



FINAL

# Phase One Environmental Site Assessment

1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street  
Pickering, Ontario

Prepared for:

**R.B. Morgan Construction**  
1289 Wharf Street  
Pickering, Ontario, L1W 1A2

Attn: Mr. Ralph Morgan

October 11, 2016

Pinchin File: 103341



**Phase One Environmental Site Assessment**

1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street, Pickering, Ontario  
R.B. Morgan Construction

October 11, 2016  
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FINAL

**Issued To:** R.B. Morgan Construction  
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## 1.0 EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained by R.B. Morgan Construction (Client), to complete a Phase One Environmental Site Assessment (Phase One ESA) of the property located at 1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street in Pickering, Ontario (hereafter referred to as the Site or Phase One Property). The Phase One Property is presently developed with the following buildings:

- A commercial building use for storage located at 1294 Wharf Street (Site Building A);
- A residential dwelling located at 1290 Wharf Street (Site Building B);
- A residential dwelling located at 1288 Wharf Street (Site Building C);
- A residential dwelling located at 1280 Wharf Street (Site Building D); and
- A residential dwelling located at 607 Annland Street (Site Building E).

Collectively, the above-noted buildings are hereafter referred to as the Site Buildings. In addition to the Site Buildings, there are approximately five storage sheds/detached garages located on-Site.

Pinchin conducted this Phase One ESA in accordance with Part VII and Schedule D of the Province of Ontario's *Environmental Protection Act R.S.O. 1990, c. E.19* and *Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act*, and last amended by Ontario Regulation 333/13 on December 13, 2013 (O. Reg. 153/04). The purpose of the Phase One ESA was to assess the potential presence of environmental impacts at the Phase One Property due to activities at and near the Phase One Property.

This Phase One ESA was conducted at the request of the Client for the future redevelopment of the Phase One Property. It is Pinchin's understanding that the Phase One Property will be redeveloped from its current mixed commercial and residential land use to residential land use. Given that this constitutes a change to a more sensitive land use (i.e., commercial to residential), the filing of a Record of Site Condition (RSC) for the Phase One Property with the Ontario Ministry of the Environment and Climate Change (MOECC, formerly the Ontario Ministry of the Environment) is a mandatory requirement of O. Reg. 153/04. As such, this Phase One ESA report has been prepared in accordance with O. Reg. 153/04 to support the filing of an RSC for the Phase One Property.

The scope of work for this Phase One ESA was consistent with O. Reg. 153/04 in support of filing an RSC and was comprised of the following:

- A Records Review: Reviewed available current and historical information sources pertaining to the Phase One Property and Phase One Study Area including the use of, but not limited to, aerial photographs, city directories, chain of title search results, and historical environmental assessments relevant to the Phase One Property. Regulatory agencies were also contacted to identify if any records of environmental non-compliance or other information associated



with the environmental condition of the Phase One Property exists, including searches of the MOECC’s Freedom of Information and water well records, and the Technical Standards and Safety Authority records;

- Interviews: Conducted interviews with a Site Representative (see Section 5.0) to determine if any current or historical operations have caused a concern with respect to the environmental condition of the Phase One Property and the surrounding properties within the Phase One Study Area;
- Site Reconnaissance: Completed a visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area (from publicly-accessible areas) including any associated buildings and/or facilities for the purpose of identifying the presence of potentially contaminating activities (PCAs);
- Evaluation: Evaluated the information gathered from the records review, interviews and Site reconnaissance;
- Reporting: Prepared a Phase One ESA report; and
- Submission: Submitted the Phase One ESA report to the Client.

The Phase One Property consists of seven legal lots situated at the municipal address of 1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street, Pickering, Ontario which is currently owned by R.B. Morgan, Wharf Street Marina, and Janice Brook. The Phase One Property is located on the north side of Wharf Street, approximately 50 metres (m) west of Liverpool Road. The following tables provide a summary of the current and past land uses of the Phase One Property:

**1280 Wharf Street (PIN 26319-0620(LT))**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
Prior to 1796	Crown	Assumed vacant	Assumed vacant	Title search results indicate the Phase One Property was sold to Captain George Hill by the Crown in 1796.
1796-1834	Capt. George Hill	Unknown	Assumed residential or agricultural	
1834-1849	David Gardiner	Unknown	Assumed residential or agricultural	



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Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
1849-1852	William Gardiner	Unknown	Assumed residential or agricultural	
1852-1855	James Palmer	Unknown	Assumed residential or agricultural	
1855-1865	Thomas Palmer	Unknown	Assumed residential or agricultural	
1865-1883	Daniel Summerfield	Unknown	Assumed residential or agricultural	
1883-1885	William McCourt	Unknown	Assumed residential or agricultural	
1885-1924	William Sparks	Unknown	Assumed residential or agricultural	
1924-1954	Ellen Crocker	Assumed residential	Residential	Buildings, likely residential dwellings, are visible on the Phase One Property on the 1946, 1964 and 1970 aerial photographs.
1954-1973	Eva Mabel Stephens	Assumed residential	Residential	
1973-1975	Margaret Ross	Residential	Residential	Several of the Site Buildings were listed as residential in the 1973 to 1997/1998 city directories reviewed.
1975	Patricia Ann Landry & Robert Frederick Landry	Residential	Residential	
1975-1979	Margaret Ross	Residential	Residential	
1979-1991	Thomas Sutherland	Residential	Residential	



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
1991-2004	Robert George Welfle & Donna Wendy Byrne	Residential	Residential	
2004-2009	Shannon Kolyanko & Christopher Rush	Residential	Residential	
2009-present	Ralph Morgan	Residential	Residential	

**1288 Wharf Street (PIN 26319-0619(LT))**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
Prior to 1796	Crown	Assumed vacant	Assumed vacant	Title search results indicate the Phase One Property was sold to Captain George Hill by the Crown in 1796.
1796-1834	Capt. George Hill	Unknown	Assumed residential or agricultural	
1834-1849	David Gardiner	Unknown	Assumed residential or agricultural	
1849-1852	William Gardiner	Unknown	Assumed residential or agricultural	
1852-1855	James Palmer	Unknown	Assumed residential or agricultural	
1855-1865	Thomas Palmer	Unknown	Assumed residential or agricultural	
1865-1883	Daniel Summerfield	Unknown	Assumed residential or agricultural	



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Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
1883-1885	William McCourt	Unknown	Assumed residential or agricultural	
1885-1924	William Sparks	Unknown	Assumed residential or agricultural	
1924-1949	Ellen Crocker	Assumed residential	Residential	Buildings, likely residential dwellings, are visible on the Phase One Property on the 1946, 1964 and 1970 aerial photographs.
1949-1960	Henry Alexander	Assumed residential	Residential	
1960-1966	Gladys Jean Armstrong	Residential	Residential	
1966-1967	Arthur Michael Carlyon	Residential	Residential	Several of the Site Buildings were listed as residential in the 1973 to 1997/1998 city directories reviewed.
1967-1996	Arthur Michael Carlyon & Mary Carlyon	Residential	Residential	
1996-present	Janice Ione Gamblin	Residential	Residential	



**1290 Wharf Street (PIN 26319-0618(LT))**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
Prior to 1796	Crown	Assumed vacant	Assumed vacant	Title search results indicate the Phase One Property was sold to Captain George Hill by the Crown in 1796.
1796-1834	Capt. George Hill	Unknown	Assumed residential or agricultural	
1834	David Gardiner	Unknown	Assumed residential or agricultural	
1834-1913	Unknown	Unknown	Assumed residential or agricultural	Break in the chain in the title search results.
1913	Margaret Bell	Unknown	Assumed residential or agricultural	
1913-1917	Andrew Reddick	Unknown	Assumed residential or agricultural	
1917-1926	Margaret Bell	Unknown	Assumed residential or agricultural	
1926-1956	William Bell	Assumed residential	Residential	Buildings, likely residential dwellings, are visible on the Phase One Property on the 1946, 1964 and 1970 aerial photographs.
1956	Richard Henry Avis	Assumed residential	Residential	
1956-2004	Clayton Neil Stephens & Helen Doreen Stephens	Residential	Residential	Several of the Site Buildings were listed as residential in the 1973 to 1997/1998 city directories reviewed.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
2004-present	Ralph Bruce Morgan	Residential	Residential	

**1292 Wharf Street (PIN 26319-0617(LT))**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
Prior to 1796	Crown	Assumed vacant	Assumed vacant	Title search results indicate the Phase One Property was sold to Captain George Hill by the Crown in 1796.
1796-1834	Capt. George Hill	Unknown	Assumed residential or agricultural	
1834	David Gardiner	Unknown	Assumed residential or agricultural	
1834-1913	Unknown	Unknown	Assumed residential or agricultural	Break in the chain in the title search results.
1913	Margaret Bell	Unknown	Assumed residential or agricultural	
1913-1917	Andrew Reddick	Unknown	Assumed residential or agricultural	
1917-1928	Margaret Bell	Unknown	Assumed residential or agricultural	
1928-1961	Fred Hewlett & Mabel Kewlett	Assumed residential	Residential	Buildings, likely residential dwellings, are visible on the Phase One Property on the 1946, 1964 and 1970 aerial photographs.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
1961-1970	Charles S. Morton	Assumed residential	Residential	
1970	James H. Moore	Assumed residential	Residential	
1970-present	Wharf Street Marina Ltd.	Assumed residential	Residential	

**1294 Wharf Street (PIN 26319-0616(LT))**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
Prior to 1796	Crown	Assumed vacant	Assumed vacant	Title search results indicate the Phase One Property was sold to Captain George Hill by the Crown in 1796.
1796-1834	Capt. George Hill	Unknown	Assumed residential or agricultural	
1834-1849	David Gardiner	Unknown	Assumed residential or agricultural	
1849-1852	William Gardiner	Unknown	Assumed residential or agricultural	
1852-1855	James Palmer	Unknown	Assumed residential or agricultural	
1855-1865	Thomas Palmer	Unknown	Assumed residential or agricultural	
1865-1883	Daniel Summerfield	Unknown	Assumed residential or agricultural	
1883-1885	William McCourt	Unknown	Assumed residential or agricultural	



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Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
1885-1924	William Sparks	Unknown	Assumed residential or agricultural	
1924-1931	Ellen Crocker	Assumed residential	Residential	
1931-1954	Annie Ward	Assumed residential	Residential	Buildings, likely residential dwellings, are visible on the Phase One Property on the 1946, 1964 and 1970 aerial photographs.
1954-1970	Murray Powell & Lorna Powell	Assumed residential	Residential	
1970-1999	James Henry Moore	Assumed commercial	Commercial	Listed as Merlane Marine in the 1988 city directory.
1999-present	Wharf Street Marina Ltd.	Commercial storage building	Commercial	

**607 Annland Street (PIN 26319-0613(LT))**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
Prior to 1796	Crown	Assumed vacant	Assumed vacant	Title search results indicate the Phase One Property was sold to Captain George Hill by the Crown in 1796.
1796-1834	Capt. George Hill	Unknown	Assumed residential or agricultural	
1834-1849	David Gardiner	Unknown	Assumed residential or agricultural	



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
1849-1852	William Gardiner	Unknown	Assumed residential or agricultural	
1852-1855	James Palmer	Unknown	Assumed residential or agricultural	
1855-1865	Thomas Palmer	Unknown	Assumed residential or agricultural	
1865-1883	Daniel Summerfield	Unknown	Assumed residential or agricultural	
1883-1885	William McCourt	Unknown	Assumed residential or agricultural	
1885-1924	William Sparks	Unknown	Assumed residential or agricultural	
1924-1942	Ellen Crocker	Assumed residential	Residential	
1942-1943	Frank McConnell	Residential	Residential	Buildings, likely residential dwellings, are visible on the Phase One Property on the 1946, 1964 and 1970 aerial photographs.
1943-1952	Robert Harry Parker	Residential	Residential	
1952-1969	Robert Harry Parker & Evelyn Parker	Residential	Residential	
1969-1974	Carlton Edward Evans & Mirja Lisa Evans	Residential	Residential	Several of the Site Buildings were listed as residential in the 1973 to 1997/1998 city directories reviewed.
1974-1978	John Hummel & Susan Kinghorn	Residential	Residential	



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
1978-1979	Susan Kinghorn	Residential	Residential	
1979-1985	Bryan Edward Dawson	Residential	Residential	
1985-1999	Heinz Raedisch	Residential	Residential	
1999-2007	James Weisflock, Emile Weisflock & Dorothy Weisflock	Residential	Residential	
2007-2011	Bernard Luttmmer & Jean Margret Luttmmer	Residential	Residential	
2011-2012	Debra Dawn Davis	Residential	Residential	
2012-2015	Debra Dawn Davis & Cornelium De Grauw	Residential	Residential	
2015-present	Ralph Morgan	Residential	Residential	

A review of the chain of title search results determined that the Phase One Property has been owned by various landowners since 1796, when it was purchased from the Crown by Captain George Hill. The Phase One Property was first listed in the city directories in 1973, at which time 1280, 1288 and 1290 Wharf Street and 607 Annland Street were listed as being occupied for residential purposes. 1294 Wharf Street was first listed in the city directories in 1988, at which time it was listed as a commercial operation. Based on the review of the aerial photographs, the date of first developed use was prior to 1946 (i.e., between 1796 and 1946). No other historical records were available to Pinchin that provided information for determining the date of first developed use of the Phase One Property.

Based on the findings of this Phase One ESA, Pinchin identified no on-Site PCAs and seven PCAs within the Phase One Study Area outside of the Phase One Property (i.e., off-Site). The following table summarizes all APECs identified during the Phase One ESA, as well as their respective PCAs, contaminants of potential concern (COPCs) and the media which could potentially be impacted:



Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC #1	East portion of the Phase One Property.	Item 28 – Gasoline and Associated Products Storage in Fixed Tanks (former UST located at 640 Liverpool Road)	Off-Site	PHCs VOCs PAHs	Soil and Groundwater
APEC #2	East portion of the Phase One Property.	Other – Exterior Chemical Storage (drum storage area adjacent to the Site, at 640 Liverpool Road)	Off-Site	PHCs VOCs PAHs	Soil and Groundwater

The COPCs associated with each APEC were determined based on several sources of information including, but not limited to, Pinchin’s experience with environmental contamination and hazardous substances, common industry standards for analysis of such contaminants and point sources, literature reviews of COPCs and associated hazardous substances, and evaluations of contaminant mobility and susceptibility for migration in the subsurface.

Of the off-Site PCAs, five are not considered to result in APECs at the Phase One Property given their distance from the Phase One Property and/or their downgradient or transgradient location with respect to the inferred groundwater flow direction at the Phase One Property. The remaining two off-Site PCAs and represent a total of two APECs at the Phase One Property. It is Pinchin’s opinion that these two PCAs may have resulted in contamination of soil and groundwater at the Phase One Property and, as such, represent APECs at the Phase One Property that warrant further investigation prior to the submittal of an RSC.

Pinchin recommends that a Phase Two ESA, defined as an “assessment of property conducted in accordance with the regulations by or under the supervision of a qualified person to determine the location and concentration of one or more contaminants in the land or water on, in or under the property”,



be conducted at the Phase One Property. Pinchin concludes that one or more contaminants originating from PCAs located within the Phase One Study Area outside of the Phase One Property may have affected land or water on, in, or under the Phase One Property. Therefore, Pinchin recommends that a Phase Two ESA be conducted prior to filing an RSC for the Phase One Property.

*This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.*

*This report has been issued without having received a response from the Ontario Ministry of the Environment and Climate Change regarding Pinchin's Freedom of Information request for the properties surrounding the Phase One Property. Once a response from this regulatory body is received, the information will be incorporated into a revised version of this report. Our conclusions and recommendations may be amended based on this information.*



## 2.0 INTRODUCTION

A Phase One ESA is defined as a systematic qualitative process to determine whether a particular property is, or may be subject to, actual or potential contamination. Under the Province of Ontario's Environmental Protection Act R.S.O. 1990, c. E.19 and Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act, and last amended by Ontario Regulation 333/13 on December 13, 2013 (O. Reg. 153/04), the purpose a Phase One ESA is two-fold:

- To obtain and review records that relate to the Phase One Property, and to the current and past uses of and activities at or affecting the Phase One Property, in order to determine if an area of potential environmental concern (APEC) exists and to interpret any APEC; and
- To obtain and review records that relate to properties in the Phase One Study Area, other than the Phase One Property, in order to determine if a potentially contaminating activity (PCA) exists and interpret whether any such PCA represents an APEC for the Phase One Property.

This Phase One ESA was conducted at the request of the Client for the future redevelopment of the Phase One Property. It is Pinchin's understanding that the Phase One Property will be redeveloped from its current commercial and residential land use to residential land use. Given that this constitutes a change to a more sensitive land use, the filing of a Record of Site Condition (RSC) for the Phase One Property with the Ontario Ministry of the Environment and Climate Change (MOECC, formerly the Ontario Ministry of the Environment) is a mandatory requirement of O. Reg. 153/04. As such, this Phase One ESA report has been prepared in accordance with O. Reg. 153/04 to support the filing of an RSC for the Phase One Property.

### 2.1 Phase One Property Information

The Phase One Property consists of seven legal lots situated at the municipal address of 1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street, Pickering, Ontario which is currently owned by R.B. Morgan, Wharf Street Marina, and Janice Brook. The Phase One Property is located on the north side of Wharf Street, approximately 50 metres (m) west of Liverpool Road, as shown on Figure 1 (all Figures are provided in Appendix A and all appendices are provided in Section 10.0). A plan showing the Phase One Property is provided as Figure 2, and the Phase One Study Area for which this Phase One ESA applies to is outlined on Figure 3. Photographs of the Phase One Property and surrounding properties are presented in Appendix B. A current legal survey of the Phase One Property is included in Appendix C.

Pertinent details of the Phase One Property are provided in the following table:



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Detail	Source / Reference	Information
Legal Description	Legal Survey Drawing provided by Client	Lots 8, 9, 10, 11 and 12 and Part of Lot 5 of Registered Plan M-89, City of Pickering
Municipal Address	<a href="http://image.durham.ca/yourDurhamMap/">http://image.durham.ca/yourDurhamMap/</a> , City of Pickering, Client	1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street, Pickering, Ontario
Parcel Identification Number (PIN)	Legal Survey Drawing provided by Client	26319 – 0616 26319 – 0617 26319 – 0617 26319 – 0619 26319 – 0620 26319 – 0613
Current Owner	Client	607 Annland Street and 1280 Wharf Street - R.B. Morgan 1290 and 1294 Wharf Street – Wharf Street Marina 1288 Wharf Street – Janice Brook
Owner Contact Information	Client	Mr. Ralph Morgan c/o R.B. Morgan Construction, 1289 Wharf Street, Pickering, Ontario L1W 1A2 Phone: 905-837-5621 <a href="mailto:ralph@rbmc.ca">ralph@rbmc.ca</a>
Current Occupant(s)	Client	Various private individuals
Occupant Contact Information	Client	NA
Client	Authorization to Proceed Form for Pinchin Proposal	R.B. Morgan Construction.



