest
01/12/1903	Elizabeth Guest	Edgar J. Guest
15/06/1904	Edgar J. Guest	Jane Annie Marr & Adam Marr
01/03/1909	Jane Annie Marr & Adam Marr	Charles H. Stuart
21/09/1909	Charles H. Stuart	William H. Smith
25/09/1916	William H. Smith – Estate	Guy Shaver
20/06/1919	Guy Shaver	Michael Donovan
26/11/1928	Michael Donovan – Estate	Marie Edmonds
12/10/1943	Marie Edmonds	Mary A. Hanley
06/11/1943	Mary A. Hanley	Thomas McDonald & Grace McDonald
05/01/1948	Thomas McDonald & Grace McDonald	William S. Belfour
23/10/2958	William S. Belfour	St. Clair Belfour
11/02/1959	St. Clair Belfour	Thomas W. Beach
01/09/1970	Thomas W. Beach – Estate	Muriel K. West
28/04/1977	Muriel K. West	Mary E. McKeon
30/07/1987	Mary E. McKeon	Henry Eugene Krukowski & Mary Patricia Krukowski



29/11/1990	Henry Eugene Krukowski & Mary Patricia Krukowski	Henry Eugene Krukowski
01/05/2014	Henry Eugene Krukowski – Estate	2425071 Ontario Inc.
392 Wilson Street East, Ancaster, Ontario		
13/10/1798	Crown	James Wilson
14/09/1805	James Clark Sheriff – Township of Ancaster	Andrew Heron
05/07/1817	Andrew Heron	John Wilson
22/05/1832	John Wilson	James Newton
11/06/1839	James Newton	Adam Marr
29/03/1870	Adam Marr	Thomas Marr
15/04/1897	Thomas Marr – Estate	Adam Marr
17/04/1897	Adam Marr	Annie Marr
30/12/1931	Annie Seaward (formerly Annie Marr)	Thomas W. Beach
29/04/1948	Thomas W. Beach	Charles W. Hewitt
08/07/1955	Charles W. Hewitt	Richard Lederer & Zoltan Leuchtea – Trustees
05/06/1956	Richard Lederer & Zoltan Leuchtea	Harry R. Phillips & A. James Kendrick – Trustees
20/05/1958	Harry R. Phillips & A. James Kendrick	James K. Sims
02/07/1958	James K. Sims	Ancaster Distributors Limited
31/10/1963	Ancaster Distributors Limited	Leila K. Benedict
31/10/1963	Leila K. Benedict	Ida Beach & Thomas W. Beach
15/05/1967	Ida Beach & Thomas W. Beach	Isobel T. Brewer & Alexander Brewer
04/01/1971 (Lease)	Isobel T. Brewer & Alexander Brewer	Texaco Canada Limited (Lessee)
01/12/1980	Isobel T. Brewer & Alexander Brewer	Peter Mikolajczuk & Delores Marlene Mikolajczuk
25/03/1987	Peter Mikolajczuk & Delores Marlene Mikolajczuk	Dayalji Saujani, Lay Patrai Saujani & Kirm Saujani
02/07/1987	Dayalji Saujani, Lay Patrai Saujani & Kirm Saujani	R. Denninger Limited
09/11/1987 (Lease Surrender)	R. Denninger Limited	Texaco Canada Limited
20/05/1988	R. Denninger Limited	Ralph Rudolf Weeks & Victoria Jean Weeks
10/11/2011	Ralph Rudolf Weeks & Victoria Jean Weeks	2305170 Ontario Inc.
22/11/2017	2305170 Ontario Inc.	Wilson St. Ancaster Inc.

The Phase One Property is legally described as Part of Lot 45, Concession 2, Ancaster; Hamilton.



To augment the Title Search, municipal city directories were requested from Ecolog ERIS in approximately 5 year intervals for the period 1957 to 2011 for the Phase One Property and selected addresses in the Phase One Study Area (the Town of Ancaster, Ontario was listed for the years 1957 to 2011 within the city directories archives). The full city directory search is provided in **Appendix B** and is summarized in **Table 3**.

The city directory records indicate that neither the Phase One Property nor the adjacent/neighbouring properties were listed within the reviewed city directories

Table 3: Summary of City Directory for 1957 to 2011.

Address	Direction	Year	Occupancy
Site			
392 Wilson Street East	Site	1957 1961 1966 1971 1976 – 1986 1991 – 2011	Address Not Listed Beach's Garage Vacant Fevez's Texaco Service Station Pete's Texaco Service Station Vacant
398 Wilson Street East	Site	1957 1961 1966 1971 1976 1981 1986 1991 1996 2001 2006 2011	Residential Ancaster Distributors Alberts Barber Shop West Real Estate Heritage of Ancaster and West Real Estate Heritage House Books & residential Ancaster Village Bookshop & residential Zimmer Associates, Heritage News, Money Concepts Ancaster & residential Shaver Datta Realty Inc., Money Concepts Ancaster and residential Hyperion Capital Inc., Money Concepts Ancaster and residential Hyperion Capital Inc., Touch Stone, & Fellowship Christian Reformed Church Hanley Eyewear & Hanley's Eyewear Boutique
402 Wilson Street East	Site	1957 – 1991 1996 – 2001 2006 2011	Residential No return Groleau Family Chiropractic Coffee Culture Ancaster
406 Wilson Street East	Site	1957 – 1991 1996 2001 – 2006 2011	Residential Satyr Home Décor Residential No Return
412 Wilson Street East	Site	1957 1961 – 1966 1971 – 1981 1986 – 1991 1996 – 2001 2006 – 2011	Residential Ross Foods Bantam Stores Mac's Milk Ancaster Variety Big B Food Mart
Surrounding Properties			
386 Wilson Street East	Approximately 20 m south	1957 1961	Residential (multi-tenant) Citizens Finance and residential



Address	Direction	Year	Occupancy
		1966 1971 1976 1981 1986 1991 1996 2001 2006 2011	Geisel Real Estate and residential Major Tax Service, Village Barber Shop, Triangle Cleaners and residential Law Office, Murray Real Estate and residential Checkers Hair Design, Hutchinson Chiropractic, Murray Real Estate and residential Checkers Hair Design, State Farm Insurance, Finishing Touch Decorating Boutique, Logo Products, Jake Management and ATEC Marketing Delisse, Second Chance, Castlefields of Ancaster, Prince Edward Homes, Checkers Hair Design, and Bay Harbour Realty Ruth's, The Gallery and residential Ruth's, September Seventh Entertainment Ltd. and Soccer World All Canadian Securities Inc., Baskets N Bundles, Kari's of Ancaster, Ruth's, Salon Mejon, September Seventh Entertainment Ltd. and All Canadian Management All Canadian Securities Inc., Baskets N Bundles, Kari's of Ancaster, Ruth's, Salon Mejon, Schelding & Associates, Upper Canada Securities and Videobio Ca
382 Wilson Street East	Approximately 20 m south	1957 1961 1966 – 1971 1976 – 1981 1986 1991 – 1996 2001 2006 – 2011	Address not Listed Ancaster Flower Shop Coach House Antiques Vi's Glass & China 380-82 Beverly Original Clothes Designer Dymar Women's Apparel Hanley's Shoe Shoppe Hanley's Shoe Shoppe and Shavasana Yoga Centre
389 Wilson Street East	Approximately 20 m south	1957 – 1976 1981 – 2006 2011	Residential Bell Canada & Northern Electric Telephone Exchange Depot. No Return
385 Wilson Street East	Approximately 20 m west	1957 1961 – 1996 2001 – 2006 2011	Address Not Listed Post Office -/ Canada Post Corp. Canada Post Corp. and Fellowship Christian Reformed Church Ancaster Physio & Rehab Health
393 Wilson Street East	Approximately 20 m west	1957 – 1961 1966 – 1971 1976 – 1986 1991 1996 – 2011	Residential Jane Salon and residential Ancaster News and residential Paragon Steel Structures and residential Residential
397 Wilson Street East	Approximately 20 m west	1957 – 1976 1981 1986 – 1996 2001 – 2006 2011	Residential Keen Community Credit Union and Ancaster Printing Ancaster Printing and residential Ancaster Family Chiropractic and Ancaster Printing Ancaster Family Chiropractic
401 Wilson Street East	Approximately 20 m west	1957 – 1961 1966 – 1976	Residential Thornberry Real Estate



Address	Direction	Year	Occupancy
		1981 1986 1991 1996 – 2006 2011	Thornberry & Associates Supreme Trophies Supreme Trophies and Evelyn's Hair Care For Men Supreme Trophies, Evelyn's Hair Care For Men and residential Supreme Trophies and Ancaster Village Massage Therapy
407 Wilson Street East	Approximately 20 m west	1957 1961 – 1986 1991 – 2006 2011	Glendale Motors and White Rose Service Station Glendale Motors Shell Glendale Motors Glendale Motors
11 Academy Street	Adjacent to the south	1957 - 1981 1986 - 2011	Residential Refused
17 Academy Street	Adjacent to the south	1957 – 2011	Residential
20 Lorne Avenue	Adjacent to the east	1957 – 2011	Residential

Based on the reviewed city directories and Chain of Title, PCAs were identified for the Site and surrounding properties which are anticipated to represent potential environmental concerns to the Site, as discussed below:

- The Site: Ownership by various garages and gasoline service stations from 1961 to 1986. A historical gasoline service station on-Site is anticipated to represent a potential environmental concern to the Site; and,
- 407 Wilson Street East: The property is located approximately 20 m west of the Site. Ownership by various garages and gasoline service stations from at least 1957 to 2011. Based on the close proximity to the Site, this property is anticipated to represent a potential environmental concern to the Site.

(v) Previous Environmental Reports

At the time of the investigation January 9, 2018 and June 13, 2018 (for 412 Wilson Street East), no previous environmental reports were provided to Landtek for review.

(b) Environmental Source Information

(i) EcoLog Environmental Risk Information Service (ERIS)

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

One (1) Provincial, Federal, and/or Private Records were available for the Site and a total of 104 records were listed for the 0.25 km search radius from ERIS. Based on the nature of the listing and the distance to the Site the environmentally significant database records are summarized in **Table** below:



Table 4: ERIS Records – Site and Phase One Study Area

Property Address	Approximate Distance (m) /Direction to Site	Database / Source of Information	Details	Concerns
392 Wilson Street East	The Site	Ontario Regulation 347 Waste Generators Summary	The Site was listed as a generator of light fuels from as of June 2017.	Based on the short term generation of hazardous wastes on the Site, this listing is not anticipated to represent a potential environmental concern to the Site.
25 Academy Street	Adjacent to the east	TSSA Pipeline Incidents	An unspecified volume of heating oil was reported to have been released on this property. No further details are reported.	Based on the close proximity to the Site, this heating oil release is considered to represent a potential environmental concern to the Site.
385 Wilson Street East	Approximately 20 m west	National PCB Inventory	PCB Ballasts are in use on this property.	None
407 Wilson Street East	Approximately 20 m west	List of TSSA Expired Facilities	This property is listed as an expired gasoline service station, with an expiration date of 2009.	Based on the close proximity to the Site, this former gasoline service station is considered to represent a potential environmental concern to the Site.
		Fuel Storage Tanks – Historic	In August of 2007, three (3) gasoline USTs with an installation date of 1990 were reported.	
		Private and Retail Storage Tanks	This property was registered to have retail fuel storage tanks on-Site.	
		Ontario Spills	In 1998, 22.5 L of gasoline was released to a concrete pad on this property. In 2009, 120 L of waste oil was released to the asphalt on this property.	

Property Address	Approximate Distance (m) /Direction to Site	Database / Source of Information	Details	Concerns
		Ontario Regulation 347 Waste Generators Summary	This property was listed to generate oil skimmings and sludges from 2005 to as of June 2017.	
Various	Various	Water Well Information System and Boreholes	Four (4) water wells and one (1) borehole are located within the Phase One Study Area. Bedrock was reported as limestone at depths ranging from 5.5 m (18 ft) to 6.1 m (20 ft) below ground surface. Depth to groundwater was reported to range from 3.6 m (12 ft) to 4.9 m (16 ft).	None

Based on the Ecolog ERIS report reviewed the following potential environmental concerns were identified for the Site and /or surrounding properties which are anticipated to represent an APEC for the Site:

- 25 Academy Street: Located adjacent to the east of the Site. A release of heating oil was reported on this property; and,
- 407 Wilson Street East: Located approximately 20 m west of the Site. This property was listed as a historical gasoline service station, various spills were also reported.

A copy of the EcoLog ERIS Report is provided in **Appendix C**.

(ii) Areas of Natural Significance

A request was made to Ecolog ERIS for a search of “Areas of Natural and Scientific Interest” (ANSIs) within approximately a 1.5 km radius of the Site. The ANSI map indicates there are no threatened or endangered species, provincially significant wetlands or ANSIs on the Site or within 30 m of the Site. A copy of the communication is provided in **Appendix J**.

Based on the review of the ANSI map, Landtek determined that the Phase One Site is not considered to include or in part be within 30 meters of a water body or an ANSI.

(iii) Reports Submitted to the MOECC (under Freedom of Information)

A request was sent to the MOECC Freedom of Information (FOI) and Protection of Privacy office in order to determine if there were any recorded environmental issues or violations associated with the Site and/or have issued any approvals, licenses, or permits for the locations,



including registration as a PCB storage facility, and/or if a waste generator number has ever been assigned to any of the properties, issued control orders or violation notices, and/or if the MOECC has knowledge or record that any of the subject properties have ever been used or is currently being used for waste disposal.

A response from the MOECC has not yet been received. Any forthcoming documentation from the MOECC will be reviewed, and if the response indicates any environmental concerns, they will be communicated to the Client. A copy is included in **Appendix E**.

(c) Physical Setting Sources

(i) Historical Map and Aerial Photographs

A historical map of the City of Ancaster dated 1875 was reviewed and the relevant portion is shown in **Appendix D**. The map was provided via the Canadian County Atlas Digital Project. The Site is shown in the Township of Ancaster.

Aerial photographs of the Site and Study Area were obtained from Ecolog ERIS and current satellite imagery. The photographs are presented in **Appendix D** and the information from these sources is summarized in **Table 5** below.

Table 5: Aerial Photograph Information

Year	Site	Study Area
1934	The Phase One Property appears to be developed.	The adjacent / neighbouring properties appear to be constructed. Roads are constructed within the Phase One Study Area, with building structures visible.
1953	Consistent with the 1934 aerial photograph.	Consistent with the 1934 aerial photograph.
1965	The Phase One Property is similar to the 1953 aerial photograph.	Consistent with the 1953 aerial photograph.
1975	The Phase One Property is similar to the 1965 aerial photograph.	Consistent with the 1965 aerial photograph.
1986	The Phase One Property is similar to the 1975 aerial photograph.	Consistent with the 1975 aerial photograph.
2005	The Phase One Property is similar to the 1986 aerial photograph.	The Phase One Study Area is similar to the 1986 aerial photograph.
2016	The Phase One Property is similar to the 2006 aerial photograph.	The Phase One Study Area is similar to the 2006 aerial photograph.

Based on a review of the aforementioned aerial photographs, no environmental concerns were identified.

(ii) Topography, Hydrogeology and Geology

Geological and Hydrogeological information sources were reviewed to determine the nature of the subsurface strata on Site.

The Ontario Geology Survey has a web application, OGS Earth, which provides geoscience



data, collected by the Mines and Minerals division, which can be viewed using user-friendly geographic information programs such as Google Earth. The Surficial Geology and Bedrock Geology applications were reviewed to determine the geologic characteristics mapped at the Site. A review of this data as well as MOECC water well records indicate that the predominant Quaternary geology at the Site likely consists of variable layers of fine-textured glaciolacustrine sand, gravelly sand and gravel, nearshore and beach deposits. There is no indication that there are significant depths of fill on the property associated with old landforms such as ravines and watercourses.

The Bedrock geology at the Site likely consists of sandstone, shale, dolostone and/or siltstone of the Guelph Formation.

Depth to bedrock on the Site was referenced from the Ecolog ERIS report (see **Section 4(b)(i)**), Water Well Information System database; Depth to limestone bedrock in the Study Area was documented to range from approximately 5.5 m (18 ft) to 6.1 m (20 ft) below ground surface (bgs). Depth to groundwater was reported to range from 3.6 m (12 ft) to 4.9 m (16 ft) bgs.

Geologic data indicates that the shallow groundwater flow direction is inferred to be in a north-easterly direction towards Hamilton Harbour, located approximately 6.2 km northeast of the Site. Nearby service/utility trenches and/or fill strata may create preferential pathways for groundwater to move and may affect the local groundwater flow direction.

Regional topography from Ministry of Natural Resources and Forestry website was reviewed and indicates the following:

- The elevation of the Site is approximately 2258 meters above sea level (masl);
- Topography in the vicinity of the Phase One Property generally slopes northeast towards Hamilton Harbour; and,
- The majority of the Phase One Study Area appears to be in a mixed commercial and residential area.

The Site is located in the Physiographic Region known as the Iroquois Plan which is situated immediately south of Lake Ontario. The area is characterized by sand plains.

(iii) Fill Material

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

(iv) Water Bodies and Areas of Natural Significance

All reasonable inquiries were made to review the nearest bodies of water and results indicate that the closest water body to the Phase One Property is an unnamed Creek, located approximately 0.35 km (350 m) north of the Site.

(v) Well Records

A search of the MOECC Water Well Records database was reviewed for the Site and the Phase One Study Area. No water supply wells are reported to be located on the Site.

(d) Site Operating Records

The following site records were requested (in accordance with O. Reg. 153/04) but no information was able to be found or reported for review.

- Material Safety Data Sheets
- Inventories of chemicals, chemical usage, and chemical storage areas
- Inventory of above ground storage tanks and underground storage tanks.
- Waste management records
- Records of spills and records of discharges
- Emergency response and contingency plans, including spill prevention.
- Environmental Audit Reports

5 INTERVIEWS

The real estate agent (Mr. Jay Brohman) for the Site was available on January 9th, 2018 during the Site inspection for the Phase One ESA. Mr. Brohman was chosen for the Phase One ESA interview because of his availability and knowledge of the current and historical operations at the Site. The information provided appeared to be accurate. Mr. Brohman provided the following information about the Site:

- The property at 398 Wilson Street East was historically a gasoline service station;
- Previous environmental investigations were completed on the Site. The results of the investigations are unknown;
- The building located at 398 Wilson Street East was constructed in approximately 1840;
- Fill material of unknown origin was previously dumped on 406 Wilson Street East. The material contained soils and inert concrete; and,
- No underground or aboveground storage tanks are currently on Site.

The historical usage of the 398 Wilson Street East as a gasoline service station is considered to represent a potential environmental concern to the Phase One Property.

6 SITE RECONNAISSANCE

On January 9th, 2018 Ms. Nicole Harper, H.B.Sc. of Landtek conducted a walkover of the Phase One Study Area in conjunction with a review of regulatory/historical information pursuant to O. Reg. 153/04. Landtek was accompanied by Mr. Giovanni Fiscaletti and Mr. Jay Broham for the walkover of the Site which involved the assessment of visible, publically accessible portions of adjoining and neighbouring properties within the Phase One Study Area.

(a) General Requirements

Date and Time of Investigation	January 9 th , 2018; 12 pm to 2 pm
Weather Conditions	Sunny, -5 degrees C
Facility Operating During Site Reconnaissance	392 Wilson Street East: Vacant; 398 Wilson Street East: Commercial (Hanley Eyewear, Chase Realty and an optometrist); 400 and 402 Wilson Street East: Wilson Street Bar and Grill; 406 Wilson Street East: Vacant Residential lot; and, 412 Wilson Street East: Commercial (Big Bee Convenience Store).
Qualifications of the Person Conducting Investigations	Principal Site Investigator: Nicole Harper, H. B.Sc. Qualified Person: Paul Blunt, P.Eng.

Photographs of typical site conditions were taken and selected photographs are provided in **Appendix G**.

(i) Building Exit and Entry Points

392 Wilson Street East: Undeveloped, with no buildings or structures present;
398 Wilson Street East: One (1) building, two (2) stories with a basement;
400 and 402 Wilson Street East: One (1) building, two (2) stories with a basement;
406 Wilson Street East: One (1) building, one (1) story; and,
412 Wilson Street East: One (1) building, one (1) story.

(ii) Aboveground and Underground Storage Tanks

No aboveground storage tanks (ASTs) or underground storage tanks (USTs) were identified on the Phase One Property at the time of the Site inspection. In addition, there was no visual evidence of vent / fill pipes that would indicate UST's.

(iii) Drains, Pits and Sumps

Floor drains and sumps were observed during the visual Site inspection within the buildings located at 398 Wilson Street East and 400/402 Wilson Street East.

No pits were observed during the visual Site inspection.

(iv) Unidentified Substances

No unidentified substances were observed during the visual Site inspection.



(v) Staining and Corrosion

No staining or corrosion was observed during the visual Site inspection.

(vi) Existing and Former Wells

No abandoned wells were reported to Landtek or observed during the visual Site inspection.

As per Mr. Jay Brohman groundwater observation wells may be present on the Site. Previous environmental investigations were completed on the Site. No wells were observed on Site.

Water is currently supplied to the Site and surrounding properties from municipal sources.

(b) Specific Observations at Phase One Property

The Phase One Property is irregular in shape and comprises an area of approximately 1.9 acres (0.79 hectares) and is situated on the north-eastern corner of the intersection of Wilson Street East and Academy Street in Ancaster a suburb of Hamilton, Ontario, as shown on **Figure 2**.

The Phase One Property is bounded by residential and commercial properties to the north, residential properties to the east, Academy Street to the south (followed by residential and commercial properties), and Wilson Street East to the west (followed by mixed commercial and residential properties).

The Phase One Property is currently utilized as follows:

- 392 Wilson Street East: Vacant undeveloped lot;
- 398 - 402 Wilson Street East: Two commercial (2) buildings present, occupied by an optician (398) and a Bar and Grill (402);
- 406 Wilson Street East: A unused lot, with one (1) vacant residential building present, and
- 412 Wilson Street East: One (1) commercial building, occupied by a Big Bee Convenience Store.

(vii) Building Descriptions

392 Wilson Street East: Undeveloped, with no buildings or structures present;
398 Wilson Street East: One (1) building, two (2) stories with a basement;
400 and 402 Wilson Street East: One (1) building, two (2) stories with a basement;
406 Wilson Street East: One (1) building, one (1) story; and,
412 Wilson Street East: One (1) building, one (1) story.

(viii) Exterior Site Conditions

The surficial features included asphalt driveways and parking lots and grassed areas.

There was no evidence of stained or odorous soils at the time of the Site visit.

No known easements are located on the Phase One Property.

(ix) Underground Utilities, Services and Sewage Works

The Phase One Property is serviced with electricity, natural gas, telecommunications, municipal sanitary sewers, and municipal water.

No sewage works were observed at the Phase One Property and none were known to be present.

(x) Stressed Vegetation

There was no evidence of vegetation stress at the time of the Site visit.

(xi) Fill Materials

Fill material (including soil and concrete bits) of unknown origin was dumped on 406 Wilson Street East, as shown on **Figure 3**.

Based on observations made during the Site reconnaissance the fill material on the Site is considered to represent a potential environmental concern to the Site.

(xii) Potentially Contaminating Activity

During the Site visit no PCAs were observed on the Phase One Property.

(xiii) Watercourses, Ditches or Standing Water

No watercourses, ditches or standing water were observed on the Phase One Property at the time of the Site visit.

(xiv) Air Emissions

No air emissions were being generated from the Phase One Property at the time of the Site visit.

(c) Enhanced Investigation Property

Enhanced Investigation Property, as defined in the O. Reg. 153/04, outlines how a Phase One Property is to be considered an Enhanced Investigation Property if the property is used, or has ever been used, in whole or in part for an industrial use (which involves assembling, fabricating, manufacturing, processing, producing, storing, warehousing or distributing goods or raw materials) or for a garage, bulk liquid dispensing facility or dry cleaning operation.

Based on the historical usage of a portion of the Site as a gasoline service station (396 Wilson Street East), the Phase One Property is considered to be an Enhanced Investigation Property.

(xv) Operations at the Property

396 and 406 Wilson Street East of the Phase One Property are currently vacant and therefore, no processing or manufacturing is completed on this portion of the Site.

398 Wilson Street East is utilized as a retail commercial eyewear outlet and therefore, no processing or manufacturing is completed on this portion of the Site.

400 and 402 Wilson Street East is utilized as a bar and grill and therefore, no processing or manufacturing is completed on this portion of the Site.

(xvi) Hazardous Materials Used or Stored at the Phase One Property

Formerly 398 Wilson Street East of the Phase One Property was utilized as a gasoline service station which typically have small volumes of wastes (such as waste oils).

The remainder of the Site is utilized as retail commercial and/or residential and therefore, no hazardous materials are stored or used on the Site.

(xvii) Products Manufactured at the Phase One Property

Formerly 398 Wilson Street East of the Phase One Property was utilized as gasoline service station which typically does not produce or manufacture on-Site.

The remainder of the Site is utilized as retail commercial and/or residential and therefore, no products are manufactured on the Site.

(xviii) By-products and Wastes at the Phase One Property

Formerly 398 Wilson Street East of the Phase One Property was utilized as a gasoline service station which typically have small volumes of wastes (such as waste oils).

The remainder of the Site is utilized as retail commercial and/or residential and therefore, no wastes are stored or used on the Site.

(xix) Raw Material Handling and Storage

Formerly 398 Wilson Street East of the Phase One Property was utilized as a gasoline service station which typically have small volumes of wastes (such as waste oils).

The remainder of the Site is utilized as retail commercial and/or residential and therefore, no materials are stored or used on the Site.

(xx) Drums, Totes and Bins at the Phase One Property

No drums, totes or bins are currently handled or stored on the Site.

(xxi) Oil/Water Separators at the Phase One Property

The Phase One Property is currently vacant, retail commercial, and/or residential in use and therefore, no oil/water separators are located on the Site.

One (1) grease trap is located with 400 and 402 Wilson Street East.

(xxii) Vehicle and Equipment Maintenance

Formerly 398 Wilson Street East of the Phase One Property was utilized as a gasoline service station vehicle and equipment maintenance could have historically been completed within the former on-Site building.

The remainder of the Site is utilized as retail commercial and/or residential and therefore, no vehicle and equipment maintenance is completed on the Site.

(xxiii) Details of Spills

No spills were reported within the Ecolog ERIS search of the Ontario Spills database for the Phase One Property.

(xxiv) Liquid Discharge Points

398 and 400/402 Wilson Street East had floor drains and sump pumps. The discharge location is unknown.

(xxv) Details of Operations at the Property

The Phase One Property is currently utilized as follows:

- 392 Wilson Street East: Vacant undeveloped lot;
- 398 - 402 Wilson Street East: Two commercial (2) buildings present, occupied by an optician (398) and a Bar and Grill (402);
- 406 Wilson Street East: A unused lot, with one (1) vacant residential building present, and
- Wilson Street East: One (1) commercial building present, occupied by a Big Bee Convenience Store.

(xxvi) Hydraulic Lift Equipment

No hydraulic equipment is currently on-Site.

(d) Written Description of Investigation

(i) Investigation Details

Landtek conducted a Site reconnaissance of the Phase One Property to document in detail all areas of the Site. Three (3) structures or buildings are located on the Phase One Property. The

exterior of the Phase One Property was visually inspected to document the location of underground utilities and service corridors; water wells; ground cover; areas of stained soil, vegetation and/or pavement; stressed vegetation; areas where fill and debris material appear to have been placed or graded; potentially contaminating activities; and unidentifiable substances.

The properties within the Phase One Study Area were visually inspected from public access ways to identify, locate and document potentially contaminating activities, water bodies, and areas of natural significance.

Photographs were taken to record findings during the Site reconnaissance. Selected photographs taken during the Site reconnaissance are presented in **Appendix G**.

(ii) Investigation of Site Visit Findings

During Landtek's site reconnaissance, no activities on-Site were observed suggesting the existence of PCAs that may have led to APECs for the Site.

7 REVIEW AND EVALUATION OF INFORMATION

(a) Current and Past Uses

Current and past uses of the Site were determined from historical aerial photographs, FIPs, chain of title documents and city directories.

The current land-use for the Phase One Property is mixed use commercial and residential, while the Phase One Study Area (i.e., properties within 250 m of the Site) is predominantly residential and commercial. Historically the Phase One Property was vacant undeveloped land and the Phase One Study Area was predominately residential and/or commercial in nature. By the 1840s a portion of the Phase One Property was developed with one (1) building on-site (398 Wilson Street East). By 1897 the Site was depicted as residential, with the exception of 398 Wilson Street East which was identified as a Cabinet Maker. By 1909 the Phase One Property was developed with four (4) residential buildings, one (1) on each lot. By 1927 the southern portion of the Phase One Property (392 Wilson Street East) was developed into a commercial bulk liquid dispensing facility (a gasoline outlet), while the remainder of the Site (395, 400 and 402, 406, and 412 Wilson Street East) appeared to be residential. The gasoline service station and associated underground infrastructure was removed from the Site in the late 1980s. The area appeared to become commercial use in the early to mid-1980s.

The Table of Current and Past Uses is provided in **Appendix H** and outlines the description and summary of the current and past uses of the Site.

(b) Potentially Contaminating Activity

Based on the findings of the records review, interviews and the Site reconnaissance completed, PCAs were identified that may have led to APECs at the Site, as shown on **Figure 3**. The PCAs are related to:

- Historical storage and handling of gasoline and associated products in underground storage tanks on the Site (APEC A);
- Historical storage and handling of gasoline and associated products in underground storage tanks on the neighbouring southern property (APEC B);
- Former use of the Site for automotive repairs (APEC C);
- Historical storage and handling of gasoline and associated products in underground storage tanks on the neighbouring northwestern property (APEC D);
- Historical storage and handling of gasoline and associated products in above storage tank on the Site (APEC E);
- The potential for fill of unknown quality to have been used during development and/or redevelopment and the presence of dumped fill piles on the Site (APEC F); and,
- A release of furnace oil on an adjacent eastern property (APEC G).

(c) Areas of Potential Environmental Concern

The following is a summary of the PCA, PCA location, and associated APEC identified:

APEC	Location of APEC on the Phase One Property	PCA	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (groundwater, soil, and/or sediment)
A	Southern area of the Site	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil and/or groundwater
B	Southern area of the Site	28. Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil and/or groundwater
C	Southern area of the Site	10. Commercial Autobody Shops	On-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil and/or groundwater
D	Northwestern are of the Site	28. Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil and/or groundwater
E	Central portion of the Site	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil and/or groundwater
F	The Site	30. Importation of Fill of Unknown Quality	On-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil
G	Northeastern portion of the Site	Other: Spill	Off-Site	Metals and As. Sb, Se, Hg, CN- EC, SAR, pH, VOCs, BTEX, PHCs	Soil and/or groundwater

Notes:

1 - Area of Potential Environmental Concern (APEC) means the area on, in or under the Phase One Property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,

(a) Identification of past or present uses on, in or under the phase one property, and

(b) Identification of potentially contaminating activity.

2 - Potentially contaminating activity (PCA) means a use or activity set out in Column A of Table 2 of Schedule D that is occurring in a Phase One Study Area.

3 - Identify all contaminants of potential concern using the Method Groups as identified in the "Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011.

4 - Media Potentially Impacted refers to soil, groundwater, surface water or sediment.

Metals - metals including hydrides (As, Sb, Se, Hg)

PHCs – petroleum hydrocarbons fractions F1-F4

VOCs – volatile organic compounds

BTEX – benzene, toluene, ethylbenzene and xylenes



(i) Phase One Conceptual Site Model

Information sources for the development of a Conceptual Site Model was gathered from numerous sources (i.e., aerial photographs, environmental database searches, physical setting sources, interviews, and a Site reconnaissance), which reduces the risk of not identifying either a current or former property use for a PCA.