Detail	Source / Reference	Information
Client Contact Information	Authorization to Proceed Form for Pinchin Proposal	Mr. Ralph Morgan, 1289 Wharf Street, Pickering, Ontario L1W 1A2 Phone: 905-837-5621 <a href="mailto:ralph@rbmc.ca">ralph@rbmc.ca</a>
Site Area	Legal Survey Drawing provided by Client	0.55 hectares (1.37 acres)
Current Zoning	<a href="https://www.pickering.ca/en/cityhall/resources/op6.pdf">https://www.pickering.ca/en/cityhall/resources/op6.pdf</a> , City of Pickering Official Plan	Urban Residential – Low Density Area
Centroid UTM Co-ordinate	Google Earth™	790459.95 Easting
		434857.26 Northing
		Zone 17

### 3.0 SCOPE OF INVESTIGATION

Pinchin conducted this Phase One ESA in accordance with O. Reg. 153/04, in particular Part VII and Schedule D of O. Reg. 153/04. The Phase One ESA scope of work was comprised of the following:

- A Records Review: Pinchin reviewed available current and historical information sources pertaining to the Phase One Property and surrounding properties within the Phase One Study Area including the use of, but not limited to, chain of title search results, aerial photographs, city directories, historical environmental assessments relevant to the Phase One Property, a regulatory data base search and MOECC water well records. Regulatory agencies were also contacted to identify if any records of environmental non-compliance or other information associated with the environmental condition of the Phase One Property exist, including the MOECC’s Freedom of Information and Protection of Privacy Office and the Technical Standards and Safety Authority (TSSA);
- Interviews: Pinchin conducted interviews with a Site Representative (see Section 5.0) to determine if any current or historical operations have caused a concern with respect to the environmental condition of the Phase One Property and the surrounding properties within the Phase One Study Area;
- Site Reconnaissance: Pinchin completed a visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area (from publicly-accessible

- areas) including any associated buildings and/or facilities for the purpose of identifying the presence of significant environmental contaminants of concern;
- Evaluation: Pinchin evaluated the information gathered from the records review, interviews and Site reconnaissance;
  - Reporting: Pinchin prepared a Phase One ESA report summarizing the findings of the Phase One ESA; and
  - Submission: Pinchin submitted the Phase One ESA report to the Client.

## **4.0 RECORDS REVIEW**

### **4.1 General**

A Phase One ESA does not include sampling or testing of environmental media or building materials. The study period for this assessment was from January 21, 2016 to February 12, 2016, which included the records review, Site reconnaissance, interviews and reporting. A Site reconnaissance was completed on January 21, 2016 by a Pinchin representative under the direct supervision of a Qualified Person (QP). During the Site reconnaissance, Pinchin accessed all areas of the Phase One Property with the exception of the interior of the Site Buildings. Pinchin did not access any areas within the surrounding Phase One Study Area with the exception of publicly-accessible roads and sidewalks. Select photographs taken during the Site reconnaissance of the Phase One Property and the surrounding properties within the Phase One Study Area are presented in Appendix B.

#### *4.1.1 Phase One Study Area Determination*

Based on a review of the available historical information and observations made during the Site reconnaissance for the properties greater than 250 metres (m), but less than 1 kilometre (km), from the Phase One Property boundary, Pinchin did not note or observe any significant potentially contaminating properties that should be included as part of this assessment (e.g., landfills, large industrial manufacturers, etc.). As such, the Phase One Study Area consisted of the Phase One Property, as well as all properties situated wholly, or partly, within 250 m from the nearest point of a boundary of the Phase One Property, in order to meet the minimum requirements set forth in O. Reg. 153/04. A map of the Phase One Study Area and the surrounding land use is presented in Figure 3.

#### *4.1.2 First Developed Use Determination*

The first developed land use of the Phase One Property is defined by O. Reg. 153/04 to be:

- a. the first use of a Phase One Property in or after 1875 that resulted in the development of a building or structure on the property; and
- b. the first potentially contaminating use or activity on the Phase One Property.



A review of the chain of title search results determined that the Phase One Property has been owned by various landowners since 1796, when it was purchased from the Crown by Captain George Hill. The Phase One Property was first listed in the city directories in 1973, at which time 1280, 1288 and 1290 Wharf Street and 607 Annland Street were listed as being occupied for residential purposes. 1294 Wharf Street was first listed in the city directories in 1988, at which time it was listed as a commercial operation. Based on the review of the aerial photographs, the date of first developed use was prior to 1946 (i.e., between 1796 and 1946).

*4.1.3 Fire Insurance Plans*

Pinchin contacted Opta Information Intelligence (Opta) to obtain FIPs related to the Phase One Property and the Phase One Study Area. Responses were received from Opta dated January 19, 2016, which indicated that no FIPs for the Phase One Property and Phase One Study Area were available. The Opta responses are provided in Appendix D.

*4.1.4 Chain of Title*

Pinchin retained EcoLog Environmental Risk Information Service Ltd. (ERIS) to complete a chain of Title search for the Phase One Property. The chain of title search was completed from the earliest record of land ownership for the Phase One Property (i.e., patent) to the present to determine if ownership information would infer any PCAs or potential APECs at the Phase One Property that should be evaluated.

A summary of information obtained from the chain of title search with respect to the Phase One Property is provided in the following tables:

**1280 Wharf Street (PIN 26319-0620(LT))**

<b>Year(s)</b>	<b>Ownership Listing</b>
Pre-1796	Crown
1796-1834	Capt. George Hill
1834-1849	David Gardiner
1849-1852	William Gardiner
1852-1855	James Palmer
1855-1865	Thomas Palmer
1865-1883	Daniel Summerfield



<b>Year(s)</b>	<b>Ownership Listing</b>
1883-1885	William McCourt
1885-1924	William Sparks
1924-1954	Ellen Crocker
1954-1973	Eva Mabel Stephens
1973-1975	Margaret Ross
1975	Patricia Ann Landry & Robert Frederick Landry
1975-1979	Margaret Ross
1979-1991	Thomas Sutherland
1991-2004	Robert George Welfle & Donna Wendy Byrne
2004-2009	Shannon Kolyanko & Christopher Rush
2009-present	Ralph Morgan

**1288 Wharf Street (PIN 26319-0619(LT))**

<b>Year(s)</b>	<b>Ownership Listing</b>
Pre-1796	Crown
1796-1834	Capt. George Hill
1834-1849	David Gardiner
1849-1852	William Gardiner
1852-1855	James Palmer
1855-1865	Thomas Palmer
1865-1883	Daniel Summerfield
1883-1885	William McCourt
1885-1924	William Sparks
1924-1949	Ellen Crocker



<b>Year(s)</b>	<b>Ownership Listing</b>
1949-1960	Henry Alexander
1960-1966	Gladys Jean Armstrong
1966-1967	Arthur Michael Carlyon
1967-1996	Arthur Michael Carlyon & Mary Carlyon
1996-present	Janice Ione Gamblin

**1290 Wharf Street (PIN 26319-0618(LT))**

<b>Year(s)</b>	<b>Ownership Listing</b>
Pre-1796	Crown
1796-1834	Capt. George Hill
1834	David Gardiner
1834-1913	**Break in Chain*
1913	Margaret Bell
1913-1917	Andrew Reddick
1917-1926	Margaret Bell
1926-1956	William Bell
1956	Richard Henry Avis
1956-2004	Clayton Neil Stephens & Helen Doreen Stephens
2004-present	Ralph Bruce Morgan

**1292 Wharf Street (PIN 26319-0617(LT))**

<b>Year(s)</b>	<b>Ownership Listing</b>
Pre-1796	Crown
1796-1834	Capt. George Hill



**Phase One Environmental Site Assessment**

1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street, Pickering, Ontario  
R.B. Morgan Construction

October 11, 2016  
Pinchin File: 103341  
FINAL

<b>Year(s)</b>	<b>Ownership Listing</b>
1834	David Gardiner
1834-1913	**Break in Chain*
1913	Margaret Bell
1913-1917	Andrew Reddick
1917-1928	Margaret Bell
1928-1961	Fred Hewlett & Mabel Kewlett
1961-1970	Charles S. Morton
1970	James H. Moore
1970-present	Wharf Street Marina Ltd.

**1294 Wharf Street (PIN 26319-0616(LT))**

<b>Year(s)</b>	<b>Ownership Listing</b>
Pre-1796	Crown
1796-1834	Capt. George Hill
1834-1849	David Gardiner
1849-1852	William Gardiner
1852-1855	James Palmer
1855-1865	Thomas Palmer
1865-1883	Daniel Summerfield
1883-1885	William McCourt
1885-1924	William Sparks
1924-1931	Ellen Crocker
1931-1954	Annie Ward
1954-1970	Murray Powell & Lorna Powell



<b>Year(s)</b>	<b>Ownership Listing</b>
1970-1999	James Henry Moore
1999-present	Wharf Street Marina Ltd.

**607 Annland Street (PIN 26319-0613(LT))**

<b>Year(s)</b>	<b>Ownership Listing</b>
Pre-1796	Crown
1796-1834	Capt. George Hill
1834-1849	David Gardiner
1849-1852	William Gardiner
1852-1855	James Palmer
1855-1865	Thomas Palmer
1865-1883	Daniel Summerfield
1883-1885	William McCourt
1885-1924	William Sparks
1924-1942	Ellen Crocker
1942-1943	Frank McConnell
1943-1952	Robert Harry Parker
1952-1969	Robert Harry Parker & Evelyn Parker
1969-1974	Carlton Edward Evans & Mirja Liisa Evans
1974-1978	John Hummel & Susan Kinghorn
1978-1979	Susan Kinghorn
1979-1985	Bryan Edward Dawson
1985-1999	Heinz Raedisch
1999-2007	James Weisflock, Emile Weisflock & Dorothy Weisflock



Year(s)	Ownership Listing
2007-2011	Bernard Luttmer & Jean Margret Luttmer
2011-2012	Debra Dawn Davis
2012-2015	Debra Dawn Davis & Cornelium De Graauw
2015-present	Ralph Morgan

Based on Pinchin’s review of the above-noted title search, nothing was identified with respect to the previous ownership that could result in potential subsurface impacts at the Phase One Property.

The chain of title search results are provided in Appendix E. No chain of title search was conducted for the other properties located within the Phase One Study Area. A Plan of Survey illustrating the Phase One Property boundaries is provided in Appendix C.

#### 4.1.5 Environmental Reports

The following previous environmental report for a property located within the Phase One Study Area provided by the Client, was reviewed by Pinchin:

- Report entitled “Confirmatory Soil Sampling for 1289 Wharf Street, Pickering, ON”, prepared for R. B. Morgan Construction, by Fisher Environmental Ltd. (Fisher), and dated April 3, 2007 (2007 Fisher 1289 Wharf Street Confirmatory Soil Sampling Report).

Pinchin reviewed the available soil sample analytical data provided in the above-referenced report to assess whether there are any known soil impacts at the other property within the Phase One Study Area.

Given the available information on the characteristics of the Phase One Property and its future land use (i.e., residential), the applicable Site Condition Standards, as defined by the MOECC in the document “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act”, dated April 15, 2011, are:

- *Table 2: Full Depth Generic Site Condition Standards in a Potable Groundwater Condition (Table 2 Standards)* for residential property use (i.e., the proposed future use of the Phase One Property) and coarse-textured soils.

As such, the analytical data provided in the previous reports were compared with the *Table 2 Standards* to assess whether there are any known areas in the Phase One Study Area where soil has parameter concentrations exceeding the *Table 2 Standards*.

A summary of salient information identified in the reports is provided below.



### 2007 Fisher 1289 Wharf Street Confirmatory Soil Sampling Report

The 2007 Fisher 1289 Wharf Street Confirmatory Soil Sampling Report presented the findings of the confirmatory soil sampling which took place following the removal of two underground storage tanks (USTs) at 1289 Wharf Street. This property is located approximately 15 m south of the Phase One Property and is situated hydraulically transgradient of the Phase One Property relative to the inferred groundwater flow direction. The USTs were reportedly formerly located approximately 60 m south of the Phase One Property. The following salient information was provided in the above-noted report:

- Between March 21, 2007 and March 27, 2007, two 3,000 gallon (11,356 L) gasoline USTs were removed from the property located at 1289 Wharf Street. The USTs were reportedly historically used for fuelling boats;
- Prior to removal, the remaining contents of the tanks were pumped out and removed for disposal. The tanks were inspected and were found to be in good condition (i.e., no visible signs of holes or pitting). No stains or signs of spills were noted on the ground surface within the tank excavation;
- Following the removal of the USTs, Fisher collected eight confirmatory soil samples from the floor and walls of the excavation. The soil samples were submitted to the laboratory for analysis of petroleum hydrocarbons (PHC) Fractions 1 – 4 (F1-F4);
- The analytical results were compared to the Table 3 (coarse-grained soil, industrial/commercial/community land use, non-potable groundwater environment) of the MOECC document entitled “*Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*” dated March 9, 2004 (the *2004 Table 3 Standards*). All reported concentrations in the soil verification samples collected from the final limits of the excavation that were submitted for analysis of PHCs (F1-F4) were below their respective *2004 Table 3 Standards*; and
- Following the excavation and confirmatory soil analysis, the area was backfilled with clean fill material and compacted.

Pinchin compared the verification soil sample analytical results reported in the 2007 Fisher 1289 Wharf Street Confirmatory Soil Sampling Report to the currently applicable *Table 2 Standards*. All reported concentrations in the soil verification samples collected from the final limits of the excavation that were submitted for analysis of PHCs (F1-F4) were below their respective *Table 2 Standards*. Pinchin notes that the above-noted USTs represent a PCA, however, based on the results of the confirmatory soil sampling, as well as the separation distance between these off-Site USTs and the Site, the USTs do not represent an APEC for the Phase One Property.



#### *4.1.5.1 Previous Environmental Report Summary*

Based on Pinchin's review of the above-referenced previous environmental reports, nothing was identified that is likely to result in potential subsurface impacts at the Phase One Property.

## **4.2 Environmental Source Information**

Pinchin reviewed the historical use of the Phase One Study Area through the use of publicly available archives and databases, as well as through requesting information from regulatory agencies. The following provides a summary of the information obtained from these sources.

### *4.2.1 Environmental Database Search – Ecolog ERIS*

Pinchin retained EcoLog ERIS to search all available federal, provincial and private source databases for information pertaining to the Phase One Study Area. A copy of the EcoLog ERIS report is provided in Appendix F and the results of the database search are described in the following subsections.

#### *4.2.1.1 National Pollutant Release Inventory*

EcoLog ERIS completed a search of the federal databases for information regarding the National Pollutant Release Inventory (NPRI). This database contains comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances and identifies information such as the approximate location, type and quantity of contaminant, date of release, and media impacted.

Pinchin reviewed the EcoLog ERIS report for NPRI information and found no records regarding the Phase One Study Area.

#### *4.2.1.2 Ontario Inventory of PCB Storage Sites*

The MOECC's Waste Management Branch maintains an inventory of PCB storage sites within Ontario. Ontario Regulation 11/82 and Ontario Regulation 347 (O. Reg. 347), made under the EPA, require the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the MOECC. This database contains information on waste quantities, major and minor sites storing liquid or solid waste, and a waste storage inventory.

EcoLog ERIS completed a search of the Ontario Inventory of PCB Storage Sites for information regarding PCB storage and found no information regarding the Phase One Study Area.

#### *4.2.1.3 National PCB Inventory*

Environment Canada maintains an inventory of in-use PCB-containing equipment at federal, provincial and private facilities in Canada, and of out-of-service PCB-containing equipment and PCB waste owned by the federal government or federally regulated industries.

EcoLog ERIS completed a search of the National PCB Inventory and found no information regarding the Phase One Study Area.

#### *4.2.1.4 Certificates of Approval*

EcoLog ERIS completed a search of the MOECC database for information regarding Certificates of Approval (Cs-of-A). The MOECC maintains a database of approved Cs-of-A for Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. Prior to November 1, 2011, the MOECC mandated that any facility that released emissions to the atmosphere, discharged contaminants to ground or surface water, provided potable water supplies, or stored, transported or disposed of waste, must have a C-of-A before it could operate lawfully. The MOECC no longer issues Cs-of-A, which were replaced by Environmental Compliance Approvals (ECAs) as of November 1, 2011.

The EcoLog ERIS search of the C-of-A database identified no information regarding Cs-of-A for the Phase One Property and two Cs-of-A for other properties within the Phase One Study Area. These Cs-of-A were for a harbour dredging operation and municipal water works and no Cs-of-A were identified for discharge to groundwater, which is considered the primary pathway of concern for contaminant impacts on the Phase One Property. As such, Pinchin does not consider the activities related to Cs-of-A at the Phase One Property and at other properties within the Phase One Study Area to represent an environmental concern to the Phase One Property.

#### *4.2.1.5 Environmental Compliance Approvals, Permits To Take Water and Certificates of Property Use*

EcoLog ERIS completed a search of the MOECC database for information regarding ECAs, permits including Permits To Take Water (PTTWs) and Certificates of Property Use (CPUs). Details regarding these databases are provided in EcoLog ERIS report in Appendix F.

The EcoLog ERIS database search identified no information regarding ECAs, PTTWs or CPUs for the Phase One Study Area.

#### *4.2.1.6 Inventory of Coal Gasification Plants*

EcoLog ERIS searched the following publications prepared for the MOECC by Intera Technologies Inc. for information on industrial sites that formerly operated as coal gasification plants, and industrial sites that produced or used coal tar and other related tars:

- “*Inventory of Coal Gasification Plant Waste Sites in Ontario*”, dated April 1987; and
- “*Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*”, dated November 1988.

The EcoLog ERIS search yielded no records of former coal gasification plants or the production or use of coal tar and related tars within the Phase One Study Area.

#### *4.2.1.7 Environmental Incidents, Orders, Offences and Spills*

EcoLog ERIS completed a search of the various provincial and federal databases for information regarding environmental incidents, orders, offences and spills. Details regarding the searched databases are provided in EcoLog ERIS report in Appendix F.

The EcoLog ERIS database search of records of environmental incidents, orders, offences or spills revealed the following for the Phase One Study Area:

- No records were found of environmental incidents, orders, offences or spills for the Phase One Property except for the following:
  - One TSSA historic incident was identified at the Phase One Property (i.e., at 1288 Wharf Street). The incident, a natural gas pipeline strike, occurred on July 11, 2008. Based on the nature of the incident (i.e., natural gas to the atmosphere), it is Pinchin's opinion that the above-noted incident is unlikely to result in potential subsurface impacts at the Phase One Property.
- No records were found of environmental incidents, orders, offences or spills for other properties within the Phase One Study Area except for the following:
  - One spill record was identified for a property located within the Phase One Study Area. The recorded spill was to the storm sewer system. As such, the potential for the documented spill to be cause for environmental concern to the Phase One Property is considered low; and
  - Two TSSA pipeline incidents were identified for other properties within the Phase One Study Area. The pipeline incidents involved the release of natural gas to the atmosphere. As such, the potential for the TSSA pipeline incidents to be cause for environmental concern to the Phase One Property is considered low.

#### *4.2.1.8 Waste Management Records*

##### Waste Generators

EcoLog ERIS completed a search of the O. Reg. 347 Waste Generators database for information regarding waste generation. O. Reg. 347 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. The database search results provide a summary of available waste generation information for the registered sites for all years from 1986 to the present.