The existing buildings, adjacent property uses, roadways, water wells, locations of PCAs, geological information and inferred groundwater flow direction is identified in the Phase One Conceptual Site Model (CSM), provided in **Appendix I** and **Figure 3** and **Figure 4**.

Appendix I contains the entire CSM including Figures and the full CSM summary.

(d) Summary

The current land-use for the Phase One Property is mixed use commercial and residential, while the Phase One Study Area (i.e., properties within 250 m of the Site) is predominantly residential and commercial. Historically the Phase One Property was vacant undeveloped land and the Phase One Study Area was predominately residential and/or commercial in nature. By the 1840s a portion of the Phase One Property was developed with one (1) building on-Site (398 Wilson Street East). By 1897 the Site was depicted as residential, with the exception of 398 Wilson Street East which was identified as a Cabinet Maker. By 1909 the Phase One Property was developed with four (4) residential buildings, one (1) on each lot. By 1927 the southern portion of the Phase One Property (392 Wilson Street East) was developed into a commercial bulk liquid dispensing facility (a gasoline outlet), while the remainder of the Site (395, 400 and 402, 406, and 412 Wilson Street East) appeared to be residential. The gasoline service station and associated underground infrastructure was removed from the Site in the late 1980s. The area appeared to become commercial use in the early to mid-1980s.

The current and former land-use in the Phase One Study Area is predominantly residential and commercial.

During Landtek's Site reconnaissance, nothing was observed on the Site suggesting the existence of PCAs that may have led to APECs for the Site.

Based on a review of historical information sources (i.e., aerial photographs, FIPs, environmental database searches, physical setting sources, interviews, and a Site reconnaissance) the following PCAs were identified:

- Based on the review of a FIP dated 1897 two (2) buildings are depicted on 398 Wilson Street East, one (1) adjacent to Wilson Street East which appears to be residential in nature and one (1) on the eastern portion of the property identified as a Cabinet Maker. A tank (labelled A.G. inferred to indicate an above ground tank) was depicted in the eastern portion of the Cabinet Makers building;
- Based on the review of a FIP dated 1947 a gasoline service station is depicted on 392 Wilson Street East with three (3) buildings present. Two (2) underground storage tanks (USTs) are illustrated on the western portion of the property, adjacent to Wilson Street East;
- Based on the review of a FIP dated 1947 a gasoline service station with two (2) USTs is

depicted approximately 20 m south of the Site. This property is situated in the inferred up gradient groundwater flow direction, as such, this gasoline service station and associated USTs are anticipated to represent a potential environmental concern to the Site; and,

- Based on the review of a FIP dated 1947 an auto garage with two (2) USTs is depicted approximately 20 m west of the Site. Based on the close proximity to the Site, this garage and associated USTs are anticipated to represent a potential environmental concern to the Site.

Based on the review of an Ecolog ERIS report for the Site the following listings are anticipated to represent potential environmental concerns to the Site:

- The Site: 392 Wilson Street East, was registered as a generator of hazardous wastes as of June 2017;
- 25 Academy Street: Located adjacent to the east of the Site. A release of heating oil was reported on this property on an unspecified date; and,
- 407 Wilson Street East: Located approximately 20 m west of the Site. This property was listed as a historical gasoline service station, various spills were also reported.

There is no indication that there are significant depths of fill on the Site associated with old landforms such as ravines and watercourses. Fill material was observed at the time of the Site inspection at 406 Wilson Street East.

8 CONCLUSIONS

(a) Whether Phase Two Environmental Site Assessment Required Before Record of Site Condition Submitted

Based on the results of the Phase One ESA, a Phase Two ESA is recommended to be completed for this Site to investigate the APEC identified prior to the submission of a Record of Site Condition.

(b) Record of Site Condition Based on Phase One Environmental Site Assessment Alone

A Record of Site Condition cannot be filed based on the Phase One ESA alone.

(c) Signatures

Closure

We trust this report is satisfactory for you purposes. If you have any questions regarding our submission, please do not hesitate to contact this office.

Yours truly,

LANDTEK LIMITED



Nicole Harper, H.B.Sc.



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

Qualifications

Investigative assessment work was conducted by Ms. Nicole Harper, H.B.Sc., who has over 10 years of related environmental assessment experience including completion of numerous Phase One and Two ESA's and Site Remediation activities.

Mr. Paul J Blunt, P.Eng. is a Senior Environmental Engineer with Landtek and has conducted and supervised Phase One ESAs for more than 30 years. Mr. Blunt obtained a B.Sc. in Chemical Engineering from University of Windsor in 1987 and is a licensed Professional Engineer in the Province of Ontario. Mr. Blunt has conducted and supervised Phase One Environmental Site Assessments over 1500 environmental site assessments on a variety of agricultural, residential, industrial, commercial and industrial properties. Mr. Blunt also has extensive experience in conducting Phase Two Environmental Site Assessments and is therefore familiar with how to assess potential concerns identified during the Phase One ESA. Mr. Blunt has conducted and supervised environmental projects throughout Canada, the United States and Australia.

Limitations

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

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

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

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

9 REFERENCES

Websites

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<http://maps.google.ca/maps>

<http://map.hamilton.ca/iMapper.aspx>

<https://library.mcmaster.ca/maps/airphotos/>

<https://www.ontario.ca/page/make-natural-heritage-area-map>

http://www.giscoeapp.lrc.gov.on.ca/matm/Index.html?site=Make_A_Topographic_Map&viewer=MATM&locale=en-US

Government of Ontario Environmental Registry web-site (<https://www.ebr.gov.on.ca/ERS-WEBExternal/displaynoticecontent.do?noticeId=MTI0NjQz&statusId=MTg5NjM4&language=en>)

MOECC small and large landfill websites (<https://www.ontario.ca/environment-and-energy/small-landfill-sites-list?drpDistrict=Durham&drpStatus=all>)

<https://www.ontario.ca/environment-and-energy/map-large-landfill-sites?region=Central>)

Niagara Escarpment Planning and Development Act web-site:

<http://www.escarpment.org/landplanning/planmaps/index.php>

Maps

OGS Earth. Bedrock Geology in the Province of Ontario at a compilation scale of 1:250 000. Ontario Ministry of Northern Development and Mines.

OGS Earth. Quaternary Geology of the Province of Ontario at a compilation scale of 1:1000000. Ontario Ministry of Northern Development and Mines.

Area of Natural and Scientific Interest Map, Ontario Ministry of Natural Resources, at a compilation scale of 1:4,513, 2014.

Other Sources

Ecolog ERIS Ltd. Environmental Database Custom Report

Opta, Information Intelligence, Fire Insurance Plans dated 1987, 1909, 1947, and 1960.

Polk's Hamilton and Area, Ontario Criss-Cross City Directory for the years: 1975 to 2011

Intera Technologies Limited, 1987. *Inventory of Coal Gasification Plant Waste Sites in Ontario*. Prepared for Ontario Ministry of the Environment, Waste Management Branch.

Intera Technologies Limited, 1988. *Inventory of Industrial Sites Producing or Using Coal*. Prepared for Ontario Ministry of the Environment, Waste Management Branch.

Aerial Photographs



Google Earth Pro historical images

Communications: Ontario Ministry of the Environment and Climate and Change; and Technical Standards and Safety Authority (TSSA)

Environmental Protection Act. Ontario Regulation 153/04, Records of Site Condition – Part XV.1 of the Act. Under Environmental Protection Act, R.S.O. 1990, c. E.19.

FIGURES

APPENDIX A

CHAIN OF TITLE AND OCCUPANCY SEARCH

APPENDIX B
ERIS CITY DIRECTORY

APPENDIX C
ECOLOG ERIS REPORT

APPENDIX D
MAPPING AND AERIAL PHOTOGRAPHS

APPENDIX E
GOVERNMENT AGENCY REQUESTS

APPENDIX F
GENERAL ENVIRONMENTAL INFORMATION

APPENDIX F **GENERAL ENVIRONMENTAL INFORMATION**

Appendix C presents general information related to some of the more common hazardous or designated substances that can be found in buildings/building materials. The intent of this information is to present some of the various regulations (see section 11.0) related to the substances addressed and refers to details related to their handling, management, and disposal.

Asbestos

Asbestos is a common fire retardant and insulating material. Asbestos has been used widely in the past; however, the era from the early 1950s to the 1970s (approximately 1973) was the largest contributor of asbestos as an insulating material. Normally, asbestos does not create a hazard provided the material is lying dormant. However, in situations such as demolition activities or where the material has been deteriorating and becomes friable, asbestos fibres may become airborne, inhalation of which may cause a number of health complications. The use of asbestos in construction materials, such as fire retardant and insulating materials, has been eliminated from commercial use since the late 1970s. Ontario Regulation 278/05 made under the Occupational Health and Safety Act, deal with asbestos and asbestos removal.

Occurrence

Asbestos can be found in a variety of construction materials. The following is a list of the more common materials that may contain asbestos:

- acoustic and stucco ceiling materials;
- automobile brake pads;
- bulk insulating material in walls and roofs;
- cementitious board (transite);
- gaskets for heating equipment;
- insulation on mechanical equipment (e.g., piping, pipe elbows, boilers);
- pipe and pipe elbow insulation;
- roofing felts;
- some drywall and mortar joint compounds;
- suspended ceiling tile;
- vinyl floor tiles; and
- window caulking.

Designated Substances

The Occupational Health and Safety Act identifies 11 designated substances and has regulations pertaining to each.

Occurrence

The following outlines the designated substances identified in the Occupational Health and Safety Act and some of the common uses/occurrences associated with them.

- acrylonitrile – plastics
- arsenic – paints, printing fluids, herbicides and insecticides
- asbestos – insulating and heat resistant material (refer to section on asbestos for details)
- benzene – gasoline and other petroleum fuels
- coke oven emissions – applicable in areas where foundry operations may be an issue

- ethylene oxide – plastics, anti-freeze, agricultural fungicide
- isocyanates – paint, plastics, foam insulation, etc.
- lead – metallic lead may be present in pipes, in the soldering joints of the plumbing system and in paint
- mercury – may be present in hear control equipment (thermostats) and electrical equipment (mercury switches, mercury vapour lamps)
- silica – all cementitious material could contain silica; analysis required to establish type
- vinyl chloride – paint, plastics

Chlorofluorocarbons – CFC's

Fridges, freezers, air conditioning units and firefighting equipment may contain chlorofluorocarbons (CFCs) or hydrochlorofluorocarbons (HCFCs) which are ozone depleting substances (ODSs). Federal Halocarbon Regulation, 2003 (SOR/2003-289 and SOR/2009-221) require the phase out the use of ODSs by 2030. O. Reg. 356 regulates the use, disposal and recycling of ODSs.

O. Reg. 463/10 regulates the use, disposal and recycling of ODSs. Recapturing of ODS's during servicing should be done by licensed personnel.

Freon, which is used in air conditioning and refrigerating units, can usually be found as Freon R-12 ozone-depleting potential (ODP) (ODP level 1.0), Freon R-22 (ODP level 0.05), or Freon R-502 (ODP level 0.33). All types listed above contain CFC's, which are substances known to contribute to the Earth's ozone layer depletion.

Halon 1211 (ODP level 3.0) and Halon 1301 (ODP level 10.0) are other CFC type compounds, commonly used in fire extinguishers at facilities where contamination from normal fire extinguishing chemicals is undesirable.

Lead Based Paints

As a building construction material, lead has been frequently used in oil based paints as a pigmentation and drying agent, particularly white and pastel shades, some paints contained as much as 50 percent lead by weight. Additionally, lead has been used in roofing materials, cornices, tank linings, electrical conduits and soft solders for tinsplate and plumbing. In the 1950s other pigments replaced lead, but smaller amounts were still used in some paints as a sealant or to speed up drying.

Depending on the age of the paint, the lead level may be very high, paints that were produced or used prior the 1980 may contain small amounts of lead; however, paints that were produced or used prior to 1950 may contain high levels of lead.

The Federal Surface Coating Regulation (SOR/2005-109) made under the Hazardous Products Act states a "surface the concentration of total lead present in a surface coating material must not be more than 600 mg/kg" (0.06% by weight). Ontario does not have a provincial regulation regarding a lower limit for lead concentration in paint.

Exposure to lead can cause a variety of adverse health effects, with children being at greatest risk. The most common route of exposure for both adults and children is ingestion of lead dust generated by deteriorating paint or by removal during renovation activities. Prior to removal of any paints as part of renovation activities, they should be tested for lead content and the removal procedures adjusted accordingly (i.e. do not sand off lead based paints). If lead based paints are present and employ necessary safety precautions and protocols associated with lead containing materials as outlined in the Occupational Health and Safety's "Lead on Construction Projects Guideline".

Liquid Industrial Wastes



For Liquid Industrial Wastes the small quantity exemption for requirement of a MOECC hazardous waste generator number is 25 litres per month. If more than 25 litres in a month period, or the accumulated amount of waste on site is over 25 litres, a MOECC hazardous waste generator number is required.

Motor Vehicle Service Station Wastes

Wastes resulting from the servicing of motor vehicles at retail motor vehicle service stations are exempt from requiring a MOE hazardous waste generator number. These wastes are still defined as Hazardous or Liquid Industrial Wastes and must be handled at appropriately approved facilities. This exemption is limited to retail service stations that have a contract with a licensed carrier to have their wastes, from the servicing of motor vehicles, hauled off-site. Such wastes can include waste crankcase oil from oil storage tanks, water removed from gasoline storage tanks and gasoline contaminated groundwater.

Mould

Moulds or fungi are present indoors and outdoors. Exposure to mould may occur indoors on water damaged building materials during occupancy, building maintenance and/or repair operations. The most common types of moulds are generally not hazardous. However, some moulds may be problematic to some people.

Mould contaminated materials should be removed/handled in accordance with the Canadian Construction Association document CCA 82/2004. Contractors should be warned of the presence of mould and every precaution should be taken to prevent airborne exposure to workers where mould is present and where workers are likely to inhale or ingest mould or mould spores.

Pigeon Droppings

Pigeon droppings are known to harbour the fungus *Cryptococcus neoformans* which cause the disease cryptococcosis, a serious respiratory disorder. In addition soils enriched by pigeon droppings roosting overhead can harbour the fungus *Histoplasma capsulatum* which can cause the disease histoplasmosis, another serious respiratory disorder. Both diseases infect humans through inhalation and can be prevented through proper use of respirators when handling contaminated materials.

Polychlorinated Biphenyls – PCBs

Polychlorinated biphenyls or PCBs, are typically found in transformers and other electrical equipment containing insulating liquids. The management of PCB waste is regulated by provincially Waste Management – PCBs Regulation, O. Reg. 362.

Federal PCB Regulations (SOR/2008-273) state if more than 2 mg/kg or 1 gram of PCB liquid is found in fluorescent ballasts or capacitors, the ballast or capacitor will require handling in accordance with SOR/2008-273 and O. Reg. 362 regulations governing PCB wastes. SOR/2008-273 requires the phase out of PCB by 2025.

The use of PCBs in electrical equipment was reduced drastically in the early 1970s and has been banned since 1977. However, light ballasts manufactured prior to 1977 may contain PCBs; many are still in service today.

Occurrence

PCBs are most commonly found in electrical equipment such as:

- fluorescent lamp ballasts,

- capacitors,
- transformers

APPENDIX G

PHOTOGRAPHS OF TYPICAL SITE CONDITIONS

APPENDIX H

TABLE OF CURRENT AND PAST USES

Table of Current and Past Uses

Year	Name of Owner	Description of Property Use	Property Use ¹	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.

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



APPENDIX I
CONCEPTUAL SITE MODEL

APPENDIX J

AREAS OF NATURAL SIGNIFICANCE MAP

APPENDIX K
LEGAL SURVEY

9 REFERENCES

Websites

<http://digital.library.mcgill.ca/CountyAtlas/default.htm>

<http://maps.google.ca/maps>

<http://map.hamilton.ca/iMapper.aspx>

<https://library.mcmaster.ca/maps/airphotos/>

<https://www.ontario.ca/page/make-natural-heritage-area-map>

http://www.giscoeapp.lrc.gov.on.ca/matm/Index.html?site=Make_A_Topographic_Map&viewer=MATM&locale=en-US

Government of Ontario Environmental Registry web-site (<https://www.ebr.gov.on.ca/ERS-WEBExternal/displaynoticecontent.do?noticeId=MTI0NjQz&statusId=MTg5NmM4&language=en>)

MOECC small and large landfill websites (<https://www.ontario.ca/environment-and-energy/small-landfill-sites-list?drpDistrict=Durham&drpStatus=all>)

<https://www.ontario.ca/environment-and-energy/map-large-landfill-sites?region=Central>)

Niagara Escarpment Planning and Development Act web-site:

<http://www.escarpment.org/landplanning/planmaps/index.php>

Maps

OGS Earth. Bedrock Geology in the Province of Ontario at a compilation scale of 1:250 000. Ontario Ministry of Northern Development and Mines.

OGS Earth. Quaternary Geology of the Province of Ontario at a compilation scale of 1:1000000. Ontario Ministry of Northern Development and Mines.

Area of Natural and Scientific Interest Map, Ontario Ministry of Natural Resources, at a compilation scale of 1:4,513, 2014.

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Google Earth Pro historical images

Communications: Ontario Ministry of the Environment and Climate and Change; and Technical Standards and Safety Authority (TSSA)

Environmental Protection Act. Ontario Regulation 153/04, Records of Site Condition – Part XV.1 of the Act. Under Environmental Protection Act, R.S.O. 1990, c. E.19.

APPENDIX A

CHAIN OF TITLE AND OCCUPANCY SEARCH

CHAIN OF TITLE REPORT

Project # 20171215067
 Address: 406 Wilson Street E., Hamilton
 Legal Part Lot 45 Con 2 Ancaster
 Description: Part 1 62R13501

Searched at: Hamilton
 LRO #: 62

Page 1

PIN# 17443-0010 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	13 10 1798	Crown	James WILSON
557	Sheriff Deed	14 09 1805	James Clark Sheriff - Township of Ancaster (James Wilson Defaulted in Taxes)	Andrew HERON
172	Deed	05 07 1817	Andrew Heron	John WILSON
376	Deed	22 05 1832	John Wilson	James NEWTON
490	Deed	15 01 1833	James Newton	William C. ROSS
826	Deed	08 05 1834	William C. Ross	Margaret CROOKS & Matthew CROOKS
716	Deed	09 10 1839	Matthew Crooks & Margaret Crooks	Colin Campbell PEIRCE
258	Deed	08 10 1853	Colin Campbell Peirce	John MARTIN

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # 20171215067
 Address: 406 Wilson Street E., Hamilton
 Legal Part Lot 45 Con 2 Ancaster
 Description: Part 1 62R13501

Searched at: Hamilton
 LRO #: 62

Page 2

PIN# 17443-0010 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
707	Deed	28 03 1862	John Martin	George Brock ROUSSEAU
553	Deed	16 03 1869	George Brock Rosseau	Henry RICHARDSON
8090	Deed	19 01 1899	Henry Richardson	Henry E. RICHARDSON
18612	Deed	22 08 1927	Henry E. Richardson	Edward R. ALMAS
32213	Deed	06 05 1958	Edward R. Almas - Estate	John B. CLARK & Joan CLARK
AB313105	Deed	18 10 1973	John B. Clark & Joan Clark	Bruce E. COLE & Marlene Beverley COLE
VM216420	Deed	30 08 1995	Marlene Beverley Cole (Surviving Jt Tenant)	Kimberly Ann GIANCANI & Tommaso GIANCANI
VM252580	Deed	21 12 2001	Kimberly Ann Giancani & Tommaso Giancani	1493871 Ontario Inc.
WE759621	Deed	16 05 2011	149387 Ontario Inc.	Henry Eugene KRUKOWSKI

Cont'd on Page 3

CHAIN OF TITLE REPORT

Project # 20171215067
 Address: 406 Wilson Street E., Hamilton
 Legal Part Lot 45 Con 2 Ancaster
 Description: Part 1 62R13501

Searched at: Hamilton
 LRO #: 62

Page 3

PIN# 17443-0010 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
WE965942	Lease	28 05 2014	Brown Dog Coffee Shoppe Inc.	Henry Eugene KRUKOWSKI (Lessee)
WE974333	Vesting Order (Present Owner)	07 07 2014	Ontario Superior Court of Justice (Estate of Henry Eugene Krukowski)	2425071 Ontario Inc.

LAND
REGISTRY
OFFICE #62

17443-0010 (LT)

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

PROPERTY DESCRIPTION: PT LT 45 CON 2 ANCASTER PT 1 62R13501; CITY OF HAMILTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

 RECENTLY:
 RE-ENTRY FROM 17443-0116

LT CONVERSION QUALIFIED

 OWNERS' NAMES
 CAPACITY SHARE

2425071 ONTARIO INC.

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
62R13501	1995/08/25	PLAN REFERENCE				C
VM216421	1995/08/31	CHARGE		*** COMPLETELY DELETED ***	SCOTIA MORTGAGE CORPORATION	
VM252580	2001/12/21	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** GIANCANI, KIMBERLY ANN GIANCANI, TOMMASO	1493871 ONTARIO INC.	
VM277003	2008/07/29	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 1493871 ONTARIO INC.	THE TORONTO-DOMINION BANK	
ME746487	2011/03/03	CHARGE		*** COMPLETELY DELETED *** 1493871 ONTARIO INC.	LINDSAY, MONIKA	
ME749821	2011/03/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION		

** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2010/10/22 **

** SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO SUBSECTION 4(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: 2010/10/25 **

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.



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LAND
REGISTRY
OFFICE #62

17443-0010 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

PAGE 3 OF 3
PREPARED FOR Bertucci
ON 2017/12/22 AT 15:19:58

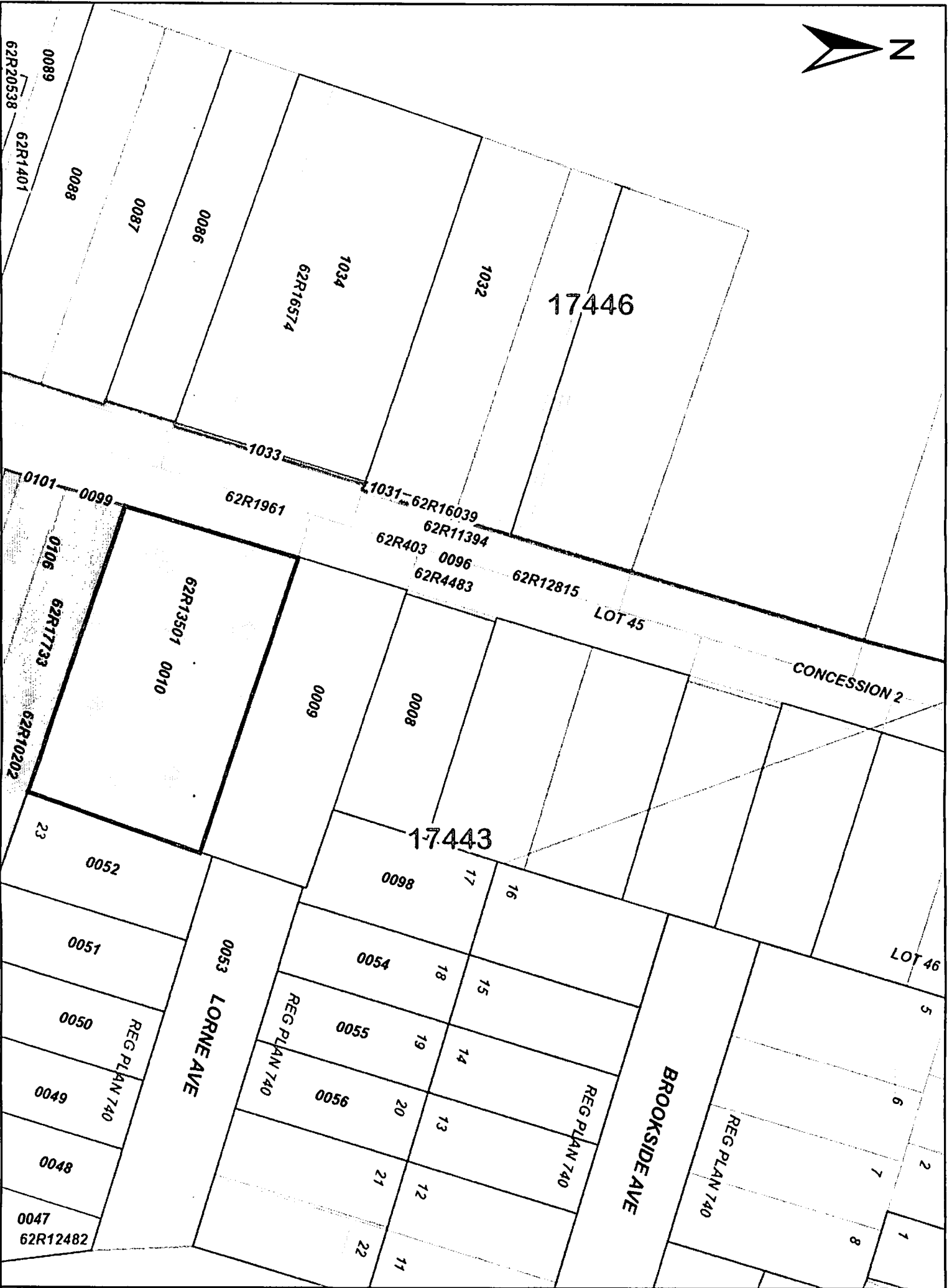
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: WE916302.				
WE957387	2014/04/04	CONSTRUCTION LIEN		PBX INVESTMENTS INC 1775328 ONTARIO INC LEFEBVRE, DIANNE *** COMPLETELY DELETED *** CHAMBERLAIN ARCHITECT SERVICES LIMITED	KRUKOWSKI, HENRY EUGENE KRUKOWSKI, HENRY 2305170 ONTARIO INC.	
WE964090	2014/05/15	CERTIFICATE		*** COMPLETELY DELETED *** CHAMBERLAIN ARCHITECT SERVICES LIMITED	KRUKOWSKI, HENRY EUGENE KRUKOWSKI, HENRY 2305170 ONTARIO INC.	
		REMARKS: WE957387. CERTIFICATE OF ACTION				
WE965942	2014/05/28	NOTICE OF LEASE	\$2	BROWN DOG COFFEE SHOPPE INC.	KRUKOWSKI, HENRY KRUKOWSKI, HENRY EUGENE	C
WE974333	2014/07/07	APL VESTING ORDER	\$2,100,000	ONTARIO SUPERIOR COURT OF JUSTICE	2425071 ONTARIO INC.	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.

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE759611	2011/05/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** LINDSAY, MONIKA		
WE759621	2011/05/16	TRANSFER		*** COMPLETELY DELETED *** 1493871 ONTARIO INC.	KRUKOWSKI, HENRY EUGENE	
WE759622	2011/05/16	CHARGE		*** COMPLETELY DELETED *** KRUKOWSKI, HENRY EUGENE	THE CANADA TRUST COMPANY	
WE764261	2011/06/08	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
WE796938	2011/11/10	CHARGE		*** COMPLETELY DELETED *** KRUKOWSKI, HENRY EUGENE	HODD, MILDRED CLARK	
WE836215	2012/06/11	CHARGE		*** COMPLETELY DELETED *** KRUKOWSKI, HENRY EUGENE	HODD, MILDRED CLARK	
WE855647	2012/09/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** HODD, MILDRED CLARK		
WE888774	2013/03/22	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** BROWN, CHARLES		
WE916302	2013/08/14	CHARGE		*** COMPLETELY DELETED *** KRUKOWSKI, HENRY KRUKOWSKI, HENRY EUGENE	1044010 ONTARIO INC. PBX INVESTMENTS INC 1775328 ONTARIO INC LEEBVRE, DIANNE	
WE916305	2013/08/14	NO ASSIGN RENT GEN		*** COMPLETELY DELETED *** 1044010 ONTARIO INC. PBX INVESTMENTS INC 1775328 ONTARIO INC LEEBVRE, DIANNE	1044010 ONTARIO INC. PBX INVESTMENTS INC 1775328 ONTARIO INC LEEBVRE, DIANNE	
WE923942	2013/09/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1044010 ONTARIO INC.		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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SCALE



PROPERTY INDEX MAP WENTWORTH(No. 62)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- 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



CHAIN OF TITLE REPORT

Project # 20171215067
 Address: 400-402 Wilson Street E., Hamilton
 Legal Part Lot 45 Con 2 Ancaster
 Description: Parts 4 to 6 62R17733

Searched at: Hamilton
 LRO #: 62

Page 1

PIN# 17443-0106 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	14 09 1800	Crown	James WILSON
25	Deed	12 08 1816	James Wilson	Samuel TISDALE
788	Deed	06 04 1822	Samuel Tisdale	Samuel ANDREWS
540	Mortgage	16 04 1833	Samuel Andrews	Bank of Upper Canada (Mortgagee)
32	Deed	29 09 1847	Bank of Upper Canada (Equity of Redemption)	Robert McLAUGHLIN
211	Deed	25 07 1849	Robert McLaughlin	George NOTMAN
189	Deed	28 11 1858	George Notman	Oliver HEARD
190	Mortgage	29 11 1858	Oliver Heard	George NOTMAN (Mortgagee)
2928	Assign's Mortgage #190	04 11 1878	George Notman	Catherine HUMPHREYS

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # 20171215067
 Address: 400-402 Wilson Street E., Hamilton
 Legal Part Lot 45 Con 2 Ancaster
 Description: Parts 4 to 6 62R17733
 PIN# 17443-0106 (LT)

Searched at: Hamilton
 LRO #: 62

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
4330	Deed (Power of Sale)	25 10 1882	Catherine Humphreys (Oliver Heard defaulted in Mtg 190)	Edgar EAGLESTON
13349	Deed	21 12 1914	Edgar Eagleston - Estate	Clarissa WILBUR & Carl WILBUR
19309	Deed	23 07 1929	Clarissa Wilbur & Karl Wilbur	William WALLS
CD235213	Deed	28 01 1983	William Walls - Estate	Clara Jane BROWN
439798	Deed	16 12 1987	Clara Jane Brown - Estate	Betty ARSENAULT & Bennet ARSENAULT
VM68557	Deed	29 11 1990	Betty Arsenault & Bennet Arsenault	Mary Patricia KRUKOWSKI
VM278590	Deed	27 03 2009	Mary Patricia Krukowski - Estate	Henry Eugene KRUKOWSKI
WE961643	Lease	01 05 2014	Henry Eugene Krukowski	Brown Dog Coffee Shoppe Inc. (Lessee)
WE974333	Vesting Order (Present Owner)	07 07 2014	Ontario Superior Court of Justice (Henry Eugene Krukowski - Estate)	2425071 Ontario Inc.



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LAND
REGISTRY
OFFICE #62

17443-0106 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 3
PREPARED FOR Bertucci1
ON 2017/12/22 AT 15:16:01

PROPERTY DESCRIPTION: PT LT 45 CON 2 ANCASTER PT 4 TO 6 62R17733; S/T VM68556; CITY OF HAMILTON

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

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 17443-0163

PIN CREATION DATE:
2010/10/25

OWNERS' NAMES
2425071 ONTARIO INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2010/10/22 **				
** 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: 2010/10/25 **				
CD125214	1979/05/17	BYLAW				C
62R10202	1989/03/15	PLAN REFERENCE				C
VM68556	1990/11/29	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	KRUKOWSKI, HENRY EUGENE	
62R17733	2006/12/20	PLAN REFERENCE				C
VM278590	2009/03/27	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** KRUKOWSKI, MARY PATRICIA - ESTATE KRUKOWSKI, HENRY EUGENE - ESTATE TRUSTEE	KRUKOWSKI, HENRY EUGENE	
VM281171	2010/07/12	CERT TAX ARREARS		*** DELETED AGAINST THIS PROPERTY *** CITY OF HAMILTON		
WE759622	2011/05/16	CHARGE		*** COMPLETELY DELETED *** KRUKOWSKI, HENRY EUGENE	THE CANADA TRUST COMPANY	

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.