The EcoLog ERIS search of the O. Reg. 347 Waste Generators database found the following information regarding the Phase One Property:

- The Phase One Property (i.e., 1290 Wharf Street) was a registered generator of waste oils and sludges, light fuels and waste crankcase oils and lubricants as of April 2014.

Based on a review of Pinchin's in-house MOECC Waste Generator database, no wastes were documented as being generated on-Site.

Based on the fact that no wastes were listed as being generated, it is Pinchin's opinion that historical hazardous waste generation is not considered an environmental concern for the Phase One Property.

Six other properties located within the Phase One Study Area were listed within the database search results as waste generators. Of these waste generators, the following were identified as potential sources of impacts to the Phase One Property based on their location and distance relative to the Phase One Property (i.e., within 100 m and inferred to be hydraulically upgradient or transgradient of the Phase One Property), and the types and quantities of hazardous wastes generated:

- 640 Liverpool Road (1988 – May 2015) – Waste oils and lubricants. This property is located immediately east of the Phase One Property and is situated hydraulically upgradient of the Phase One Property relative to the inferred groundwater flow direction. Based on a review of Pinchin's in-house MOECC Waste Generator Database, approximately 11,000 kilograms (kg) of waste oils and lubricants were generated at this property from 1989 until 2012.

#### Waste Receivers

EcoLog ERIS completed a search of the O. Reg. 347 Waste Receivers database for information regarding waste receivers. O. Reg. 347 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 contains 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.

The EcoLog ERIS search of the O. Reg. 347 Waste Receivers database found no information regarding the Phase One Study Area.

#### *4.2.1.9 Fuel Storage Tanks*

EcoLog ERIS completed a search of various private, provincial and federal databases for information regarding chemical storage tanks, as well as private and retail fuel storage tanks. Details regarding the searched databases are provided in EcoLog ERIS report in Appendix F.

The EcoLog ERIS search of the chemical or fuel storage tank databases found no information regarding the Phase One Property.

The EcoLog ERIS search of the chemical or fuel storage tank databases identified the following other properties within the Phase One Study Area with records of chemical and/or fuel storage tanks:

- 640 Liverpool Road; and
- 1289 Wharf Street.

The 640 Liverpool Road property was listed in the List of TSSA Expired Facilities as an expired self-serve private fuel outlet, as of December 20, 1989. This property was also listed in the Private and Retail Storage Tanks database for having a private tank with a capacity of 13,638 L. This property is located adjacent to the east and inferred to be hydraulically upgradient of the Phase One Property, and the UST associated with this operation represents an environmental concern for the Phase One Property.

The 1289 Wharf Street property was listed in the List of TSSA Expired Facilities as an expired facility, as of June 12, 2009 and July 31, 2012. This property was also listed in the Fuel Storage Tank – Historic and the Retail Fuel Storage Tanks databases as a marina with two retail storage tanks (i.e., gasoline and diesel) with a capacity of 15,000 L each. The tanks were noted to be double-walled fibreglass tanks installed in 2006. This property is located approximately 15 m south of the Phase One Property and is situated hydraulically transgradient of the Phase One Property relative to the inferred groundwater flow direction. The USTs were formerly located approximately 60 m south of the Phase One Property. Based on the separation distance between the former USTs and the Phase One Property, as well as the information provided in the 2007 Fisher 1289 Wharf Street Confirmatory Soil Sampling Report, it is Pinchin's opinion that these historical USTs are unlikely to result in potential subsurface impacts at the Phase One Property.

#### *4.2.1.10 Notices and Instruments*

EcoLog ERIS completed a search of the provincial Environmental Registry for records pertaining to proposals, decisions, and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. EcoLog ERIS also searched the Record of Site Condition database for filed RSCs.

The EcoLog ERIS search of the Environmental Registry and Record of Site Condition database found no information regarding the Phase One Study Area.

#### *4.2.1.11 Areas of Natural Significance*

Pinchin reviewed available records to assess whether any parks, wetlands, conservation areas, or other areas of natural significance, are located within the Phase One Study Area. The Region of Durham Natural Features map (Regional Municipality of Durham, Planning Department, August 2008) did not identify any areas of natural significance within the Phase One Study Area.

#### *4.2.1.12 Landfill Information*

EcoLog ERIS reviewed available private and provincial databases for records of any current or inactive landfills and waste disposal sites within the Phase One Study Area. Details regarding the searched databases are provided in EcoLog ERIS report in Appendix F.

The EcoLog ERIS search of the landfill and wasted disposal sites databases found no information regarding the Phase One Study Area.

#### *4.2.1.13 Other EcoLog ERIS Databases*

The EcoLog ERIS database search of the Scott's Manufacturing Directory identified the following additional information for the Phase One Study Area:

- Northern Yacht Limited, located at 1278 Wharf Street, had been listed as a plastics products, N.E.C. (likely a boat constructor) established in 1970;
- High Tech-Matic Controls Ltd., formerly located at 1295 Wharf Street, Unit 46, had been listed as an electrical and other wiring installation contractor and supply distributor/wholesaler, computer, computer peripheral and pre-packaged software wholesaler/distributor, measuring, medical and controlling devices manufacturer. This company was noted to be established in 1983;
- HTC Electric, located at 1295 Wharf Street, had been listed as an electrical wiring, construction supplies, industrial machinery, equipment and supplies distributor/wholesaler, measuring, medical and controlling devices manufacturer, and an electrical, plumbing, heating and air-conditioning contractor; and
- Stelray Boats, located at 641 Liverpool Road, had been listed as a plastic product manufacturer and boat builder established in 1986.

The above-noted operations are considered to be PCAs; however, it is Pinchin's opinion that these PCAs do not represent APECs at the Phase One Property base on the nature of the above-noted operations, and/or the distance from the Phase One Property and/or the location with respect to the groundwater flow



direction, it is Pinchin's opinion that the above-noted operations are unlikely to result in potential subsurface impacts at the Phase One Property.

#### *4.2.2 Ministry of the Environment and Climate Change Freedom of Information Search*

The MOECC Freedom of Information and Protection of Privacy Office in Toronto, Ontario was contacted to determine if records exist for environmental matters such as orders, spills, previous investigations, prosecutions, registered PCB waste storage sites, waste generators, waste receivers, Cs-of-A and ECAs associated with the Phase One Property and properties adjacent to the Phase One Property.

A response regarding the Phase One Property was received from the MOECC on February 1, 2016. The MOECC response provided no records for the Phase One Property that were not already available to Pinchin from other sources.

A search was requested on February 12, 2016 for the properties adjacent to the Phase One Property. At the time of the writing of this report, no response had been received from the MOECC pertaining to the adjacent properties. Once a response from this regulatory body is received, the information will be incorporated into a revised version of this report.

A copy of the MOECC response is provided in Appendix G.

#### *4.2.3 Technical Standards and Safety Authority Search*

The TSSA is the regulatory body that governs the safe handling and storage of fuel in Ontario. All storage of gasoline, diesel and fuel oil is subject to the Technical Standards and Safety Act. The Technical Standards and Safety Act and its relevant documents and regulations (e.g., *Liquid Fuels Handling Code*; *Ontario Regulation 213/01 – Fuel Oil*; *Ontario Regulation 217/01 – Liquid Fuels*) require that all fuel storage devices such as aboveground storage tanks (ASTs) and USTs be registered with the TSSA.

Pinchin contacted the TSSA to determine whether any ASTs or USTs are, or were, registered for the Phase One Property and to determine whether any records of regulatory non-compliance exist. A letter response was issued by the TSSA on February 16, 2016 indicating that following a search of the TSSA files, no outstanding instructions, incident reports, fuel oil spills or contamination records, or records of registered ASTs or USTs were found for the Phase One Property.

A copy of the TSSA response is provided in Appendix H.

#### *4.2.4 Property Underwriters' Reports and Plans*

Property Underwriters' Reports (PURs) provide detailed information on a site-specific basis, including descriptions of building construction, heating sources, production processes, and the presence of any hazardous chemicals or materials which may have been historically stored on the Phase One Property. They also indicate the presence of environmental hazards such as electrical rooms, transformers, boilers



and storage tanks. Information provided on Property Underwriters' Plans (PUPs) includes the location, capacity, and contents of aboveground storage tanks (ASTs), USTs, chemical storage and other forms of environmental hazards.

Pinchin contacted Opta to obtain copies of PURs and PUPs related to the Phase One Property. Opta advised Pinchin that there were no PURs or PUPs available for the Phase One Property. A copy of the Opta report is provided in Appendix D.

4.2.5 City Directories

City directories for the years 1967 to 1998 were reviewed by Pinchin at the Library and Archives of Canada in Ottawa, Ontario. It should be noted that no city directories were available for the Town of Pickering subsequent to 1998. A summary of information obtained with respect to the Phase One Property is provided in the following table:

Year(s)	Occupant Listings for Site Address
1967	No Listings.
1973	1280 Wharf Street – Residential. 1288 Wharf Street – Residential. 1290 Wharf Street – Residential. 1292 Wharf Street – No Listing. 1294 Wharf Street – No Listing. 607 Annland Street – Residential.
1978	1280 Wharf Street – Residential. 1288 Wharf Street – Residential. 1290 Wharf Street – No Listing. 1292 Wharf Street – No Listing. 1294 Wharf Street – No Listing. 607 Annland Street – Residential.
1982	1280 Wharf Street – No Listing. 1288 Wharf Street – Residential. 1290 Wharf Street – Residential. 1292 Wharf Street – No Listing. 1294 Wharf Street – No Listing. 607 Annland Street – Residential.



Year(s)	Occupant Listings for Site Address
1988	1280 Wharf Street – No Listing. 1288 Wharf Street – Residential. 1290 Wharf Street – Residential. 1292 Wharf Street – No Listing. 1294 Wharf Street – Merlane Marine. 607 Annland Street – Residential.
1993 – 1997/1998	1280 Wharf Street – Residential. 1288 Wharf Street – Residential. 1290 Wharf Street – Residential. 1292 Wharf Street – No Listing. 1294 Wharf Street – No Listing. 607 Annland Street – Residential.

In general, the city directories indicated that the properties in the Phase One Study Area outside of the Phase One Property have been historically occupied by commercial and residential land uses since approximately 1973. Based on Pinchin’s review of the above-noted city directories, the following PCAs were identified within the Phase One Study Area outside of the Phase One Property:

- Various marine and marine service operations were listed at 1295 Wharf Street from 1973 until 1997/1998. This property is located approximately 20 m south and southeast of the Phase One Property and is situated hydraulically transgradient of the Phase One Property relative to the inferred groundwater flow direction. Based on the separation distance between this property and the Phase One Property, the inferred groundwater flow direction, as well as the fact that this property has since been redeveloped, it is Pinchin’s opinion that historical operations carried out at 1295 Wharf Street do not represent an APEC in relation to the Phase One Property;
- Stelray Boats, boat manufacturing operation, was listed at 641 Liverpool Road from 1993 until 1997/1998. This property is located approximately 70 m east of the Phase One Property and is situated hydraulically upgradient of the Phase One Property relative to the inferred groundwater flow direction. Based on the separation distance between this property and the Phase One Property, it is Pinchin’s opinion that historical operations carried out at 641 Liverpool Road do not represent an APEC in relation to the Phase One Property; and
- Pickering Upholstery Manufacturing Co. was listed at 695 Liverpool Road in 1993. This property is located approximately 195 m northeast of the Phase One Property and is situated



hydraulically trans/upgradient of the Phase One Property. Based on the distance between this manufacturing facility and the Phase One Property, it is Pinchin’s opinion that this historical operation does not represent an APEC in relation to the Phase One Property.

**4.3 Physical Setting Sources**

*4.3.1 Aerial Photographs*

Pinchin reviewed aerial photographs of the Phase One Property and surrounding properties within the Phase One Study Area to assess the potential for historical PCAs. Copies of aerial photographs dated 1946, 1964, 1970 and 1981 were obtained from the National Air Photo Library in Ottawa, Ontario and reviewed by Pinchin. In addition, Pinchin reviewed Google Earth™ Satellite Imagery dated 2005, 2009 and 2015. The 1946 aerial photograph was the earliest available aerial photograph of the Phase One Study Area.

Efforts were made by Pinchin to obtain aerial photographs that:

- Illustrated the period between initial development of the Phase One Property to the present;
- Identified buildings and structures present on the Phase One Property since initial development;
- Identified PCAs within the Phase One Study Area; and
- Identified APECs on the Phase One Property.

It should be noted that accurate details could not be determined from the some of the aerial photographs due to the large reference scale and the low resolution of the photographs.

A summary of information obtained with respect to the Phase One Property from a review of the available aerial photography is provided in the following table:

<b>Year of Photograph</b>	<b>Phase One Property</b>
1946	Apparent buildings are visible on the south and central portions of the Site and on the west portion of the Site. Accurate details are not discernable due to the large scale and clarity of the photograph.
1964	A building is visible on the southeast portion of the Site (possibly Site Building A). In addition, a building is visible on the northwest portion of the Site (possibly Site Building E). Details of the remainder of the Site are not discernible due to the tree canopy covering the majority of the central portion of the Site.
1970	Same as above.



Year of Photograph	Phase One Property
1981	Site details are not discernible.
2005	Buildings similar in size and configuration to the present-day Site Buildings are visible on-Site. In addition, the east portion of the Site appears to be a boat storage yard.
2009	Same as above.
2015	Same as above.

A summary of information obtained with respect to the surrounding properties within the Phase One Study Area is provided in the following table:

Year of Photograph	North	East	South	West
1946	A road similar in location and orientation to present-day Annland Street, followed by residential dwellings located along roads similar in location and orientation to present day Front Street and Pleasant Street. The property to the north and northeast of the east portion of the Phase One Property is vacant.	An apparent residential dwelling, followed by a roadway similar in location and orientation to present-day Liverpool Road. Further east are apparent single-family residential dwellings along a roadway similar in location and orientation to present-day Wharf Street.	A commercial or residential building is located to the southeast of the Site, beyond Wharf Street. A treed area appears south of the central portion of the Site. To the southwest of the Site is an apparent residential or commercial building.	Vacant land and an apparent residential dwelling, followed by Frenchman's Bay.
1964	Similar to 1946.	Similar to 1946.	Similar to 1946, with the exception that apparent docks extending into Frenchman's Bay have been constructed to the southwest of the Site.	Similar to 1946, with the exception that a building of unknown use is visible to the west of the northwest portion of the Site.
1970	Similar to 1964.	Similar to 1964.	Similar to 1964.	Similar to 1964.



<b>Year of Photograph</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
1981	Similar to 1970. Accurate details are not discernible.	Similar to 1970. Accurate details are not discernible.	Similar to 1970. Accurate details are not discernible.	Similar to 1970. Accurate details are not discernible. Several apparent docks extending into Frenchman's Bay have been constructed to the west, northwest and southwest of the Site.
2005	Similar to 1981, with the exception that the property to the north of the east portion of the Site (i.e., and east of the northwest portion of the Site) appears to be a boat storage yard.	Similar to 1981, with the exception that the property to the east of the Site appears to be developed with two apparent commercial buildings and an apparent residential dwelling, similar to current configuration.	Similar to 1985, except to the southeast of the Site is a residential development similar to the current configuration. To the south of the west portion of the Site is an apparent commercial building with several boats stored throughout the property.	Apparent residential properties and storage areas, followed by Frenchman's Bay. Several of the docks formerly observed are no longer visible.
2009	Similar to 2005.	Similar to 2005.	Similar to 2005, with the exception that the property further south of the west portion of the Site appears to have been redeveloped. A building similar in size and configuration to the present-day restaurant is visible.	Similar to 2005.



Year of Photograph	North	East	South	West
2015	Similar to 2009.	Similar to 2009.	Similar to 2009, with the exception that the apparent commercial building located to the south of the west portion of the Site appears to have been demolished.	Similar to 2009.

The aerial photograph review did not identify any PCAs within the Phase One Study Area or APECs on the Phase One Property. Copies of the aerial photographs of the Phase One Property and surrounding area are provided in Appendix I.

#### 4.3.2 Topography, Hydrology and Geology

The elevation of the Phase One Property, based on information obtained from the Ontario Base Map series, is approximately 79 m above mean sea level (mamsl). The general topography in the local and surrounding area is generally flat with a slight grade down towards the west. No bedrock outcrops were observed on-Site or in the surrounding area.

A review of the available physiographical data indicates that the Phase One Property and the surrounding properties located within the Phase One Study Area are located within clay plains. Bedrock is expected to consist of sandstone, shale, dolostone, and siltstone of the Georgian Bay Formation. Based on information provided in the Water Well Information System database, soil stratigraphy in the vicinity of the Site was found to consist of a layer of fill material, followed by clay and stones, overlaying layers of clay and sand.

Based on general hydrogeological principles and Pinchin’s familiarity with subsurface conditions at and near the Phase One Property and the surrounding properties within the Phase One Study Area, the unconfined groundwater beneath the Phase One Property is expected to flow in a westerly direction. Frenchman’s Bay is located approximately 40 m west of the Phase One Property.

A copy of the Ontario Base Map is provided in Appendix J. Additional topographical, hydrogeological and drainage features were reviewed on the topographic map found on the Toporama website, as well as on “Map ‘B1d’ Greenbelt Natural Heritage System & Key Natural Heritage and Hydrologic Features” map found in Schedule B of the Official Plan of the Regional Municipality of Durham.



4.3.3 Fill Materials

No evidence of fill material, disturbed soil or buried debris was observed at the Phase One Property during the Site reconnaissance.

4.3.4 Water Bodies and Areas of Natural Significance

No water bodies were identified on the Phase One Property or on surrounding properties within the Phase One Study Area, with following exceptions:

- Frenchman’s Bay is located approximately 40 m west of the Phase One Property.

A review of the Region of Durham Natural Features map did not identify any parks, wetlands, conservation areas, or other areas of natural significance, within the Phase One Study Area.

4.3.5 Well Records

A search of the Water Well Information System database by EcoLog ERIS identified five water well records within the Phase One Study Area. A summary of pertinent information obtained with respect to the wells is provided in the following table:

MOECC Well ID	Location	Stratigraphy	Approximate Depth to Bedrock	Approximate Depth to Water Table
1907327	Approximately 105 m south-southwest of the Phase One Property	Fill (0-0.61 mbgs) Clay with stones (0.61-2.44 mbgs) Sand (2.44-3.05 mbgs) Clay with stones (3.05-4.27 mbgs) Layered clay and sand (4.27-6.10 mbgs) Packed clay (6.10-6.71 mbgs) Layered clay and sand (6.71-8.23 mbgs)	Not encountered (> 8.23 mbgs)	2.44 mbgs
7172823	Approximately 168 m west-northwest of the Phase One Property	Not indicated	Not indicated	Not indicated
1917068	Approximately 178 m	Not indicated	Not indicated	Not indicated

MOECC Well ID	Location	Stratigraphy	Approximate Depth to Bedrock	Approximate Depth to Water Table
	east-southeast of the Phase One Property			
4601887	Approximately 185 m southeast of the Phase One Property	Clay with stones (0-3.98 mbgs) Medium sand (3.98-4.57 mbgs) Clay with stones (3.05-4.27 mbgs) Clay with medium sand (4.27-6.10 mbgs)	Not encountered (> 6.10 mbgs)	2.44 mbgs
4601886	Approximately 215 m northeast of the Phase One Property	Clay with stones (0.61-2.44 mbgs) Clay with shale (2.44-6.10 mbgs) Shale (6.10-6.40 mbgs)	6.10 mbgs	3.96 mbgs

The EcoLog ERIS report search results indicated that most of the wells identified within the Phase One Study Area were installed as water supply wells and that the margin of error associated with the UTM coordinates is reported to be 100 to 300 m.