LAND

REGISTRY

OFFICE #62

17443-0106 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 3

PREPARED FOR BETULLI

ON 2017/12/22 AT 15:16:01

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
WE766249	2011/06/17	CT TAX ARREAR CANC		*** COMPLETELY DELETED *** CITY OF HAMILTON		
WE796938	2011/11/10	CHARGE		*** COMPLETELY DELETED *** KRUKOWSKI, HENRY EUGENE	HODD, MILDRED CLARK	
WE836215	2012/06/11	CHARGE		*** COMPLETELY DELETED *** KRUKOWSKI, HENRY EUGENE	HODD, MILDRED CLARK	
WE855647	2012/09/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** HODD, MILDRED CLARK	HODD, MILDRED CLARK	
WE888773	2013/03/22	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** BROWN, CHARLES		
WE916302	2013/08/14	CHARGE		*** COMPLETELY DELETED *** KRUKOWSKI, HENRY KRUKOWSKI, HENRY EUGENE	1044010 ONTARIO INC. PBX INVESTMENTS INC 1775328 ONTARIO INC	
WE916305	2013/08/14	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 1044010 ONTARIO INC. PBX INVESTMENTS INC. 1775328 ONTARIO INC.	1044010 ONTARIO INC. PBX INVESTMENTS INC 1775328 ONTARIO INC LEEBVRE, DIANNE	
WE923942	2013/09/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1044010 ONTARIO INC. PBX INVESTMENTS INC 1775328 ONTARIO INC	1044010 ONTARIO INC. PBX INVESTMENTS INC 1775328 ONTARIO INC LEEBVRE, DIANNE	
WE953622	2014/03/13	CERT TAX ARREARS		*** COMPLETELY DELETED *** CITY OF HAMILTON		
WE953623	2014/03/13	CERT TAX ARREARS		*** COMPLETELY DELETED *** CITY OF HAMILTON		

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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REGISTRY
OFFICE 462

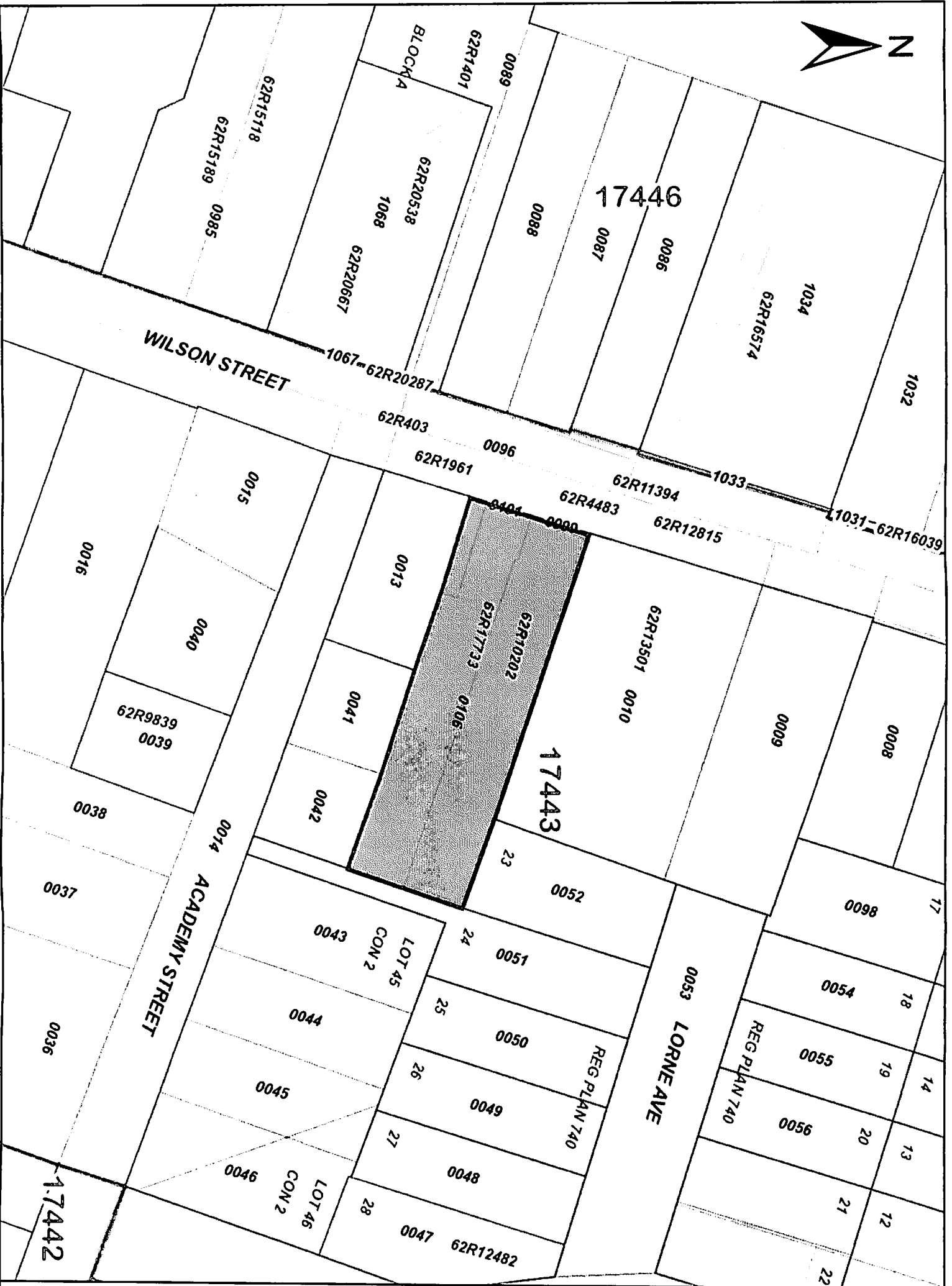
17443-0106 (LT)

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

PAGE 3 OF 3
PREPARED FOR Bertucci
ON 2017/12/22 AT 15:16:01

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
				REMARKS: RE: PT. 5 & 6 ON 62R17733 THIS DOCUMENT WAS RE-INSTATED ON 2014/07/21 AT 15:25 BY HOARAN, CHRISTINE.		
WE961643	2014/05/01	NOTICE OF LEASE	\$2	BROWN DOG COFFEE SHOPPE INC.	BROWN DOG COFFEE SHOPPE INC.	C
WE974333	2014/07/07	APL VESTING ORDER	\$2,100,000	ONTARIO SUPERIOR COURT OF JUSTICE	2425071 ONTARIO INC.	C
WE979208	2014/07/30	CT TAX ARREAR CANC		*** COMPLETELY DELETED *** CITY OF HAMILTON		
				REMARKS: WE953622. PT 4 ON 62R17733		
WE979209	2014/07/30	CT TAX ARREAR CANC		*** COMPLETELY DELETED *** CITY OF HAMILTON		
				REMARKS: WE953623. PTS 5 & 6 ON 62R17733		

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PROPERTY INDEX MAP
WENTWORTH(No. 62)

LEGEND

- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER
 - BLOCK NUMBER
 - GEOGRAPHIC FABRIC
 - EASEMENT
- 0449 [diagonal lines symbol]
08050 [dotted lines symbol]

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



CHAIN OF TITLE REPORT

Project # 20171215067
Address: 396-398 Wilson Street E., Hamilton
Legal Part Lot 45 Con 2 Ancaster
Description: Parts 4 to 6 62R17733

PIN# 17443-0106 (LT)

Searched at: Hamilton
LRO #: 62

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	14 09 1800	Crown	James WILSON
1170	Deed	08 11 1806	James Wilson	John Baptiste ROUSSEAU
153	Deed	17 05 1817	John Baptiste Rousseau - Estate	William CROOKS & Matthew CROOKS
573	Deed	03 06 1833	William Crooks & Matthew Crooks	Horatto GATES & James LESLIE - Trustees
7511	Deed	25 02 1834	Horatto Gates & James Leslie	Henry Peter SIMMONS
547	Deed	14 06 1839	Henry Peter Simmons	John A. SIMMONS
145	Deed	21 10 1848	John A. Simmons	James RUSSELL
17	Deed	31 07 1857	James Russell	George MURDOCK
18	Mortgage	31 07 1857	George Murdock	James RUSSELL (Mortgagee)

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # 20171215067
 Address: 396-398 Wilson Street E., Hamilton
 Legal Part Lot 45 Con 2 Ancaster
 Description: Parts 4 to 6 62R17733

Searched at: Hamilton
 LRO #: 62

Page 2

PIN# 17443-0106 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
402	Deed (Power of Sale)	29 09 1865	James Russell (George Murdock defaulted in Mtg #18)	Thomas CLEARY
7866	Deed	29 06 1898	Thomas Cleary	Robert E. GUEST
8866	Deed	18 12 1902	Robert E. Guess - Estate	Elizabeth GUEST
9045	Deed	01 12 1903	Elizabeth Guest	Edgar J. GUEST
9231	Deed	15 06 1904	Edgar J. Guest	Jane Annie MARR & Adam MARR
10600	Deed	01 03 1909	Jane Annie Marr & Adam Marr	Charles H. STUART
10829	Deed	21 09 1909	Charles H. Stuart	William H. SMITH
14077	Deed	25 09 1916	William H, Smith - Estate	Guy SHAVER
14990	Deed	20 06 1919	Guy Shaver	Micahel DONOVAN

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CHAIN OF TITLE REPORT

Project # 20171215067
 Address: 396-398 Wilson Street E., Hamilton
 Legal Part Lot 45 Con 2 Ancaster
 Description: Parts 4 to 6 62R17733
 PIN# 17443-0106 (LT)

Searched at: Hamilton
 LRO #: 62

Page 3

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
19091	Deed	26 11 1928	Micahel Donovan - Estate	Marie EDMONDS
22763	Deed	12 10 1943	Marie Edmonds	Mary A. HANLEY
22808	Deed	06 11 1943	Mary A. Hanley	Thomas McDONALD & Grace McDONALD
24936	Deed	05 01 1948	Thomas McDonald & Grace McDonald	William S. BELFOUR
66752	Deed	23 10 1958	William S. Belfour	St. Clair BELFOUR
78488	Deed	11 02 1959	St. Clair Belfour	Thomas W. BEACH
AB179997	Deed	01 09 1970	Thomas W. Beach - Estate	Muriel K. WEST
CD46856	Deed	28 04 1977	Muriel K. West	Mary E. McKEON
CD421380	Deed	30 07 1987	Mary E. McKeon	Henry Eugene KRUKOWSKI & Mary Patricia KRUKOWSKI

Cont'd on Page 4

CHAIN OF TITLE REPORT

Project # 20171215067
 Address: 396-398 Wilson Street E., Hamilton
 Legal Part Lot 45 Con 2 Ancaster
 Description: Parts 4 to 6 62R17733
 PIN# 17443-0106 (LT)

Searched at: Hamilton
 LRO #: 62

Page 4

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
VM68556	Deed	29 11 1990	Henry Eugene Krukowski & Mary Patricia Krukowski	Henry Eugene KRUKOWSKI
WE961643	Lease	01 05 2014	Henry Eugene Krukowski	Brown Dog Coffee Shoppe Inc. (Lessee)
WE974333	Vesting Order (Present Owner)	07 07 2014	Ontario Superior Court of Justice (Henry Eugene Krukowski - Estate)	2425071 Ontario Inc.

CHAIN OF TITLE REPORT

Project # 20171215067
 Address: 392 Wilson Street E., Hamilton
 Legal Part Lot 45 Con 2 Ancaster
 Description: Part 1 62R10202
 PIN# 17443-0013 (LT)

Searched at: Hamilton
 LRO #: 62

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	13 10 1798	Crown	James WILSON
557	Sheriff Deed	14 09 1805	James Clark Sheriff - Township of Ancaster (James Wilson Defaulted in Taxes)	Andrew HERON
172	Deed	05 07 1817	Andrew Heron	John WILSON
376	Deed	22 05 1832	John Wilson	James NEWTON
533	Deed	11 06 1839	James Newton	Adam MARR
907	Deed	29 03 1870	Adam Marr	Thomas MARR
7625	Deed	15 04 1897	Thomas Marr - Estate	Adam MARR
7628	Deed	17 04 1897	Adam Marr	Annie MARR
19978	Deed	30 12 1931	Annie Seaward (Formerly Annie Marr)	Thomas W. BEACH

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # 20171215067
 Address: 392 Wilson Street E., Hamilton
 Legal Description: Part Lot 45 Con 2 Ancaster
Part 1 62R10202
 PIN# 17443-0013 (LT)

Searched at: Hamilton
 LRO #: 62

Page 2

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
25085	Deed	29 04 1948	Thomas W. Beach	Charles W. HEWITT
32507	Deed	08 07 1955	Charles W. Hewitt	Richard LEDERER & Zoltan LEUCHTEA - Trustees
34032	Deed	05 06 1956	Richard Lederer & Zoltan Leuchtea	Harry R. PHILLIPS & A. James KENDRICK - Trustees
HL48419	Deed	20 05 1958	Harry R. Phillips & A. James Kendrick	James K. SIMS
HL53861	Deed	02 07 1958	James K. Sims	Ancaster Distributors Limited
252636	Deed	31 10 1963	Ancaster Distributors Limited	Leila K. BENEDICT
252637	Deed	31 10 1963	Leila K. Benedict	Ida BEACH & Thomas W. BEACH
AB51080	Deed	15 05 1967	Ida Beach & Thomas W. Beach	Isobel T. BREWER & Alexander BREWER
AB192113	Lease	04 01 1971	Isobel Brewer & Alexander Brewer	Texaco Canada Limited (Lessee)

Cont'd on Page 3

CHAIN OF TITLE REPORT

Project # 20171215067
 Address: 392 Wilson Street E., Hamilton
 Legal Part Lot 45 Con 2 Ancaster
 Description: Part 1 62R10202

 PIN# 17443-0013 (LT)

Searched at: Hamilton
 LRO #: 62

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
CD31541	Surrender Lease	18 11 1976	Lease #AB192113 now Surrendered & Discharged	
CD31540	Lease	18 11 1976	Isobel Brewer & Alexander Brewer	Texaco Canada Limited (Lessee)
CD174108	Deed	01 12 1980	Isobel Brewer & Alexander Brewer	Peter MIKOLAJCZUK & Delores Marlene MIKOLAJCZUK
CD180388	Lease	27 02 1981	Peter Mikolajczuk & Delores Marlene Mikolajczuk	Texaxo Canada Inc. (Lessee)
CD185335	Surrender Lease	04 05 1981	Lease #CD31540 now Surrendered & Discharged	
CD402152	Deed	25 03 1987	Peter Mikolajczuk & Delores Marlene Mikolajczuk	Dayalji SAUJANI, Lay Patrai SAUJANI & Kirm SAUJANI
CD417647	Deed	02 07 1987	Dayalji Saujani, Lay Pastrai Saujani & Kirm Saujani	R. Denninger Limited
CD434987	Surrender Lease	09 11 1987	Lease #CD180388 now Surrendered & Discharged	
CD457637	Deed	20 05 1988	R. Denninger Limited	Ralph Rudolf WEEKS & Victoria Jean WEEKS

CHAIN OF TITLE REPORT

Project # 20171215067
 Address: 392 Wilson Street E., Hamilton
 Legal Part Lot 45 Con 2 Ancaster
 Description: Part 1 62R10202

Searched at: Hamilton
 LRO #: 62

Page 4

PIN# 17443-0013 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
WE796936	Deed	10 11 2011	Ralph Rudolf Weeks & Victoria Jean Weeks	2305170 Ontario Inc.
WE1252033	Deed (Present Owner)	22 11 2017	2305170 Ontario Inc.	Wilson St. Ancanster Inc.



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OFFICE #62

17443-0013 (LT)

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

PROPERTY DESCRIPTION:

PT LT 45 CON 2 ANCASTER PT 1 62R10202; S/T CD402152; T/W CD457637 EXCEPT THE EASEMENT THEREIN RE PT 1 62R17733; CITY OF HAMILTON

PROPERTY REMARKS:

PIN CREATION DATE:
 2010/10/25

ESTATE/QUALIFIER:

RECENTLY:

FEE SIMPLE
 LT CONVERSION QUALIFIED

RE-ENTRY FROM 17443-0117

OWNERS' NAMES

2305170 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
ME805683	2011/12/23	DISCH OF CHARGE		ROYAL BANK OF CANADA ... COMPLETELY DELETED ...	HODD, MILDRED CLARK	
ME796937	2011/11/10	CHARGE		... COMPLETELY DELETED ... 2305170 ONTARIO INC.		
ME796936	2011/11/10	TRANSFER	\$400,000	WEEKES, RALPH RUDOLF WEEKES, VICTORIA JEAN ... COMPLETELY DELETED ...	2305170 ONTARIO INC.	C
VM275679	2008/02/25	CHARGE		WEEKES, RALPH RUDOLF WEEKES, VICTORIA JEAN ... DELETED AGAINST THIS PROPERTY ...	ROYAL BANK OF CANADA	C
62R10202	1989/03/15	PLAN REFERENCE			WEEKES, RALPH RUDOLF WEEKES, VICTORIA JEAN	
CD457637	1988/05/20	TRANSFER		... DELETED AGAINST THIS PROPERTY ...		
**	**	** DATE OF CONVERSION TO LAND TITLES: 2010/10/25 **				
**	**	** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**	**	CONVENTION.				
**	**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY				
**	**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF				
**	**	AND ESCHEATS OR FORFEITURE TO THE CROWN.				
**	**	SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *				
**	**	** SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO				
**	**	** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2010/10/22 **				

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17443-0013 (LT)

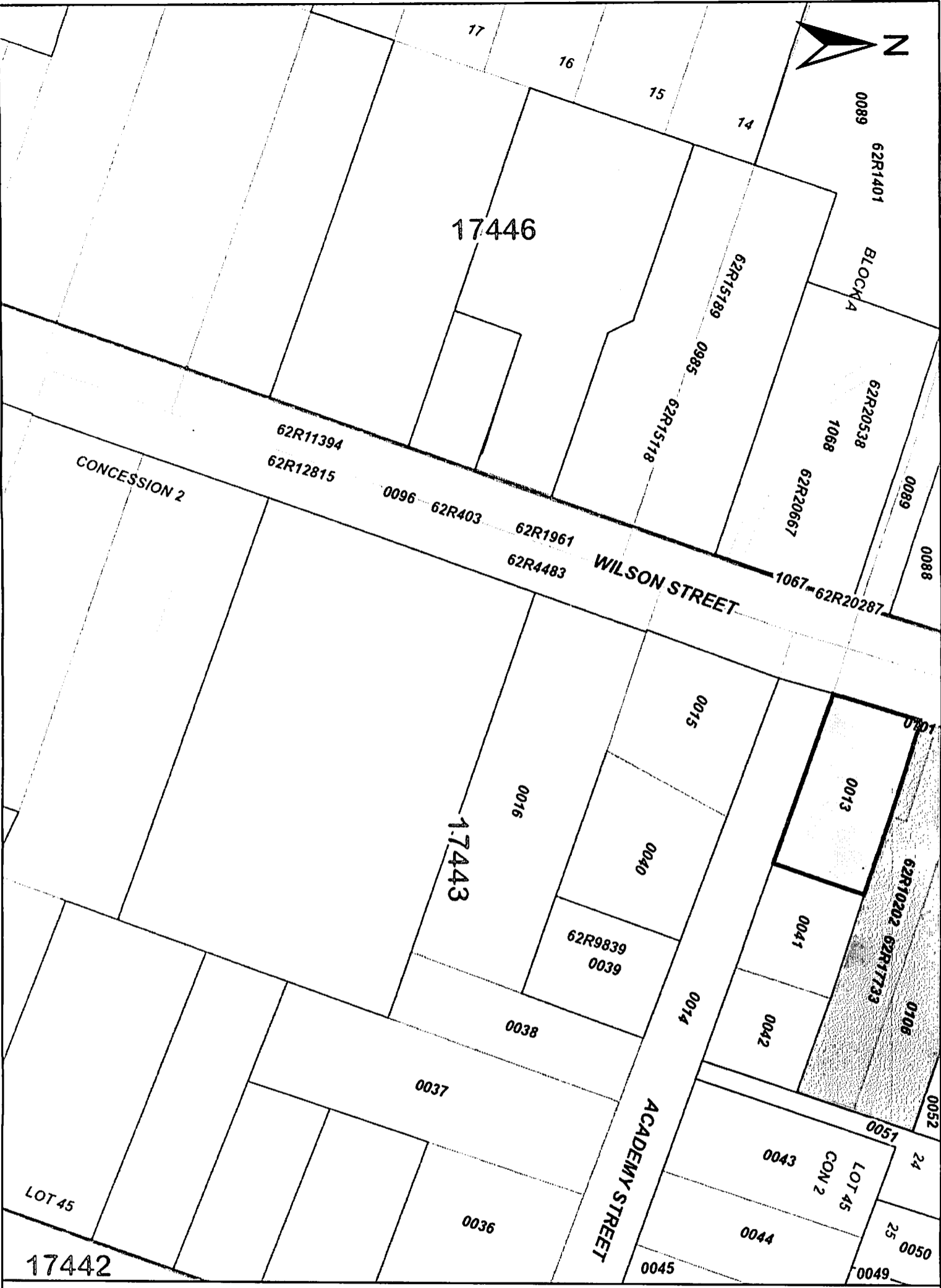
PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 2
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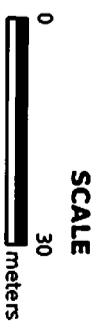
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD	
		REMARKS: VM275679.					
WE836216	2012/06/11	CHARGE	\$900,000	2305170 ONTARIO INC.	HODD, MILDRED CLARK	C	
WE855646	2012/09/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** HODD, MILDRED CLARK			
		REMARKS: WE796937.					
WE957387	2014/04/04	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** CHAMBERLAIN ARCHITECT SERVICES LIMITED			
WE964090	2014/05/15	CERTIFICATE		*** COMPLETELY DELETED *** CHAMBERLAIN ARCHITECT SERVICES LIMITED	KRUKOWSKI, HENRY EUGENE KRUKOWSKI, HENRY 2305170 ONTARIO INC.		
		REMARKS: WE957387. CERTIFICATE OF ACTION DELETED BY WE1180136 - MAY 8/17 - A.S					
WE1032725	2015/04/28	CERT TAX ARREARS	\$30,595	CITY OF HAMILTON		C	
WE1180136	2017/01/18	APL DEL CONST LIEN		*** COMPLETELY DELETED *** CHAMBERLAIN ARCHITECT SERVICES LIMITED			
		REMARKS: WE957387.					
WE1251739	2017/11/21	APL (GENERAL)		2305170 ONTARIO INC.			
WE1252033	2017/11/22	TRANSFER	\$380,000	2305170 ONTARIO INC.	WILSON ST. ANCASTER INC.		
		REMARKS: PLANNING ACT STATEMENTS.					
WE1252037	2017/11/22	DISCH OF CHARGE		HODD, MILDRED CLARK			
		REMARKS: WE836216.					

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PROPERTY INDEX MAP WENTWORTH(No. 62)

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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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



APPENDIX B
ERIS CITY DIRECTORY

City Directory Information Source
Vernon's Burlington & Area, Ontario City Directory

PROJECT NUMBER: 20171215067	
Site Address:	392 Wilson Street East, Hamilton (Ancaster), Ontario
Year: 2011	
Site Listing:	-Vacant
Adjacent Properties:	
WILSON STREET EAST 382	-Hanley's Shoe Shoppe -Shavasana Yoga Centre
WILSON STREET EAST 385	-Ancaster Physio & Rehab Pt Health
WILSON STREET EAST 386	-All Canadian Securities Inc. -Baskets N' Bundles -Kari's Of Ancaster -Ruth's

	-Salon Mejon -Schelding & Associates -Upper Canada Securities -Videobio Ca
WILSON STREET EAST 389	-No Return
WILSON STREET EAST 393	-Res (2 Tenants)
WILSON STREET EAST 397	-Ancaster Family Chiropractic
WILSON STREET EAST 398	-Hanley Eyewear -Hanley's Eyewear Boutique
WILSON STREET EAST 400	-Address Not Listed
WILSON STREET EAST 401	--Supreme Trophies -Ancaster Village Massage Therapy
WILSON STREET EAST 402	-Coffee Culture Ancaster
WILSON STREET EAST 406	-No Return
WILSON STREET EAST 407	-Glendale Motors
WILSON STREET EAST 412	-Big B Food Mart

Lorne Avenue 20	-Res (1 Tenant)
Academy Street 11	-Refused
Academy Street 14	-Res (1 Tenant)
Academy Street 17	-Res (1 Tenant)
Academy Street 25	-Res (1 Tenant)

PROJECT NUMBER: 20171215067	
Site Address:	392 Wilson Street East, Hamilton (Ancaster), Ontario
Year: 2006	
Site Listing:	-Vacant
Adjacent Properties:	
WILSON STREET EAST 382	-Hanley's Shoe Shoppe -Shavasana Yoga Centre
WILSON STREET EAST 385	-Canada Post Corp. -Fellowship Christian Reformed Church
WILSON STREET EAST 386	-All Canadian Securities Inc.

	<ul style="list-style-type: none"> -Baskets N' Bundles -Kari's Of Ancaster -Ruth's -Salon Mejon -September Seventh Entertainment Ltd. -All Canadian Management
WILSON STREET EAST 389	-Bell Canada & Northern Electric Telephone Exchange Dept.
WILSON STREET EAST 393	-Res (4 Tenants)
WILSON STREET EAST 397	<ul style="list-style-type: none"> -Ancaster Family Chiropractic -Ancaster Printing
WILSON STREET EAST 398	<ul style="list-style-type: none"> -Hyperion Capital Inc. -Touch Stone -Fellowship Christian Reformed Church
WILSON STREET EAST 400	-Address Not Listed
WILSON STREET EAST 401	<ul style="list-style-type: none"> -Supreme Trophies -Evelyn's Hair Care For Men -Res (2 Tenants)
WILSON STREET EAST 402	-Groleau Family Chiropractic
WILSON STREET EAST 406	-Res (1 Tenant)

WILSON STREET EAST 407	-Shell-Glendale Motors
WILSON STREET EAST 412	-Big B Food Mart
Lorne Avenue 20	-Res (1 Tenant)
Academy Street 11	-Refused
Academy Street 14	-Res (2 Tenants)
Academy Street 17	-Res (1 Tenant)
Academy Street 25	-Res (1 Tenant)

PROJECT NUMBER: 20171215067	
Site Address:	392 Wilson Street East, Hamilton (Ancaster), Ontario
Year: 2001	
Site Listing:	-Vacant
Adjacent Properties:	
WILSON STREET EAST 382	-Hanley's Shoe Shoppe

WILSON STREET EAST 385	-Canada Post Corp. -Fellowship Christian Reformed Church
WILSON STREET EAST 386	-Ruth's -September Seventh Entertainment Ltd. -Soccer World
WILSON STREET EAST 389	-Bell Canada & Northern Electric Telephone Exchange Dept.
WILSON STREET EAST 393	-Res (4 Tenants)
WILSON STREET EAST 397	-Ancaster Family Chiropractic -Ancaster Printing
WILSON STREET EAST 398	-Hyperion Capital Inc. -Money Concepts Ancaster -Res (1 Tenant)
WILSON STREET EAST 400	-Address Not Listed
WILSON STREET EAST 401	-Supreme Trophies -Evelyn's Hair Care For Men -Res (2 Tenants)
WILSON STREET EAST 402	-No Return
WILSON STREET EAST 406	-Res (1 Tenant)

WILSON STREET EAST 407	-Shell-Glendale Motors
WILSON STREET EAST 412	-Ancaster Variety
Lorne Avenue 20	-Res (1 Tenant)
Academy Street 11	-Refused
Academy Street 14	-Res (2 Tenants)
Academy Street 17	-Res (1 Tenant)
Academy Street 25	-Res (1 Tenant)

PROJECT NUMBER: 20171215067	
Site Address:	392 Wilson Street East, Hamilton (Ancaster), Ontario
Year: 1996	
Site Listing:	-Vacant
Adjacent Properties:	
WILSON STREET EAST 382	-Dymar Women's Apparel

WILSON STREET EAST 385	-Canada Post Corp.
WILSON STREET EAST 386	-Ruth's -The Gallery -Res (4 Tenants)
WILSON STREET EAST 389	-Bell Canada & Northern Electric Telephone Exchange Dept.
WILSON STREET EAST 393	-Res (3 Tenants)
WILSON STREET EAST 397	-Res (4 Tenants) -Ancaster Printing
WILSON STREET EAST 398	-Shaver Datta Realty Inc. -Money Concepts Ancaster -Res (1 Tenant)
WILSON STREET EAST 400	-Address Not Listed
WILSON STREET EAST 401	-Supreme Trophies -Evelyn's Hair Care For Men -Res (1 Tenant)
WILSON STREET EAST 402	-No Return
WILSON STREET EAST 406	-Satyr Home Décor

WILSON STREET EAST 407	-Shell Glendale Motors
WILSON STREET EAST 412	-Ancaster Variety
Lorne Avenue 20	-Res (1 Tenant)
Academy Street 11	-Refused
Academy Street 14	-Res (2 Tenants)
Academy Street 17	-No Return
Academy Street 25	-Res (1 Tenant)

PROJECT NUMBER: 20171215067	
Site Address:	392 Wilson Street East, Hamilton (Ancaster), Ontario
Year: 1991	
Site Listing:	-Vacant
Adjacent Properties:	
WILSON STREET EAST 382	-Dymar Women's Apparel
WILSON STREET EAST 385	-Canada Post Corp.