It is unknown if the water wells currently exist within the Phase One Study Area or have been decommissioned.

The Water Well Information System database search results are provided in the EcoLog ERIS report in Appendix K.

#### 4.4 Site Operating Records

There are no current land uses or records of historical land use that would classify the Phase One Property as an enhanced investigation property (see Section 6.3). As such, site operating records were not reviewed as part of the Phase One ESA.

#### 5.0 INTERVIEWS

Pinchin interviewed individuals knowledgeable of the Phase One Property and its history to obtain or confirm information regarding the environmental condition of the Phase One Property. The following

individuals provided information regarding the history of the Phase One Property and the surrounding properties within the Phase One Study Area to the best of their knowledge:

<b>Person Interviewed</b>	<b>Relationship to Phase One Property</b>	<b>Date and Place of Interview</b>	<b>Interview Method</b>
Mr. Ralph Morgan	Current owner of a portion of the Phase One Property	January 21, 2016 (Phase One Property)	In-person interview during Site reconnaissance.

Mr. Morgan was chosen to be interviewed given that he has owned a portion of the Phase One Property and has owned a property in the vicinity of the Phase One Property for at least 10 years and is familiar with the recent operational history of the Phase One Property. Mr. Morgan is referred to herein as the “Site Representative”.

Pinchin compared the information obtained from the interviews with information obtained from the historical records. The information provided by the interviewees was corroborated by the available historical records. As such, Pinchin has no concerns regarding the validity of the information provided by the individuals interviewed for the Phase One ESA.

Pinchin compared the information obtained from the interviews with information obtained from the historical records. With respect to PCAs and APECs, no additional information was obtained from the interviews other than that documented elsewhere in this report, with the exception of the following:

- Mr. Morgan indicated that the two USTs formerly located at 1289 Wharf Street were formerly located approximately 60 m south of the Phase One Property. As previously noted, it is Pinchin’s opinion that these USTs do not represent APECs for the Phase One Property.

## **6.0 SITE RECONNAISSANCE**

### **6.1 General Requirements**

A visual assessment of the Phase One Property and the surrounding properties within the Phase One Study Area was conducted for the purpose of identifying the presence of possible PCAs and associated APECs.

The Site reconnaissance was completed on January 21, 2016 by a Pinchin representative (i.e., Ms. Ashleigh Henderson), under the direct supervision of Pinchin’s QP overseeing this project. Ms. Henderson is a Project Scientist with more than 7 years of environmental consulting experience. Pinchin visited the Phase One Property and surrounding properties within the Phase One Study Area to document environmental conditions. During the Site reconnaissance, Pinchin viewed all accessible areas

within the Phase One Property and viewed publicly-accessible portions of the adjacent lands for the presence of actual or potential issues of environmental concern.

The Site reconnaissance was conducted between the hours of 10:00 AM and 12:00 PM. During the Site reconnaissance, the weather was clear and sunny, and the ambient temperature was approximately 5° Celsius. The Phase One Property reconnaissance was conducted on foot and consisted of a full walk-through of the property. The interiors of the Site Buildings could not be accessed at the time of the Site reconnaissance. At the time of the Site reconnaissance, the Phase One Property was occupied by four residential dwellings (Site Buildings B-E) and a commercial building reportedly utilized for storage (Site Building A).

Photographs taken during the Site reconnaissance that illustrate the exterior of the Site Buildings, Phase One Property and Phase One Study Area are provided in Appendix B.

With reference to Appendix B, the following table provides a summary of photographs that illustrate PCAs observed within the Phase One Study Area during the Site reconnaissance:

<b>Photograph No.</b>	<b>Orientation</b>	<b>Description</b>
7	Looking north	View of the property to the east of the Phase One Property (640 Liverpool Road). According to the Ecolog ERIS Report, this property was equipped with a historical UST.
8	Looking east	View of the exterior drum storage area located at the property adjacent to the east of the Phase One Property.
12	Looking south	View of out-of-use ASTs located at the property to the east of the northwest portion of the Phase One Property.

## **6.2 Specific Observations at Phase One Property**

### *6.2.1 Description of Buildings and Structures*

During the Site reconnaissance, Pinchin observed ten buildings/structures on the Phase One Property, as follows:

- A commercial building use for storage located at 1294 Wharf Street (i.e., Site Building A). Site Building A is a two-story slab-on-grade structure with a steel roof and steel siding;
- A residential dwelling located at 1290 Wharf Street (i.e., Site Building B). Site Building B is a two-storey building with a basement. Site Building B has stucco and siding with an asphalt-shingled roof;



- A residential dwelling located at 1288 Wharf Street (i.e., Site Building C). Site Building C is a single-storey building with a basement. Site Building C is a brick building with siding and an asphalt-shingled roof;
- A residential dwelling located at 1280 Wharf Street (i.e., Site Building D). Site Building D is a two-storey building with a basement. Site Building D is finished siding and has an asphalt-shingled roof; and
- A residential dwelling located at 607 Annland Street (i.e., Site Building E). Site Building E is a single-storey building with a basement. Site Building E is finished with siding and an asphalt-shingled roof.

In addition to the Site Buildings, there are approximately five storage sheds/detached garages located on-Site.

The portion of the Phase One Property outside of the Site Buildings is comprised primarily of landscaped areas and asphalt-paved or gravelled driveways. A gravelled yard is located in the east portion of the Site, in the vicinity of Site Building A. The yard was being utilized as a boat storage yard at the time of the Site reconnaissance.

#### *6.2.2 Description of Below-Ground Structures*

During the Site reconnaissance, Pinchin did not observe any current below-ground structures on the Phase One Property with the exception of a basements of Site Buildings B through E. As previously noted, Pinchin did not gain access to the interior of the Site Buildings. As such, it is unknown if any sumps or pits are located within the buildings on the Phase One Property.

#### *6.2.3 Description of Tanks*

During the Site reconnaissance, Pinchin did not observe any tanks on the Phase One Property for the purpose of either fuel dispensing or storage, or other unidentified substance storage. Pinchin notes that there is a possibility that one or more of the Site Buildings were formerly heated with fuel oil, and as such, may have been equipped with fuel oil ASTs. Pinchin was unable to confirm or refute the presence of former on-Site ASTs.

#### *6.2.4 Potable and Non-Potable Water Sources*

During the Site reconnaissance, Pinchin did not observe potable or non-potable water sources on the Phase One Property. The Phase One Property is serviced by a municipal water supply via underground piping running north from Wharf Street or south from Annland Street into the Site Buildings. The municipal drinking water supply source is Lake Ontario.

### 6.2.5 *Description and Location of Underground Utilities*

A number of underground utilities were observed on the Phase One Property, including natural gas, telephone and electrical lines, and municipal water, storm and sanitary sewer lines. Depths of the above-noted underground utilities are not known.

The natural gas, telephone, electrical, water and sanitary sewer services enter the Site Buildings via underground lines or overhead wires running from Wharf Street or Annland Street into the Site Buildings.

### 6.2.6 *Entry and Exit Points*

Each Site Building is equipped with at least two man-door entry/exit points, as follows:

- Site Building A – one bay door located at the east elevation, two single man-doors located on the west and north elevations of the building;
- Site Building B – two single man-doors located at the south and east elevations of the building;
- Site Building C – two single man-doors located on the east and south elevations of the building and a double man-door located on the west elevation of the building;
- Site Building D – two double man-doors located on the west elevation of the building and two single man-doors located on the south elevation of the building; and
- Site Building E - two single man-doors located at the south and north elevations of the building.

### 6.2.7 *Details of Heating System*

During the Site reconnaissance, Pinchin natural gas connections to each of the Site Buildings. Additional details regarding the Site Building heating systems is not known. No evidence of the presence of heating oil ASTs (i.e., fill or vent pipes) was observed by Pinchin.

### 6.2.8 *Details of Cooling System*

During the Site reconnaissance, Pinchin observed a window-mounted air conditioner at the north elevation of Site Building D. Additional details regarding the Site Building cooling systems is not known. Air conditioners and refrigeration units located within the Site buildings may contain ozone-depleting substances (ODSs).

### 6.2.9 *Details of Drains, Pits and Sumps*

Floor drains, sumps and/or pits may be located in the basements of Site Buildings B through E. As previously noted, Pinchin did not gain access to the interior of the Site Buildings and as such, cannot confirm or deny the presence of drains, pits and sumps.



#### *6.2.10 Unidentified Substances within Buildings and Structures*

During the Site reconnaissance, Pinchin did not observe any unidentified substances or storage containers holding unidentified substances at the Phase One Property. No bulk liquid storage was observed on-Site. As previously noted, Pinchin did not gain access to the interior of the Site Buildings and as such, cannot confirm or deny the presence of unidentified substances within the interior of the Site Buildings.

#### *6.2.11 Details of Staining and Corrosion*

During the Site reconnaissance, Pinchin did not gain access to the interior of the Site Buildings and as such, cannot confirm or deny the presence of areas of staining or corrosion inside the Site Buildings.

#### *6.2.12 Details of On-Site Wells*

No water supply or groundwater monitoring wells were observed to be on or within the Phase One Property. No water supply or groundwater monitoring wells were reported by the Site owner to have been on-Site, prior to, or during their occupancy.

#### *6.2.13 Details of Sewage Works*

During the Site reconnaissance, Pinchin did not observe any sewage works or evidence of sewage disposal on the Phase One Property. The Site Buildings are connected to the municipal sewer system beneath the adjacent roadways.

#### *6.2.14 Details of Ground Cover*

During the Site reconnaissance, Pinchin visually inspected the Phase One Property ground cover. Vegetated areas are located throughout the exterior of the Phase One Property (i.e., gardens and yards associated with the residential dwellings). The remainder of the Phase One Property exterior consists of an asphalt-paved and gravelled driveways, access routes and parking areas. A gravelled storage yard is located in the east portion of the Phase One Property.

#### *6.2.15 Details of Current or Former Railways*

No current or former railway infrastructure was observed on the Phase One Property.

#### *6.2.16 Areas of Stained Soil, Vegetation and Pavement*

During the Site reconnaissance, Pinchin did not observe any areas of stained soil, vegetation or pavement on the Phase One Property, with the exception of the following:

- An area of oil-stained gravel and soil approximately 0.46 m wide by 0.46 m long was observed beneath one of the boats being stored in the yard in the east portion of the Phase



One Property. The area of oil-stained gravel was minimal and in Pinchin's opinion does not represent a potential environmental concern for the Phase One Property.

#### *6.2.17 Areas of Stressed Vegetation*

During the Site reconnaissance, Pinchin did not observe any areas of stressed vegetation on the Phase One Property.

#### *6.2.18 Areas of Fill and Debris Materials*

Fill in the form of gravel was used for grading purposes on driveways. No other obvious areas where fill material or debris have been placed or graded were observed by Pinchin at the Phase One Property; however, regrading and minor fill placement at the Phase One Property may have previously occurred during initial development activities to prepare the Site Building locations, parking areas and access to the Phase One Property, and to establish drainage patterns. The quality of the fill material used on-Site is unknown but may contain elevated concentrations of contaminants of environmental concern, in particular PAHs.

#### *6.2.19 Potentially Contaminating Activities*

A PCA is defined by O. Reg. 153/04 as a "use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a Phase One Study Area" including the Phase One Property. Pinchin did not identify any current PCAs at the Phase One Property during the Site reconnaissance.

#### *6.2.20 Unidentified Substances Outside Buildings and Structures*

During the Site reconnaissance, Pinchin did not observe any unidentified substances or storage containers holding unidentified substances on the exterior of the Phase One Property.

### **6.3 Enhanced Investigation Property**

O. Reg. 153/04 defines an "enhanced investigation property" as a property that is being used or has been used, in whole or in part, in the following manner:

- For an industrial use or;
- For any of the following commercial uses:
  - As a garage;
  - As a bulk liquid dispensing facility, including a gasoline outlet; or
  - For the operation of dry cleaning equipment.

The findings of this Phase One ESA have not documented any of the above land uses as occurring at the Phase One Property, and the Phase One Property is therefore not an enhanced investigation property.



## 6.4 Written Description of Investigation

The Phase One ESA completed by Pinchin included investigations of the Phase One Property and the Phase One Study Area outside of the Phase One Property pursuant to Sections 13 and 14 of Schedule D of O. Reg.153/04. The main objective of these investigations was to identify PCAs at the Phase One Property or within the Phase One Study Area outside of the Phase One Property that could have resulted in APECs at the Phase One Property.

### 6.4.1 Phase One Property

The investigation of the Phase One Property consisted of the following components:

- Review of available historical records, including chain of title search results, EcoLog ERIS regulatory search, information obtained through MOECC FOI and TSSA requests, city directories, aerial photographs and well records;
- A Site reconnaissance completed on January 21, 2016 by Ms. Ashleigh Henderson of Pinchin that included an assessment of structures at the Phase One Property;
- Interviews with individuals knowledgeable of the history and operations at the Phase One Property; and
- Review of mapping provided by EcoLog ERIS for the presence of areas of natural significance.

Pinchin's investigation of the Phase One Property did not identify any PCAs.

No areas of natural significance were identified at the Phase One Property.

### 6.4.2 Phase One Study Area Outside of Phase One Property

The investigation of the Phase One Study Area outside of the Phase One Property consisted of the following components:

- Review of available historical records, including previous environmental reports, EcoLog ERIS regulatory search, city directories and aerial photographs;
- Visual inspection of properties from publicly-accessible areas for evidence of PCAs and water bodies; and
- Review of mapping provided by EcoLog ERIS for the presence of areas of natural significance.

Pinchin's investigation of the Phase One Study Area outside of the Phase One Property identified the following PCAs that are considered to represent APECs at the Phase One Property:



- Item 28 – Gasoline and Associated Products Storage in Fixed Tanks (former UST located at 640 Liverpool Road, located adjacent to the east and hydraulically upgradient of the Phase One Property); and
- Other – Exterior Chemical Storage (drum storage area adjacent to the east of the Site, at 640 Liverpool Road).

In Pinchin's opinion, the above-listed PCA identified within the Phase One Study Area outside of the Phase One Property has the potential to impact soil and/or groundwater quality at the Phase One Property. The PCA represents an APEC at the Phase One Property that will require investigation through the completion of a Phase Two ESA.

The following additional PCAs were identified within the Phase One Study Area outside of the Phase One Property:

- Item 28 – Gasoline and Associated Products Storage in Fixed Tanks (former USTs at 1289 Wharf Street, located approximately 60 m south and transgradient of the Phase One Property);
- Item 28 – Gasoline and Associated Products Storage in Fixed Tanks (out-of-use ASTs at 609 Annland Street, located adjacent to the east and upgradient of the northwest portion of the Phase One Property);
- Item 7 – Boat Manufacturing (former plastics products manufacturer, likely a boat manufacturer, at 1278 Wharf Street, located approximately 7 m west and downgradient of the Phase One Property);
- Item 7 – Boat Manufacturing (former boat manufacturer at 641 Liverpool Road, located approximately 70 m east and upgradient of the Phase One Property); and,
- Item 54 – Textile Manufacturing and Processing (former upholstery manufacturer at 695 Liverpool Road, located approximately 195 m northeast and trans/upgradient of the Phase One Property).

These additional PCAs are not considered to represent APECs at the Phase One Property given the distance from the PCAs to the Phase One Property and/or the transgradient or downgradient location of the PCAs relative to the Phase One Property.

No areas of natural significance were identified within the Phase One Study Area outside of the Phase One Property.

Based on a cursory review of the properties greater than 250 m (i.e., outside of the Phase One Study Area), but less than 1 km, from the Phase One Study Area, Pinchin did not note or observe any



significant contaminating properties that should be included as part of this assessment (i.e., landfills, large industrial manufacturers, etc.).

A plan identifying the locations of the PCAs and APECs for which this Phase One ESA applies to is provided as Figure 4.

## 7.0 REVIEW AND EVALUATION OF INFORMATION

### 7.1 Current and Past Uses

The following tables provide a summary of the current and past land uses of the Phase One Property:

#### 1280 Wharf Street (PIN 26319-0620(LT))

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
Prior to 1796	Crown	Assumed vacant	Assumed vacant	Title search results indicate the Phase One Property was sold to Captain George Hill by the Crown in 1796.
1796-1834	Capt. George Hill	Unknown	Assumed residential or agricultural	
1834-1849	David Gardiner	Unknown	Assumed residential or agricultural	
1849-1852	William Gardiner	Unknown	Assumed residential or agricultural	
1852-1855	James Palmer	Unknown	Assumed residential or agricultural	
1855-1865	Thomas Palmer	Unknown	Assumed residential or agricultural	
1865-1883	Daniel Summerfield	Unknown	Assumed residential or agricultural	
1883-1885	William McCourt	Unknown	Assumed residential or agricultural	
1885-1924	William Sparks	Unknown	Assumed residential or agricultural	



**Phase One Environmental Site Assessment**

1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street, Pickering, Ontario  
R.B. Morgan Construction

October 11, 2016  
Pinchin File: 103341  
FINAL

<b>Year</b>	<b>Name of Owner</b>	<b>Description of Property Use</b>	<b>Property Use</b>	<b>Other Observations from Aerial Photographs, FIPs, etc.</b>
1924-1954	Ellen Crocker	Assumed residential	Residential	Buildings, likely residential dwellings, are visible on the Phase One Property on the 1946, 1964 and 1970 aerial photographs.
1954-1973	Eva Mabel Stephens	Assumed residential	Residential	
1973-1975	Margaret Ross	Residential	Residential	Several of the Site Buildings were listed as residential in the 1973 to 1997/1998 city directories reviewed.
1975	Patricia Ann Landry & Robert Frederick Landry	Residential	Residential	
1975-1979	Margaret Ross	Residential	Residential	
1979-1991	Thomas Sutherland	Residential	Residential	
1991-2004	Robert George Welfle & Donna Wendy Byrne	Residential	Residential	
2004-2009	Shannon Kolyanko & Christopher Rush	Residential	Residential	
2009-present	Ralph Morgan	Residential	Residential	



**1288 Wharf Street (PIN 26319-0619(LT))**

<b>Year</b>	<b>Name of Owner</b>	<b>Description of Property Use</b>	<b>Property Use</b>	<b>Other Observations from Aerial Photographs, FIPs, etc.</b>
Prior to 1796	Crown	Assumed vacant	Assumed vacant	Title search results indicate the Phase One Property was sold to Captain George Hill by the Crown in 1796.
1796-1834	Capt. George Hill	Unknown	Assumed residential or agricultural	
1834-1849	David Gardiner	Unknown	Assumed residential or agricultural	
1849-1852	William Gardiner	Unknown	Assumed residential or agricultural	
1852-1855	James Palmer	Unknown	Assumed residential or agricultural	
1855-1865	Thomas Palmer	Unknown	Assumed residential or agricultural	
1865-1883	Daniel Summerfield	Unknown	Assumed residential or agricultural	
1883-1885	William McCourt	Unknown	Assumed residential or agricultural	
1885-1924	William Sparks	Unknown	Assumed residential or agricultural	
1924-1949	Ellen Crocker	Assumed residential	Residential	Buildings, likely residential dwellings, are visible on the Phase One Property on the 1946, 1964 and 1970 aerial photographs.
1949-1960	Henry Alexander	Assumed residential	Residential	
1960-1966	Gladys Jean Armstrong	Residential	Residential	



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
1966-1967	Arthur Michael Carlyon	Residential	Residential	Several of the Site Buildings were listed as residential in the 1973 to 1997/1998 city directories reviewed.
1967-1996	Arthur Michael Carlyon & Mary Carlyon	Residential	Residential	
1996-present	Janice Ione Gamblin	Residential	Residential	

**1290 Wharf Street (PIN 26319-0618(LT))**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
Prior to 1796	Crown	Assumed vacant	Assumed vacant	Title search results indicate the Phase One Property was sold to Captain George Hill by the Crown in 1796.
1796-1834	Capt. George Hill	Unknown	Assumed residential or agricultural	
1834	David Gardiner	Unknown	Assumed residential or agricultural	
1834-1913	Unknown	Unknown	Assumed residential or agricultural	Break in the chain in the title search results.
1913	Margaret Bell	Unknown	Assumed residential or agricultural	
1913-1917	Andrew Reddick	Unknown	Assumed residential or agricultural	



**Phase One Environmental Site Assessment**

1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street, Pickering, Ontario  
R.B. Morgan Construction

October 11, 2016  
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Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
1917-1926	Margaret Bell	Unknown	Assumed residential or agricultural	
1926-1956	William Bell	Assumed residential	Residential	Buildings, likely residential dwellings, are visible on the Phase One Property on the 1946, 1964 and 1970 aerial photographs.
1956	Richard Henry Avis	Assumed residential	Residential	
1956-2004	Clayton Neil Stephens & Helen Doreen Stephens	Residential	Residential	Several of the Site Buildings were listed as residential in the 1973 to 1997/1998 city directories reviewed.
2004-present	Ralph Bruce Morgan	Residential	Residential	

**1292 Wharf Street (PIN 26319-0617(LT))**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
Prior to 1796	Crown	Assumed vacant	Assumed vacant	Title search results indicate the Phase One Property was sold to Captain George Hill by the Crown in 1796.
1796-1834	Capt. George Hill	Unknown	Assumed residential or agricultural	
1834	David Gardiner	Unknown	Assumed residential or agricultural	



**Phase One Environmental Site Assessment**

1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street, Pickering, Ontario  
R.B. Morgan Construction

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Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
1835-1913	Unknown	Unknown	Assumed residential or agricultural	Break in the chain in the title search results.
1913	Margaret Bell	Unknown	Assumed residential or agricultural	
1913-1917	Andrew Reddick	Unknown	Assumed residential or agricultural	
1917-1928	Margaret Bell	Unknown	Assumed residential or agricultural	
1928-1961	Fred Hewlett & Mabel Kewlett	Assumed residential	Residential	Buildings, likely residential dwellings, are visible on the Phase One Property on the 1946, 1964 and 1970 aerial photographs.
1961-1970	Charles S. Morton	Assumed residential	Residential	
1970	James H. Moore	Assumed residential	Residential	
1970-present	Wharf Street Marina Ltd.	Assumed residential	Residential	

**1294 Wharf Street (PIN 26319-0616(LT))**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
Prior to 1796	Crown	Assumed vacant	Assumed vacant	Title search results indicate the Phase One Property was sold to Captain George Hill by the Crown in 1796.



**Phase One Environmental Site Assessment**

1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street, Pickering, Ontario  
R.B. Morgan Construction

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Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
1796-1834	Capt. George Hill	Unknown	Assumed residential or agricultural	
1834-1849	David Gardiner	Unknown	Assumed residential or agricultural	
1849-1852	William Gardiner	Unknown	Assumed residential or agricultural	
1852-1855	James Palmer	Unknown	Assumed residential or agricultural	
1855-1865	Thomas Palmer	Unknown	Assumed residential or agricultural	
1865-1883	Daniel Summerfield	Unknown	Assumed residential or agricultural	
1883-1885	William McCourt	Unknown	Assumed residential or agricultural	
1885-1924	William Sparks	Unknown	Assumed residential or agricultural	
1924-1931	Ellen Crocker	Assumed residential	Residential	
1931-1954	Annie Ward	Assumed residential	Residential	Buildings, likely residential dwellings, are visible on the Phase One Property on the 1946, 1964 and 1970 aerial photographs.
1954-1970	Murray Powell & Lorna Powell	Assumed residential	Residential	
1970-1999	James Henry Moore	Assumed commercial	Commercial	Listed as Merlane Marine in the 1988 city directory.
1999-present	Wharf Street Marina Ltd.	Commercial storage building	Commercial	



**607 Annland Street (PIN 26319-0613(LT))**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, FIPs, etc.
Prior to 1796	Crown	Assumed vacant	Assumed vacant	Title search results indicate the Phase One Property was sold to Captain George Hill by the Crown in 1796.
1796-1834	Capt. George Hill	Unknown	Assumed residential or agricultural	
1834-1849	David Gardiner	Unknown	Assumed residential or agricultural	
1849-1852	William Gardiner	Unknown	Assumed residential or agricultural	
1852-1855	James Palmer	Unknown	Assumed residential or agricultural	
1855-1865	Thomas Palmer	Unknown	Assumed residential or agricultural	
1865-1883	Daniel Summerfield	Unknown	Assumed residential or agricultural	
1883-1885	William McCourt	Unknown	Assumed residential or agricultural	
1885-1924	William Sparks	Unknown	Assumed residential or agricultural	
1924-1942	Ellen Crocker	Assumed residential	Residential	
1942-1943	Frank McConnell	Residential	Residential	Buildings, likely residential dwellings, are visible on the Phase One Property on the 1946, 1964 and 1970 aerial photographs.
1943-1952	Robert Harry Parker	Residential	Residential	



**Phase One Environmental Site Assessment**

1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street, Pickering, Ontario  
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FINAL

<b>Year</b>	<b>Name of Owner</b>	<b>Description of Property Use</b>	<b>Property Use</b>	<b>Other Observations from Aerial Photographs, FIPs, etc.</b>
1952-1969	Robert Harry Parker & Evelyn Parker	Residential	Residential	
1969-1974	Carlton Edward Evans & Mirja Liisa Evans	Residential	Residential	Several of the Site Buildings were listed as residential in the 1973 to 1997/1998 city directories reviewed.
1974-1978	John Hummel & Susan Kinghorn	Residential	Residential	
1978-1979	Susan Kinghorn	Residential	Residential	
1979-1985	Bryan Edward Dawson	Residential	Residential	
1985-1999	Heinz Raedisch	Residential	Residential	
1999-2007	James Weisflock, Emile Weisflock & Dorothy Weisflock	Residential	Residential	
2007-2011	Bernard Luttmmer & Jean Margret Luttmmer	Residential	Residential	
2011-2012	Debra Dawn Davis	Residential	Residential	
2012-2015	Debra Dawn Davis & Cornelium De Graauw	Residential	Residential	
2015-present	Ralph Morgan	Residential	Residential	

A review of the chain of title search results determined that the Phase One Property has been owned by various landowners since 1796, when it was purchased from the Crown by Captain George Hill. The Phase One Property was first listed in the city directories in 1973, at which time 1280, 1288 and 1290 Wharf Street and 607 Annland Street were listed as being occupied for residential purposes. 1294 Wharf



Street was first listed in the city directories in 1988, at which time it was listed as a commercial operation. Based on the review of the aerial photographs, the date of first developed use was prior to 1946 (i.e., between 1796 and 1946). The date of the first developed use of the Phase One Property was determined through a review of aerial photographs, a city directory search and a title search, which was filed for the property to its earliest time of ownership and possible development. No other historical records were available to Pinchin that provided information for determining the date of first developed use of the Phase One Property.

### 7.2 Potentially Contaminating Activities

Pinchin’s investigation of the Phase One Property did not identify any PCAs.

The following PCAs as defined by O. Reg. 153/04 were documented by Pinchin to have occurred within the Phase One Study Area outside of the Phase One Property that may have resulted in environmental impacts at the Phase One Property:

- Item 28 – Gasoline and Associated Products Storage in Fixed Tanks (former UST located at 640 Liverpool Road, located adjacent to the east and hydraulically upgradient of the Phase One Property); and
- Other – Exterior Chemical Storage (drum storage area adjacent to the east of the Site, at 640 Liverpool Road).

Additional PCAs were identified within the Phase One Study Area outside of the Phase One Property but these are not considered to represent an environmental concern for the Phase One Property due to the distance from the Phase One Property and/or the downgradient/transgradient location of the PCAs relative to the Phase One Property.

### 7.3 Areas of Potential Environmental Concern

The following table summarizes all APECs identified during the Phase One ESA, as well as their respective PCAs, contaminants of potential concern (COPCs) and the media which could potentially be impacted:

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC #1	East portion of	Item 28 –	Off-Site	PHCs	Soil and



Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
	the Phase One Property.	Gasoline and Associated Products Storage in Fixed Tanks (former UST located at 640 Liverpool Road)		VOCs PAHs	Groundwater
APEC #2	East portion of the Phase One Property.	Other – Exterior Chemical Storage (drum storage area adjacent to the Site, at 640 Liverpool Road)	Off-Site	PHCs VOCs PAHs	Soil and Groundwater

Notes:

- PHCs – petroleum hydrocarbon fractions F1-F4
- PAHs – polycyclic aromatic hydrocarbons
- VOCs – volatile organic compounds
- NA – not applicable

The rationale used by the QP in assessing the available information to determine whether PCAs exist or have existed within the Phase One Study Area, including the Phase One Property, that represent an APEC at the Phase One Property has been provided in the preceding report sections. In general, the potential for environmental impacts to the Phase One Property was evaluated using a combined probability for a source to contaminate, and the ability of contaminants to migrate on, or to the Phase One Property. For example, a gasoline UST located on the Phase One Property, or on a property in close proximity and/or upgradient of the Phase One Property, would exhibit a high potential for contamination (and is therefore considered a PCA resulting in an APEC at the Phase One Property) since gasoline is highly mobile in the subsurface. In contrast, shallow soil/fill with metals impacts located on a property adjacent to the Phase One Property would be considered to have a low potential for contamination given that metals generally have low mobility in the subsurface (and would not be considered a PCA and not an APEC at the Phase One Property). Furthermore, non-adjacent properties with PCAs located downgradient of the Phase One Property generally do not result in APECs at the Phase One Property.



Groundwater is the media through which contaminants typically migrate from property to property, and if the source of the contaminant is downgradient of the Phase One Property, contaminated groundwater from this source cannot migrate to the Phase One Property and the downgradient PCA would not be considered an APEC at the Phase One Property.

As noted in the summary table above, the Phase One ESA completed by Pinchin identified two APECs which are related to off-Site PCAs, consisting of a former UST and exterior chemical storage at the adjacent property to the east of the Phase One Property (640 Liverpool Road).

The COPCs listed above in the summary table are APEC-specific and were determined based on several sources of information, including but not limited to, Pinchin's experience with environmental contamination and hazardous substances, common industry standards for analysis of such contaminants and point sources, literature reviews of COPCs and associated hazardous substances, and an evaluation by Pinchin of the mobility and susceptibility for migration of the COPCs in the subsurface.

The evaluation of the presence/absence of APECs at the Phase One Property was based upon the analysis of available documents, records and drawings, and personal interviews. In evaluating the Phase One Property and Phase One Study Area, Pinchin has relied in good faith on information provided by other individuals or sources as noted in this report. Pinchin has assumed that the information provided is factual and accurate, and has no reason to believe that any of the information provided in the available documentation or obtained through interviews is not factual or inaccurate.

Pinchin is not aware of any additional information that would alter the conclusions regarding the presence/absence of APECs at the Phase One Property.

#### **7.4 Phase One Conceptual Site Model**

A conceptual site model (CSM) has been created to provide a summary of the findings of the Phase One ESA. The Phase One CSM is summarized in Figures 1 through 4, which illustrate the following features within the Phase One Study Area, where present:

- Existing buildings and structures;
- Water bodies located in whole or in part within the Phase One Study Area;
- Areas of natural significance located in whole or in part within the Phase One Study Area;
- Drinking water wells located at the Phase One Property;
- Land use of adjacent properties;
- Roads within the Phase One Study Area;
- PCAs within the Phase One Study Area, including the locations of tanks; and

- APECs in the Phase One Study Area.

The following provides a narrative summary of the Phase One CSM:

- The Phase One Property is an irregular-shaped parcel of land approximately 1.37 acres (0.55 hectares) in size located north of Wharf Street and south of Annland Street, approximately 60 m west of Liverpool Road in Pickering, Ontario. The Phase One Property is improved with four residential dwellings and one commercial building utilized for storage purposes (Site Buildings) located throughout the Phase One Property. In addition to the Site Buildings, there are approximately five storage sheds/detached garages located on-Site. The Phase One Property has been used for residential purposes, and more recently for commercial storage. There is no record of industrial use or of a commercial use (e.g., garage, bulk liquid dispensing facility or dry cleaner) that would require classifying the Phase One Property as an enhanced investigation property.
- The nearest water body is Frenchman's Bay, which is located approximately 40 m west of the Phase One Property.
- No areas of natural significance were identified within the Phase One Study Area.
- No drinking water wells were located on the Phase One Property.
- Wharf Street is located adjacent to the south of the Phase One Property. The adjacent properties to the west are occupied by residential and/or storage yards. To the north of the Phase One Property is Annland Street. The property to the east of the Phase One Property is occupied by John Avis Haulage Limited. Historical records indicate that the property located to the east of the Phase One Property was historically equipped with a private UST. A drum storage area was observed on this property at the time of the Site reconnaissance.
- A total of seven PCAs were identified within the Phase One Study Area, consisting of seven PCAs within the Phase One Study Area, outside of the Phase One Property. As shown on Figure 4, two of the off-Site PCAs are a former UST and an exterior chemical storage area located on the property immediately east of the Phase One Property (640 Liverpool Road). Groundwater flow within the Phase One Study Area is interpreted to be to the west towards Frenchman's Bay and these off-Site PCAs are inferred to be upgradient of the Phase One Property. All other PCAs identified within the Phase One Study Area do not represent APECs at the Phase One Property. Figure 4 provides a detailed summary of the APECs and associated PCAs and COPCs.
- Underground utilities at the Phase One Property provide potable water, natural gas, electrical, telephone, cable and sewer services to the Site Buildings. These services enter the Site Buildings through subsurface conduit or overhead lines running north from Wharf Street

or south from Annland Street. Plans were not available to confirm the depths of these utilities but they are estimated to be located approximately 2 to 3 mbgs. The depth to groundwater at the Phase One Property is estimated to be approximately 2.5 mbgs, which coincides with the approximate depth to the water table. As such, it is possible that the utility corridors may act as preferential pathways for contaminant distribution and transport in the event that shallow subsurface contaminants exist at the Phase One Property.

- The Phase One Property and the surrounding properties located within the Phase One Study Area are located within clay plains with the primary native material consisting of sand and clay. Bedrock is expected to consist of sandstone, shale, dolostone, and siltstone of the Georgian Bay Formation. Based on information provided in the Water Well Information System database, soil stratigraphy in the vicinity of the Site was found to consist of a layer of fill material, followed by clay and stones, overlaying layers of clay and sand.
- The Phase One Property is generally flat, with a slight slope down towards the west. The area surrounding the Phase One Property slopes gradually to the west towards Frenchman's Bay. Local groundwater flow is inferred to be to the west, based on the topography of the area surrounding the Phase One Property and the location of Frenchman's Bay.

There were no deviations from the Phase One ESA requirements specified in O. Reg. 153/04 or absence of information that have resulted in uncertainty that would affect the validity of the Phase One CSM.

## **8.0 CONCLUSIONS**

Pinchin conducted this Phase One ESA in accordance with Part VII and Schedule D of O. Reg. 153/04. The purpose of the Phase One ESA was to assess the potential presence of environmental impacts at the Phase One Property due to activities at and near the Phase One Property in support of filing an RSC in accordance with O. Reg. 153/04.

Based on the findings of this Phase One ESA, Pinchin identified seven PCAs within the Phase One Study Area outside of the Phase One Property (i.e., off-Site). Of the off-Site PCAs, five are not considered to result in APECs at the Phase One Property given their distance from the Phase One Property and/or their downgradient or transgradient location with respect to the inferred groundwater flow direction at the Phase One Property. The remaining two off-Site PCAs represent a total of two APECs at the Phase One Property. It is Pinchin's opinion that these two PCAs may have resulted in contamination of soil and groundwater at the Phase One Property and, as such, represent APECs at the Phase One Property that warrant further investigation prior to the submittal of an RSC.

Pinchin recommends that a Phase Two ESA be conducted at the Phase One Property as an "assessment of property conducted in accordance with the regulations by or under the supervision of a qualified person



to determine the location and concentration of one or more contaminants in the land or water on, in or under the property". Pinchin concludes that one or more contaminants originating from PCAs located on the Phase One Property and within the Phase One Study Area outside of the Phase One Property may have affected land or water on, in, or under the Phase One Property. Therefore, Pinchin recommends that a Phase Two ESA be conducted prior to filing an RSC for the Phase One Property.

It should be noted that the references and sources for the information used in evaluating the Phase One Property are provided in the relevant sections of this report. Furthermore, specific references are also summarized in Section 9.0.

## **8.1 Signatures**

This Phase One ESA was undertaken under the supervision of Peter Roberts, P.Eng., QP<sub>ESA</sub> in accordance with the requirements of O. Reg. 153/04 to support the filing of an RSC for the Phase One Property. The conclusions and recommendations provided in this report represent the best judgement of the assessor based on the Site conditions observed on January 21, 2016, and a review of available historical information and information obtained from interviews.

This report has been issued without having received a response to a request for information from the MOECC regarding the properties surrounding the Phase One Property. Pinchin reserves the right to amend our conclusions and recommendations based on information obtained from the regulatory agency.

We trust that the information provided in this report meets your current requirements.

## **8.2 Standard Limitations**

This Phase One ESA was performed in order to identify potential issues of environmental concern associated with the Phase One Property located at 1280, 1288, 1290 & 1294 Wharf Street and 607 Annland Street, Pickering, Ontario, at the time of the Site reconnaissance. This Phase One ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific client requests, as applicable to this Phase One Property. This report was prepared for the exclusive use of R. B. Morgan Construction (Client) subject to the conditions and limitations contained within the duly authorized work plan. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from the Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.



Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from the negligence of Pinchin. Pinchin will not be liable for any losses or damage if the Client has failed, within a period of two years following the date upon which the claim is discovered (Claim Period), to commence legal proceedings against Pinchin to recover such losses or damage unless the laws of the jurisdiction which governs the Claim Period which is applicable to such claim provides that the applicable Claim Period is greater than two years and cannot be abridged by the contract between the Client and Pinchin, in which case the Claim Period shall be deemed to be extended by the shortest additional period which results in this provision being legally enforceable.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase One ESA did not include a visual or intrusive investigation for designated substances (e.g., asbestos, mould, PCB-containing electrical equipment, etc.) and, therefore, these materials may be present at the Phase One Property.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

O. Reg. 153/04 does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable federal, provincial or municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase One ESA.