WILSON STREET EAST 386	-Delisse -Second Chance -Castlefields Of Ancaster -Prince Edward Homes -Checker's Hair Design -Bay Harbour Realty
WILSON STREET EAST 389	-Bell Canada & Northern Electric Telephone Exchange Dept.
WILSON STREET EAST 393	-Paragon Steel Structures -Res (2 Tenants)
WILSON STREET EAST 397	-Res (4 Tenants) -Ancaster Printing
WILSON STREET EAST 398	-Zimmer Associates -Heritage News -Money Concepts Ancaster -Res (1 Tenant)
WILSON STREET EAST 400	-Res (1 Tenant)
WILSON STREET EAST 401	-Supreme Trophies -Evelyn's Hair Care For Men
WILSON STREET EAST 402	-Res (1 Tenant)

WILSON STREET EAST 406	-Res (1 Tenant)
WILSON STREET EAST 407	-Shell Glendale Motors
WILSON STREET EAST 412	-Mac's Milk
Lorne Avenue 20	-Res (1 Tenant)
Academy Street 11	-Refused
Academy Street 14	-Res (2 Tenants)
Academy Street 17	-Res (1 Tenant)
Academy Street 25	-Res (1 Tenant)

PROJECT NUMBER: 20171215067	
Site Address:	392 Wilson Street East, Hamilton (Ancaster), Ontario
Year: 1986	
Site Listing:	-Pete's Texaco Service Station
Adjacent Properties:	

WILSON STREET EAST 382	380-82-Beverly Original Clothes Designer
WILSON STREET EAST 385	-Canada Post Corp.
WILSON STREET EAST 386	-Checker's Hair Design -State Farm Insurance -Finishing Touch Decorating boutique -Logo Products -Jake Management -ATEC Marketing
WILSON STREET EAST 389	-Bell Canada & Northern Electric Telephone Exchange Dept.
WILSON STREET EAST 393	-Ancaster News -Res (2 Tenants)
WILSON STREET EAST 397	-Res (1 Tenant) -Ancaster Printing
WILSON STREET EAST 398	-Ancaster Village Book Shoppe -Res (1 Tenant)
WILSON STREET EAST 400	-Res (1 Tenant)
WILSON STREET EAST 401	-Supreme Trophies
WILSON STREET EAST 402	-Res (2 Tenants)

WILSON STREET EAST 406	-Res (1 Tenant)
WILSON STREET EAST 407	-Glendale Motors
WILSON STREET EAST 412	-Mac's Milk
Lorne Avenue 20	-Res (1 Tenant)
Academy Street 11	-Refused
Academy Street 14	-Res (1 Tenant)
Academy Street 17	-Res (1 Tenant)
Academy Street 25	-Res (1 Tenant)

PROJECT NUMBER: 20171215067	
Site Address:	392 Wilson Street East, Hamilton (Ancaster), Ontario
Year: 1981	
Site Listing:	-Pete's Texaco Service Station
Adjacent Properties:	

WILSON STREET EAST 382	-Vi's Glass & China
WILSON STREET EAST 385	-Canada Post Corp.
WILSON STREET EAST 386	-Checker's Hair Design -Hutchinson Chiropractic -Murray Real Estate -Res (3 Tenants)
WILSON STREET EAST 389	-Bell Canada & Northern Electric Telephone Exchange Dept.
WILSON STREET EAST 393	-Ancaster News Journal -Res (2 Tenants)
WILSON STREET EAST 397	-Keen community Credit Union -Ancaster Printing
WILSON STREET EAST 398	-Heritage House Books -Res (1 Tenant)
WILSON STREET EAST 400	-Res (1 Tenant)
WILSON STREET EAST 401	-Thornberry & Associates
WILSON STREET EAST 402	-Res (1 Tenant)
WILSON STREET EAST 406	-Res (1 Tenant)

WILSON STREET EAST 407	-Glendale Motors
WILSON STREET EAST 412	-Bantam Stores
Lorne Avenue 20	-Res (1 Tenant)
Academy Street 11	-Res (1 Tenant)
Academy Street 14	-Res (1 Tenant)
Academy Street 17	-Res (1 Tenant)
Academy Street 25	-Res (1 Tenant)

PROJECT NUMBER: 20171215067	
Site Address:	392 Wilson Street East, Hamilton (Ancaster), Ontario
Year: 1976	
Site Listing:	-Pete's Texaco Service Station
Adjacent Properties:	
WILSON STREET EAST 382	-Vi's Glass & China

WILSON STREET EAST 385	-Canada Post Corp.
WILSON STREET EAST 386	-Law Office -Murray Real Estate -Res (3 Tenants)
WILSON STREET EAST 389	-Res (2 Tenants)
WILSON STREET EAST 393	-Ancaster News -Res (2 Tenants)
WILSON STREET EAST 397	-Res (1 Tenant)
WILSON STREET EAST 398	-Heritage Of Ancaster -West Real Estate
WILSON STREET EAST 400	-Res (1 Tenant)
WILSON STREET EAST 401	-Thornberry Realtor
WILSON STREET EAST 402	-Res (1 Tenant)
WILSON STREET EAST 406	-Res (1 Tenant)
WILSON STREET EAST 407	-Glendale Motors
WILSON STREET EAST 412	-Bantam Stores

Lorne Avenue 20	-Res (1 Tenant)
Academy Street 11	-Res (1 Tenant)
Academy Street 14	-Res (1 Tenant)
Academy Street 17	-Res (1 Tenant)
Academy Street 25	-Res (1 Tenant)

PROJECT NUMBER: 20171215067	
Site Address:	392 Wilson Street East, Hamilton (Ancaster), Ontario
Year: 1971	
Site Listing:	-Fevez's Texaco Service Station
Adjacent Properties:	
WILSON STREET EAST 382	-Ancaster Coach House Antiques
WILSON STREET EAST 385	-Canada Post Corp.
WILSON STREET EAST 386	-Major Tax Serv. -Village Barber Shop

	-Triangle Cleaners -Res (3 Tenants)
WILSON STREET EAST 389	-Res (2 Tenants)
WILSON STREET EAST 393	-Jane Salon -Res (2 Tenants)
WILSON STREET EAST 397	-Res (1 Tenant)
WILSON STREET EAST 398	-West Real Estate
WILSON STREET EAST 400	-Res (1 Tenant)
WILSON STREET EAST 401	-Thornberry Real Estate
WILSON STREET EAST 402	-Res (1 Tenant)
WILSON STREET EAST 406	-Res (1 Tenant)
WILSON STREET EAST 407	-Glendale Motors
WILSON STREET EAST 412	-Bantam Stores
Lorne Avenue 20	-Res (1 Tenant)
Academy Street 11	-Res (1 Tenant)

Academy Street 14	-Res (1 Tenant)
Academy Street 17	-Res (1 Tenant)
Academy Street 25	-Res (1 Tenant)

PROJECT NUMBER: 20171215067	
Site Address:	392 Wilson Street East, Hamilton (Ancaster), Ontario
Year: 1966	
Site Listing:	-Vacant
Adjacent Properties:	
WILSON STREET EAST 382	-Coach House Antiques
WILSON STREET EAST 385	-Canada Post Corp.
WILSON STREET EAST 386	-Geisel Real Estate -Res (3 Tenants)
WILSON STREET EAST 389	-Res (2 Tenants)
WILSON STREET EAST 393	-Jane Salon

	-Res (2 Tenants)
WILSON STREET EAST 397	-Res (1 Tenant)
WILSON STREET EAST 398	-Albert's Barber Shop
WILSON STREET EAST 400	-Vacant
WILSON STREET EAST 401	-Thornberry Real Estate
WILSON STREET EAST 402	-Res (1 Tenant)
WILSON STREET EAST 406	-Res (1 Tenant)
WILSON STREET EAST 407	-Glendale Motors
WILSON STREET EAST 412	-Ross Foods
Lorne Avenue 20	-Res (1 Tenant)
Academy Street 11	-Res (1 Tenant)
Academy Street 14	-Res (1 Tenant)
Academy Street 17	-Res (1 Tenant)
Academy Street 25	-Res (1 Tenant)

PROJECT NUMBER: 20171215067	
Site Address:	392 Wilson Street East, Hamilton (Ancaster), Ontario
Year: 1961	
Site Listing:	-Beach's Garage
Adjacent Properties:	
WILSON STREET EAST 382	-Ancaster Flower Shop
WILSON STREET EAST 385	-Post Office
WILSON STREET EAST 386	-Citizens Finance -Res (3 Tenants)
WILSON STREET EAST 389	-Res (2 Tenants)
WILSON STREET EAST 393	-Res (1 Tenant)
WILSON STREET EAST 397	-Res (1 Tenant)
WILSON STREET EAST 398	-Ancaster Distributors
WILSON STREET EAST 400	-Res (1 Tenant)

WILSON STREET EAST 401	-Res (1 Tenant)
WILSON STREET EAST 402	-Res (1 Tenant)
WILSON STREET EAST 406	-Res (1 Tenant)
WILSON STREET EAST 407	-Glendale Motors
WILSON STREET EAST 412	-Ross Foods
Lorne Avenue 20	-Res (1 Tenant)
Academy Street 11	-Res (1 Tenant)
Academy Street 14	-Res (1 Tenant)
Academy Street 17	-Res (1 Tenant)
Academy Street 25	-Res (1 Tenant)

PROJECT NUMBER: 20171215067	
Site Address:	392 Wilson Street East, Hamilton (Ancaster), Ontario
Year: 1957	

Site Listing:	-Beach's Garage
Adjacent Properties:	
WILSON STREET EAST 382	-Address Not Listed
WILSON STREET EAST 385	-Address Not Listed
WILSON STREET EAST 386	-Multi-Tenant Residential
WILSON STREET EAST 389	-Res (2 Tenants)
WILSON STREET EAST 393	-Res (1 Tenant)
WILSON STREET EAST 397	-Res (1 Tenant)
WILSON STREET EAST 398	-Res (1 Tenant)
WILSON STREET EAST 400	-Res (1 Tenant)
WILSON STREET EAST 401	-Res (1 Tenant)
WILSON STREET EAST 402	-Res (1 Tenant)
WILSON STREET EAST 406	-Res (1 Tenant)
WILSON STREET EAST 407	-Glendale Motors

	-White Rose Service Station
WILSON STREET EAST 412	-Res (1 Tenant)
Lorne Avenue 20	-Res (1 Tenant)
Academy Street 11	-Res (1 Tenant)
Academy Street 14	-Res (1 Tenant)
Academy Street 17	-Res (1 Tenant)
Academy Street 25	-Res (1 Tenant)

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory

*****Ancaster, Ontario is listed from 1957 to 2011 within the city directory archives*****

APPENDIX C
ECOLOG ERIS REPORT

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



DATABASE REPORT

Project Property: *Wilson St, Ancaster
392 Wilson St E
Hamilton ON L9G2B9
17476*

Project No: *17476*

Report Type: *Standard Report*

Order No: *20171215067*

Requested by: *Landtek Limited*

Date Completed: *December 20, 2017*

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

www.erisinfo.com

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Executive Summary

Property Information:

Project Property: *Wilson St, Ancaster
392 Wilson St E Hamilton ON L9G2B9*

Project No: *17476*

Coordinates:

Latitude: *43.228361*
Longitude: *-79.974981*
UTM Northing: *4,786,684.41*
UTM Easting: *583,237.78*
UTM Zone: *UTM Zone 17T*

Elevation: *753 FT
229.41 M*

Order Information:

Order No: *20171215067*
Date Requested: *December 15, 2017*
Requested by: *Landtek Limited*
Report Type: *Standard Report*

Historical/Products:

Aerial Photographs *National Collection - Digital (PDF)*
City Directory Search *Subject Site plus 20 Adjacent Properties*
Insurance Products *Fire Insurance Maps/Inspection Reports/Site Specific Plans*
Land Title Search *Historical Title Search*
Topographic Map *ANSI Map & Ontario Base Map (OBM)*

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
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	1	1
CA	<i>Certificates of Approval</i>	Y	0	3	3
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	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	6	6
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EXP	<i>List of TSSA Expired Facilities</i>	Y	0	12	12
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	2	2
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	1	51	52
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	2	2
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>TSSA Incidents</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
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
NEBW	<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	3	3
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGW	<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	1	1
PINC	<i>TSSA Pipeline Incidents</i>	Y	0	1	1
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	5	5
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	1	1
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	7	7
SPL	<i>Ontario Spills</i>	Y	0	4	4
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>TSSA 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	4	4
Total:			1	103	104

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>
2	GEN	1717225 Ontario Inc.	392 Wilson Street Ancaster ON L9G 2C3	WSW/25.6	0.44	23

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	PES	TREE TECHOL - TREE TECHNOLOGY AND RESEARCH CO. INC	398 WILSON STREET EAST ANCASTER ON L9G 2C3	WNW/21.0	0.50	2
3	BORE		ON	NW/29.7	0.29	23
4	WWIS		lot 46 con 2 ON	SW/31.8	0.47	24
5	EHS		380-386 Wilson Street East Ancaster ON L9G 2C2	SW/60.0	0.90	27
6	SPL	CRESCENT OIL CO. OF CANADA LTD	GLENDALE MOTORS TANK TRUCK (CARGO) ANCASTER TOWN ON	NW/60.3	0.29	27
7	WWIS		lot 46 con 2 ON	E/67.8	-1.58	27
8	EHS		412 Wilson St E Hamilton ON L9G2C3	NNE/69.1	-1.51	30
9	PINC		25 Academy Street, Ancaster ON L9G 2X8	ESE/69.4	-1.18	30
10	GEN	Bell Canada	389 Wilson Street Ancaster ON	W/78.0	1.44	30
11	GEN	TRILLIUM FUNERAL SERVICE CORP.	DODSWORTH & BROWN ANCASTER CHAPEL 378 WILSON ST. EAST ANCASTER ON L9G 2C2	SSW/82.6	0.89	31
11	GEN	TRILLIUM FUNERAL SERVICE CORP. 44-380	DODSWORTH & BROWN ANCASTER CHAPEL 378 WILSON ST. EAST ANCASTER ON L9G 2C2	SSW/82.6	0.89	31
11	GEN	Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G 2C2	SSW/82.6	0.89	31
11	GEN	Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G 2C2	SSW/82.6	0.89	31
11	GEN	Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G 2C2	SSW/82.6	0.89	32
11	GEN	Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G 2C2	SSW/82.6	0.89	32
11	GEN	Arbor Memorial Services	378 Wilson St. East Ancaster ON	SSW/82.6	0.89	32
11	GEN	Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G2C2	SSW/82.6	0.89	33
11	GEN	Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G2C2	SSW/82.6	0.89	33
11	GEN	Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G2C2	SSW/82.6	0.89	33
12	GEN	Dr. Wayne C. Foster	397 Wilson Street East, Unit 3, Ancaster ON L9G 2C4	WNW/87.8	0.70	33
12	SCT	ANCASTER PRINTING LTD.	397 WILSON ST E ANCASTER ON L9G 2C4	WNW/87.8	0.70	34
12	SCT	Ancaster Printing	397 Wilson St E Ancaster ON L9G 2C4	WNW/87.8	0.70	34
13	EHS		385 WILSON STREET EAST ANCASTER ON L9G 2C1	W/89.8	1.47	34

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
13	NPCB	CANADA POST	385 WILSON STREET WILSON STREET ANCASTER ON	W/89.8	1.47	35
13	NPCB	CANADA POST	385 WILSON STREET Ancaster ON	W/89.8	1.47	35
13	NPCB	CANADA POST	385 WILSON ST ANCASTER ON	W/89.8	1.47	35
14	EXP	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW/98.9	0.14	36
14	EXP	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON	NW/98.9	0.14	36
14	EXP	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW/98.9	0.14	36
14	EXP	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW/98.9	0.14	36
14	EXP	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW/98.9	0.14	37
14	EXP	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON	NW/98.9	0.14	37
14	EXP	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON	NW/98.9	0.14	37
14	EXP	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON	NW/98.9	0.14	38
14	EXP	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON	NW/98.9	0.14	38
14	EXP	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW/98.9	0.14	38
14	EXP	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW/98.9	0.14	38
14	EXP	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW/98.9	0.14	39
14	FSTH	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW/98.9	0.14	39
14	FSTH	GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW/98.9	0.14	39
14	GEN	Glendale Services (Ancaster) Ltd	407 Wilson St E Ancaster ON L9G 2C4	NW/98.9	0.14	40
14	GEN	Glendale Services (Ancaster) Ltd	407 Wilson St E Ancaster ON L9G 2C4	NW/98.9	0.14	40
14	GEN	Glendale Services (Ancaster) Ltd	407 Wilson St E Ancaster ON L9G 2C4	NW/98.9	0.14	40
14	GEN	Glendale Motors Inc.	407 Wilson St E Ancaster ON L9G 2C4	NW/98.9	0.14	41
14	GEN	Glendale Motors Inc.	407 Wilson St E Ancaster ON	NW/98.9	0.14	41
14	GEN	Glendale Motors Inc.	407 Wilson St E Ancaster ON L9G2C4	NW/98.9	0.14	41
14	GEN	Glendale Motors Inc.	407 Wilson St E Ancaster ON L9G2C4	NW/98.9	0.14	42
14	GEN	Glendale Motors Inc.	407 Wilson St E Ancaster ON L9G2C4	NW/98.9	0.14	42
14	GEN	Glendale Motors Inc.	407 Wilson St E Ancaster ON L9G2C4	NW/98.9	0.14	42

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
14	PRT	GLENDALE MOTORS C/O MR ADRIAN KLOET	407 WILSON ST E ANCASTER ON L9G2C4	NW/98.9	0.14	43
14	PRT	GLENDALE MOTORS C/O MR ADRIAN KLOET	407 WILSON ST E ANCASTER ON L9G2C4	NW/98.9	0.14	43
14	PRT	GLENDALE MOTORS C/O MR ADRIAN KLOET	407 WILSON ST E ANCASTER ON L9G2C4	NW/98.9	0.14	43
14	PRT		407 WILSON ST. ANCASTER ON	NW/98.9	0.14	43
14	RST	GLENDALE MOTORS	407 WILSON ST E ANCASTER ON L9G2C4	NW/98.9	0.14	43
14	SPL	SHELL CANADA PRODUCTS LTD.	407 WILSON STREET EAST SERVICE STATION ANCASTER TOWN ON L9G 2C4	NW/98.9	0.14	43
14	SPL	Hotz Environmental<UNOFFICIAL>; Glendale Motors<UNOFFICIAL>	407 Wilson Street East Hamilton ON	NW/98.9	0.14	44
15	EHS		370 Wilson Street East Ancaster ON L9G 4S4	SSW/126.3	1.46	44
15	GEN	DELL PHARMACY	370 WILSON STREET EAST ANCASTER ON L9G 4S4	SSW/126.3	1.46	44
15	GEN	Rexall Pharmacy Group Ltd.	370 WILSON ST EAST ANCASTER ON L9G 4S4	SSW/126.3	1.46	45
15	GEN	Rexall Store # 8207	370 WILSON ST EAST ANCASTER ON L9G 4S4	SSW/126.3	1.46	45
15	GEN	Rexall Store # 8207	370 WILSON ST EAST ANCASTER ON L9G 4S4	SSW/126.3	1.46	45
15	GEN	Rexall Pharmacy Group Ltd.	370 WILSON ST EAST ANCASTER ON L9G 4S4	SSW/126.3	1.46	46
15	HINC		370 WILSON STREE EAST ANCASTER ON	SSW/126.3	1.46	46
15	SPL		370 Wilson Street East, Ancaster Hamilton ON	SSW/126.3	1.46	47
16	GEN	SPECTRUM TOOL & DIE CORP. 35-935	425 WILSON ST. E. ANCASTER ON L9G 2C4	NNW/143.2	-2.13	47
16	GEN	SPECTRUM TOOL AND DIE CORPORATION	425 WILSON STREET EAST ANCASTER ON L9G 2C4	NNW/143.2	-2.13	47
16	GEN	Robert Wilkins	425 Wilson Street East Ancaster ON	NNW/143.2	-2.13	47
16	SCT	SPECTRUM TOOL & DIE CORP.	425 WILSON ST E ANCASTER ON L9G 2C4	NNW/143.2	-2.13	48
16	SCT	SPECTRUM TOOL & DIE CORP.	425 WILSON ST E ANCASTER ON L9G 2C4	NNW/143.2	-2.13	48
16	SCT	SPECTRUM INNOVATIVE ADVANTAGE	425 Wilson St E Ancaster ON L9G 2C4	NNW/143.2	-2.13	48
16	SCT	Spectrum Innovative Advantage Corp.	425 Wilson St E Ancaster ON L9G 2C4	NNW/143.2	-2.13	49
16	SCT	Spectrum Tool & Die Corp	425 Wilson St E Ancaster ON L9G 2C4	NNW/143.2	-2.13	49
17	CA	R.M. OF HAMILTON- WENTWORTH	LODOR ST/ROUSSEAU/CHURCH STS. ANCASTER TOWN ON	ESE/146.7	0.56	49
18	WWIS		lot 45 con 2 ANCASTER ON	ENE/158.8	-4.60	49
19	GEN	WENTWORTH COUNTY BOARD OF EDUCATIO	THE MEMORIAL BUILDING 357 WILSON ST EAST ANCASTER ON L9G 2C1	SW/159.3	2.74	51

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
19	GEN	WENTWORTH COUNTY BOARD OF EDUCATION	THE MEMORIAL BUILDING 357 WILSON ST EAST ANCASTER ON L9G 2C1	SW/159.3	2.74	51
19	GEN	Hamilton-Wentworth District School Board	Ancaster Memorial Building 357 Wilson Street E. Ancaster ON	SW/159.3	2.74	52
19	GEN	Hamilton-Wentworth District School Board	Ancaster Memorial Building 357 Wilson Street E. Ancaster ON	SW/159.3	2.74	52
19	GEN	Hamilton-Wentworth District School Board	Ancaster Memorial Building 357 Wilson Street E. Ancaster ON L9G 4B7	SW/159.3	2.74	52
19	GEN	Hamilton-Wentworth District School Board	Ancaster Memorial Building 357 Wilson Street E. Ancaster ON L9G 4B7	SW/159.3	2.74	52
20	WWIS		lot 45 con 2 ON	SSW/168.1	3.32	53
21	HINC		32 BROOKSIDE AVENUE ANCASTER ON L9G 2X5	NE/169.9	-4.61	56
22	GEN	VILLAGE CAT CLINIC	356 WILSON STREET EAST, UNIT 5 ANCASTER ON L9G 2C2	SSW/170.1	2.45	56
22	GEN	VILLAGE CAT CLINIC	356 WILSON STREET EAST ANCASTER ON L9G 2C2	SSW/170.1	2.45	57
22	GEN	Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW/170.1	2.45	57
22	GEN	Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW/170.1	2.45	57
22	GEN	Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW/170.1	2.45	58
22	GEN	Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW/170.1	2.45	58
22	GEN	Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW/170.1	2.45	58
22	GEN	Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON	SSW/170.1	2.45	59
22	GEN	Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW/170.1	2.45	59
22	GEN	Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW/170.1	2.45	59
22	GEN	Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW/170.1	2.45	60
22	GEN	Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW/170.1	2.45	60
23	EHS		352-356 Wilson St. East Ancaster ON L9G 2C2	SSW/173.6	3.49	61
24	GEN	SISTERS SERVANTS OF MARY IMMACULAT	MOUNT MARY ACADEMY 437 WILSON ST. E. ANCASTER ON L9G 3K4	NNW/174.9	-2.96	61
24	GEN	SISTERS SERVANTS OF MARY IMMACULATE	MOUNT MARY ACADEMY 437 WILSON ST. E. ANCASTER ON L9G 3K4	NNW/174.9	-2.96	61
24	PRT	SISTERS SERVANTS OF MARY IMMACULATE	437 WILSON ST E ANCASTER ON L9G 3K4	NNW/174.9	-2.96	61
25	CA	R.M. OF HAMILTON-WENTWORTH	LODOR LANE/LODOR ST. ANCASTER ON	SSE/179.5	1.40	61
26	GEN	ANCASTER RENTAL	346 WILSON STREET EAST ANCASTER ON L9G 2C2	SSW/195.7	3.40	62

<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>
26	GEN	1071763 ONTARIO INC.	1071763 ONTARIO INC. 346 WILSON STREET EAST ANCASTER ON L9G 2C2	SSW/195.7	3.40	62
27	CA		Lodor, Church, Academy Streets Ancaster ON	SSE/211.2	2.38	62
28	EHS		340 Wilson St E Hamilton ON L9G2C2	SSW/217.2	3.69	63

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2014 has found that there are 1 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	NW	29.67	<u>3</u>

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 3 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
R.M. OF HAMILTON-WENTWORTH	LODOR ST/ROUSSEAU/CHURCH STS.	ESE	146.71	<u>17</u>
R.M. OF HAMILTON-WENTWORTH	ANCASTER TOWN ON LODOR LANE/LODOR ST. ANCASTER ON	SSE	179.47	<u>25</u>
	Lodor, Church, Academy Streets Ancaster ON	SSE	211.20	<u>27</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 2016 has found that there are 6 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	380-386 Wilson Street East Ancaster ON L9G 2C2	SW	60.01	<u>5</u>
	385 WILSON STREET EAST ANCASTER ON L9G 2C1	W	89.81	<u>13</u>
	370 Wilson Street East Ancaster ON L9G 4S4	SSW	126.32	<u>15</u>
	352-356 Wilson St. East Ancaster ON L9G 2C2	SSW	173.60	<u>23</u>
	340 Wilson St E Hamilton ON L9G2C2	SSW	217.16	<u>28</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	412 Wilson St E Hamilton ON L9G2C3	NNE	69.14	<u>8</u>

EXP - List of TSSA Expired Facilities

A search of the EXP database, dated Feb 28, 2017 has found that there are 12 EXP site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW	98.86	<u>14</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW	98.86	<u>14</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON	NW	98.86	<u>14</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON	NW	98.86	<u>14</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON	NW	98.86	<u>14</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW	98.86	<u>14</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW	98.86	<u>14</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW	98.86	<u>14</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW	98.86	<u>14</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW	98.86	<u>14</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON	NW	98.86	<u>14</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON	NW	98.86	<u>14</u>

FSTH - Fuel Storage Tank - Historic

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW	98.86	<u>14</u>
GLENDAL AUTO SERVICES C/O MR DOUG KLOET	407 WILSON ST E ANCASTER ON L9G 2C4	NW	98.86	<u>14</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jun 2017 has found that there are 52 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
1717225 Ontario Inc.	392 Wilson Street Ancaster ON L9G 2C3	WSW	25.56	<u>2</u>
Bell Canada	389 Wilson Street Ancaster ON	W	78.05	<u>10</u>
TRILLIUM FUNERAL SERVICE CORP.	DODSWORTH & BROWN ANCASTER CHAPEL 378 WILSON ST. EAST ANCASTER ON L9G 2C2	SSW	82.61	<u>11</u>
TRILLIUM FUNERAL SERVICE CORP. 44-380	DODSWORTH & BROWN ANCASTER CHAPEL 378 WILSON ST. EAST ANCASTER ON L9G 2C2	SSW	82.61	<u>11</u>
Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G 2C2	SSW	82.61	<u>11</u>
Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G 2C2	SSW	82.61	<u>11</u>
Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G 2C2	SSW	82.61	<u>11</u>
Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G 2C2	SSW	82.61	<u>11</u>
Arbor Memorial Services	378 Wilson St. East Ancaster ON	SSW	82.61	<u>11</u>
Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G2C2	SSW	82.61	<u>11</u>
Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G2C2	SSW	82.61	<u>11</u>
Arbor Memorial Services	378 Wilson St. East Ancaster ON L9G2C2	SSW	82.61	<u>11</u>
Dr. Wayne C. Foster	397 Wilson Street East, Unit 3, Ancaster ON L9G 2C4	WNW	87.84	<u>12</u>
Glendale Services (Ancaster) Ltd	407 Wilson St E Ancaster ON L9G 2C4	NW	98.86	<u>14</u>
Glendale Services (Ancaster) Ltd	407 Wilson St E Ancaster ON L9G 2C4	NW	98.86	<u>14</u>
Glendale Services (Ancaster) Ltd	407 Wilson St E Ancaster ON L9G 2C4	NW	98.86	<u>14</u>
Glendale Motors Inc.	407 Wilson St E Ancaster ON L9G 2C4	NW	98.86	<u>14</u>
Glendale Motors Inc.	407 Wilson St E Ancaster ON	NW	98.86	<u>14</u>
Glendale Motors Inc.	407 Wilson St E Ancaster ON L9G2C4	NW	98.86	<u>14</u>
Glendale Motors Inc.	407 Wilson St E Ancaster ON L9G2C4	NW	98.86	<u>14</u>
Glendale Motors Inc.	407 Wilson St E Ancaster ON L9G2C4	NW	98.86	<u>14</u>
Glendale Motors Inc.	407 Wilson St E Ancaster ON L9G2C4	NW	98.86	<u>14</u>
DELL PHARMACY	370 WILSON STREET EAST ANCASTER ON L9G 4S4	SSW	126.32	<u>15</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Rexall Pharmacy Group Ltd.	370 WILSON ST EAST ANCASTER ON L9G 4S4	SSW	126.32	<u>15</u>
Rexall Store # 8207	370 WILSON ST EAST ANCASTER ON L9G 4S4	SSW	126.32	<u>15</u>
Rexall Store # 8207	370 WILSON ST EAST ANCASTER ON L9G 4S4	SSW	126.32	<u>15</u>
Rexall Pharmacy Group Ltd.	370 WILSON ST EAST ANCASTER ON L9G 4S4	SSW	126.32	<u>15</u>
WENTWORTH COUNTY BOARD OF EDUCATIO	THE MEMORIAL BUILDING 357 WILSON ST EAST ANCASTER ON L9G 2C1	SW	159.33	<u>19</u>
WENTWORTH COUNTY BOARD OF EDUCATION	THE MEMORIAL BUILDING 357 WILSON ST EAST ANCASTER ON L9G 2C1	SW	159.33	<u>19</u>
Hamilton-Wentworth District School Board	Ancaster Memorial Building 357 Wilson Street E. Ancaster ON	SW	159.33	<u>19</u>
Hamilton-Wentworth District School Board	Ancaster Memorial Building 357 Wilson Street E. Ancaster ON	SW	159.33	<u>19</u>
Hamilton-Wentworth District School Board	Ancaster Memorial Building 357 Wilson Street E. Ancaster ON L9G 4B7	SW	159.33	<u>19</u>
Hamilton-Wentworth District School Board	Ancaster Memorial Building 357 Wilson Street E. Ancaster ON L9G 4B7	SW	159.33	<u>19</u>
VILLAGE CAT CLINIC	356 WILSON STREET EAST, UNIT 5 ANCASTER ON L9G 2C2	SSW	170.14	<u>22</u>
VILLAGE CAT CLINIC	356 WILSON STREET EAST ANCASTER ON L9G 2C2	SSW	170.14	<u>22</u>
Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW	170.14	<u>22</u>
Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW	170.14	<u>22</u>
Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW	170.14	<u>22</u>
Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW	170.14	<u>22</u>
Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW	170.14	<u>22</u>
Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON	SSW	170.14	<u>22</u>
Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW	170.14	<u>22</u>
Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW	170.14	<u>22</u>
Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW	170.14	<u>22</u>
Village Cat Clinic Professional Corporation	356 Wilson St. East. Ancaster ON L9G 2C2	SSW	170.14	<u>22</u>
1071763 ONTARIO INC.	1071763 ONTARIO INC. 346 WILSON STREET EAST ANCASTER ON L9G 2C2	SSW	195.72	<u>26</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ANCASTER RENTAL	346 WILSON STREET EAST ANCASTER ON L9G 2C2	SSW	195.72	26

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
SPECTRUM TOOL & DIE CORP. 35-935	425 WILSON ST. E. ANCASTER ON L9G 2C4	NNW	143.17	16
SPECTRUM TOOL AND DIE CORPORATION	425 WILSON STREET EAST ANCASTER ON L9G 2C4	NNW	143.17	16
Robert Wilkins	425 Wilson Street East Ancaster ON	NNW	143.17	16
SISTERS SERVANTS OF MARY IMMACULAT	MOUNT MARY ACADEMY 437 WILSON ST. E. ANCASTER ON L9G 3K4	NNW	174.92	24
SISTERS SERVANTS OF MARY IMMACULATE	MOUNT MARY ACADEMY 437 WILSON ST. E. ANCASTER ON L9G 3K4	NNW	174.92	24

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 2 HINC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	370 WILSON STREE EAST ANCASTER ON	SSW	126.32	15

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	32 BROOKSIDE AVENUE ANCASTER ON L9G 2X5	NE	169.86	21

NPCB - National PCB Inventory

A search of the NPCB database, dated 1988-2008* has found that there are 3 NPCB site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CANADA POST	385 WILSON STREET WILSON STREET ANCASTER ON	W	89.81	13
CANADA POST	385 WILSON ST ANCASTER ON	W	89.81	13
CANADA POST	385 WILSON STREET Ancaster ON	W	89.81	13

PES - Pesticide Register

A search of the PES database, dated 1988-Aug 2017 has found that there are 1 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
TREE TECHOL - TREE TECHNOLOGY AND RESEARCH CO. INC	398 WILSON STREET EAST ANCASTER ON L9G 2C3	WNW	20.99	1

PINC - TSSA Pipeline Incidents

A search of the PINC database, dated Feb 28, 2017 has found that there are 1 PINC 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>
	25 Academy Street, Ancaster ON L9G 2X8	ESE	69.45	9

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 5 PRT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GLENDAL MOTORS C/O MR ADRIAN KLOET	407 WILSON ST E ANCASTER ON L9G2C4	NW	98.86	14
	407 WILSON ST. ANCASTER ON	NW	98.86	14
GLENDAL MOTORS C/O MR ADRIAN KLOET	407 WILSON ST E ANCASTER ON L9G2C4	NW	98.86	14
GLENDAL MOTORS C/O MR ADRIAN KLOET	407 WILSON ST E ANCASTER ON L9G2C4	NW	98.86	14

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
SISTERS SERVANTS OF MARY IMMACULATE	437 WILSON ST E ANCASTER ON L9G 3K4	NNW	174.92	24

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-May 2017 has found that there are 1 RST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GLENDAL MOTORS	407 WILSON ST E ANCASTER ON L9G2C4	NW	98.86	14

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 7 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Ancaster Printing	397 Wilson St E Ancaster ON L9G 2C4	WNW	87.84	12
ANCASTER PRINTING LTD.	397 WILSON ST E ANCASTER ON L9G 2C4	WNW	87.84	12

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Spectrum Innovative Advantage Corp.	425 Wilson St E Ancaster ON L9G 2C4	NNW	143.17	16
Spectrum Tool & Die Corp	425 Wilson St E Ancaster ON L9G 2C4	NNW	143.17	16
SPECTRUM INNOVATIVE ADVANTAGE	425 Wilson St E Ancaster ON L9G 2C4	NNW	143.17	16
SPECTRUM TOOL & DIE CORP.	425 WILSON ST E ANCASTER ON L9G 2C4	NNW	143.17	16
SPECTRUM TOOL & DIE CORP.	425 WILSON ST E ANCASTER ON L9G 2C4	NNW	143.17	16

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2017 has found that there are 4 SPL site(s) within approximately 0.25 kilometers of the project property.