## 9.0 REFERENCES

The following documents, persons or organizations provided information used in this report:

- “*Confirmatory Soil Sampling for 1289 Wharf Street, Pickering, ON*”, prepared for R. B. Morgan Construction, by Fisher Environmental Ltd., and dated April 3, 2007.
- Intera Technologies Inc. *Inventory of Coal Gasification Plant Waste Sites in Ontario*. April 1987.



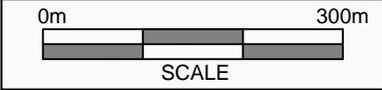
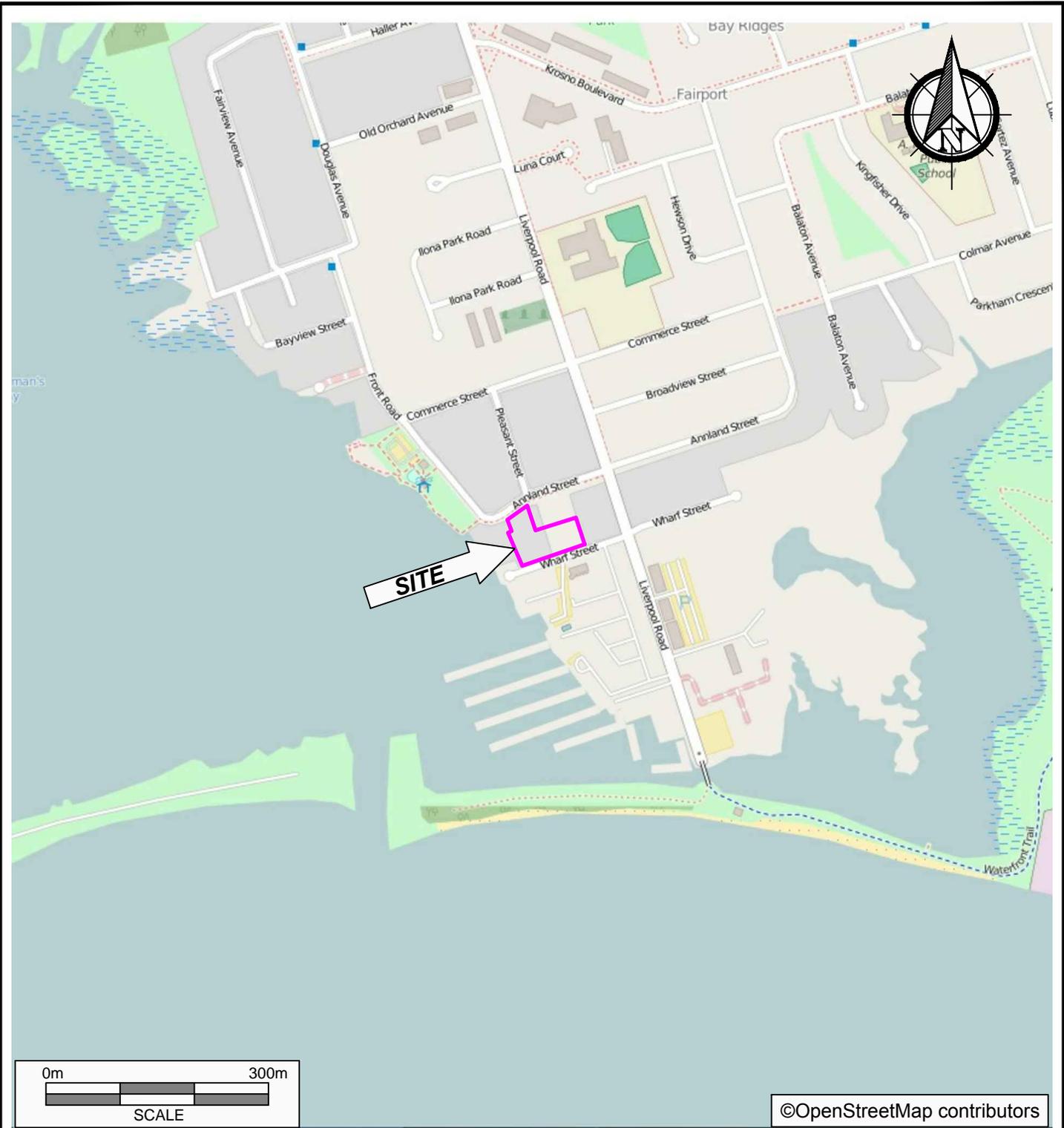
- Intera Technologies Inc. *Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*. November 1988.
- Province of Ontario. Environmental Protection Act R.S.O. 1990, c. E.19 and Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act. Last amended by Ontario Regulation 333/13 on December 13, 2013.
- Toporama – Topographic Maps:  
<http://atlas.gc.ca/site/english/maps/topo/map>
- The Atlas of Canada – Surficial Materials:  
<http://atlas.nrcan.gc.ca/site/english/maps/environment/land/surficialmaterials/1>
- The Atlas of Canada – Bedrock Geology:  
<http://atlas.gc.ca/site/english/maps/archives/3rdedition/environment/land/016?w=4&h=4&l=6&r=4&c=12>.
- Regional Municipality of Durham, Planning Department, Region of Durham Natural Features, (<https://www.durham.ca/departments/planed/planning/committees/deac/NaturalFeaturesMap.pdf>), August 2008.
- Official Plan of the Regional Municipality of Durham, Schedule B, Map 'B1d' Greenbelt Natural Heritage System & Key Natural Heritage and Hydrologic Features map, June 26, 2015.

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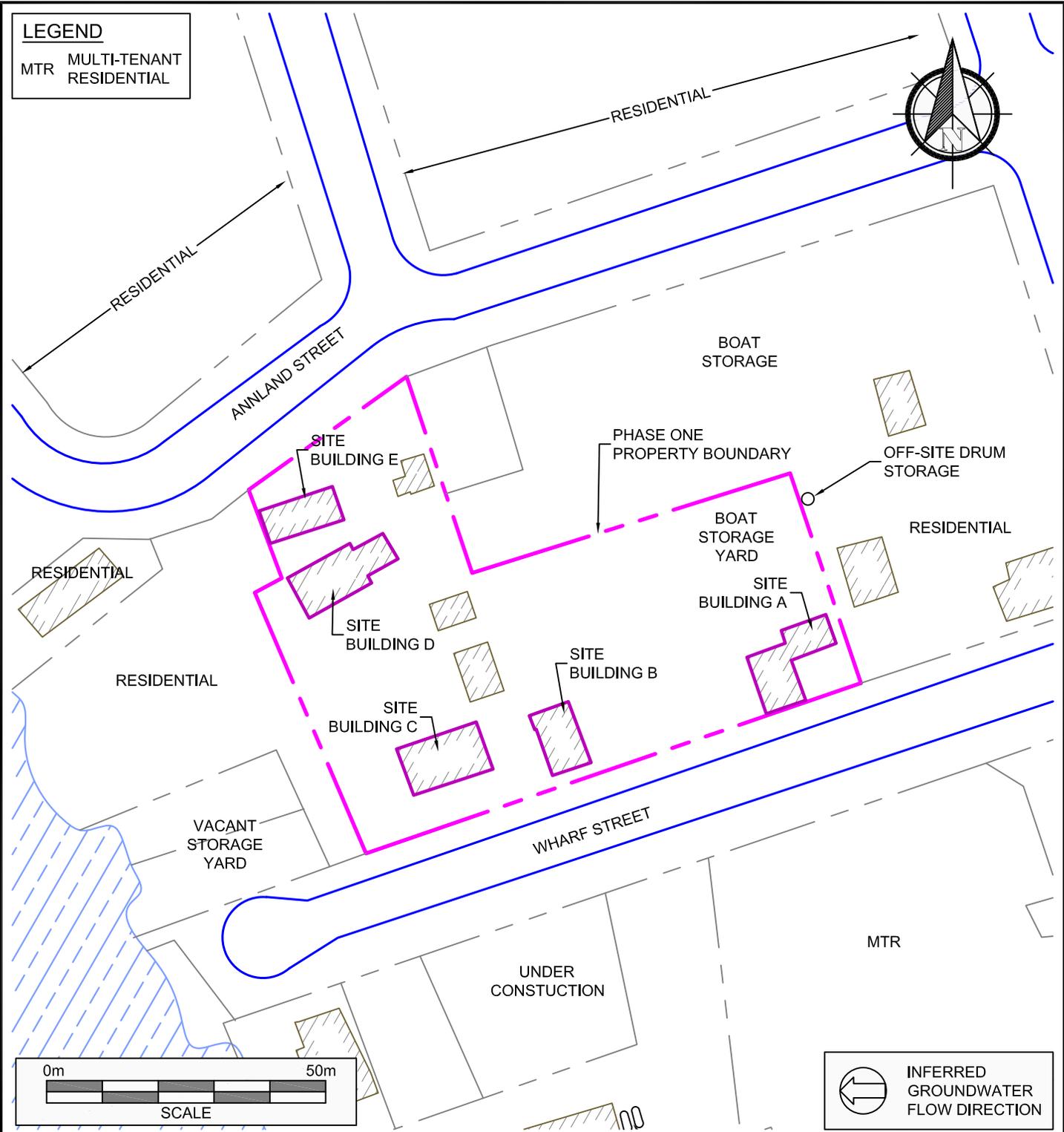
## 10.0 APPENDICES

**APPENDIX A**  
**Figures**

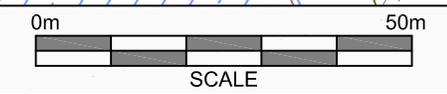


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	PROJECT NAME <b>PHASE ONE ENVIRONMENTAL SITE ASSESSMENT</b>		
	CLIENT NAME <b>R.B. MORGAN CONSTRUCTION</b>		
	PROJECT LOCATION <b>1280, 1288, 1290, 1294 WHARF STREET AND 607 ANNLAND STREET, PICKERING, ONTARIO</b>		
	FIGURE NAME <b>KEY MAP</b>		FIGURE NO. <b>1</b>
SCALE <b>AS SHOWN</b>	PROJECT NO. <b>103341</b>	DATE <b>OCT. 2016</b>	



**LEGEND**  
MTR MULTI-TENANT RESIDENTIAL



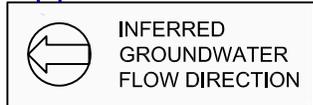
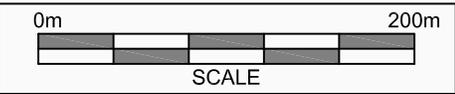
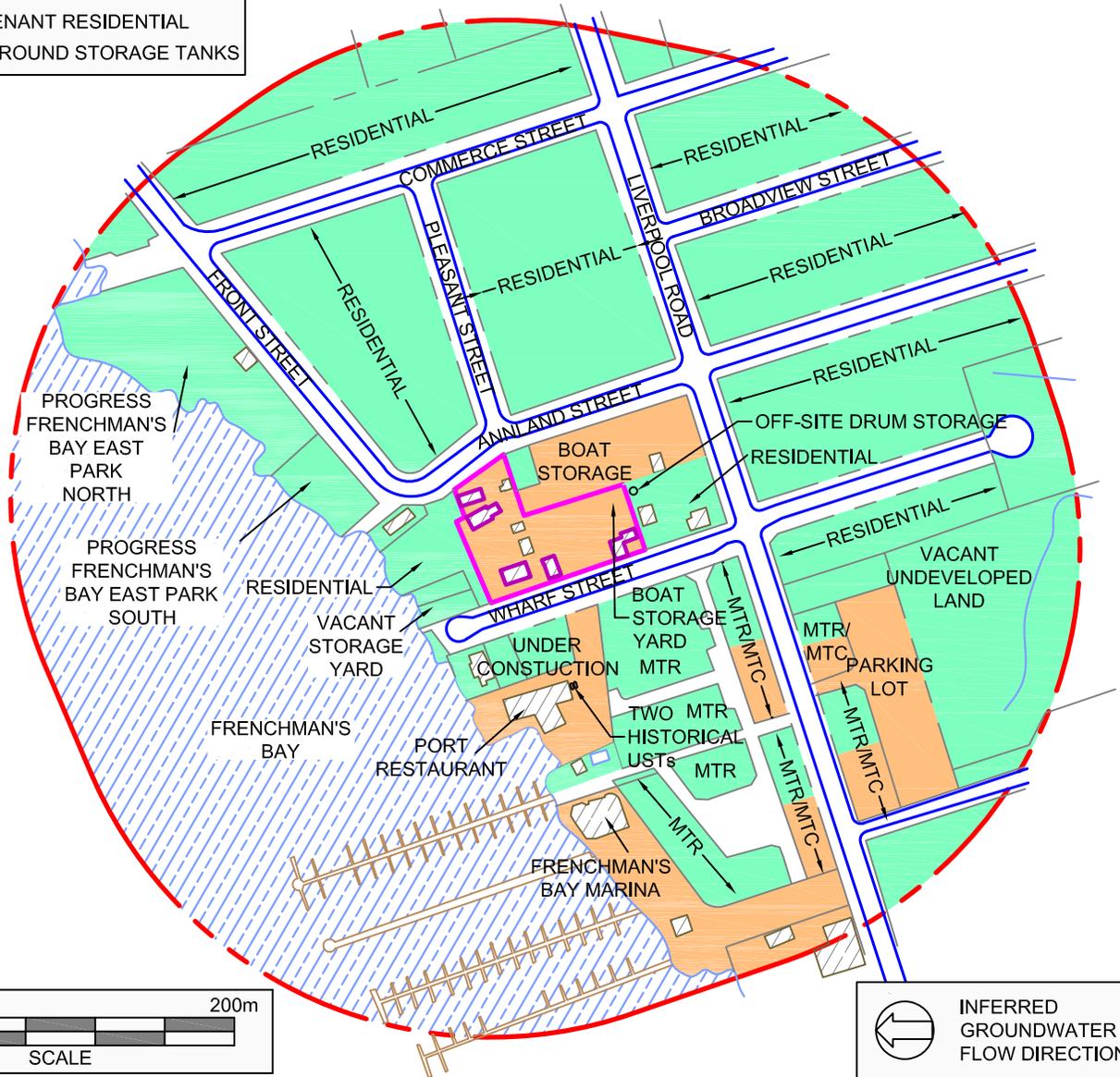
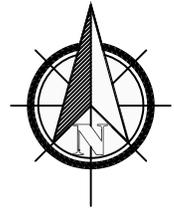
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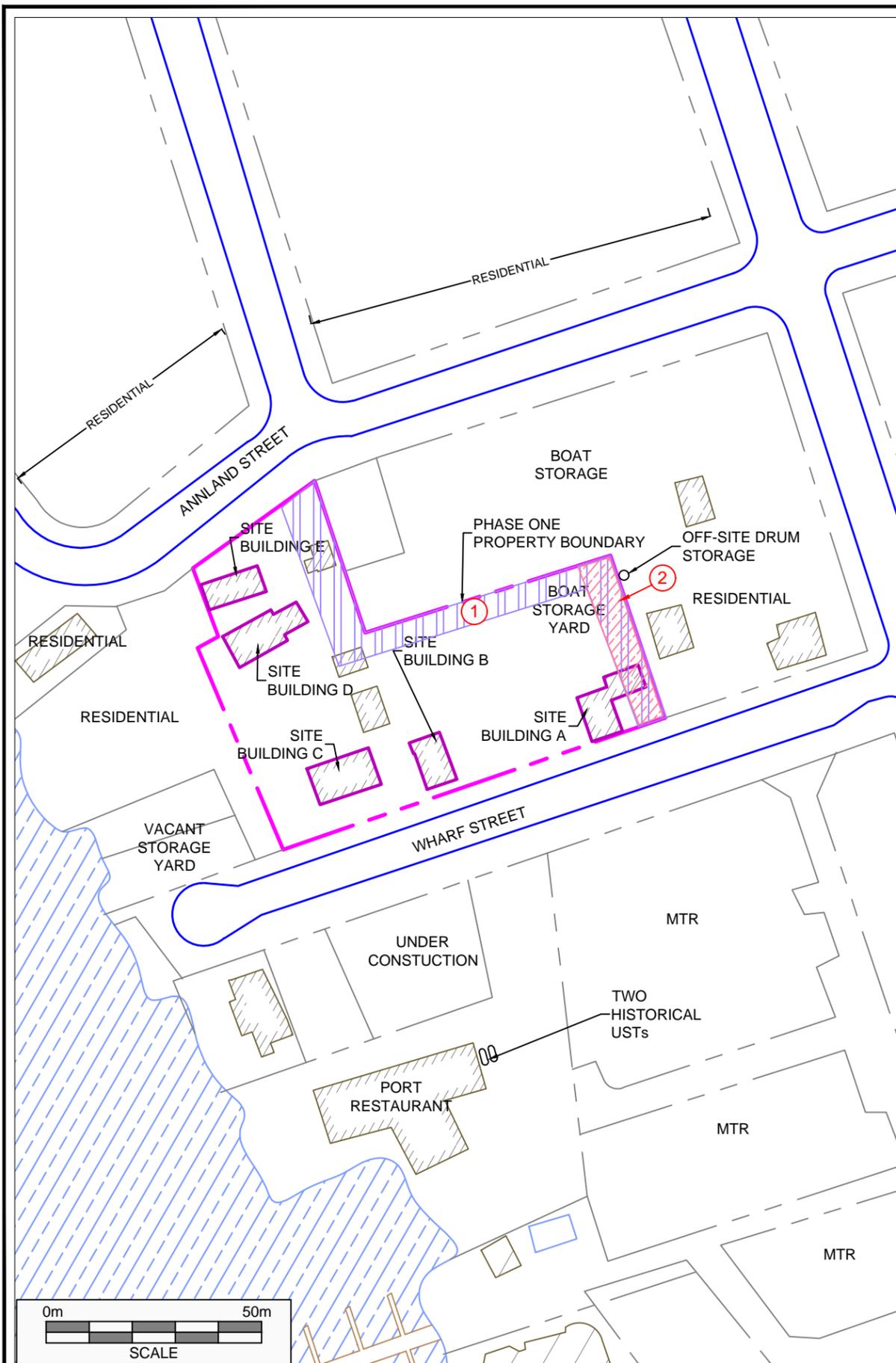
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CLIENT NAME <b>R.B. MORGAN CONSTRUCTION</b>			
PROJECT LOCATION <b>1280, 1288, 1290, 1294 WHARF STREET AND 607 ANNLAND STREET, PICKERING, ONTARIO</b>			
FIGURE NAME <b>PHASE ONE PROPERTY</b>			FIGURE NO. <b>2</b>
SCALE <b>AS SHOWN</b>	PROJECT NO. <b>103341</b>	DATE <b>OCT. 2016</b>	

**LEGEND**

- INDUSTRIAL/COMMUNITY/  
COMMERCIAL LANDUSE
  - RESIDENTIAL/PARK/  
INSTITUTIONAL LANDUSE
  - SITE BUILDING
  - PHASE ONE STUDY  
AREA BOUNDARY
  - PHASE ONE PROPERTY  
BOUNDARY
- MTC MULTI-TENANT COMMERCIAL  
MTR MULTI-TENANT RESIDENTIAL  
USTs UNDERGROUND STORAGE TANKS



PROJECT NAME			
<b>PHASE ONE ENVIRONMENTAL SITE ASSESSMENT</b>			
CLIENT NAME			
<b>R.B. MORGAN CONSTRUCTION</b>			
PROJECT LOCATION			
<b>1280, 1288, 1290, 1294 WHARF STREET AND 607 ANNLAND STREET, PICKERING, ONTARIO</b>			
FIGURE NAME			FIGURE NO.
<b>PHASE ONE STUDY AREA</b>			<b>3</b>
SCALE	PROJECT NO.	DATE	
<b>AS SHOWN</b>	<b>103341</b>	<b>OCT. 2016</b>	



Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC #1	East portion of the Phase One Property.	Item 28 – Gasoline and Associated Products Storage in Fixed Tanks (former UST located at 640 Liverpool Road)	Off-Site	PHCs VOCs PAHs	Soil and Groundwater
APEC #2	East portion of the Phase One Property.	Other – Exterior Chemical Storage (drum storage area adjacent to the Site, at 640 Liverpool Road)	Off-Site	PHCs VOCs PAHs	Soil and Groundwater

**LEGEND**

- 1 APEC NUMBER (AREA OF POTENTIAL ENVIRONMENTAL CONCERN)
- BTEX BENZENE, TOLUENE, ETHYLBENZENE AND XYLENES
- PAHs POLYCYCLIC AROMATIC HYDROCARBON
- PHCs PETROLEUM HYDROCARBON FRACTIONS F1-F4
- VOCs VOLATILE ORGANIC COMPOUNDS
- NA NOT APPLICABLE
- APEC1 (APPROX. EXTENT)
- APEC2 (APPROX. EXTENT)



PROJECT NAME  
**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT**

CLIENT NAME  
**R.B. MORGAN CONSTRUCTION**

PROJECT LOCATION  
**1280, 1288, 1290, 1294 WHARF STREET AND 607 ANN LAND STREET, PICKERING, ONTARIO**

FIGURE NAME  
**AREAS OF POTENTIAL ENVIRONMENTAL CONCERN**

SCALE <b>AS SHOWN</b>	PROJECT NO. <b>103341</b>
--------------------------	------------------------------

DATE <b>OCT. 2016</b>	FIGURE NO. <b>4</b>
--------------------------	------------------------



**APPENDIX B**  
**Photographs**



Photo 1 – South and east elevations of Site Building A, looking northwest.