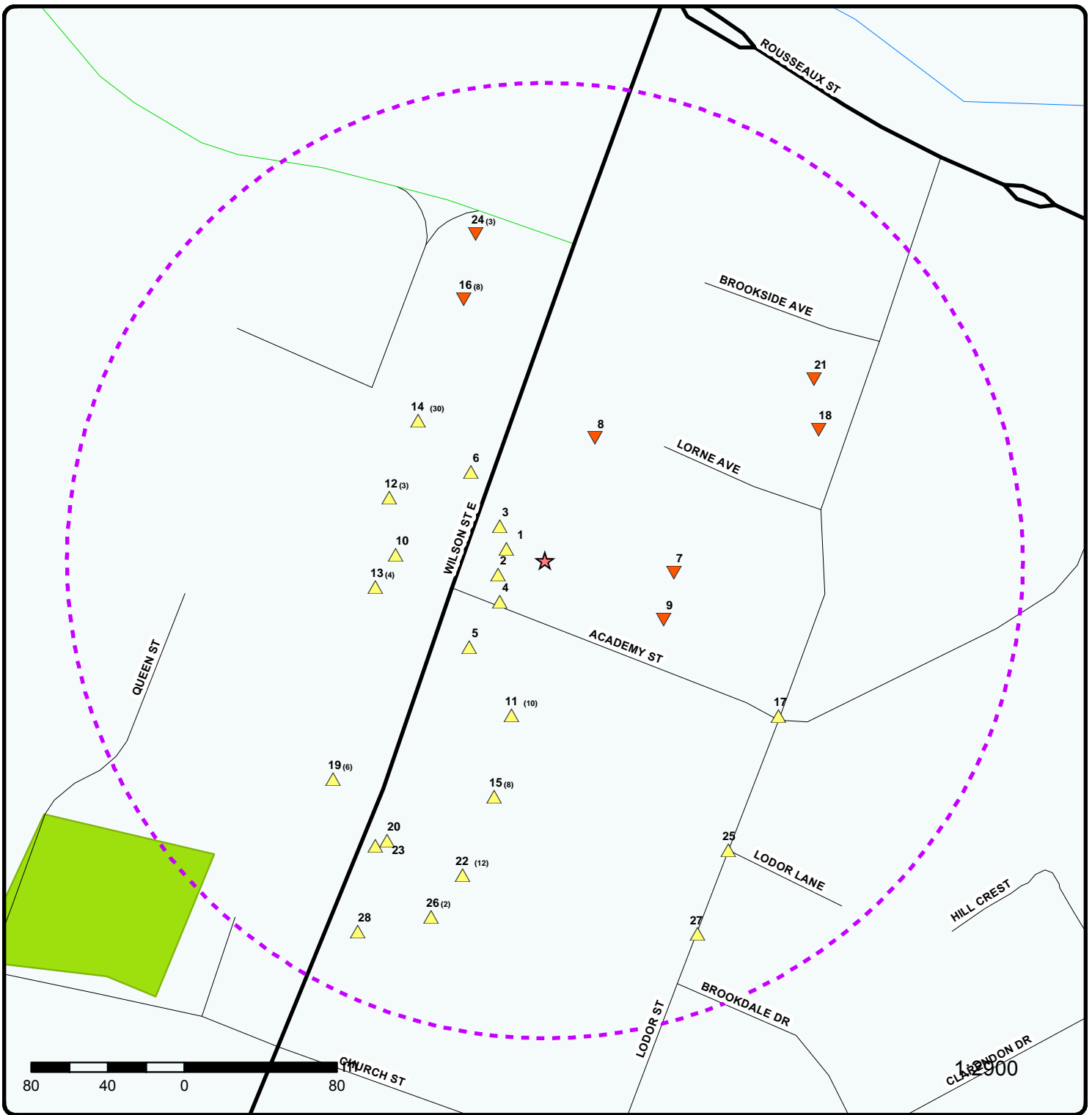
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CRESCENT OIL CO. OF CANADA LTD	GLENDALE MOTORS TANK TRUCK (CARGO) ANCASTER TOWN ON	NW	60.32	6
Hotz Environmental<UNOFFICIAL>; Glendale Motors<UNOFFICIAL>	407 Wilson Street East Hamilton ON	NW	98.86	14
SHELL CANADA PRODUCTS LTD.	407 WILSON STREET EAST SERVICE STATION ANCASTER TOWN ON L9G 2C4	NW	98.86	14
	370 Wilson Street East, Ancaster Hamilton ON	SSW	126.32	15

WWIS - Water Well Information System

A search of the WWIS database, dated Mar 31, 2017 has found that there are 4 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 46 con 2 ON	SW	31.79	4
	lot 45 con 2 ON	SSW	168.05	20
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>

lot 46 con 2 ON	E	67.83	<u>7</u>
lot 45 con 2 ANCASTER ON	ENE	158.78	<u>18</u>



Map : 0.25 Kilometer Radius

Order No: 20171215067

Address: 392 Wilson St E, Hamilton, ON, L9G2B9

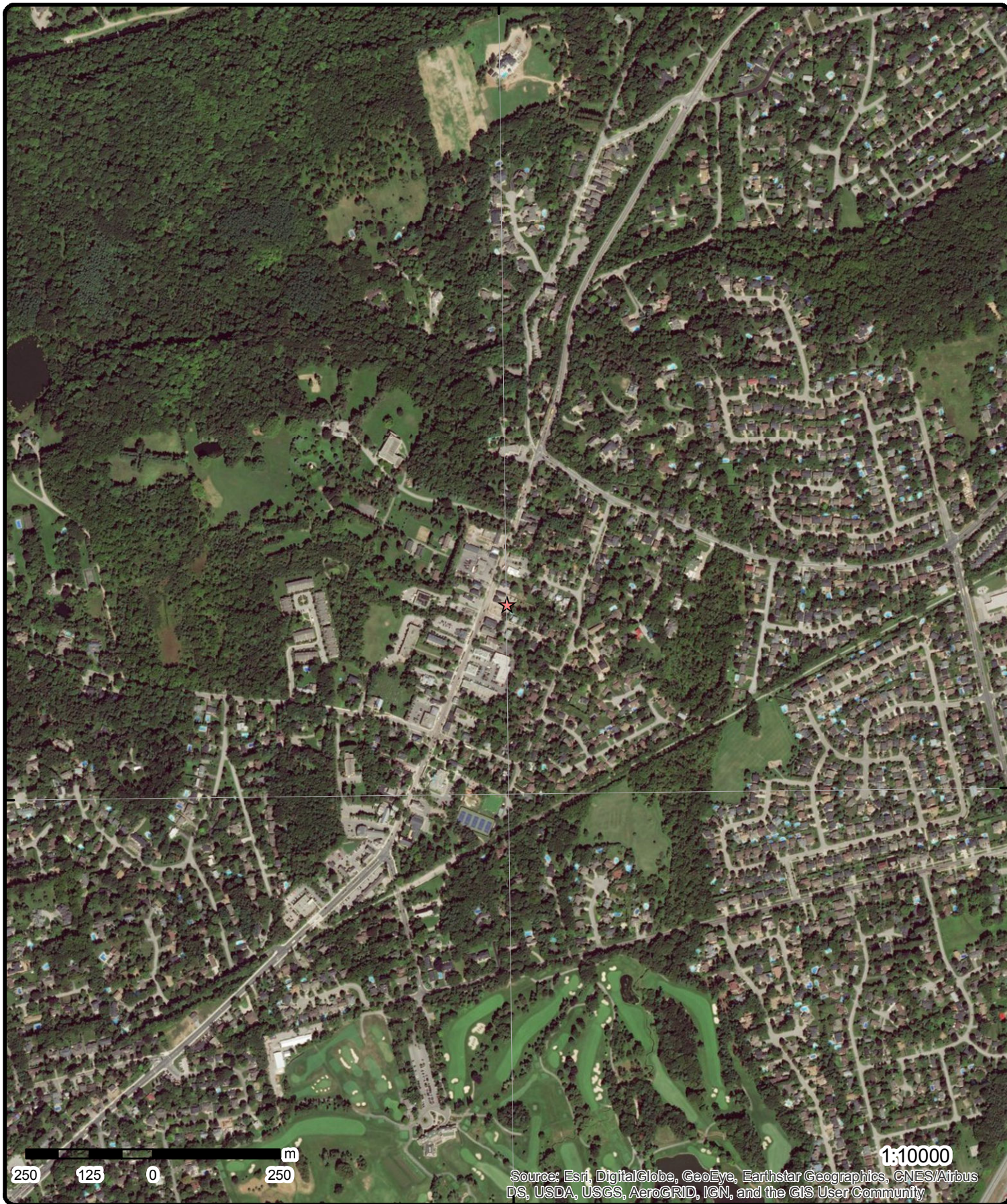


Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
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		

79°58'30"W

43°13'30"N

43°13'30"N



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

Aerial (2013)

Address: 392 Wilson St E, Hamilton, ON, L9G2B9

Source: ESRI World Imagery

Order No: 20171215067



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Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Swisstopo, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Topographic Map

Address: 392 Wilson St E, Hamilton, ON, L9G2B9

Source: ESRI World Topographic Map

Order No: 20171215067



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
2	1 of 1	WSW/25.6	229.9	1717225 Ontario Inc. 392 Wilson Street Ancaster ON L9G 2C3	GEN
Generator No.: ON7732607 Status: Registered Approval Years: As of Jun 2017 Contam. Facility: MHSW Facility: SIC Code: SIC Description:				PO Box No.: Country: Canada Choice of Contact: Co Admin: Phone No. Admin:	
--Details--					
Waste Code:		221 L			
Waste Description:		Light fuels			
1	1 of 1	WNW/21.0	229.9	TREE TECHOL - TREE TECHNOLOGY AND RESEARCH CO. INC 398 WILSON STREET EAST ANCASTER ON L9G 2C3	PES
Licence No.: Detail Licence No.: Licence Type Code: Licence Type: Licence Class: Licence Control: Trade Name: Post Office Box: Lot: Concession: Region: District: County:				Operator Box: Operator Class: Operator No.: Operator Type: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Oper Phone Area Cd: Ext: Oper Phone Number: Proponent Ext:	
3	1 of 1	NW/29.7	229.7	ON	BORE
Borehole ID: 624985 Use: Geotechnical/Geological Investigation Drill Method:: Power auger Easting:: 583214 Location Accuracy:: Elev. Reliability Note:: Total Depth m:: 4.1 Township:: Lot:: Completion Date:: MAR-1972 Primary Water Use:: Not Used				Type: Borehole Status:: UTM Zone:: 17 Northing:: 4786703 Orig. Ground Elev m:: 230 DEM Ground Elev m:: 230 Primary Name:: Concession:: Municipality: Static Water Level:: -999.9 Sec. Water Use::	
--Details--					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Stratum ID: Bottom Depth(m):	218435999 0.6			Top Depth(m): Stratum Desc:	0.0 FILL,SAND,GRAVEL.
Stratum ID: Bottom Depth(m):	218436000 3.7			Top Depth(m): Stratum Desc:	0.6 SILT,SAND-MEDIUM, GRAVEL. BROWN,LOOSE,AGE QUATERNARY.
Stratum ID: Bottom Depth(m):	218436001 4.1			Top Depth(m): Stratum Desc:	3.7 SILT,CLAY. BROWN,COMPACT,AGE QUATERNARY. 015 0002001000120020

<u>4</u>	1 of 1	SW/31.8	229.9	lot 46 con 2 ON	WWIS
Well ID:	6801907			Data Entry Status:	
Construction Date:				Data Src:	1
Primary Water Use:	Domestic			Date Received:	6/25/1951
Sec. Water Use:	0			Selected Flag:	1
Final Well Status:	Water Supply			Abandonment Rec:	
Water Type:				Contractor:	4620
Casing Material:				Form Version:	1
Audit No:				Owner:	
Tag:				Street Name:	
Construction Method:				County:	WENTWORTH
Elevation (m):				Municipality:	ANCASTER TOWNSHIP
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	046
Well Depth:				Concession:	02
Overburden/Bedrock:				Concession Name:	CON
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					

Bore Hole Information

Bore Hole ID:	10479369			Spatial Status:	
DP2BR:	18			Cluster Kind:	
Code OB:	r			UTMRC:	4
Code OB Desc:	Bedrock			UTMRC Desc:	margin of error : 30 m - 100 m
Open Hole:				Location Method:	p4
Elevation:	230.192657			Org CS:	
Elevrc:				Date Completed:	8/24/1950
Remarks:					
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					

Overburden and Bedrock Materials Interval

Formation ID:	932668729
Layer:	1
Color:	8
General Color:	BLACK
Mat1:	02
Most Common Material:	TOPSOIL
Mat2:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		0.00			
Formation End Depth:		1.00			
Formation End Depth UOM:		ft			
Formation ID: 932668730					
Layer:		2			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		12			
Other Materials:		STONES			
Mat3:					
Other Materials:					
Formation Top Depth:		1.00			
Formation End Depth:		6.00			
Formation End Depth UOM:		ft			
Formation ID: 932668731					
Layer:		3			
Color:					
General Color:					
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		11			
Other Materials:		GRAVEL			
Mat3:					
Other Materials:					
Formation Top Depth:		6.00			
Formation End Depth:		13.00			
Formation End Depth UOM:		ft			
Formation ID: 932668732					
Layer:		4			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		12			
Other Materials:		STONES			
Mat3:					
Other Materials:					
Formation Top Depth:		13.00			
Formation End Depth:		18.00			
Formation End Depth UOM:		ft			
Formation ID: 932668733					
Layer:		5			
Color:		2			
General Color:		GREY			
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		18.00			
Formation End Depth:		33.00			
Formation End Depth UOM:		ft			

Method of Construction & Well Use

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Method Construction ID:		966801907			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11027939			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930782767			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		21.00			
Casing Diameter:		5.00			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
Casing ID:		930782768			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		33.00			
Casing Diameter:		5.00			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		996801907			
Pump Set At:					
Static Level:		4.00			
Final Level After Pumping:		12.00			
Recommended Pump Depth:					
Pumping Rate:		35.00			
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:		2			
Pumping Duration HR:		0			
Pumping Duration MIN:		30			
Flowing:		N			
<u>Water Details</u>					
Water ID:		933970421			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		30.00			
Water Found Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
5	1 of 1	SW/60.0	230.3	380-386 Wilson Street East Ancaster ON L9G 2C2	EHS
Postal Code: City: Address2: Address1: Provstate: Order No.: 20051102024 Addit. Info Ordered:: Report Date: 11/11/2005 Report Type: Complete Report Search Radius (km): 0.25					
6	1 of 1	NW/60.3	229.7	CRESCENT OIL CO. OF CANADA LTD GLENDALE MOTORS TANK TRUCK (CARGO) ANCASTER TOWN ON	SPL
Ref No: 13831 Contaminant Name: Contaminant Code: Contaminant Limit 1: Contam. Limit Freq 1: Contaminant UN No 1: Contaminant Qty: MOE Reported Dt: 1/17/1989 Health/Env Conseq: Incident Dt: 1/17/1989 Incident Cause: UNKNOWN Incident Event: Incident Reason: UNKNOWN Incident Summary:					
Site Address: Site Conc: Site Lot: Site County/District: Site Municipality: 16401 Site Postal Code: Sector Type: Source Type: Receiving Medium: LAND Receiving Env: Environment Impact: Nature of Impact: SAC Action Class:					
7	1 of 1	E/67.8	227.8	lot 46 con 2 ON	WWIS
Well ID: 6801906 Construction Date: Primary Water Use: Domestic Sec. Water Use: 0 Final Well Status: Water Supply Water Type: Casing Material: Audit No: Tag: Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy:					
Data Entry Status: Data Src: 1 Date Received: 6/25/1951 Selected Flag: 1 Abandonment Rec: Contractor: 4620 Form Version: 1 Owner: Street Name: County: WENTWORTH Municipality: ANCASTER TOWNSHIP Site Info: Lot: 046 Concession: 02 Concession Name: CON Easting NAD83: Northing NAD83: Zone: UTM Reliability:					
<u>Bore Hole Information</u>					
Bore Hole ID: 10479368					
Spatial Status:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
DP2BR:	33			Cluster Kind:	
Code OB:	h			UTMRC:	9
Code OB Desc:	Mixed in a Layer			UTMRC Desc:	unknown UTM
Open Hole:				Location Method:	p9
Elevation:	227.945999			Org CS:	
Elevrc:				Date Completed:	8/15/1950
Remarks:					
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					

Overburden and Bedrock
Materials Interval

Formation ID:	932668724
Layer:	1
Color:	8
General Color:	BLACK
Mat1:	02
Most Common Material:	TOPSOIL
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	0.00
Formation End Depth:	2.00
Formation End Depth UOM:	ft
Formation ID:	932668725
Layer:	2
Color:	6
General Color:	BROWN
Mat1:	05
Most Common Material:	CLAY
Mat2:	09
Other Materials:	MEDIUM SAND
Mat3:	
Other Materials:	
Formation Top Depth:	2.00
Formation End Depth:	12.00
Formation End Depth UOM:	ft
Formation ID:	932668726
Layer:	3
Color:	
General Color:	
Mat1:	05
Most Common Material:	CLAY
Mat2:	11
Other Materials:	GRAVEL
Mat3:	
Other Materials:	
Formation Top Depth:	12.00
Formation End Depth:	20.00
Formation End Depth UOM:	ft
Formation ID:	932668727
Layer:	4
Color:	
General Color:	
Mat1:	09
Most Common Material:	MEDIUM SAND

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Mat2:		11			
Other Materials:		GRAVEL			
Mat3:					
Other Materials:					
Formation Top Depth:		20.00			
Formation End Depth:		33.00			
Formation End Depth UOM:		ft			
Formation ID:		932668728			
Layer:		5			
Color:		2			
General Color:		GREY			
Mat1:		11			
Most Common Material:		GRAVEL			
Mat2:		15			
Other Materials:		LIMESTONE			
Mat3:					
Other Materials:					
Formation Top Depth:		33.00			
Formation End Depth:		39.00			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		966801906			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11027938			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930782766			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		39.00			
Casing Diameter:		5.00			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		996801906			
Pump Set At:					
Static Level:		16.00			
Final Level After Pumping:		31.00			
Recommended Pump Depth:					
Pumping Rate:		25.00			
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Water State After Test: Pumping Test Method: Pumping Duration HR: Pumping Duration MIN: Flowing:		CLEAR 2 1 0 N			
Water Details					
Water ID: Layer: Kind Code: Kind: Water Found Depth: Water Found Depth UOM:		933970420 1 1 FRESH 36.00 ft			
<u>8</u>	1 of 1	NNE/69.1	227.9	412 Wilson St E Hamilton ON L9G2C3	EHS
Postal Code: City: Address2: Address1: Provstate: Order No.: Addit. Info Ordered:: Report Date: Report Type: Search Radius (km):		L9G2C3 Hamilton 412 Wilson St E ON 20160601116 02-JUN-16 Site Report .001			
<u>9</u>	1 of 1	ESE/69.4	228.2	25 Academy Street, Ancaster ON L9G 2X8	PINC
Incident ID: Incident No: Type: Status Code: Fuel Occurrence Tp: Fuel Type: Tank Status: Task No: Spills Action Centre: Method Details: Fuel Category: Date of Occurrence: Occurrence Start Date: Operation Type: Pipeline Type: Regulator Type: Summary: Reported By: Affiliation: Occurrence Desc: Damage Reason: Notes:		2775292 618652 FS-Pipeline Incident Home Owner Pipeline Strike utility damage Heating Fuel		Health Impact: Environment Impact: Property Damage: Service Interrupt: Enforce Policy: Public Relation: Pipeline System: Depth: Pipe Material: PSIG: Attribute Category: Regualtor Location:	
<u>10</u>	1 of 1	W/78.0	230.9	Bell Canada 389 Wilson Street Ancaster ON	GEN
Generator No.:		ON3773158		PO Box No.:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Status: Approval Years: 2011 Contam. Facility: MHSW Facility: SIC Code: 517110, 517210, 517510 SIC Description:				Country: Choice of Contact: Co Admin: Phone No. Admin:	
11	1 of 10	SSW/82.6	230.3	TRILLIUM FUNERAL SERVICE CORP. DODSWORTH & BROWN ANCASTER CHAPEL 378 WILSON ST. EAST ANCASTER ON L9G 2C2	GEN
Generator No.: ONF038000 Status: Approval Years: 88,89,90 Contam. Facility: MHSW Facility: SIC Code: 0008 SIC Description: EXEMPT				PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:	
11	2 of 10	SSW/82.6	230.3	TRILLIUM FUNERAL SERVICE CORP. 44-380 DODSWORTH & BROWN ANCASTER CHAPEL 378 WILSON ST. EAST ANCASTER ON L9G 2C2	GEN
Generator No.: ONF038000 Status: Approval Years: 92,93,94 Contam. Facility: MHSW Facility: SIC Code: 0008 SIC Description: EXEMPT				PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:	
11	3 of 10	SSW/82.6	230.3	Arbor Memorial Services 378 Wilson St. East Ancaster ON L9G 2C2	GEN
Generator No.: ON4666414 Status: Approval Years: 2009 Contam. Facility: MHSW Facility: SIC Code: 812210 SIC Description: Funeral Homes				PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:	
--Details-- Waste Code: 312 Waste Description: PATHOLOGICAL WASTES					
11	4 of 10	SSW/82.6	230.3	Arbor Memorial Services 378 Wilson St. East Ancaster ON L9G 2C2	GEN
Generator No.: ON4666414 Status: Approval Years: 2010 Contam. Facility: MHSW Facility:				PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
SIC Code:	812210				
SIC Description:		Funeral Homes			
--Details--					
Waste Code:	312				
Waste Description:		PATHOLOGICAL WASTES			
11	5 of 10	SSW/82.6	230.3	Arbor Memorial Services 378 Wilson St. East Ancaster ON L9G 2C2	GEN
Generator No.:	ON4666414			PO Box No.:	
Status:				Country:	
Approval Years:	2011			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	812210				
SIC Description:		Funeral Homes			
--Details--					
Waste Code:	312				
Waste Description:		PATHOLOGICAL WASTES			
11	6 of 10	SSW/82.6	230.3	Arbor Memorial Services 378 Wilson St. East Ancaster ON L9G 2C2	GEN
Generator No.:	ON4666414			PO Box No.:	
Status:				Country:	
Approval Years:	2012			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	812210				
SIC Description:		Funeral Homes			
--Details--					
Waste Code:	312				
Waste Description:		PATHOLOGICAL WASTES			
11	7 of 10	SSW/82.6	230.3	Arbor Memorial Services 378 Wilson St. East Ancaster ON	GEN
Generator No.:	ON4666414			PO Box No.:	
Status:				Country:	
Approval Years:	2013			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	812210				
SIC Description:					
--Details--					
Waste Code:	312				
Waste Description:		PATHOLOGICAL WASTES			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
11	8 of 10	SSW/82.6	230.3	Arbor Memorial Services 378 Wilson St. East Ancaster ON L9G2C2	GEN
Generator No.:	ON4666414			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2016			Choice of Contact:	CO_ADMIN
Contam. Facility:	No			Co Admin:	James Panoff
MHSW Facility:	No			Phone No. Admin:	905 648-3852 Ext.
SIC Code:	812210				
SIC Description:	812210				
--Details--					
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
11	9 of 10	SSW/82.6	230.3	Arbor Memorial Services 378 Wilson St. East Ancaster ON L9G2C2	GEN
Generator No.:	ON4666414			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2015			Choice of Contact:	CO_ADMIN
Contam. Facility:	No			Co Admin:	James Panoff
MHSW Facility:	No			Phone No. Admin:	905 648-3852 Ext.
SIC Code:	812210				
SIC Description:	812210				
--Details--					
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
11	10 of 10	SSW/82.6	230.3	Arbor Memorial Services 378 Wilson St. East Ancaster ON L9G2C2	GEN
Generator No.:	ON4666414			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2014			Choice of Contact:	CO_ADMIN
Contam. Facility:	No			Co Admin:	James Panoff
MHSW Facility:	No			Phone No. Admin:	905 648-3852 Ext.
SIC Code:	812210				
SIC Description:	812210				
--Details--					
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
12	1 of 3	WNW/87.8	230.1	Dr. Wayne C. Foster 397 Wilson Street East, Unit 3, Ancaster ON L9G 2C4	GEN
Generator No.:	ON4238326			PO Box No.:	
Status:				Country:	
Approval Years:	02,03,04			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<i>SIC Description:</i>					
<i>--Details--</i>					
			312		
			PATHOLOGICAL WASTES		
12	2 of 3	WNW/87.8	230.1	ANCASTER PRINTING LTD. 397 WILSON ST E ANCASTER ON L9G 2C4	SCT
			Established: 1967		
			Plant Size (ft²): 2000		
			Employment: 4		
<i>--Details--</i>					
			COMMERCIAL PRINTING, LITHOGRAPHIC		
			SIC/NAICS Code: 2752		
			COMMERCIAL PRINTING, NOT ELSEWHERE CLASSIFIED		
			SIC/NAICS Code: 2759		
			Quick Printing		
			SIC/NAICS Code: 323114		
			Digital Printing		
			SIC/NAICS Code: 323115		
			Other Printing		
			SIC/NAICS Code: 323119		
12	3 of 3	WNW/87.8	230.1	Ancaster Printing 397 Wilson St E Ancaster ON L9G 2C4	SCT
			Established: 1967		
			Plant Size (ft²): 2000		
			Employment: 4		
<i>--Details--</i>					
			Quick Printing		
			SIC/NAICS Code: 323114		
			Digital Printing		
			SIC/NAICS Code: 323115		
			Other Printing		
			SIC/NAICS Code: 323119		
			Graphic Design Services		
			SIC/NAICS Code: 541430		
13	1 of 4	W/89.8	230.9	385 WILSON STREET EAST ANCASTER ON L9G 2C1	EHS
			Postal Code:		
			City:		
			Address2:		
			Address1:		

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Provstate: Order No.: 20090604027 Addit. Info Ordered:: Report Date: 6/15/2009 Report Type: Standard Report Search Radius (km): 0.25					
13	2 of 4	W/89.8	230.9	CANADA POST 385 WILSON STREET WILSON STREET ANCASTER ON	NPCB
Company Code: O4718 Industry: Site Status: Transaction Date: Inspection Date:					
--Details--					
Label:					
Serial No.:					
PCB Type/Code:					
Location:					
Item/State:					
No. of Items:					
Manufacturer:					
Status: In-Use					
Contents:					
13	3 of 4	W/89.8	230.9	CANADA POST 385 WILSON STREET Ancaster ON	NPCB
Company Code: O4718 Industry: Canada Post Corp Site Status: In- Use Transaction Date: 11/29/1994 Inspection Date:					
--Details--					
Label:					
Serial No.:					
PCB Type/Code: Askarel/Askarel					
Location: BALLASTS IN USE					
Item/State:					
No. of Items:					
Manufacturer:					
Status: In-Use					
Contents:					
13	4 of 4	W/89.8	230.9	CANADA POST 385 WILSON ST ANCASTER ON	NPCB
Company Code: O4718 Industry: CANADA POST CORP Site Status: FEDERAL FACILITIES (IN USE) Transaction Date: 9/18/1995 Inspection Date:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
--Details--					
Label:		DO03641			
Serial No.:					
PCB Type/Code:		ASKAREL/ASKAREL			
Location:					
Item/State:		LIGHT BALLAST/FULL			
No. of Items:		120			
Manufacturer:					
Status:		IN-USE			
Contents:		240 KG			
14	1 of 30	NW/98.9	229.6	GLENDALE AUTO SERVICES C/O MR DOUG KLOET 407 WILSON ST E ANCASTER ON L9G 2C4	EXP
Instance No:		9919962			
Instance ID:					
Instance Type:		FS Facility			
Description:					
Status:		EXPIRED			
TSSA Program Area:					
Maximum Hazard Rank:					
Facility Type:					
Expired Date:		1/14/2010 9:18			
14	2 of 30	NW/98.9	229.6	GLENDALE AUTO SERVICES C/O MR DOUG KLOET 407 WILSON ST E ANCASTER ON	EXP
Instance No:		9990245			
Instance ID:		395863			
Instance Type:		FS Facility			
Description:		FS Propane Refill Cntr - Cylr Fill			
Status:		EXPIRED			
TSSA Program Area:					
Maximum Hazard Rank:					
Facility Type:					
Expired Date:					
14	3 of 30	NW/98.9	229.6	GLENDALE AUTO SERVICES C/O MR DOUG KLOET 407 WILSON ST E ANCASTER ON L9G 2C4	EXP
Instance No:		10536567			
Instance ID:					
Instance Type:		FS Liquid Fuel Tank			
Description:					
Status:		EXPIRED			
TSSA Program Area:					
Maximum Hazard Rank:					
Facility Type:					
Expired Date:		5/14/2009			
14	4 of 30	NW/98.9	229.6	GLENDALE AUTO SERVICES C/O MR DOUG KLOET	EXP