Photo 2 – South elevation of Site Building B, looking northeast.



Photo 3 – South elevation of Site Building C, looking north.



Photo 4 – South and west elevations of Site Building D, looking northeast.



Photo 5 – North elevation of Site Building E, looking south.



Photo 6 – View of the storage yard in the east portion of the Phase One Property, looking north.



Photo 7 – View of the property to the east of the Phase One Property, looking north.



Photo 8 – View of the drum storage area on the adjacent property to the east of the Phase One Property, looking east.



Photo 9 – View of the properties to the south of the Phase One Property.



Photo 10 – View of one of the properties to the west of the Phase One Property.



Photo 11 – View of properties to the north of the Phase One Property.



Photo 12 – View of out-of-use ASTs and a drum on the property to the east of the northwest portion of the Phase One Property.



Photo 13 – View of the storage yard to the east of the northwest portion of the Phase One Property.

**APPENDIX C**  
**Survey Plan**



PLAN OF SURVEY OF  
**LOTS 8, 9, 10, 11, 12 AND 16**  
**AND PART OF LOT 5**  
**REGISTERED PLAN M-89**  
 (GEOGRAPHIC TOWNSHIP OF PICKERING)  
 NOW IN THE  
**CITY OF PICKERING**  
 REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 250

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A, B AND C, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99988400.

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).  
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	654 094.59	4 853 169.06
ORP (B)	654 154.91	4 853 191.20
ORP (C)	654 280.91	4 853 238.22

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISON PURPOSES A ROTATION ANGLE OF 1'21"10" COUNTER-CLOCKWISE WAS APPLIED TO P1, P2 AND P3

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIPE
⊙	DENOTES	ROUND
WT	DENOTES	WITNESS
C	DENOTES	CENTRELINE
MEAS	DENOTES	MEASURED
967	DENOTES	W.N. WILDMAN, O.L.S.
P1	DENOTES	REGISTERED PLAN M-89
P2	DENOTES	EXPROPRIATION PLAN 95
P3	DENOTES	PLAN OF SURVEY BY H. FLIM LTD. O.L.S. DATED AUGUST 12, 1969 (W.O. 3905)

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
**PLAN SUBMISSION FORM**  
**1961810**

**THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR**  
 In accordance with Regulation 1026, Section 29(3).

ALL SET SSIB MONUMENTS WERE USED DUE TO PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

ALL SURVEYED LIMITS HAVE BEEN CONFIRMED BY BOUNDARIES ACT PLAN 128.

**BENCHMARK**  
 ELEVATIONS HERON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK No. R-39, HAVING A PUBLISHED ELEVATION OF 82.555m, (CVGD-1928:1978)

**SITE BENCHMARK**  
 SOUTHWEST CORNER OF CONCRETE HYDRO TRANSFORMER PAD ON THE NORTH SIZE OF WHARF STREET IMMEDIATELY WEST OF DWELLING No. 1294  
 ELEVATION 79.00 m

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON NOVEMBER 16, 2015.

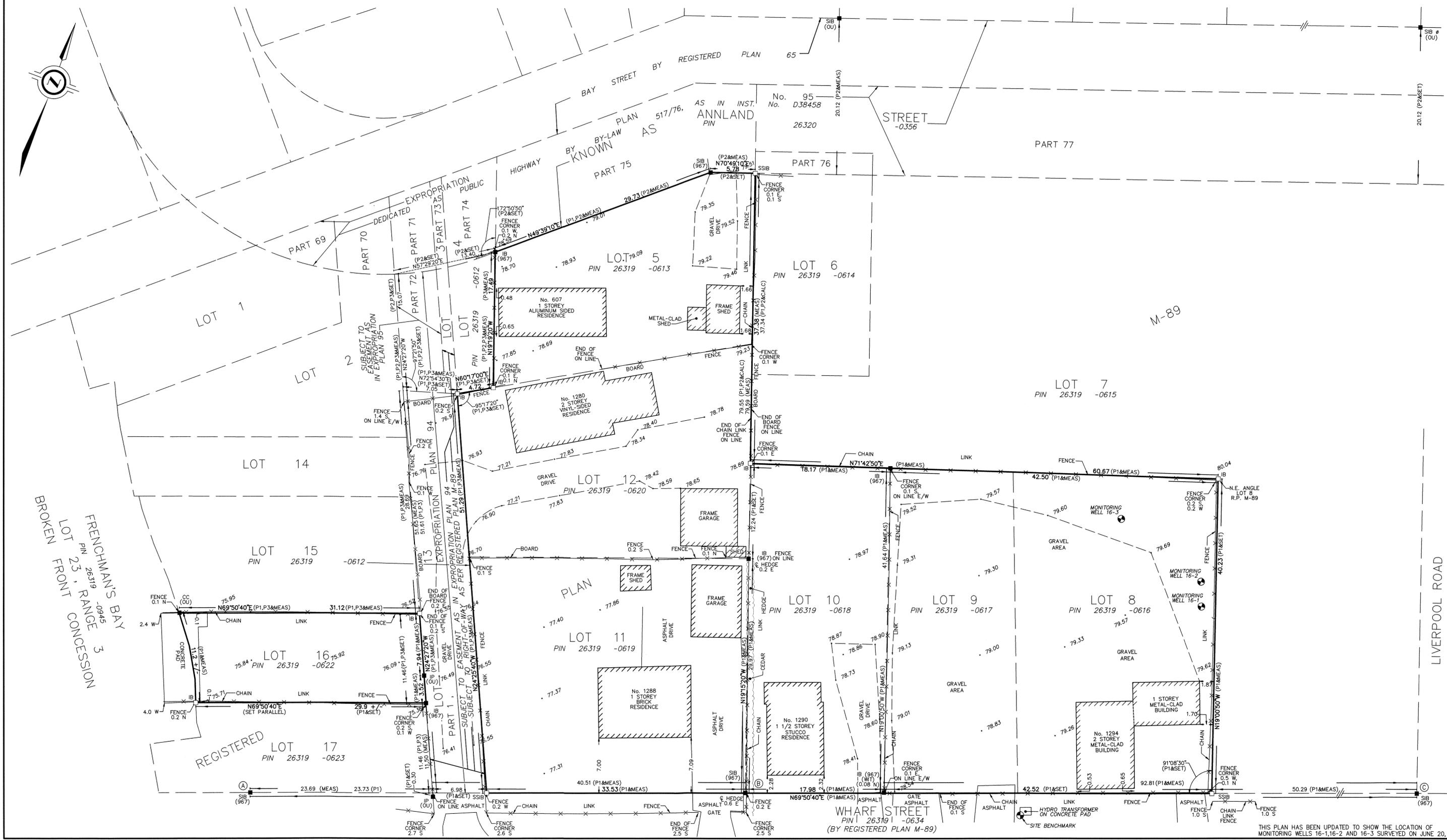
NOVEMBER 19, 2015  
 DATE  
  
 R. Mc RAE  
 ONTARIO LAND SURVEYOR

ALL SURVEYED LIMITS HAVE BEEN CONFIRMED BY BOUNDARIES ACT PLAN 128.

**J.D. BARNES LIMITED**  
 SURVEYING MAPPING GIS  
 LAND INFORMATION SPECIALISTS  
 110 SCOTIA COURT, 400, WHITBY, ON L1N 8Y7  
 T: (905) 723-1212 F: (905) 723-4234 www.jdbarnes.com

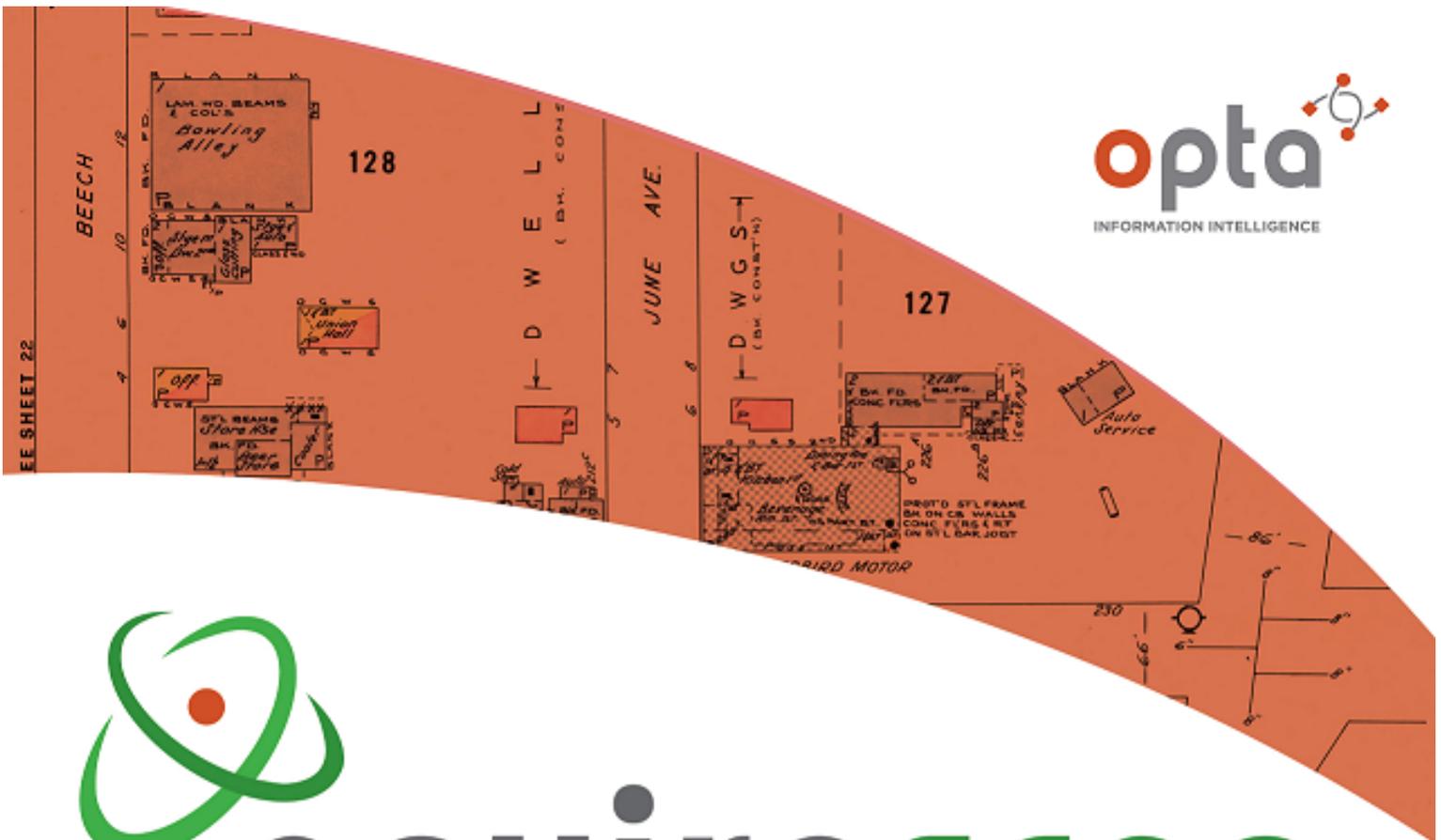
DRAWN BY: N.M. CHECKED BY: R.M. REFERENCE NO.: 15-25-097-00  
 FILE: G:\15-25-097\00\15-25-097-00.dgn DATED: NOV 19 2015

PLOTTED: NOV 19 2015



THIS PLAN HAS BEEN UPDATED TO SHOW THE LOCATION OF MONITORING WELLS 16-1, 16-2 AND 16-3 SURVEYED ON JUNE 20, 2016

**APPENDIX D**  
**Opta Records**



# enviroscan



An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

T: 905-882-6300  
W: [www.optaintel.ca](http://www.optaintel.ca)

Report Completed By:  
**Sunita Kapoor**

Site Address:

607 Annland St Pickering ON Canada

Project No:

103341 607 Annland

Opta Order ID:

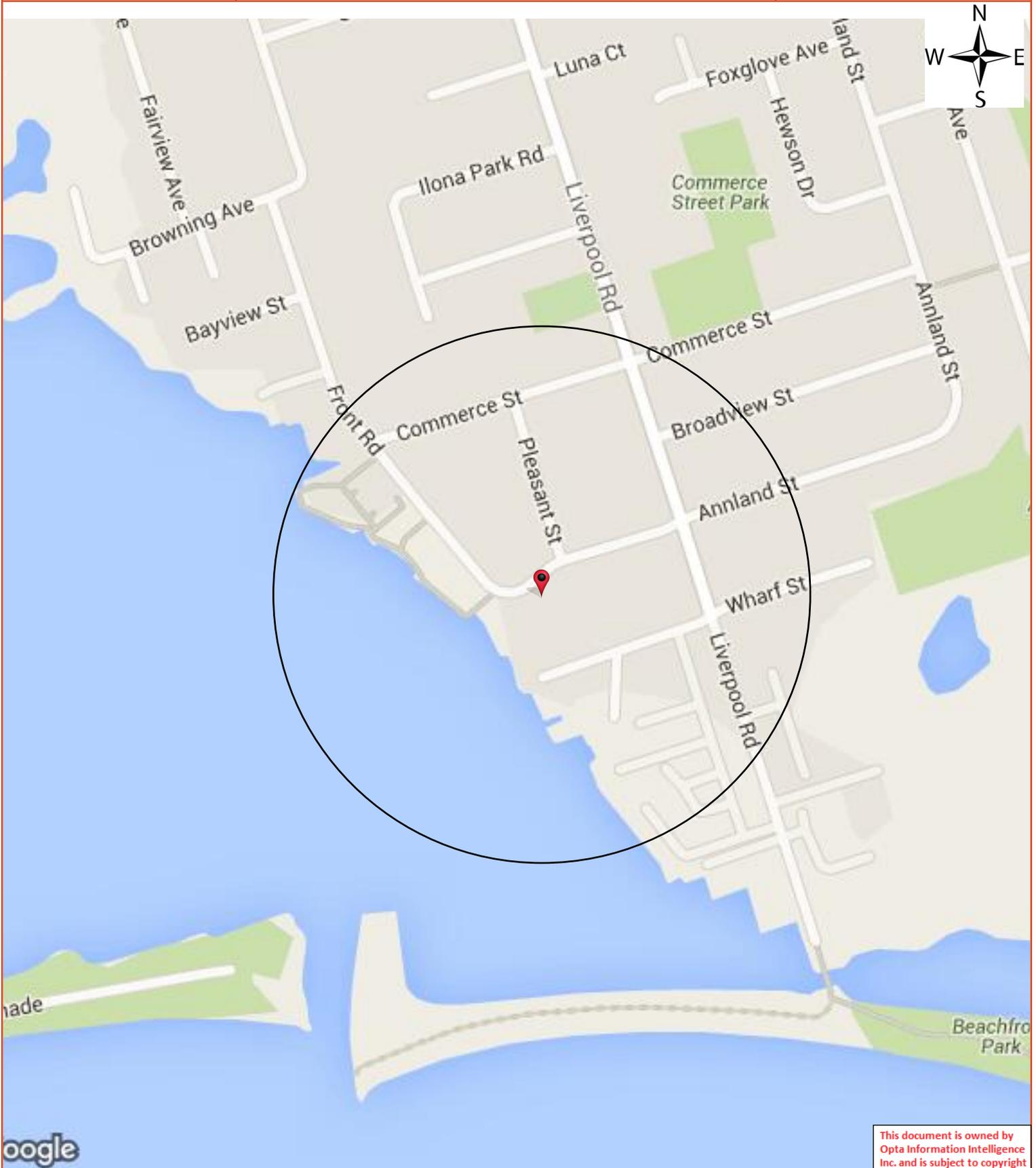
25250

Requested by:

Shauna McClelland  
Pinchin Ltd.