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
				407 WILSON ST E ANCASTER ON L9G 2C4	
<i>Instance No:</i>		10536592			
<i>Instance ID:</i>					
<i>Instance Type:</i>		FS Liquid Fuel Tank			
<i>Description:</i>					
<i>Status:</i>		EXPIRED			
<i>TSSA Program Area:</i>					
<i>Maximum Hazard Rank:</i>					
<i>Facility Type:</i>					
<i>Expired Date:</i>		5/14/2009			
14	5 of 30	NW/98.9	229.6	GLENDALE AUTO SERVICES C/O MR DOUG KLOET 407 WILSON ST E ANCASTER ON L9G 2C4	EXP
<i>Instance No:</i>		10536538			
<i>Instance ID:</i>					
<i>Instance Type:</i>		FS Liquid Fuel Tank			
<i>Description:</i>					
<i>Status:</i>		EXPIRED			
<i>TSSA Program Area:</i>					
<i>Maximum Hazard Rank:</i>					
<i>Facility Type:</i>					
<i>Expired Date:</i>		5/14/2009			
14	6 of 30	NW/98.9	229.6	GLENDALE AUTO SERVICES C/O MR DOUG KLOET 407 WILSON ST E ANCASTER ON	EXP
<i>Instance No:</i>		10536549			
<i>Instance ID:</i>		26748			
<i>Instance Type:</i>		FS Piping			
<i>Description:</i>		FS Piping			
<i>Status:</i>		EXPIRED			
<i>TSSA Program Area:</i>					
<i>Maximum Hazard Rank:</i>					
<i>Facility Type:</i>					
<i>Expired Date:</i>					
14	7 of 30	NW/98.9	229.6	GLENDALE AUTO SERVICES C/O MR DOUG KLOET 407 WILSON ST E ANCASTER ON	EXP
<i>Instance No:</i>		10536607			
<i>Instance ID:</i>		27681			
<i>Instance Type:</i>		FS Piping			
<i>Description:</i>		FS Piping			
<i>Status:</i>		EXPIRED			
<i>TSSA Program Area:</i>					
<i>Maximum Hazard Rank:</i>					
<i>Facility Type:</i>					
<i>Expired Date:</i>					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
14	8 of 30	NW/98.9	229.6	GLENDALE AUTO SERVICES C/O MR DOUG KLOET 407 WILSON ST E ANCASTER ON	EXP
Instance No:		10536577			
Instance ID:		28069			
Instance Type:		FS Piping			
Description:		FS Piping			
Status:		EXPIRED			
TSSA Program Area:					
Maximum Hazard Rank:					
Facility Type:					
Expired Date:					
14	9 of 30	NW/98.9	229.6	GLENDALE AUTO SERVICES C/O MR DOUG KLOET 407 WILSON ST E ANCASTER ON	EXP
Instance No:		10536517			
Instance ID:		26378			
Instance Type:		FS Propane Tank			
Description:		FS Propane Tank			
Status:		EXPIRED			
TSSA Program Area:					
Maximum Hazard Rank:					
Facility Type:					
Expired Date:					
14	10 of 30	NW/98.9	229.6	GLENDALE AUTO SERVICES C/O MR DOUG KLOET 407 WILSON ST E ANCASTER ON L9G 2C4	EXP
Instance No:		10536567			
Instance ID:					
Instance Type:		FS Liquid Fuel Tank			
Description:		FS Gasoline Station - Full Serve			
Status:		EXPIRED			
TSSA Program Area:					
Maximum Hazard Rank:					
Facility Type:		FS Liquid Fuel Tank			
Expired Date:		5/14/2009			
14	11 of 30	NW/98.9	229.6	GLENDALE AUTO SERVICES C/O MR DOUG KLOET 407 WILSON ST E ANCASTER ON L9G 2C4	EXP
Instance No:		10536592			
Instance ID:					
Instance Type:		FS Liquid Fuel Tank			
Description:		FS Gasoline Station - Full Serve			
Status:		EXPIRED			
TSSA Program Area:					
Maximum Hazard Rank:					
Facility Type:		FS Liquid Fuel Tank			
Expired Date:		5/14/2009			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
14	12 of 30	NW/98.9	229.6	GLENDAL AUTO SERVICES C/O MR DOUG KLOET 407 WILSON ST E ANCASTER ON L9G 2C4	EXP
Instance No: Instance ID: Instance Type: Description: Status: TSSA Program Area: Maximum Hazard Rank: Facility Type: Expired Date:		10536538 FS Liquid Fuel Tank FS Gasoline Station - Full Serve EXPIRED FS Liquid Fuel Tank 5/14/2009			
14	13 of 30	NW/98.9	229.6	GLENDAL AUTO SERVICES C/O MR DOUG KLOET 407 WILSON ST E ANCASTER ON L9G 2C4	FSTH
License Issue Date: Tank Status: Tank Status As Of: Operation Type: Facility Type:		2/8/2002 Licensed August 2007 Retail Fuel Outlet Gasoline Station - Full Serve			
--Details--					
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Active 1990 50000 Liquid Fuel Single Wall UST - Gasoline			
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Active 1990 25000 Liquid Fuel Single Wall UST - Gasoline			
Status: Year of Installation: Corrosion Protection: Capacity: Tank Fuel Type:		Active 1989 50000 Liquid Fuel Single Wall UST - Gasoline			
14	14 of 30	NW/98.9	229.6	GLENDAL AUTO SERVICES C/O MR DOUG KLOET 407 WILSON ST E ANCASTER ON L9G 2C4	FSTH
License Issue Date: Tank Status: Tank Status As Of: Operation Type: Facility Type:		2/8/2002 Licensed December 2008 Retail Fuel Outlet Gasoline Station - Full Serve			
--Details--					
Status: Year of Installation: Corrosion Protection:		Active 1990 			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<p>Capacity: 50000 Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline</p> <p>Status: Active Year of Installation: 1990 Corrosion Protection:</p> <p>Capacity: 25000 Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline</p> <p>Status: Active Year of Installation: 1989 Corrosion Protection:</p> <p>Capacity: 50000 Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline</p>					
14	15 of 30	NW/98.9	229.6	Glendale Services (Ancaster) Ltd 407 Wilson St E Ancaster ON L9G 2C4	GEN
<p>Generator No.: ON1457775 Status: Approval Years: 05,07,08 Contam. Facility: MHSW Facility: SIC Code: 811111 SIC Description: General Automotive Repair</p> <p>PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:</p> <p>--Details-- Waste Code: 252 Waste Description: WASTE OILS & LUBRICANTS</p> <p>Waste Code: 251 Waste Description: OIL SKIMMINGS & SLUDGES</p>					
14	16 of 30	NW/98.9	229.6	Glendale Services (Ancaster) Ltd 407 Wilson St E Ancaster ON L9G 2C4	GEN
<p>Generator No.: ON1457775 Status: Approval Years: 2009 Contam. Facility: MHSW Facility: SIC Code: 811111, 811192, 447190 SIC Description: General Automotive Repair, Car Washes, Other Gasoline Stations</p> <p>PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:</p> <p>--Details-- Waste Code: 251 Waste Description: OIL SKIMMINGS & SLUDGES</p>					
14	17 of 30	NW/98.9	229.6	Glendale Services (Ancaster) Ltd 407 Wilson St E Ancaster ON L9G 2C4	GEN
<p>Generator No.: ON1457775 Status: Approval Years: 2010 Contam. Facility: MHSW Facility:</p> <p>PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:</p>					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
SIC Code:	811111, 811192, 447190				
SIC Description:	General Automotive Repair, Car Washes, Other Gasoline Stations				
--Details--					
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
14	18 of 30	NW/98.9	229.6	Glendale Motors Inc. 407 Wilson St E Ancaster ON L9G 2C4	GEN
Generator No.:	ON1457775			PO Box No.:	
Status:				Country:	
Approval Years:	2012			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	811111, 811192, 447190				
SIC Description:	General Automotive Repair, Car Washes, Other Gasoline Stations				
--Details--					
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
14	19 of 30	NW/98.9	229.6	Glendale Motors Inc. 407 Wilson St E Ancaster ON	GEN
Generator No.:	ON1457775			PO Box No.:	
Status:				Country:	
Approval Years:	2013			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	811111, 811192, 447190				
SIC Description:	GENERAL AUTOMOTIVE REPAIR, CAR WASHES				
--Details--					
Waste Code:	263				
Waste Description:	ORGANIC LABORATORY CHEMICALS				
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
14	20 of 30	NW/98.9	229.6	Glendale Motors Inc. 407 Wilson St E Ancaster ON L9G2C4	GEN
Generator No.:	ON1457775			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2015			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	Peter Boeringa
MHSW Facility:	No			Phone No. Admin:	9056484113 Ext.
SIC Code:	811111, 811192, 447190				
SIC Description:	GENERAL AUTOMOTIVE REPAIR, CAR WASHES, 447190				
--Details--					
Waste Code:	263				
Waste Description:	ORGANIC LABORATORY CHEMICALS				

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
14	21 of 30	NW/98.9	229.6	Glendale Motors Inc. 407 Wilson St E Ancaster ON L9G2C4	GEN
Generator No.:	ON1457775			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2016			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	Peter Boeringa
MHSW Facility:	No			Phone No. Admin:	9056484113 Ext.
SIC Code:	811111, 811192, 447190				
SIC Description:	GENERAL AUTOMOTIVE REPAIR, CAR WASHES, 447190				
--Details--					
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
14	22 of 30	NW/98.9	229.6	Glendale Motors Inc. 407 Wilson St E Ancaster ON L9G2C4	GEN
Generator No.:	ON1457775			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2014			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	Peter Boeringa
MHSW Facility:	No			Phone No. Admin:	9056484113 Ext.
SIC Code:	811111, 811192, 447190				
SIC Description:	GENERAL AUTOMOTIVE REPAIR, CAR WASHES, 447190				
--Details--					
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
14	23 of 30	NW/98.9	229.6	Glendale Motors Inc. 407 Wilson St E Ancaster ON L9G2C4	GEN
Generator No.:	ON1457775			PO Box No.:	
Status:	Registered			Country:	Canada
Approval Years:	As of Jun 2017			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:					
SIC Description:					
--Details--					
Waste Code:		251 L			
Waste Description:		Waste oils/sludges (petroleum based)			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Waste Code:		263 L			
Waste Description:		Misc. waste organic chemicals			
14	24 of 30	NW/98.9	229.6	GLENDALE MOTORS C/O MR ADRIAN KLOET 407 WILSON ST E ANCASTER ON L9G2C4	PRT
Location ID:		920			
Type:		retail			
Expiry Date:		1995-02-28			
Capacity (L):		1300			
Licence #:		0012919002			
14	25 of 30	NW/98.9	229.6	GLENDALE MOTORS C/O MR ADRIAN KLOET 407 WILSON ST E ANCASTER ON L9G2C4	PRT
Location ID:		920			
Type:		retail			
Expiry Date:		1994-03-31			
Capacity (L):		1300			
Licence #:		0076386093			
14	26 of 30	NW/98.9	229.6	GLENDALE MOTORS C/O MR ADRIAN KLOET 407 WILSON ST E ANCASTER ON L9G2C4	PRT
Location ID:		920			
Type:		retail			
Expiry Date:		1996-02-28			
Capacity (L):		125000			
Licence #:		0012919001			
14	27 of 30	NW/98.9	229.6	407 WILSON ST. ANCASTER ON	PRT
Location ID:		921			
Type:		retail			
Expiry Date:					
Capacity (L):					
Licence #:					
14	28 of 30	NW/98.9	229.6	GLENDALE MOTORS 407 WILSON ST E ANCASTER ON L9G2C4	RST
Code:		1186800			
Facility:		Service Stations-Gasoline, Oil & Natural Gas			
Description:					
List Name:					
14	29 of 30	NW/98.9	229.6	SHELL CANADA PRODUCTS LTD. 407 WILSON STREET EAST SERVICE STATION ANCASTER TOWN ON L9G 2C4	SPL

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Ref No:	152006			Site Address:	
Contaminant Name:				Site Conc:	
Contaminant Code:				Site Lot:	
Contaminant Limit 1:				Site County/District:	
Contam. Limit Freq 1:				Site Municipality:	16401
Contaminant UN No 1:				Site Postal Code:	
Contaminant Qty:				Sector Type:	
MOE Reported Dt:	1/31/1998			Source Type:	
Health/Env Conseq:				Receiving Medium:	LAND
Incident Dt:	1/31/1998			Receiving Env:	
Incident Cause:	PIPE/HOSE LEAK			Environment Impact:	NOT ANTICIPATED
Incident Event:				Nature of Impact:	
Incident Reason:	EQUIPMENT FAILURE			SAC Action Class:	
Incident Summary:	SHELL SERVICE STATION: 22.5 L GASOLINE TO CONCRETE PAD: FD CLEANED				
14	30 of 30	NW/98.9	229.6	Hotz Environmental<UNOFFICIAL>; Glendale Motors<UNOFFICIAL> 407 Wilson Street East Hamilton ON	SPL
Ref No:	4771-7W8JRB			Site Address:	
Contaminant Name:	WASTE OILY MATERIAL (N.O.S.)			Site Conc:	
Contaminant Code:	46			Site Lot:	
Contaminant Limit 1:				Site County/District:	
Contam. Limit Freq 1:				Site Municipality:	
Contaminant UN No 1:				Site Postal Code:	
Contaminant Qty:	120 L			Sector Type:	Other
MOE Reported Dt:	9/25/2009			Source Type:	
Health/Env Conseq:				Receiving Medium:	
Incident Dt:				Receiving Env:	
Incident Cause:	Other Discharges			Environment Impact:	Not Anticipated
Incident Event:				Nature of Impact:	Soil Contamination
Incident Reason:	Spill			SAC Action Class:	Land Spills
Incident Summary:	Hotz Env: 120 L waste oil to asphalt				
15	1 of 8	SSW/126.3	230.9	370 Wilson Street East Ancaster ON L9G 4S4	EHS
Postal Code:					
City:					
Address2:					
Address1:					
Provstate:					
Order No.:	20120817016				
Addit. Info Ordered.:					
Report Date:	24-AUG-12				
Report Type:	Custom Report				
Search Radius (km):	.25				
15	2 of 8	SSW/126.3	230.9	DELL PHARMACY 370 WILSON STREET EAST ANCASTER ON L9G 4S4	GEN
Generator No.:	ON1540704			PO Box No.:	
Status:				Country:	
Approval Years:	99,00,01			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	6031				

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
SIC Description:		PHARMACIES			
--Details--					
Waste Code:		261			
Waste Description:		PHARMACEUTICALS			
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			
15	3 of 8	SSW/126.3	230.9	Rexall Pharmacy Group Ltd. 370 WILSON ST EAST ANCASTER ON L9G 4S4	GEN
Generator No.:	ON5218171			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2016			Choice of Contact:	CO_ADMIN
Contam. Facility:	No			Co Admin:	Erik Botines
MHSW Facility:	No			Phone No. Admin:	905-501-7800 Ext.
SIC Code:	446110				
SIC Description:	446110				
--Details--					
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
Waste Code:		261			
Waste Description:		PHARMACEUTICALS			
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
15	4 of 8	SSW/126.3	230.9	Rexall Store # 8207 370 WILSON ST EAST ANCASTER ON L9G 4S4	GEN
Generator No.:	ON5218171			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2015			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	Erik Botines
MHSW Facility:	No			Phone No. Admin:	905-501-7800 Ext.
SIC Code:	446110				
SIC Description:	446110				
--Details--					
Waste Code:		148			
Waste Description:		INORGANIC LABORATORY CHEMICALS			
Waste Code:		263			
Waste Description:		ORGANIC LABORATORY CHEMICALS			
15	5 of 8	SSW/126.3	230.9	Rexall Store # 8207 370 WILSON ST EAST ANCASTER ON L9G 4S4	GEN
Generator No.:	ON5218171			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2014			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	Jennifer Lamch

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
MHSW Facility: SIC Code: SIC Description:	No 446110	446110		Phone No. Admin: 905-501-7800 Ext.6178	
--Details--					
Waste Code: Waste Description:	263	ORGANIC LABORATORY CHEMICALS			
Waste Code: Waste Description:	148	INORGANIC LABORATORY CHEMICALS			
15	6 of 8	SSW/126.3	230.9	Rexall Pharmacy Group Ltd. 370 WILSON ST EAST ANCASTER ON L9G 4S4	GEN
Generator No.: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON5218171 Registered As of Jun 2017			PO Box No.: Country: Canada Choice of Contact: Co Admin: Phone No. Admin:	
--Details--					
Waste Code: Waste Description:	261 A	Pharmaceuticals			
Waste Code: Waste Description:	148 C	Misc. wastes and inorganic chemicals			
Waste Code: Waste Description:	263 B	Misc. waste organic chemicals			
15	7 of 8	SSW/126.3	230.9	370 WILSON STREE EAST ANCASTER ON	HINC
External File Num: Date of Occurrence: Fuel Occurrence Type: Fuel Type Involved: Status Desc.: Job Type Desc.: Oper. Type Involved.: Service Interruptions.: Property Damage.: Fuel Life Cycle Stage.: Root Cause.: Reported Details.: Fuel Category.: Occurrence Type.: Affiliation.: County Name.: Approx. Quant. Rel.: Nearby body of water.: Enter Drainage Syst.: Approx. Quant. Unit.: Environmental Impact.:	FS INC 0902-00929 2/17/2009 Vapour Release Natural Gas Completed - Causal Analysis(End) Incident/Near-Miss Occurrence (FS) Commercial (e.g. restaurant, business unit, etc) Yes No Utilization Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:Yes Training:No Management:Yes Human Factors:Yes Vehicle drove into service riser. Gaseous Fuel Incident Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) Hamilton				

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
15	8 of 8	SSW/126.3	230.9	370 Wilson Street East, Ancaster Hamilton ON	SPL
Ref No:	2354-7PCP4G			Site Address:	
Contaminant Name:	NATURAL GAS (METHANE)			Site Conc:	
Contaminant Code:				Site Lot:	
Contaminant Limit 1:				Site County/District:	
Contam. Limit Freq 1:				Site Municipality:	Hamilton
Contaminant UN No 1:				Site Postal Code:	
Contaminant Qty:	1 hr			Sector Type:	
MOE Reported Dt:	2/17/2009			Source Type:	
Health/Env Conseq:				Receiving Medium:	
Incident Dt:				Receiving Env:	
Incident Cause:	Discharge or Emission to Air			Environment Impact:	Confirmed
Incident Event:				Nature of Impact:	Air Pollution
Incident Reason:	Other - Reason not otherwise defined			SAC Action Class:	TSSA - Fuel Safety Branch
Incident Summary:	TSSA, vehicle hit gas meter, 370 Wilson St, Ancaster				
16	1 of 8	NNW/143.2	227.3	SPECTRUM TOOL & DIE CORP. 425 WILSON ST. E. ANCASTER ON L9G 2C4	35-935 GEN
Generator No.:	ON0643401			PO Box No.:	
Status:				Country:	
Approval Years:	92,93,94,95,96,97,98			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	3062				
SIC Description:	METAL DIES, ETC. IND				
--Details--					
Waste Code:	213				
Waste Description:	PETROLEUM DISTILLATES				
Waste Code:	252				
Waste Description:	WASTE OILS & LUBRICANTS				
16	2 of 8	NNW/143.2	227.3	SPECTRUM TOOL AND DIE CORPORATION 425 WILSON STREET EAST ANCASTER ON L9G 2C4	GEN
Generator No.:	ON0643401			PO Box No.:	
Status:				Country:	
Approval Years:	99,00,01			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	3062				
SIC Description:	METAL DIES, ETC. IND.				
--Details--					
Waste Code:	213				
Waste Description:	PETROLEUM DISTILLATES				
Waste Code:	252				
Waste Description:	WASTE OILS & LUBRICANTS				
16	3 of 8	NNW/143.2	227.3	Robert Wilkins 425 Wilson Street East	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<i>Ancaster ON</i>					
Generator No.:	ON3607908			PO Box No.:	
Status:				Country:	
Approval Years:	2012			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	531310				
SIC Description:	Real Estate Property Managers				
16	4 of 8	NNW/143.2	227.3	SPECTRUM TOOL & DIE CORP. 425 WILSON ST E ANCASTER ON L9G 2C4	SCT
Established:	1983				
Plant Size (ft²):	2500				
Employment:	6				
--Details--					
Description:	Machine Shops				
SIC/NAICS Code:	332710				
Description:	Industrial Mould Manufacturing				
SIC/NAICS Code:	333511				
Description:	Other Metalworking Machinery Manufacturing				
SIC/NAICS Code:	333519				
Description:	Aerospace Product and Parts Manufacturing				
SIC/NAICS Code:	336410				
16	5 of 8	NNW/143.2	227.3	SPECTRUM TOOL & DIE CORP. 425 WILSON ST E ANCASTER ON L9G 2C4	SCT
Established:	1983				
Plant Size (ft²):	2500				
Employment:	6				
--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				
Description:	AIRCRAFT PARTS & AUXILIARY EQUIPMENT, N.E.C.				
SIC/NAICS Code:	3728				
16	6 of 8	NNW/143.2	227.3	SPECTRUM INNOVATIVE ADVANTAGE 425 Wilson St E Ancaster ON L9G 2C4	SCT
Established:	1983				
Plant Size (ft²):	2500				
Employment:	6				

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
--Details--					
Description:		Machine Shops			
SIC/NAICS Code:		332710			
Description:		Industrial Mould Manufacturing			
SIC/NAICS Code:		333511			
Description:		Other Metalworking Machinery Manufacturing			
SIC/NAICS Code:		333519			
Description:		Aerospace Product and Parts Manufacturing			
SIC/NAICS Code:		336410			
16	7 of 8	NNW/143.2	227.3	Spectrum Innovative Advantage Corp. 425 Wilson St E Ancaster ON L9G 2C4	SCT
Established:		1983			
Plant Size (ft²):		2500			
Employment:		6			
16	8 of 8	NNW/143.2	227.3	Spectrum Tool & Die Corp 425 Wilson St E Ancaster ON L9G 2C4	SCT
Established:		1982			
Plant Size (ft²):					
Employment:					
--Details--					
Description:		Other Metalworking Machinery Manufacturing			
SIC/NAICS Code:		333519			
17	1 of 1	ESE/146.7	230.0	R.M. OF HAMILTON-WENTWORTH LODOR ST/ROUSSEAU/CHURCH STS. ANCASTER TOWN ON	CA
Certificate #:		7-0464-99-			
Application Year:		99			
Issue Date:		6/29/1999			
Approval Type:		Municipal water			
Status:		Approved			
Application Type:					
Client Name::					
Client Address::					
Client City::					
Client Postal Code::					
Project Description::					
Contaminants::					
Emission Control::					
18	1 of 1	ENE/158.8	224.8	lot 45 con 2 ANCASTER ON	WWIS
Well ID:		7044318			
Construction Date:					
Primary Water Use:					
Sec. Water Use:					
Data Entry Status:					
Data Src:					
Date Received:		6/1/2007			
Selected Flag:		1			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Final Well Status:	Abandoned-Quality			Abandonment Rec:	Yes
Water Type:				Contractor:	7221
Casing Material:				Form Version:	3
Audit No:	Z73787			Owner:	
Tag:				Street Name:	LONDON ST
Construction Method:				County:	WENTWORTH
Elevation (m):				Municipality:	ANCASTER TOWNSHIP
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	045
Well Depth:				Concession:	02
Overburden/Bedrock:				Concession Name:	CON
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
<u>Bore Hole Information</u>					
Bore Hole ID:	11766743			Spatial Status:	
DP2BR:				Cluster Kind:	
Code OB:	-			UTMRC:	3
Code OB Desc:	No formation data			UTMRC Desc:	margin of error : 10 - 30 m
Open Hole:				Location Method:	wwr
Elevation:	224.83702			Org CS:	UTM83
Elevrc:				Date Completed:	5/17/2007
Remarks:					
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:	933319994				
Layer:	1				
Plug From:	22.70				
Plug To:	6.10				
Plug Depth UOM:	m				
Plug ID:	933319995				
Layer:	2				
Plug From:	6.10				
Plug To:	2.00				
Plug Depth UOM:	m				
Plug ID:	933319996				
Layer:	3				
Plug From:	2.00				
Plug To:	0.00				
Plug Depth UOM:	m				
<u>Method of Construction & Well Use</u>					
Method Construction ID:	967044318				
Method Construction Code:					
Method Construction:					
Other Method Construction:					

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

Pipe ID: 11774433
 Casing No: 1
 Comment:
 Alt Name:

Construction Record - Casing

Casing ID: 930900079
 Layer: 1
 Material: 1
 Open Hole or Material: STEEL
 Depth From: 0.00
 Depth To: 6.40
 Casing Diameter: 25.00
 Casing Diameter UOM: cm
 Casing Depth UOM: m

Casing ID: 930900080
 Layer: 2
 Material: 4
 Open Hole or Material: OPEN HOLE
 Depth From: 6.40
 Depth To: 22.70
 Casing Diameter:
 Casing Diameter UOM: cm
 Casing Depth UOM: m

Hole Diameter

Hole ID: 11853326
 Diameter: 25.00
 Depth From: 0.00
 Depth To: 22.70
 Hole Depth UOM: m
 Hole Diameter UOM: cm

19	1 of 6	SW/159.3	232.2	WENTWORTH COUNTY BOARD OF EDUCATIO THE MEMORIAL BUILDING 357 WILSON ST EAST ANCASTER ON L9G 2C1	GEN
Generator No.:	ON0335500			PO Box No.:	
Status:				Country:	
Approval Years:	86,87,88,89,90			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	0000				
SIC Description:		*** NOT DEFINED ***			

19	2 of 6	SW/159.3	232.2	WENTWORTH COUNTY BOARD OF EDUCATION THE MEMORIAL BUILDING 357 WILSON ST EAST ANCASTER ON L9G 2C1	GEN
Generator No.:	ON0335500			PO Box No.:	
Status:				Country:	
Approval Years:	92,93,94			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
SIC Code: 0000		SIC Description: *** NOT DEFINED ***			
19	3 of 6	SW/159.3	232.2	Hamilton-Wentworth District School Board Ancaster Memorial Building 357 Wilson Street E. Ancaster ON	GEN
Generator No.: ON7785059		Status:		PO Box No.:	
Approval Years: 2012		Contam. Facility:		Country:	
MHSW Facility:		SIC Code: 611710		Choice of Contact:	
SIC Description: Educational Support Services				Co Admin:	
				Phone No. Admin:	
19	4 of 6	SW/159.3	232.2	Hamilton-Wentworth District School Board Ancaster Memorial Building 357 Wilson Street E. Ancaster ON	GEN
Generator No.: ON7785059		Status:		PO Box No.:	
Approval Years: 2013		Contam. Facility:		Country:	
MHSW Facility:		SIC Code: 611710		Choice of Contact:	
SIC Description: EDUCATIONAL SUPPORT SERVICES				Co Admin:	
				Phone No. Admin:	
--Details--					
Waste Code: 146		Waste Description: OTHER SPECIFIED INORGANICS			
Waste Code: 262		Waste Description: DETERGENTS/SOAPS			
19	5 of 6	SW/159.3	232.2	Hamilton-Wentworth District School Board Ancaster Memorial Building 357 Wilson Street E. Ancaster ON L9G 4B7	GEN
Generator No.: ON7785059		Status:		PO Box No.:	
Approval Years: 2015		Contam. Facility: No		Country: Canada	
MHSW Facility: No		SIC Code: 611710		Choice of Contact: CO_ADMIN	
SIC Description: EDUCATIONAL SUPPORT SERVICES				Co Admin: Shireen Todai	
				Phone No. Admin: 9055275092 Ext.2747	
--Details--					
Waste Code: 146		Waste Description: OTHER SPECIFIED INORGANICS			
Waste Code: 262		Waste Description: DETERGENTS/SOAPS			
19	6 of 6	SW/159.3	232.2	Hamilton-Wentworth District School Board Ancaster Memorial Building 357 Wilson Street E. Ancaster ON L9G 4B7	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Generator No.:	ON7785059			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2014			Choice of Contact:	CO_ADMIN
Contam. Facility:	No			Co Admin:	Shireen Todai
MHSW Facility:	No			Phone No. Admin:	9055275092 Ext.2747
SIC Code:	611710				
SIC Description:	EDUCATIONAL SUPPORT SERVICES				
--Details--					
Waste Code:	146				
Waste Description:	OTHER SPECIFIED INORGANICS				
Waste Code:	262				
Waste Description:	DETERGENTS/SOAPS				

20	1 of 1	SSW/168.1	232.7	lot 45 con 2 ON	WWIS
Well ID:	6801901			Data Entry Status:	
Construction Date:				Data Src:	1
Primary Water Use:	Public			Date Received:	9/7/1954
Sec. Water Use:	0			Selected Flag:	1
Final Well Status:	Water Supply			Abandonment Rec:	
Water Type:				Contractor:	2309
Casing Material:				Form Version:	1
Audit No:				Owner:	
Tag:				Street Name:	
Construction Method:				County:	WENTWORTH
Elevation (m):				Municipality:	ANCASTER TOWNSHIP
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	045
Well Depth:				Concession:	02
Overburden/Bedrock:				Concession Name:	CON
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
<u>Bore Hole Information</u>					
Bore Hole ID:	10479363			Spatial Status:	
DP2BR:	67			Cluster Kind:	
Code OB:	r			UTMRC:	9
Code OB Desc:	Bedrock			UTMRC Desc:	unknown UTM
Open Hole:				Location Method:	p9
Elevation:	232.641769			Org CS:	
Elevrc:				Date Completed:	7/12/1954
Remarks:					
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:	932668704				
Layer:	1				

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		11			
Other Materials:		GRAVEL			
Mat3:					
Other Materials:					
Formation Top Depth:		0.00			
Formation End Depth:		30.00			
Formation End Depth UOM:		ft			
Formation ID:		932668705			
Layer:		2			
Color:					
General Color:					
Mat1:		07			
Most Common Material:		QUICKSAND			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		30.00			
Formation End Depth:		37.00			
Formation End Depth UOM:		ft			
Formation ID:		932668706			
Layer:		3			
Color:					
General Color:					
Mat1:		11			
Most Common Material:		GRAVEL			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		37.00			
Formation End Depth:		42.00			
Formation End Depth UOM:		ft			
Formation ID:		932668707			
Layer:		4			
Color:					
General Color:					
Mat1:		13			
Most Common Material:		BOULDERS			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		42.00			
Formation End Depth:		46.00			
Formation End Depth UOM:		ft			
Formation ID:		932668708			
Layer:		5			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		12			
Other Materials:		STONES			
Mat3:					
Other Materials:					
Formation Top Depth:		46.00			
Formation End Depth:		67.00			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Formation End Depth UOM:		ft			
Formation ID:		932668709			
Layer:		6			
Color:					
General Color:					
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Other Materials:					
Mat3:					
Other Materials:					
Formation Top Depth:		67.00			
Formation End Depth:		82.00			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		966801901			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11027933			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930782758			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		67.00			
Casing Diameter:		6.00			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
Casing ID:		930782759			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		82.00			
Casing Diameter:		6.00			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		996801901			
Pump Set At:					
Static Level:		10.00			
Final Level After Pumping:		30.00			
Recommended Pump Depth:					
Pumping Rate:		75.00			
Flowing Rate:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		12			
Pumping Duration MIN:		0			
Flowing:		N			
<u>Water Details</u>					
Water ID:		933970415			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		80.00			
Water Found Depth UOM:		ft			
<u>21</u>	1 of 1	NE/169.9	224.8	32 BROOKSIDE AVENUE ANCASTER ON L9G 2X5	HINC
External File Num:		FS INC 0610-02907			
Date of Occurrence:		9/17/2006			
Fuel Occurrence Type:		Pipeline Strike			
Fuel Type Involved:		Natural Gas			
Status Desc::		Completed - No Action Required			
Job Type Desc::		Incident/Near-Miss Occurrence (FS)			
Oper. Type Involved::		Private Dwelling			
Service Interruptions::		Yes			
Property Damage::		Yes			
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::		Hamilton			
Approx. Quant. Rel::					
Nearby body of water::					
Enter Drainage Syst.::					
Approx. Quant. Unit::					
Environmental Impact::					
<u>22</u>	1 of 12	SSW/170.1	231.9	VILLAGE CAT CLINIC 356 WILSON STREET EAST, UNIT 5 ANCASTER ON L9G 2C2	GEN
Generator No.:	ON2129500			PO Box No.:	
Status:				Country:	
Approval Years:	96,97,98,99,00,01			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	8619				
SIC Description:		OTHER SPECIALTY HP.			
--Details--					
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
22	2 of 12	SSW/170.1	231.9	VILLAGE CAT CLINIC 356 WILSON STREET EAST ANCASTER ON L9G 2C2	GEN
Generator No.:	ON2129500			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:					
--Details--					
Waste Code:	264				
Waste Description:	PHOTOPROCESSING WASTES				
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
22	3 of 12	SSW/170.1	231.9	Village Cat Clinic Professional Corporation 356 Wilson St. East. Ancaster ON L9G 2C2	GEN
Generator No.:	ON4371924			PO Box No.:	
Status:				Country:	
Approval Years:	07,08			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	541940				
SIC Description:	Veterinary Services				
--Details--					
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
Waste Code:	264				
Waste Description:	PHOTOPROCESSING WASTES				
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
22	4 of 12	SSW/170.1	231.9	Village Cat Clinic Professional Corporation 356 Wilson St. East. Ancaster ON L9G 2C2	GEN
Generator No.:	ON4371924			PO Box No.:	
Status:				Country:	
Approval Years:	2009			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	541940				
SIC Description:	Veterinary Services				
--Details--					
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
Waste Code:	264				
Waste Description:	PHOTOPROCESSING WASTES				

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			
22	5 of 12	SSW/170.1	231.9	Village Cat Clinic Professional Corporation 356 Wilson St. East. Ancaster ON L9G 2C2	GEN
Generator No.:	ON4371924			PO Box No.:	
Status:				Country:	
Approval Years:	2010			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	541940				
SIC Description:	Veterinary Services				
--Details--					
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			
22	6 of 12	SSW/170.1	231.9	Village Cat Clinic Professional Corporation 356 Wilson St. East. Ancaster ON L9G 2C2	GEN
Generator No.:	ON4371924			PO Box No.:	
Status:				Country:	
Approval Years:	2011			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	541940				
SIC Description:	Veterinary Services				
--Details--					
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			
22	7 of 12	SSW/170.1	231.9	Village Cat Clinic Professional Corporation 356 Wilson St. East. Ancaster ON L9G 2C2	GEN
Generator No.:	ON4371924			PO Box No.:	
Status:				Country:	
Approval Years:	2012			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	541940				
SIC Description:	Veterinary Services				

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
--Details--					
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			
22	8 of 12	SSW/170.1	231.9	Village Cat Clinic Professional Corporation 356 Wilson St. East. Ancaster ON	GEN
Generator No.:	ON4371924			PO Box No.:	
Status:				Country:	
Approval Years:	2013			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	541940				
SIC Description:	VETERINARY SERVICES				
--Details--					
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
22	9 of 12	SSW/170.1	231.9	Village Cat Clinic Professional Corporation 356 Wilson St. East. Ancaster ON L9G 2C2	GEN
Generator No.:	ON4371924			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2016			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	
MHSW Facility:	No			Phone No. Admin:	
SIC Code:	541940				
SIC Description:	VETERINARY SERVICES				
--Details--					
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			
Waste Code:		251			
Waste Description:		OIL SKIMMINGS & SLUDGES			
22	10 of 12	SSW/170.1	231.9	Village Cat Clinic Professional Corporation 356 Wilson St. East. Ancaster ON L9G 2C2	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Generator No.:	ON4371924			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2015			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	
MHSW Facility:	No			Phone No. Admin:	
SIC Code:	541940				
SIC Description:	VETERINARY SERVICES				
--Details--					
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
Waste Code:	264				
Waste Description:	PHOTOPROCESSING WASTES				
22	11 of 12	SSW/170.1	231.9	Village Cat Clinic Professional Corporation 356 Wilson St. East. Ancaster ON L9G 2C2	GEN
Generator No.:	ON4371924			PO Box No.:	
Status:				Country:	Canada
Approval Years:	2014			Choice of Contact:	CO_OFFICIAL
Contam. Facility:	No			Co Admin:	
MHSW Facility:	No			Phone No. Admin:	
SIC Code:	541940				
SIC Description:	VETERINARY SERVICES				
--Details--					
Waste Code:	264				
Waste Description:	PHOTOPROCESSING WASTES				
Waste Code:	312				
Waste Description:	PATHOLOGICAL WASTES				
Waste Code:	251				
Waste Description:	OIL SKIMMINGS & SLUDGES				
22	12 of 12	SSW/170.1	231.9	Village Cat Clinic Professional Corporation 356 Wilson St. East. Ancaster ON L9G 2C2	GEN
Generator No.:	ON4371924			PO Box No.:	
Status:	Registered			Country:	Canada
Approval Years:	As of Jun 2017			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:					
SIC Description:					
--Details--					
Waste Code:	264 T				
Waste Description:	Photoprocessing wastes				
Waste Code:	264 L				
Waste Description:	Photoprocessing wastes				
Waste Code:	251 L				

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Waste Description:		Waste oils/sludges (petroleum based)			
Waste Code:		312 P			
Waste Description:		Pathological wastes			
23	1 of 1	SSW/173.6	232.9	352-356 Wilson St. East Ancaster ON L9G 2C2	EHS
Postal Code:					
City:					
Address2:					
Address1:					
Provstate:					
Order No.:		20060620027			
Addit. Info Ordered::					
Report Date:		6/28/2006			
Report Type:		Complete Report			
Search Radius (km):		0.25			
24	1 of 3	NNW/174.9	226.5	SISTERS SERVANTS OF MARY IMMACULAT MOUNT MARY ACADEMY 437 WILSON ST. E. ANCASTER ON L9G 3K4	GEN
Generator No.:		ON1008400		PO Box No.:	
Status:				Country:	
Approval Years:		88,89,90		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:		0000			
SIC Description:		*** NOT DEFINED ***			
24	2 of 3	NNW/174.9	226.5	SISTERS SERVANTS OF MARY IMMACULATE MOUNT MARY ACADEMY 437 WILSON ST. E. ANCASTER ON L9G 3K4	GEN
Generator No.:		ON1008400		PO Box No.:	
Status:				Country:	
Approval Years:		92,93,94		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:		0000			
SIC Description:		*** NOT DEFINED ***			
24	3 of 3	NNW/174.9	226.5	SISTERS SERVANTS OF MARY IMMACULATE 437 WILSON ST E ANCASTER ON L9G 3K4	PRT
Location ID:		922			
Type:		private			
Expiry Date:					
Capacity (L):		2273.00			
Licence #:		0001023573			
25	1 of 1	SSE/179.5	230.8	R.M. OF HAMILTON-WENTWORTH LODOR LANE/LODOR ST. ANCASTER ON	CA

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Certificate #: 7-1141-98- Application Year: 98 Issue Date: 11/23/1998 Approval Type: Municipal water Status: Approved Application Type: Client Name:: Client Address:: Client City:: Client Postal Code:: Project Description:: Contaminants:: Emission Control::					
26	1 of 2	SSW/195.7	232.8	ANCASTER RENTAL 346 WILSON STREET EAST ANCASTER ON L9G 2C2	GEN
Generator No.: ON2445600 Status: Approval Years: 99,00,01 Contam. Facility: MHSW Facility: SIC Code: 9949 SIC Description: OTHER REPAIR SERV. PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:					
--Details--					
Waste Code: 221 Waste Description: LIGHT FUELS Waste Code: 252 Waste Description: WASTE OILS & LUBRICANTS					
26	2 of 2	SSW/195.7	232.8	1071763 ONTARIO INC. 1071763 ONTARIO INC. 346 WILSON STREET EAST ANCASTER ON L9G 2C2	GEN
Generator No.: ON2445600 Status: Approval Years: 02,03,04 Contam. Facility: MHSW Facility: SIC Code: SIC Description:					
PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:					
27	1 of 1	SSE/211.2	231.8	Lodor, Church, Academy Streets Ancaster ON	CA
Certificate #: 2811-4MFS9Q Application Year: 00 Issue Date: 7/25/00 Approval Type: Municipal & Private sewage Status: Approved Application Type: New Certificate of Approval Client Name:: Corporation of the Town of Ancaster Client Address:: 300 Wilson Street East Client City:: Ancaster Client Postal Code:: L9G 2B9 Project Description:: Storm sewers to be installed in the Town of Ancaster as follows: Lodor Street from 37m N of Church Street to 20m					

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elevation (m)</i>	<i>Site</i>	<i>DB</i>
		S of Church Street Lodor Street from 73m N of Academy Street to 16m S of Academy Street		Church Street from Lodor Street to 49m W of Lodor Street Academy Street from Lodor Street to 79m W of Lodor Street Academy Street from 17m S of Rousseaux Street to 188m S of Rousseaux Street	

Contaminants::
Emission Control::

28	1 of 1	SSW/217.2	233.1	340 Wilson St E Hamilton ON L9G2C2	EHS
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Postal Code: L9G2C2
City: Hamilton
Address2:
Address1: 340 Wilson St E
Provstate: ON
Order No.: 20150312035
Addit. Info Ordered::
Report Date: 18-MAR-15
Report Type: Standard Report
Search Radius (km): .25

Unplottable Summary

Total: **22** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
AUWR	PLAZEK AUTO RECYCLERS LTD	RR 2	HAMILTON ON	LOR 1E0
CA	Hamilton-Wentworth District School Board		Hamilton ON	
CA	Shell Canada Limited/Shell Canada Limitee		Hamilton ON	
CA	R.M. OF HAMILTON-WENTWORTH	SULPHUR SPRINGS RD.	ANCASTER TOWN ON	
CA	R.M. OF HAMILTON-WENTWORTH	WILSON STREET	ANCASTER TOWN ON	
CA	GILBERT DIGREGORIO	PT.LOT 46/C-II, MILLRUN CONDOS	ANCASTER TOWN ON	
CA		Wilson Street	Ancaster ON	
CONV	Hamilton-Wentworth District School Board		Hamilton ON	
ECA	1446751 Ontario Inc.	Rural Route #2	Hamilton ON	L6W 1J6
ECA	The Corporation of the Town of Ancaster	Wilson Street	Ancaster ON	L9G 2B9
GEN	Bell Canada	VARIOUS BELL CANADA MANHOLES AND ACCESS CHAMBERS WITHIN THE MOE W.C. REGION	(SEE SCHEDULE "B") ON	
GEN	BELL CANADA / EXPELTECH	VARIOUS BELL CANADA MANHOLES AND ACCESS CHAMBERS WITHIN THE MOEE W.C. REGION	(SEE SCHEDULE "B") ON	
GEN	BELL CANADA	VARIOUS BELL CANADA MANHOLES AND ACCESS CHAMBERS WITHIN THE MOEE W.C. REGION	(SEE SCHEDULE "B") ON	
GEN	Bell Canada	VARIOUS BELL CANADA MANHOLES AND ACCESS CHAMBERS WITHIN THE MOE W.C. REGION	(SEE SCHEDULE "B") ON	K1P 6L9
NPCB	CANADA POST	C/O ROYAL LEPAGE MANAGEMENT; STN. 486	OTTAWA ON	K1A 0B1
PES	NEW STYLE GARDENING LTD.	R.R. #2, BOX 9	HAMILTON ON	LOR 2H0

SPL	TRANSPORT TRUCK	HWY 2, ANCASTER MOTOR VEHICLE (OPERATING FLUID)	HAMILTON CITY ON
SPL	SHELL CANADA PRODUCTS LTD.	SERVICE STATION	ANCASTER TOWN ON
SPL	City of Hamilton	Sulphur Springs Road Pumping Station, Woodview<UNOFFICIAL>	Hamilton ON
SPL	Horizon Utilities Corporation	Academy Street and Rousseaux Street, Ancaster	Hamilton ON
WWIS		con 2	ON
WWIS		con 2	ON

Unplottable Report

Site: *PLAZEK AUTO RECYCLERS LTD
RR 2 HAMILTON ON L0R 1E0*

Database:
AUWR

Code: 98600
Facility: Automobile Wrecking & Recycling
Description:
List Name:

Site: *Hamilton-Wentworth District School Board
Hamilton ON*

Database:
CA

Certificate #: 3671-6UALE2
Application Year: 2006
Issue Date: 10/5/2006
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::

Site: *Shell Canada Limited/Shell Canada Limitee
Hamilton ON*

Database:
CA

Certificate #: 2326-87QPQZ
Application Year: 2010
Issue Date: 8/27/2010
Approval Type: Industrial Sewage Works
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: *R.M. OF HAMILTON-WENTWORTH
SULPHUR SPRINGS RD. ANCASTER TOWN ON*

Database:
CA

Certificate #: 7-1062-87-
87
Application Year: 9/1/1987
Issue Date: Municipal water
Approval Type: Approved
Status:
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::

Contaminants::
Emission Control::

Site: R.M. OF HAMILTON-WENTWORTH
WILSON STREET ANCASTER TOWN ON

Database:
CA

Certificate #: 3-0763-89-
Application Year: 89
Issue Date: 5/18/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: GILBERT DIGREGORIO
PT.LOT 46/C-II, MILLRUN CONDOS ANCASTER TOWN ON

Database:
CA

Certificate #: 3-1260-99-
Application Year: 99
Issue Date: 12/9/1999
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

Site: Wilson Street Ancaster ON

Database:
CA

Certificate #: 8353-4LQP96
Application Year: 00
Issue Date: 8/8/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name:: Corporation of the Town of Ancaster
Client Address:: 300 Wilson Street East
Client City:: Ancaster
Client Postal Code:: L9G 2B9
Project Description:: This is an application for a Municipal and Private Sewage Certificate of Approval to construct a storm sewer.
Contaminants::
Emission Control::

Site: Hamilton-Wentworth District School Board
Hamilton ON

Database:
CONV

File No.: 096318
Publication Title:
Publication City:
Url:
Crown Brief No.:
Ministry District:

Region:**Description:**

On April 5, 2012, the Hamilton-Wentworth District School Board pleaded guilty to three violations under the Safe Drinking Water Act for failing to ensure that a professional engineer prepared a report for each drinking water system at three schools. The Court heard that the school board is located in Hamilton. The board owns and operates 114 schools. Some of the schools owned and operated by the board are located in rural areas and are not connected to the City of Hamilton's municipal drinking water supply. These schools operate as drinking water systems, as defined under the Safe Drinking Water Act to treat raw water from a well or other intake point and distribute that water within the school. Under the Act, the board must provide engineering evaluation reports. During the course of inspections conducted at the schools, it was determined that the board was responsible for failing to comply with the regulation to retain a licensed engineer to prepare the evaluation reports and that some of the inspections revealed issues the water systems and water quality at these schools. The board was charged following an investigation by the ministry's Investigations and Enforcement Branch. The board was fined a total of \$40,000 plus a victim fine surcharge and given 90 days to pay the fine.

--Details--**Publication Date:****Count:**

3

Act:

SDWA

Regulation:**Section:****Act/Regulation/Section:**

SDWA

Date Charged:

April 5, 2012

Charge Disposition:

fine, victim fine surcharge

Fine:

\$40,000

Site: 1446751 Ontario Inc.

Rural Route #2 Hamilton ON L6W 1J6

Database:

ECA

Approval No:

6886-6B9HAN

Status:

Approved

Date:

2005-05-20

Record Type:

ECA

Link Source:

IDS

Project Type:

Air

Approval Type:

ECA-Air

Full Address:**Full PDF Link:**<https://www.accessenvironment.ene.gov.on.ca/instruments/7444-65CLMB-14.pdf>**SWP Area Name:****MOE District:****City:****Latitude:****Longitude:****Site:** The Corporation of the Town of Ancaster

Wilson Street Ancaster ON L9G 2B9

Database:

ECA

Approval No:

8353-4LQP96

Status:

Approved

Date:

2000-08-08

Record Type:

ECA

Link Source:

IDS

Project Type:

Municipal and Private Sewage Works

Approval Type:

ECA-Municipal and Private Sewage Works

Full Address:**Full PDF Link:**<https://www.accessenvironment.ene.gov.on.ca/instruments/5065-4LJL96-14.pdf>**SWP Area Name:****MOE District:****City:****Latitude:****Longitude:****Site:** Bell Canada

VARIOUS BELL CANADA MANHOLES AND ACCESS CHAMBERS WITHIN THE MOE W.C. REGION (SEE SCHEDULE "B") ON

Database:

GEN

Generator No.:

ONR000302

Status:**Approval Years:**

2013

Contam. Facility:**MHSW Facility:****SIC Code:**

517110, 517210, 517510

SIC Description:

WIRED TELECOMMUNICATIONS CARRIERS, WIRELESS TELECOMMUNICATIONS CARRIERS (EXCEPT SATELLITE)

PO Box No.:**Country:****Choice of Contact:****Co Admin:****Phone No. Admin:**

--Details--

Waste Code: 221
Waste Description: LIGHT FUELS

Waste Code: 253
Waste Description: EMULSIFIED OILS

Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 150
Waste Description: INERT INORGANIC WASTES

Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES

Site: BELL CANADA / EXPERTECH
VARIOUS BELL CANADA MANHOLES AND ACCESS CHAMBERS WITHIN THE MOEE W.C. REGION (SEE SCHEDULE "B") ON

Database:
GEN

Generator No.: ONR000302
Status:
Approval Years: 97
Contam. Facility:
MHSW Facility:
SIC Code: 3381
SIC Description: COMMUN., ENERGY WIRE

PO Box No.:
Country:
Choice of Contact:
Co Admin:
Phone No. Admin:

--Details--

Waste Code: 150
Waste Description: INERT INORGANIC WASTES

Site: BELL CANADA
VARIOUS BELL CANADA MANHOLES AND ACCESS CHAMBERS WITHIN THE MOEE W.C. REGION (SEE SCHEDULE "B") ON

Database:
GEN

Generator No.: ONR000302
Status:
Approval Years: 96
Contam. Facility:
MHSW Facility:
SIC Code: 3381
SIC Description: COMMUN., ENERGY WIRE

PO Box No.:
Country:
Choice of Contact:
Co Admin:
Phone No. Admin:

--Details--

Waste Code: 150
Waste Description: INERT INORGANIC WASTES

Site: Bell Canada
VARIOUS BELL CANADA MANHOLES AND ACCESS CHAMBERS WITHIN THE MOE W.C. REGION (SEE SCHEDULE "B") ON K1P 6L9

Database:
GEN

Generator No.: ONR000302
Status:
Approval Years: 2012
Contam. Facility:
MHSW Facility:
SIC Code: 517110, 517210, 517510
SIC Description: Wired Telecommunications Carriers, Wireless Telecommunications Carriers (except Satellite), Cable and Other Program Distribution

PO Box No.:
Country:
Choice of Contact:
Co Admin:
Phone No. Admin:

--Details--

Waste Code: 253
Waste Description: EMULSIFIED OILS

Waste Code: 221
Waste Description: LIGHT FUELS

Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

Waste Code: 150
Waste Description: INERT INORGANIC WASTES

Site: CANADA POST
C/O ROYAL LEPAGE MANAGEMENT; STN. 486 OTTAWA ON K1A 0B1

Database:
NPCB

Company Code: O4718
Industry: Canada Post Corp
Site Status:
Transaction Date: 9/18/1995
Inspection Date:

Site: NEW STYLE GARDENING LTD.
R.R. #2, BOX 9 HAMILTON ON L0R 2H0

Database:
PES

Licence No.:		Operator Box:	
Detail Licence No.:		Operator Class:	
Licence Type Code:		Operator No.:	
Licence Type:	Operator	Operator Type:	
Licence Class:		Operator Lot:	
Licence Control:		Oper Concession:	
Trade Name:		Operator Region:	
Post Office Box:		Operator District:	
Lot:		Operator County:	
Concession:		Oper Phone Area Cd:	
Region:		Ext:	
District:		Oper Phone Number:	
County:		Proponent Ext:	

Site: TRANSPORT TRUCK
HWY 2, ANCASTER MOTOR VEHICLE (OPERATING FLUID) HAMILTON CITY ON

Database:
SPL

Ref No:	131607	Site Address:	
Contaminant Name:		Site Conc:	
Contaminant Code:		Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	16101
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:		Sector Type:	
MOE Reported Dt:	9/9/1996	Source Type:	
Health/Env Conseq:		Receiving Medium:	LAND / WATER
Incident Dt:	9/9/1996	Receiving Env:	
Incident Cause:	TRUCK/TRAILER OVERTURN	Environment Impact:	POSSIBLE
Incident Event:		Nature of Impact:	Groundwater pollution
Incident Reason:	ADVERSE ROAD CONDITION	SAC Action Class:	
Incident Summary:	TRANSPORT TRUCK ROLLOVER 460L DIESEL FUEL TO DITCH POSS. WELL		

CONTAMINTN

Site: SHELL CANADA PRODUCTS LTD.
SERVICE STATION ANCASTER TOWN ON

Database:
SPL

Ref No:	34760	Site Address:	
Contaminant Name:		Site Conc:	
Contaminant Code:		Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	16401
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:		Sector Type:	
MOE Reported Dt:	5/16/1990	Source Type:	
Health/Env Conseq:		Receiving Medium:	LAND
Incident Dt:	5/11/1990	Receiving Env:	
Incident Cause:	CONTAINER OVERFLOW	Environment Impact:	
Incident Event:		Nature of Impact:	
Incident Reason:	NEGLIGENCE (APPARENT)	SAC Action Class:	
Incident Summary:	SHELL-600 L GASOLINE TO GROUND.		

Site: City of Hamilton
Sulphur Springs Road Pumping Station, Woodview<UNOFFICIAL> Hamilton ON

Database:
SPL

Ref No:	3310-749QCW	Site Address:	
Contaminant Name:	SEWAGE,RAW UNCHLORINATED	Site Conc:	
Contaminant Code:	44	Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	Hamilton
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:	unknown unknown	Sector Type:	Sewage Municipal
MOE Reported Dt:	6/17/2007	Source Type:	
Health/Env Conseq:		Receiving Medium:	Water
Incident Dt:		Receiving Env:	
Incident Cause:	Other Discharges	Environment Impact:	Confirmed
Incident Event:		Nature of Impact:	Surface Water Pollution
Incident Reason:	Equipment Failure	SAC Action Class:	
Incident Summary:	Sulphur Spring Road P/S, sanitary sewage to creek		

Site: Horizon Utilities Corporation
Academy Street and Rousseaux Street, Ancaster Hamilton ON

Database:
SPL

Ref No:	6603-99VP8J	Site Address:	Academy Street and Rousseaux Street, Ancaster
Contaminant Name:	TRANSFORMER OIL (N.O.S.)	Site Conc:	
Contaminant Code:	15	Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	Hamilton
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:	93 L	Sector Type:	Transformer
MOE Reported Dt:	2013/07/23	Source Type:	
Health/Env Conseq:		Receiving Medium:	
Incident Dt:	2013/07/19	Receiving Env:	
Incident Cause:	Unknown / N/A	Environment Impact:	Not Anticipated
Incident Event:		Nature of Impact:	Soil Contamination
Incident Reason:	Weather Conditions	SAC Action Class:	Land Spills
Incident Summary:	Horizon Utilities: 93L non PCB to grd, cleaned		

Site:
con 2 ON

Database:
WWIS

Well ID:	4506403	Data Entry Status:	
Construction Date:		Data Src:	1
Primary Water Use:	Domestic	Date Received:	6/20/1986

Sec. Water Use:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No:
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Selected Flag: 1
Abandonment Rec:
Contractor: 3129
Form Version: 1
Owner:
Street Name:
County: NORTHUMBERLAND
Municipality: HAMILTON TOWNSHIP
Site Info:
Lot:
Concession: 02
Concession Name: CON
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10285136
DP2BR:
Code OB: o
Code OB Desc: Overburden
Open Hole:
Elevation:
Elevrc:
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Spatial Status:
Cluster Kind:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na
Org CS:
Date Completed: 6/9/1986

Overburden and Bedrock
Materials Interval

Formation ID: 931913154
Layer: 1
Color:
General Color:
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 0.00
Formation End Depth: 1.00
Formation End Depth UOM: ft

Formation ID: 931913155
Layer: 2
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2: 84
Other Materials: SILTY
Mat3:
Other Materials:
Formation Top Depth: 1.00
Formation End Depth: 10.00
Formation End Depth UOM: ft

Formation ID: 931913156
Layer: 3

Color:
General Color:
Mat1: 28
Most Common Material: SAND
Mat2: 91
Other Materials: WATER-BEARING
Mat3: 84
Other Materials: SILTY
Formation Top Depth: 10.00
Formation End Depth: 15.00
Formation End Depth UOM: ft

Formation ID: 931913157
Layer: 4
Color: 3
General Color: BLUE
Mat1: 05
Most Common Material: CLAY
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 15.00
Formation End Depth: 25.00
Formation End Depth UOM: ft

Formation ID: 931913158
Layer: 5
Color:
General Color:
Mat1: 14
Most Common Material: HARDPAN
Mat2: 91
Other Materials: WATER-BEARING
Mat3:
Other Materials:
Formation Top Depth: 25.00
Formation End Depth: 38.00
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 964506403
Method Construction Code: 6
Method Construction: Boring
Other Method Construction:

Pipe Information

Pipe ID: 10833706
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930474560
Layer: 1
Material: 3
Open Hole or Material: CONCRETE
Depth From:
Depth To: 38.00
Casing Diameter: 30.00
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 994506403
Pump Set At:
Static Level: 15.00
Final Level After Pumping: 22.00
Recommended Pump Depth: 36.00
Pumping Rate:
Flowing Rate:
Recommended Pump Rate: 4.00
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

Draw Down & Recovery

Pump Test Detail ID: 934244113
Test Type:
Test Duration: 15
Test Level: 17.00
Test Level UOM: ft

Pump Test Detail ID: 934508639
Test Type:
Test Duration: 30
Test Level: 19.00
Test Level UOM: ft

Pump Test Detail ID: 934772709
Test Type:
Test Duration: 45
Test Level: 21.00
Test Level UOM: ft

Pump Test Detail ID: 935033630
Test Type:
Test Duration: 60
Test Level: 22.00
Test Level UOM: ft

Water Details

Water ID: 933755560
Layer: 1
Kind Code: 5
Kind: Not stated
Water Found Depth: 25.00
Water Found Depth UOM: ft

Site: con 2 ON

Database:
WWIS

Well ID: 4509246
Construction Date:
Primary Water Use: Municipal
Sec. Water Use:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 71846
Tag:
Construction Method:

Data Entry Status:
Data Src: 1
Date Received: 7/2/1991
Selected Flag: 1
Abandonment Rec:
Contractor: 3129
Form Version: 1
Owner:
Street Name:
County: NORTHUMBERLAND

Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Municipality: HAMILTON TOWNSHIP
Site Info:
Lot:
Concession: 02
Concession Name: CON
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10287969
DP2BR: 116
Code OB: r
Code OB Desc: Bedrock
Open Hole:
Elevation:
Elevrc:
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Spatial Status:
Cluster Kind:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na
Org CS:
Date Completed: 6/18/1991

Overburden and Bedrock
Materials Interval

Formation ID: 931924693
Layer: 1
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2: 85
Other Materials: SOFT
Mat3:
Other Materials:
Formation Top Depth: 0.00
Formation End Depth: 40.00
Formation End Depth UOM: ft

Formation ID: 931924694
Layer: 2
Color: 2
General Color: GREY
Mat1: 28
Most Common Material: SAND
Mat2: 05
Other Materials: CLAY
Mat3: 11
Other Materials: GRAVEL
Formation Top Depth: 40.00
Formation End Depth: 115.00
Formation End Depth UOM: ft

Formation ID: 931924695
Layer: 3
Color: 2
General Color: GREY
Mat1: 11
Most Common Material: GRAVEL
Mat2: 73
Other Materials: HARD
Mat3:

Other Materials:
Formation Top Depth: 115.00
Formation End Depth: 116.00
Formation End Depth UOM: ft

Formation ID: 931924696
Layer: 4
Color: 8
General Color: BLACK
Mat1: 26
Most Common Material: ROCK
Mat2: 73
Other Materials: HARD
Mat3:
Other Materials:
Formation Top Depth: 116.00
Formation End Depth: 116.00
Formation End Depth UOM: ft

**Annular Space/Abandonment
Sealing Record**

Plug ID: 933165045
Layer: 1
Plug From: 0.00
Plug To: 10.00
Plug Depth UOM: ft

**Method of Construction & Well
Use**

Method Construction ID: 964509246
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe Information

Pipe ID: 10836539
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930477621
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 116.00
Casing Diameter: 7.00
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 994509246
Pump Set At:
Static Level: 20.00
Final Level After Pumping: 105.00
Recommended Pump Depth: 100.00
Pumping Rate: 10.00
Flowing Rate:
Recommended Pump Rate: 5.00
Levels UOM: ft

Rate UOM: GPM
Water State After Test Code: 2
Water State After Test: CLOUDY
Pumping Test Method: 2
Pumping Duration HR: 4
Pumping Duration MIN: 0
Flowing: N

Draw Down & Recovery

Pump Test Detail ID: 934244243
Test Type: Recovery
Test Duration: 15
Test Level: 90.00
Test Level UOM: ft

Pump Test Detail ID: 934508757
Test Type: Recovery
Test Duration: 30
Test Level: 60.00
Test Level UOM: ft

Pump Test Detail ID: 934772929
Test Type: Recovery
Test Duration: 45
Test Level: 40.00
Test Level UOM: ft

Pump Test Detail ID: 935033305
Test Type: Recovery
Test Duration: 60
Test Level: 20.00
Test Level UOM: ft

Water Details

Water ID: 933758591
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 116.00
Water Found Depth UOM: ft

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 2017

Abandoned Mine Information System:

Provincial

[AMIS](#)

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

Government Publication Date: 1800-Nov 2016

Anderson's Waste Disposal Sites:

Private

[ANDR](#)

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private

[AUWR](#)

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

Government Publication Date: 1999-May 2017

Borehole:

Provincial

[BORE](#)

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval:

Provincial

[CA](#)

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

Government Publication Date: 1985-Oct 30, 2011*

Commercial Fuel Oil Tanks:

Provincial [CFOT](#)

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

Government Publication Date: Feb 28, 2017

Chemical Register:

Private [CHEM](#)

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

Government Publication Date: 1999-May 2017

Compressed Natural Gas Stations:

Private [CNG](#)

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

Government Publication Date: Dec 31, 2012

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial [COAL](#)

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial [CONV](#)

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

Government Publication Date: 1989-Sep 2017

Certificates of Property Use:

Provincial [CPU](#)

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

Government Publication Date: 1994-Oct 2017

Drill Hole Database:

Provincial [DRL](#)

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

Government Publication Date: 1886-Aug 2015

Environmental Activity and Sector Registry:

Provincial [EASR](#)

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

Government Publication Date: Oct 2011-Oct 2017

Environmental Registry:

Provincial [EBR](#)

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

Government Publication Date: 1994-Oct 2017

Environmental Compliance Approval:

Provincial **ECA**

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

Government Publication Date: Oct 2011-Oct 2017

Environmental Effects Monitoring:

Federal **EEM**

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private **EHS**

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

Government Publication Date: 1999-Aug 2016

Environmental Issues Inventory System:

Federal **EIIS**

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

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

Government Publication Date: Dec 31, 2016

List of TSSA Expired Facilities:

Provincial **EXP**

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

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal **FCON**

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

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

Government Publication Date: Jun 2000-Mar 2017

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-Apr 2015

Fuel Storage Tank:

Provincial **FST**

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

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial **FSTH**

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial **GEN**

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

Government Publication Date: 1986-Jun 2017

Greenhouse Gas Emissions from Large Facilities:

Federal **GHG**

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

Government Publication Date: 2013-Dec 2015

TSSA Historic Incidents:

Provincial **HINC**

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal **IAFT**

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial **INC**

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

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial **LIMO**

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

Government Publication Date: Dec 31, 2013

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Feb 2017

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

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

Government Publication Date: Dec 31, 2014

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

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

Government Publication Date: 2008 -Jun 2017

National Energy Board Wells:

Federal

NEBW

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGW

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

Government Publication Date: 1988-Sep 2017

Ontario Oil and Gas Wells:

Provincial

OOGW

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

Government Publication Date: 1800-Oct 2017

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-Oct 2017

Canadian Pulp and Paper:

Private

PAP

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

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

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

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

Government Publication Date: 1988-Aug 2017

TSSA Pipeline Incidents:

Provincial PINC

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

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

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

Government Publication Date: 1994-Oct 2017

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-2016

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

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

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

Retail Fuel Storage Tanks:

Private RST

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

Government Publication Date: 1999-May 2017

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-Jun 2017

Wastewater Discharger Registration Database:

Provincial **SRDS**

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

Government Publication Date: 1990-2014

Anderson's Storage Tanks:

Private **TANK**

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal **TCFT**

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

Government Publication Date: 1970-Aug 2017

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial **VAR**

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

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial **WDS**

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

Government Publication Date: Oct 31, 2017

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial **WDSH**

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial **WWIS**

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

Government Publication Date: Mar 31, 2017

Definitions

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

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

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

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

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

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

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

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

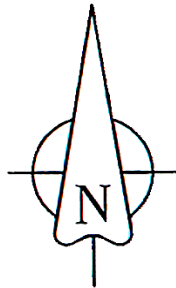
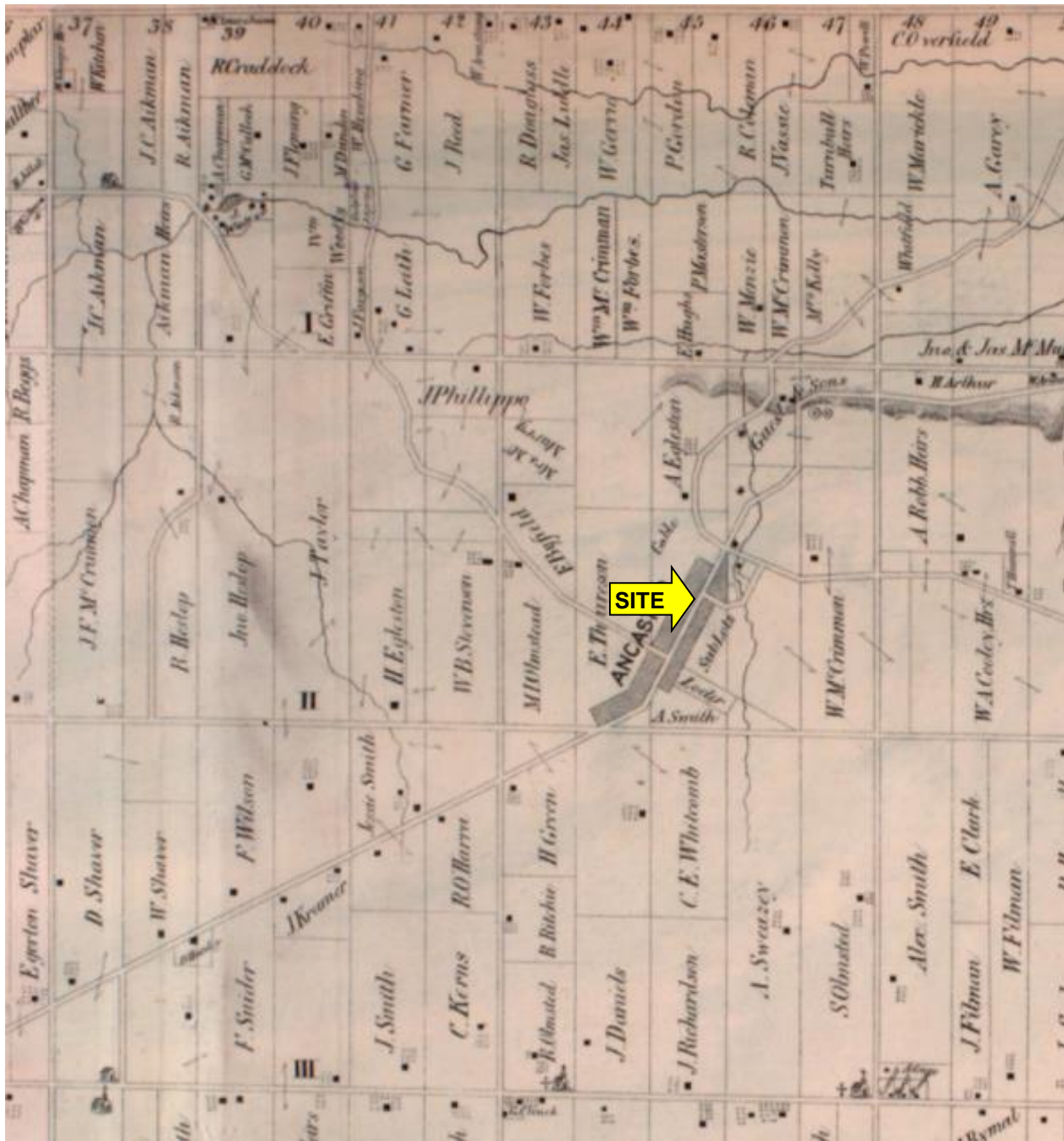
'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

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

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

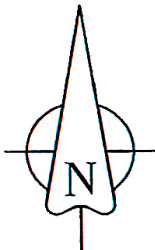
Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX D
MAPPING AND AERIAL PHOTOGRAPHS



LANDTEK LIMITED

Scale:	NTS	Date:	January 2018
Project:	Phase 1 ESA 392 - 412 Wilson Street East Hamilton (Ancaster), Ontario		
Title:	Historical Map - 1875		
Project No.	17476		



LANDTEK LIMITED

Scale: NTS

Date: January 2018

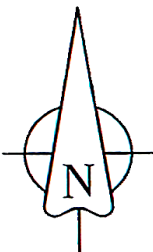
Project:


Phase 1 ESA
392 - 412 Wilson Street East
Hamilton (Ancaster), Ontario

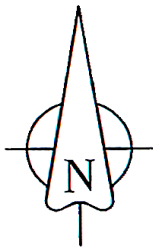
Title:

Aerial Photograph - 1934

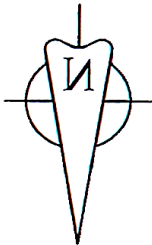
Project No. 17476



 LANDTEK LIMITED	
Scale: NTS	Date: January 2018
Project:	Phase 1 ESA 392 - 412 Wilson Street East Hamilton (Ancaster), Ontario
Title:	Aerial Photograph - 1957
Project No. 17476	

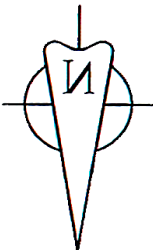


Scale:	NTS	Date:	January 2018
Project:	392 - 412 Wilson Street East Hamilton (Ancaster), Ontario		
Title:	Aerial Photograph - 1965		
Project No.	17476		



LANDTEK LIMITED

Scale:	NTS	Date:	January 2018
Project:	Phase 1 ESA 392 - 412 Wilson Street East Hamilton (Ancaster), Ontario		
Title:	Aerial Photograph - 1975		
Project No.	17476		

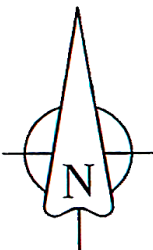


Scale: NTS Date: January 2018

Phase 1 ESA
Project: 392 - 412 Wilson Street East
Hamilton (Ancaster), Ontario

Title: Aerial Photograph - 1986

Project No. 17476

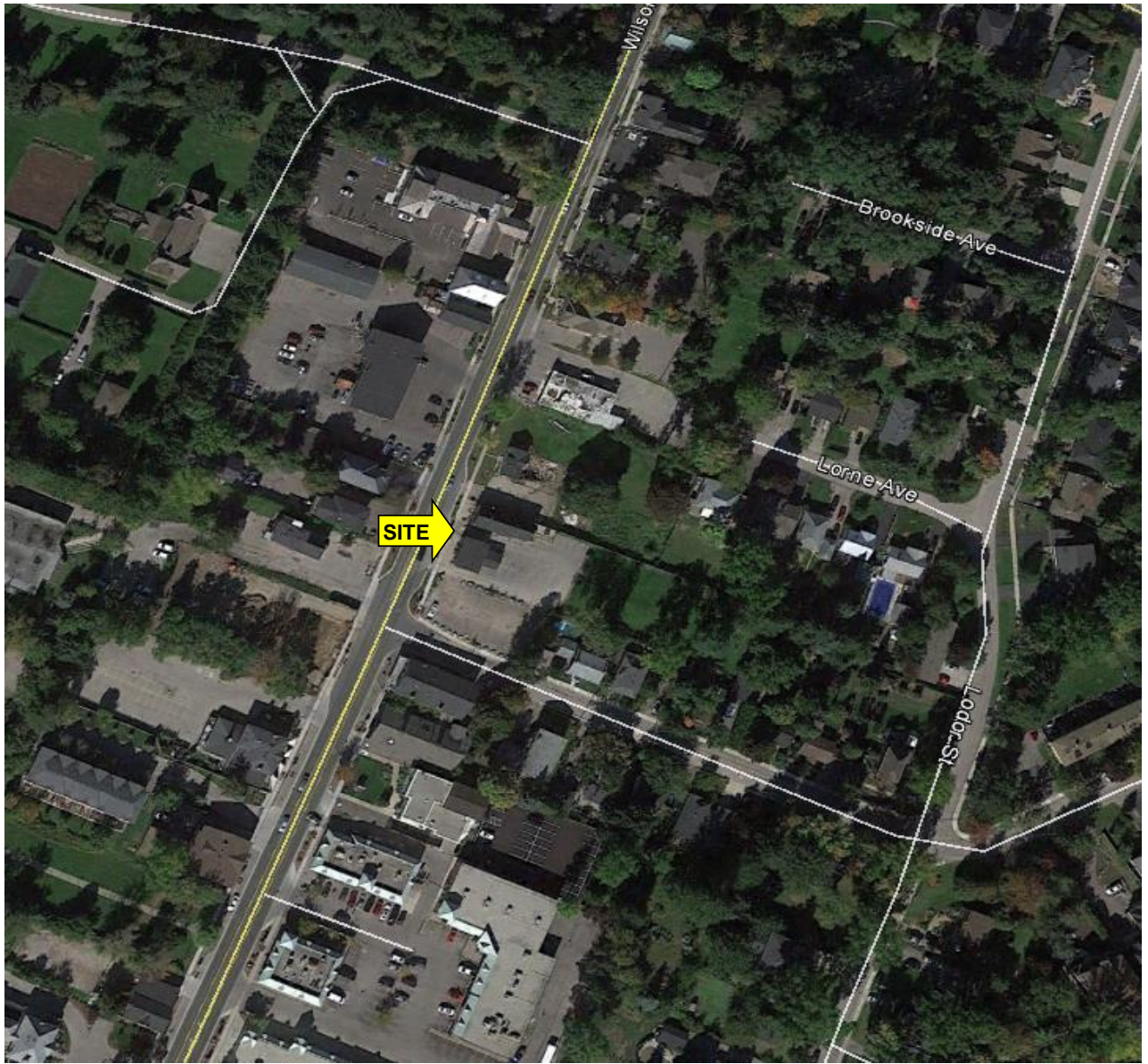


Scale: NTS Date: January 2018

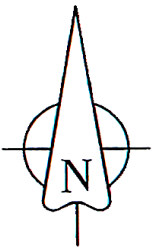
Project: Phase 1 ESA
392 - 412 Wilson Street East
Hamilton (Ancaster), Ontario


Title: Aerial Photograph - 2005

Project No. 17476



SITE



 LANDTEK LIMITED			
Scale:	NTS	Date:	January 2018
Project:	392 - 412 Wilson Street East Hamilton (Ancaster), Ontario		
Title:	Aerial Photograph - 2016		
Project No.	17476		

APPENDIX E
GENERAL ENVIRONMENTAL INFORMATION

APPENDIX E **GENERAL ENVIRONMENTAL INFORMATION**

Appendix C presents general information related to some of the more common hazardous or designated substances that can be found in buildings/building materials. The intent of this information is to present some of the various regulations (see section 11.0) related to the substances addressed and refers to details related to their handling, management, and disposal.

Asbestos

Asbestos is a common fire retardant and insulating material. Asbestos has been used widely in the past; however, the era from the early 1950s to the 1970s (approximately 1973) was the largest contributor of asbestos as an insulating material. Normally, asbestos does not create a hazard provided the material is lying dormant. However, in situations such as demolition activities or where the material has been deteriorating and becomes friable, asbestos fibres may become airborne, inhalation of which may cause a number of health complications. The use of asbestos in construction materials, such as fire retardant and insulating materials, has been eliminated from commercial use since the late 1970s. Ontario Regulation 278/05 made under the Occupational Health and Safety Act, deal with asbestos and asbestos removal.

Occurrence

Asbestos can be found in a variety of construction materials. The following is a list of the more common materials that may contain asbestos:

- acoustic and stucco ceiling materials;
- automobile brake pads;
- bulk insulating material in walls and roofs;
- cementitious board (transite);
- gaskets for heating equipment;
- insulation on mechanical equipment (e.g., piping, pipe elbows, boilers);
- pipe and pipe elbow insulation;
- roofing felts;
- some drywall and mortar joint compounds;
- suspended ceiling tile;
- vinyl floor tiles; and
- window caulking.

Designated Substances

The Occupational Health and Safety Act identifies 11 designated substances and has regulations pertaining to each.

Occurrence

The following outlines the designated substances identified in the Occupational Health and Safety Act and some of the common uses/occurrences associated with them.

- acrylonitrile – plastics
- arsenic – paints, printing fluids, herbicides and insecticides
- asbestos – insulating and heat resistant material (refer to section on asbestos for details)
- benzene – gasoline and other petroleum fuels
- coke oven emissions – applicable in areas where foundry operations may be an issue

- ethylene oxide – plastics, anti-freeze, agricultural fungicide
- isocyanates – paint, plastics, foam insulation, etc.
- lead – metallic lead may be present in pipes, in the soldering joints of the plumbing system and in paint
- mercury – may be present in hear control equipment (thermostats) and electrical equipment (mercury switches, mercury vapour lamps)
- silica – all cementitious material could contain silica; analysis required to establish type
- vinyl chloride – paint, plastics

Chlorofluorocarbons – CFC's

Fridges, freezers, air conditioning units and firefighting equipment may contain chlorofluorocarbons (CFCs) or hydrochlorofluorocarbons (HCFCs) which are ozone depleting substances (ODSs). Federal Halocarbon Regulation, 2003 (SOR/2003-289 and SOR/2009-221) require the phase out the use of ODSs by 2030. O. Reg. 356 regulates the use, disposal and recycling of ODSs.

O. Reg. 463/10 regulates the use, disposal and recycling of ODSs. Recapturing of ODS's during servicing should be done by licensed personnel.

Freon, which is used in air conditioning and refrigerating units, can usually be found as Freon R-12 ozone-depleting potential (ODP) (ODP level 1.0), Freon R-22 (ODP level 0.05), or Freon R-502 (ODP level 0.33). All types listed above contain CFC's, which are substances known to contribute to the Earth's ozone layer depletion.

Halon 1211 (ODP level 3.0) and Halon 1301 (ODP level 10.0) are other CFC type compounds, commonly used in fire extinguishers at facilities where contamination from normal fire extinguishing chemicals is undesirable.

Lead Based Paints

As a building construction material, lead has been frequently used in oil based paints as a pigmentation and drying agent, particularly white and pastel shades, some paints contained as much as 50 percent lead by weight. Additionally, lead has been used in roofing materials, cornices, tank linings, electrical conduits and soft solders for tinsplate and plumbing. In the 1950s other pigments replaced lead, but smaller amounts were still used in some paints as a sealant or to speed up drying.

Depending on the age of the paint, the lead level may be very high, paints that were produced or used prior the 1980 may contain small amounts of lead; however, paints that were produced or used prior to 1950 may contain high levels of lead.

The Federal Surface Coating Regulation (SOR/2005-109) made under the Hazardous Products Act states a "surface the concentration of total lead present in a surface coating material must not be more than 600 mg/kg" (0.06% by weight). Ontario does not have a provincial regulation regarding a lower limit for lead concentration in paint.

Exposure to lead can cause a variety of adverse health effects, with children being at greatest risk. The most common route of exposure for both adults and children is ingestion of lead dust generated by deteriorating paint or by removal during renovation activities. Prior to removal of any paints as part of renovation activities, they should be tested for lead content and the removal procedures adjusted accordingly (i.e. do not sand off lead based paints). If lead based paints are present and employ necessary safety precautions and protocols associated with lead containing materials as outlined in the Occupational Health and Safety's "Lead on Construction Projects Guideline".

Liquid Industrial Wastes



For Liquid Industrial Wastes the small quantity exemption for requirement of a MOECC hazardous waste generator number is 25 litres per month. If more than 25 litres in a month period, or the accumulated amount of waste on site is over 25 litres, a MOECC hazardous waste generator number is required.

Motor Vehicle Service Station Wastes

Wastes resulting from the servicing of motor vehicles at retail motor vehicle service stations are exempt from requiring a MOE hazardous waste generator number. These wastes are still defined as Hazardous or Liquid Industrial Wastes and must be handled at appropriately approved facilities. This exemption is limited to retail service stations that have a contract with a licensed carrier to have their wastes, from the servicing of motor vehicles, hauled off-site. Such wastes can include waste crankcase oil from oil storage tanks, water removed from gasoline storage tanks and gasoline contaminated groundwater.

Mould

Moulds or fungi are present indoors and outdoors. Exposure to mould may occur indoors on water damaged building materials during occupancy, building maintenance and/or repair operations. The most common types of moulds are generally not hazardous. However, some moulds may be problematic to some people.

Mould contaminated materials should be removed/handled in accordance with the Canadian Construction Association document CCA 82/2004. Contractors should be warned of the presence of mould and every precaution should be taken to prevent airborne exposure to workers where mould is present and where workers are likely to inhale or ingest mould or mould spores.

Pigeon Droppings

Pigeon droppings are known to harbour the fungus *Cryptococcus neoformans* which cause the disease cryptococcosis, a serious respiratory disorder. In addition soils enriched by pigeon droppings roosting overhead can harbour the fungus *Histoplasma capsulatum* which can cause the disease histoplasmosis, another serious respiratory disorder. Both diseases infect humans through inhalation and can be prevented through proper use of respirators when handling contaminated materials.

Polychlorinated Biphenyls – PCBs

Polychlorinated biphenyls or PCBs, are typically found in transformers and other electrical equipment containing insulating liquids. The management of PCB waste is regulated by provincially Waste Management – PCBs Regulation, O. Reg. 362.

Federal PCB Regulations (SOR/2008-273) state if more than 2 mg/kg or 1 gram of PCB liquid is found in fluorescent ballasts or capacitors, the ballast or capacitor will require handling in accordance with SOR/2008-273 and O. Reg. 362 regulations governing PCB wastes. SOR/2008-273 requires the phase out of PCB by 2025.

The use of PCBs in electrical equipment was reduced drastically in the early 1970s and has been banned since 1977. However, light ballasts manufactured prior to 1977 may contain PCBs; many are still in service today.

Occurrence

PCBs are most commonly found in electrical equipment such as:

- fluorescent lamp ballasts,

- capacitors,
- transformers

APPENDIX F

AREAS OF NATURAL SIGNIFICANCE MAP

79°59'30"W

79°59'W

79°58'30"W

79°58'W

79°57'30"W

79°57'W

43°15'N

43°14'30"N

43°14'N

43°13'30"N

43°13'N

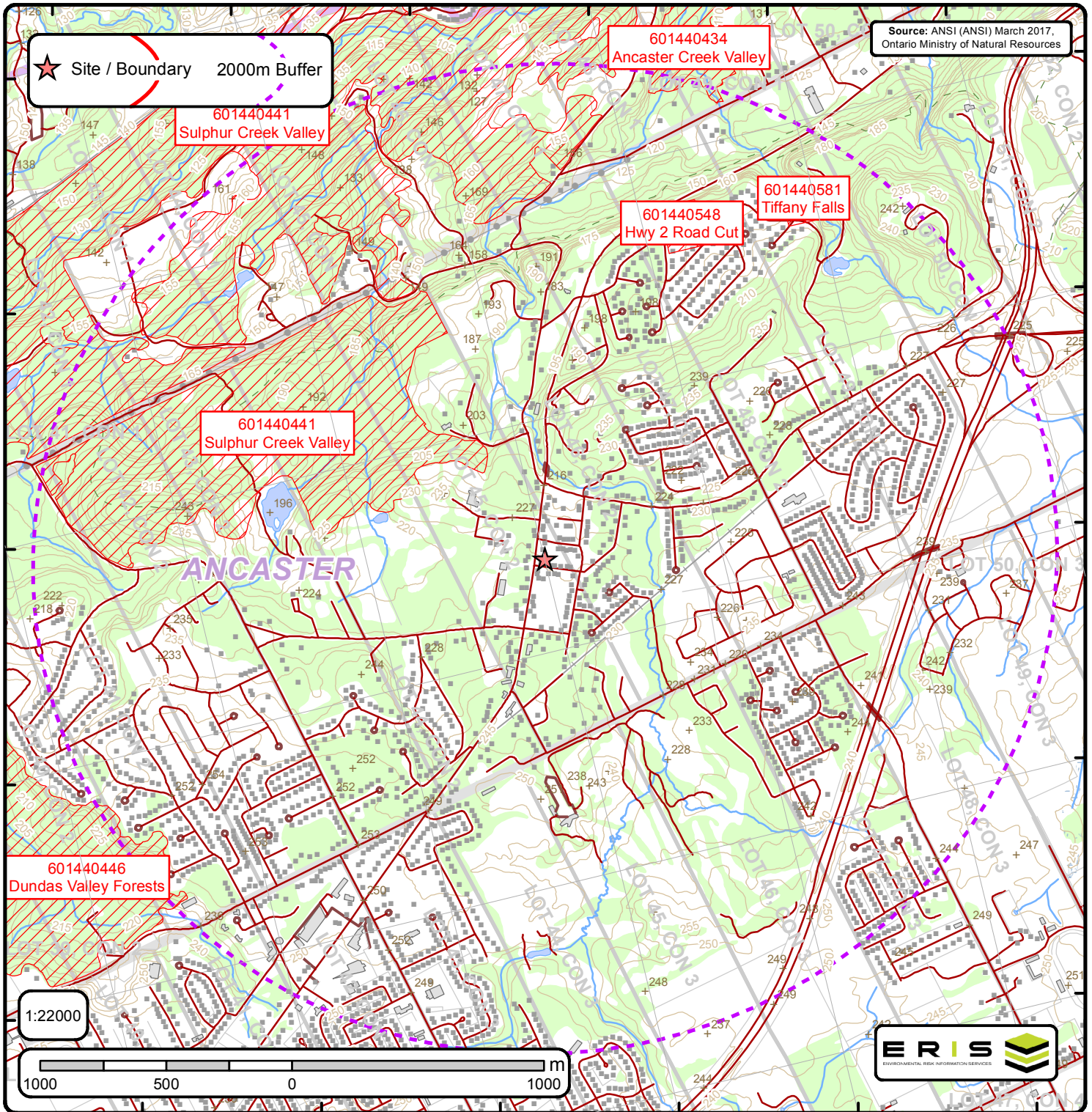
43°14'30"N

43°14'N

43°13'30"N

43°13'N

43°12'30"N



Area of Natural & Scientific Interest (ANSI) Order No. 20171215067

+	Spot Height	—	Transportation Structure	—	Contour Line	■	Wooded Area
■	Building Point	—	Utility Line	■	Pit or Quarry	■	Conservation Authority
⊙	Towers	—	Water Structure	■	Waterbody	■	Conservation Area
●	Utility Site Point	—	Drainage Line Feature	■	Wetlands	■	Municipal Park
—	Misc. Line	—	River or Stream	■	Concession	■	Provincial Park
—	Railroads	■	Airports	■	Lots	■	National Park
—	Roads	■	Tanks	■	Municipality	■	Nature Reserve
- - -	Trail	■	Building to Scale	■	Land Ownership	■	ANSI Area



ANSI Name: Sulphur Creek Valley

ID: 601440441 | **Type:** ANSI, Life Science | **Significance:** Provincial | **Management Plan:** | **Area (sqm):** 3159825.214 | **Comments:**

ANSI Name: Tiffany Falls

ID: 601440581 | **Type:** ANSI, Earth Science | **Significance:** Regional | **Management Plan:** No | **Area (sqm):** 26043.708 | **Comments:**

ANSI Name: Dundas Valley Forests

ID: 601440446 | **Type:** ANSI, Life Science | **Significance:** Provincial | **Management Plan:** | **Area (sqm):** 3671447.896 | **Comments:**

Ecological Survey of the Niagara Escarpment Biosphere Reserve (1996); Boundary updated October 2005 by Donald Kirk using 2002 colour orthophotos

ANSI Name: Ancaster Creek Valley

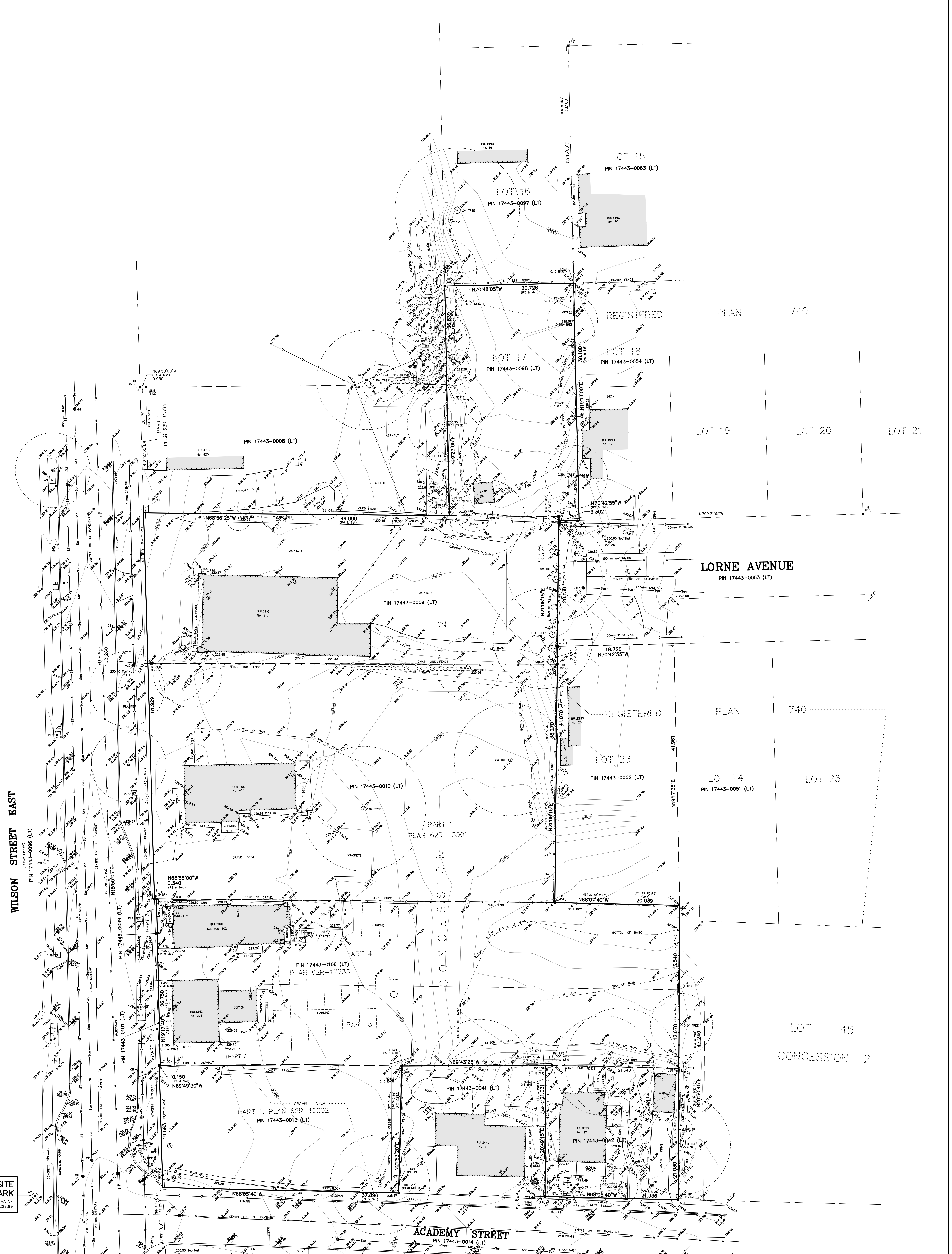
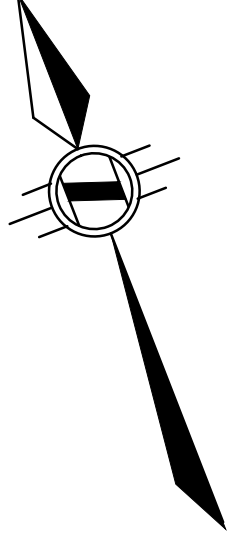
ID: 601440434 | **Type:** ANSI, Life Science | **Significance:** Regional | **Management Plan:** | **Area (sqm):** 1307183.604 | **Comments:**

Ecological Survey of the Niagara Escarpment Biosphere Reserve (1996); Boundary updated October 2005 by Donald Kirk using 2002 colour orthophotos

ANSI Name: Hwy 2 Road Cut

ID: 601440548 | **Type:** ANSI, Earth Science | **Significance:** Regional | **Management Plan:** No | **Area (sqm):** 27075.571 | **Comments:**

APPENDIX G
LEGAL SURVEY



- LEGEND:**
- ◓ CENTRES
 - ◓ MONUMENT SET
 - ◓ MONUMENT FOUND
 - ◓ BENCH MARK
 - ◓ CONCRETE PIN
 - ◓ IRON BAR
 - ◓ STEEL ROD OR IRON BAR
 - ◓ IRON BAR WITH MARKS
 - ◓ A.T. MCLAREN, O.L.S.
 - ◓ L.C. MCLAREN, O.L.S.
 - ◓ L.C. MOORE, O.L.S.
 - ◓ L.C. PETERS, O.L.S.
 - ◓ G.E. MOY, O.L.S.
 - ◓ MACKAY, MCLAREN & PETERS
 - ◓ MEASUREMENT
 - ◓ MEASUREMENT
 - ◓ PLAN 62R-10002
 - ◓ PLAN 62R-1733
 - ◓ PLAN 62R-1800
 - ◓ REGISTERED PLAN 740
 - ◓ PLAN 62R-145
 - ◓ INSTRUMENT M64040
 - ◓ INSTRUMENT 021725
 - ◓ INSTRUMENT 044243
 - ◓ LIGHT POLE
 - ◓ HORN PIPE
 - ◓ GUY WIRE
 - ◓ FENCE POST
 - ◓ BOARD FENCE
 - ◓ CHAIN LINK FENCE
 - ◓ STONE RETAINING WALL
 - ◓ TOP OF WALL
 - ◓ FIRE HYDRANT
 - ◓ WATER VALVE
 - ◓ METEOROLOGICAL STATION
 - ◓ CURB STONE
 - ◓ CONCRETE CURB
 - ◓ WINDOW WELL
 - ◓ ROOF GUTTER
 - ◓ PAINT STRIKE
 - ◓ INTER-LOCKING STONE
 - ◓ BOULDER
 - ◓ MASONRY
 - ◓ BELL MANHOLE
 - ◓ WELLS
 - ◓ CATWALK
 - ◓ CHIMNEY
 - ◓ SIGN
 - ◓ OVERHEAD UTILITY
 - ◓ BORED CASE LINE
 - ◓ DIAMETER

SITE BENCHMARK
 TOP OF WATER VALVE
 ELEV = 229.99

NOTE:
 UNDERGROUND SERVICE AND UTILITY LOCATIONS WERE DERIVED FROM DRAWINGS BY HAMILTON-WENTWORTH FILE NO. 802-163 (SHEET 1 OF 1), KUBORN ENGINEERING LTD. DRAWING NO. 829-140-120, 829-140-129 & 829-140-130

UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (1997.0)

NOTE:
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99999148

INTEGRATION DATA

POINT	EASTING	NORTHING
478676.620	58331.037	486535.484
478676.620	58331.037	486535.484

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

METRIC NOTE
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE:

1. I CERTIFY THAT:
 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THE ACT;
 2. THE SURVEY AND PLAN WERE COMPLETED ON THE 9th DAY OF DECEMBER, 2014

DATE: 9th DAY OF DECEMBER, 2014
 SURVEYOR: S. DAN MCLAREN, O.L.S.

S.D. MCLAREN, O.L.S. - 2014. NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ADAPT THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF S.D. MCLAREN, O.L.S.

A.T. McLaren Limited
 LEGAL AND ENGINEERING SURVEYS

49 JOHN STREET SOUTH, SUITE 210
 HAMILTON, ONTARIO L8N 2W3 CANADA
 TEL: (905) 578-5051 FAX: (905) 578-5052

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