Date Completed:

1/19/2016 11:06:54 AM



## Opta Historical Environmental Services Enviroscan<sup>TM</sup> Terms and Conditions

### Report

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

### Disclaimer

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### Entire Agreement

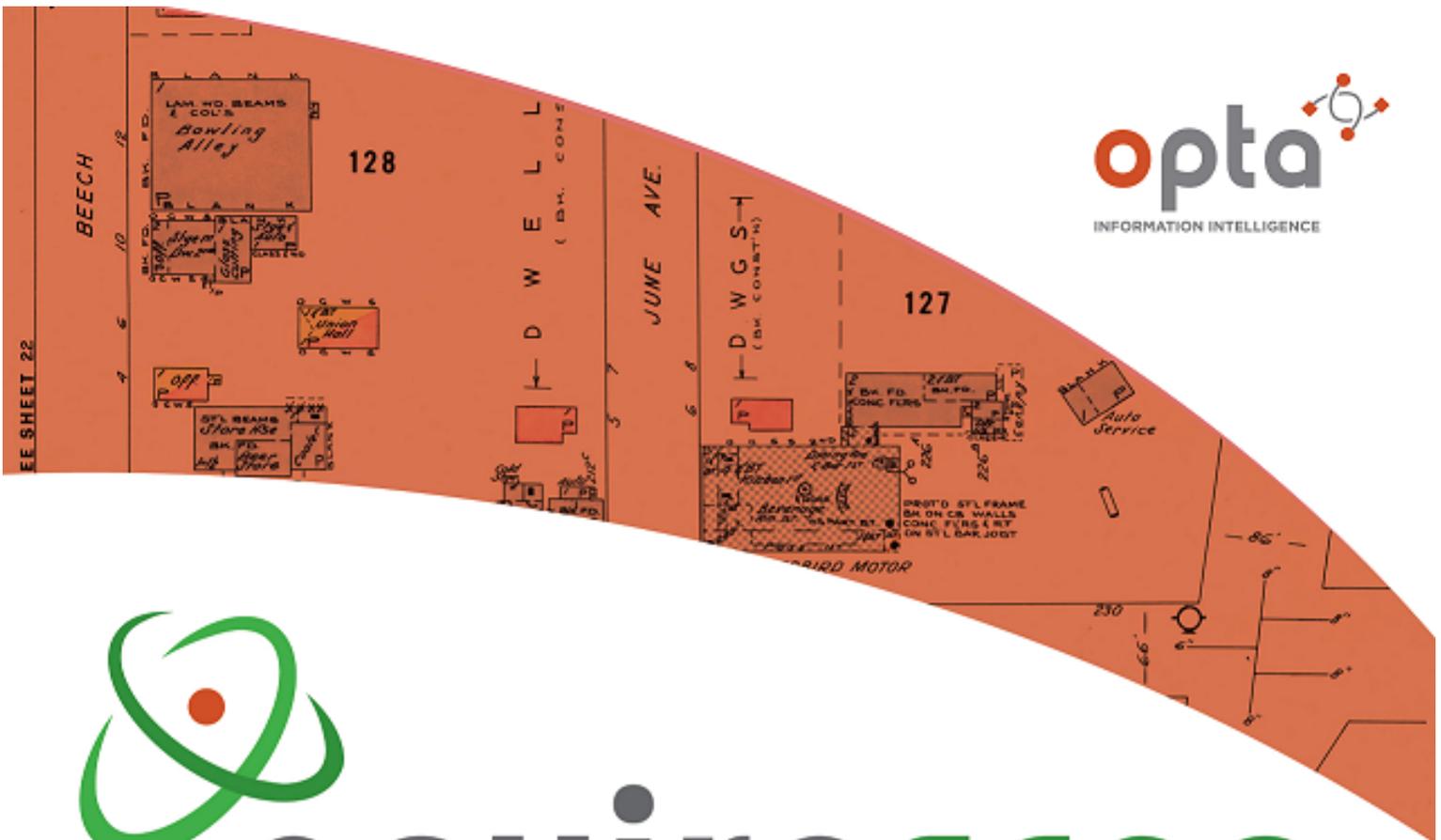
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### Governing Document

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### Law

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



# enviroscan



An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

T: 905-882-6300  
W: [www.optaintel.ca](http://www.optaintel.ca)

Report Completed By:

Site Address:

1280 Wharf Street Pickering ON Canada

Project No:

103341 1280 Wharf

Opta Order ID:

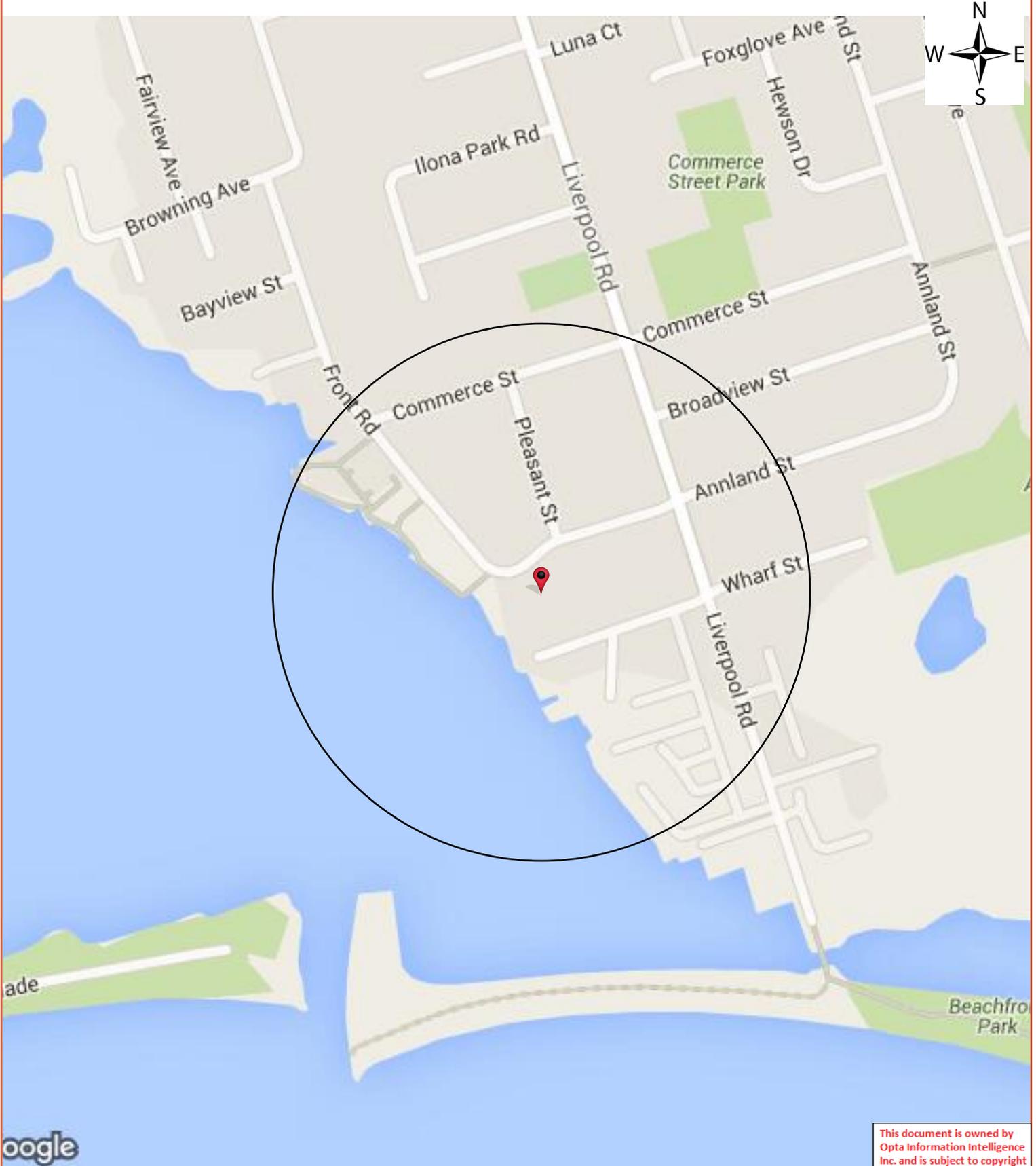
25240

Requested by:

Shauna McClelland  
Pinchin Ltd.

Date Completed:

1/19/2016 12:42:01 PM



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### Report

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### Entire Agreement

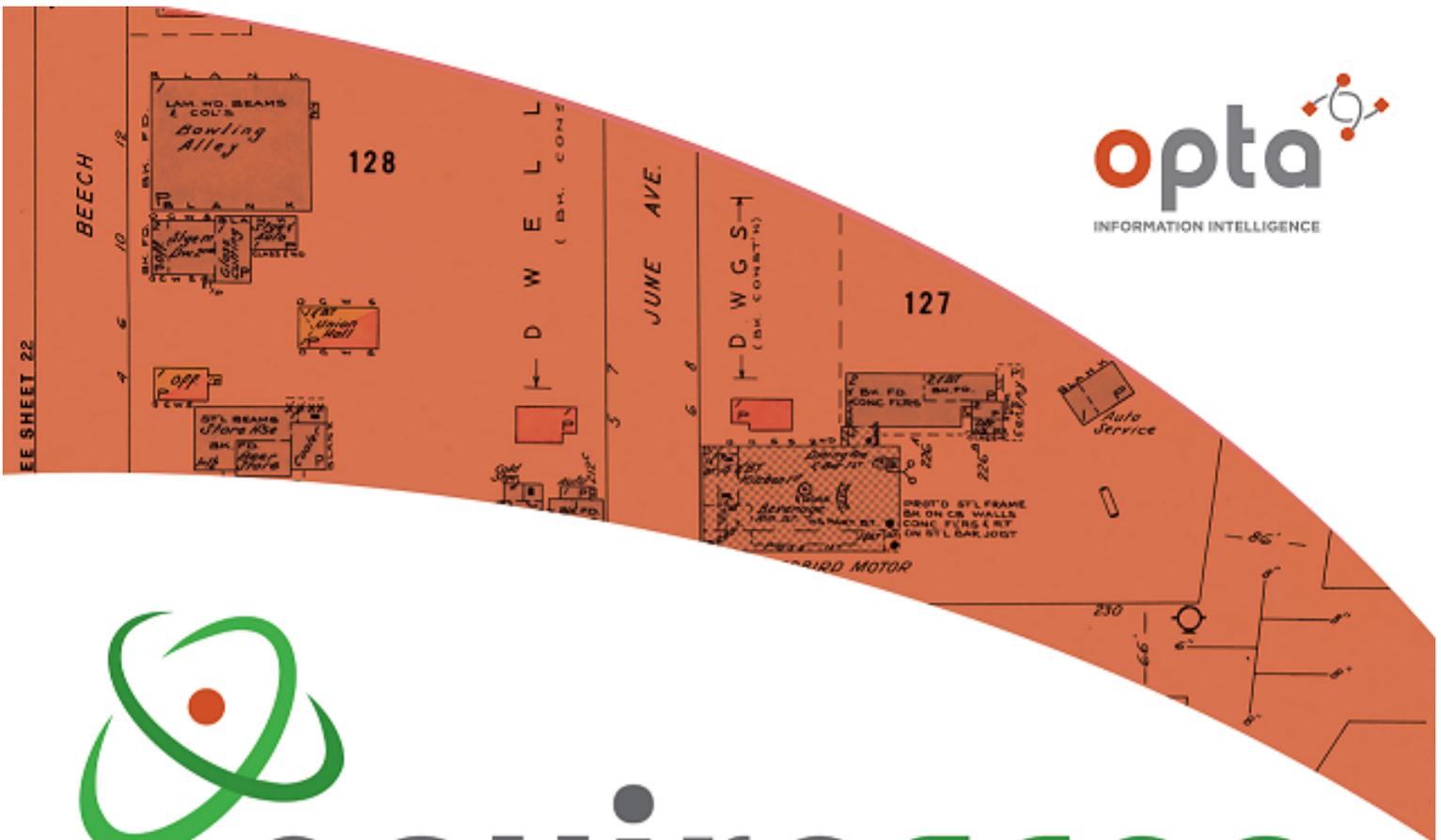
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An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

T: 905-882-6300  
W: [www.optaintel.ca](http://www.optaintel.ca)

Report Completed By:  
**Sunita Kapoor**

Site Address:

1288 Wharf Street Pickering ON Canada

Project No:

103341 1280 Wharf

Opta Order ID:

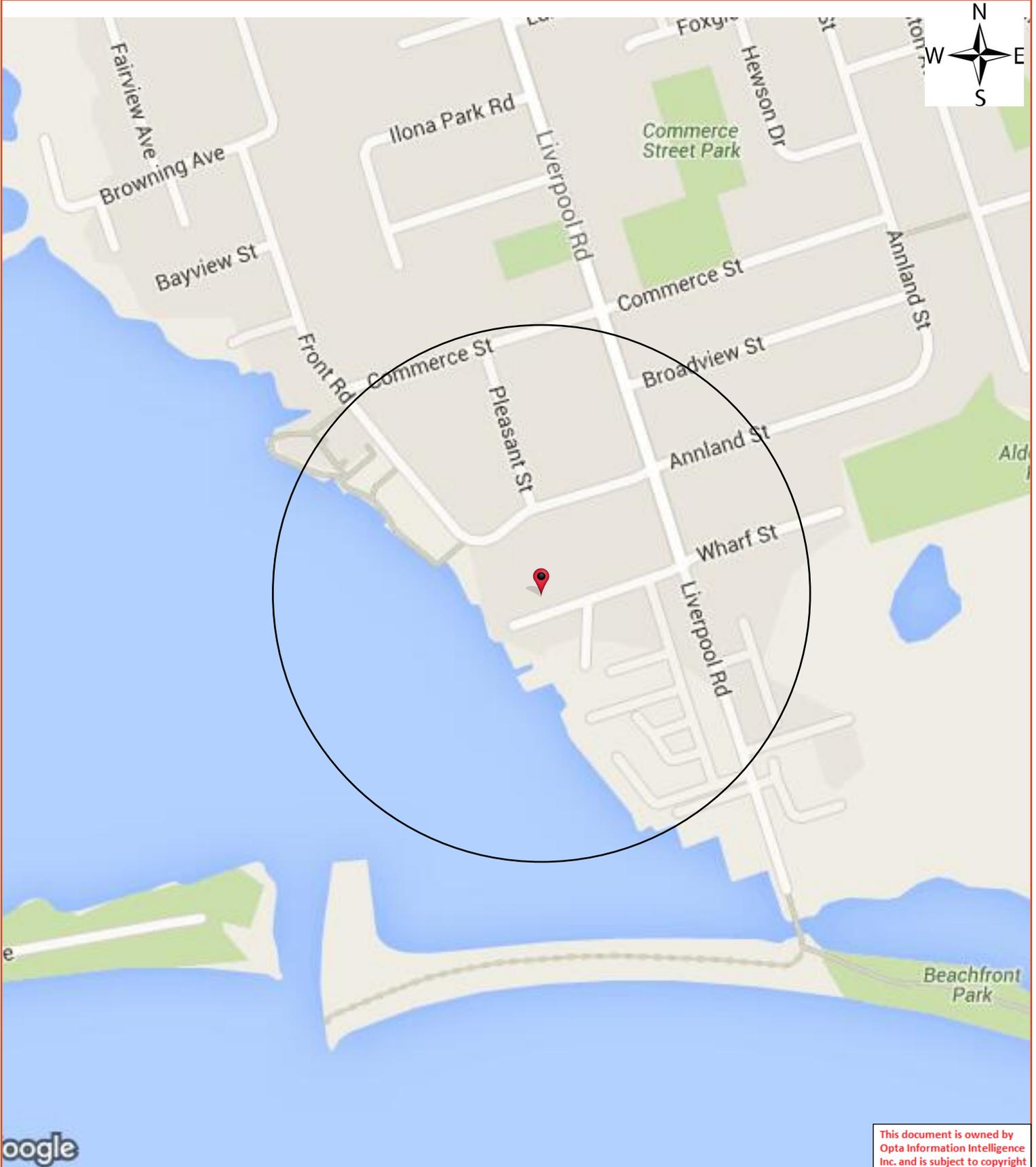
25241

Requested by:

**Shauna McClelland**  
**Pinchin Ltd.**

Date Completed:

1/19/2016 9:57:55 AM



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### Entire Agreement

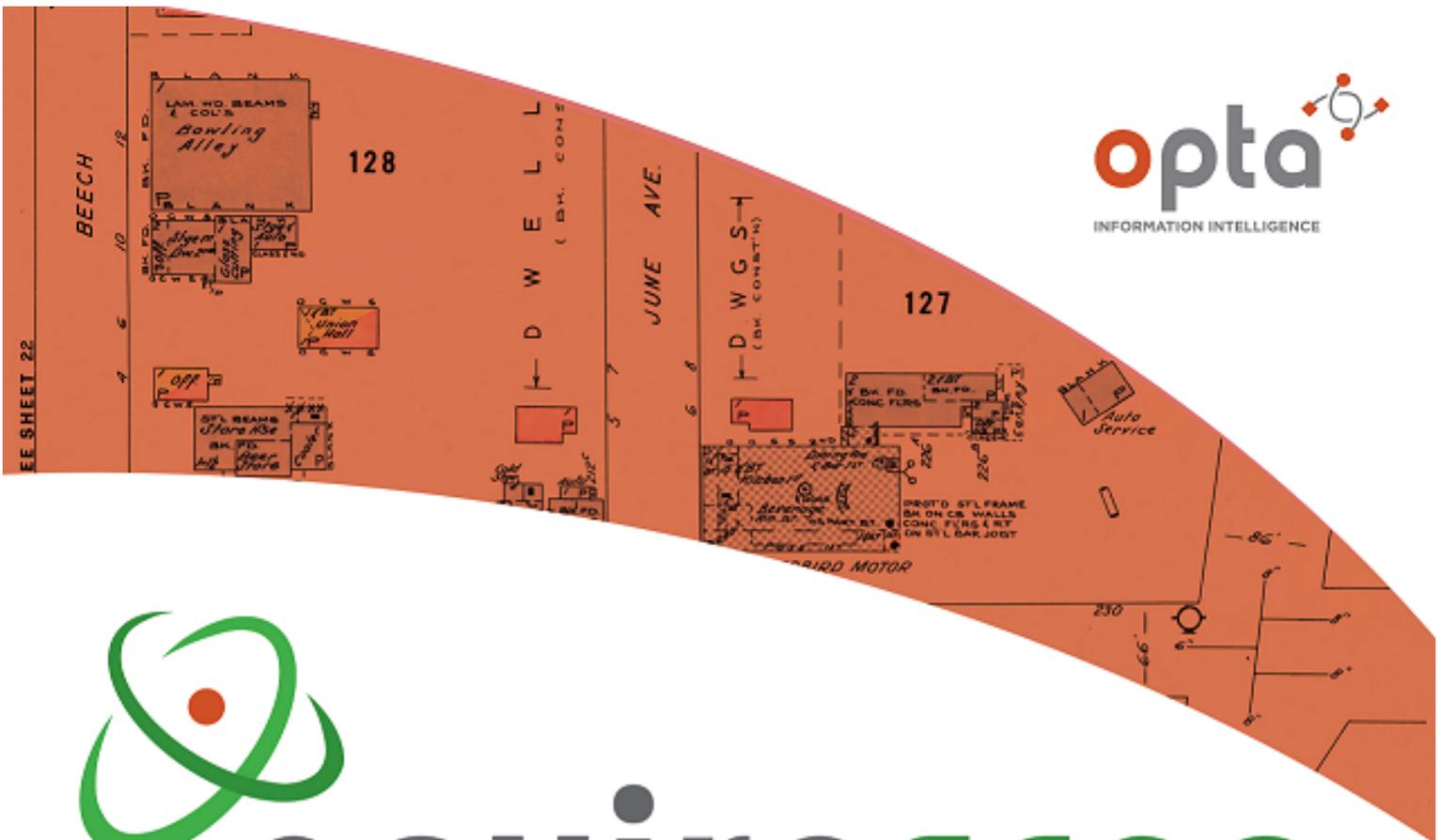
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# enviroscan



An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

T: 905-882-6300  
W: [www.optaintel.ca](http://www.optaintel.ca)

Report Completed By:  
**Anthony Remonde**

Site Address:

1290 Wharf Street Pickering ON Canada

Project No:

103341 1290 Wharf

Opta Order ID:

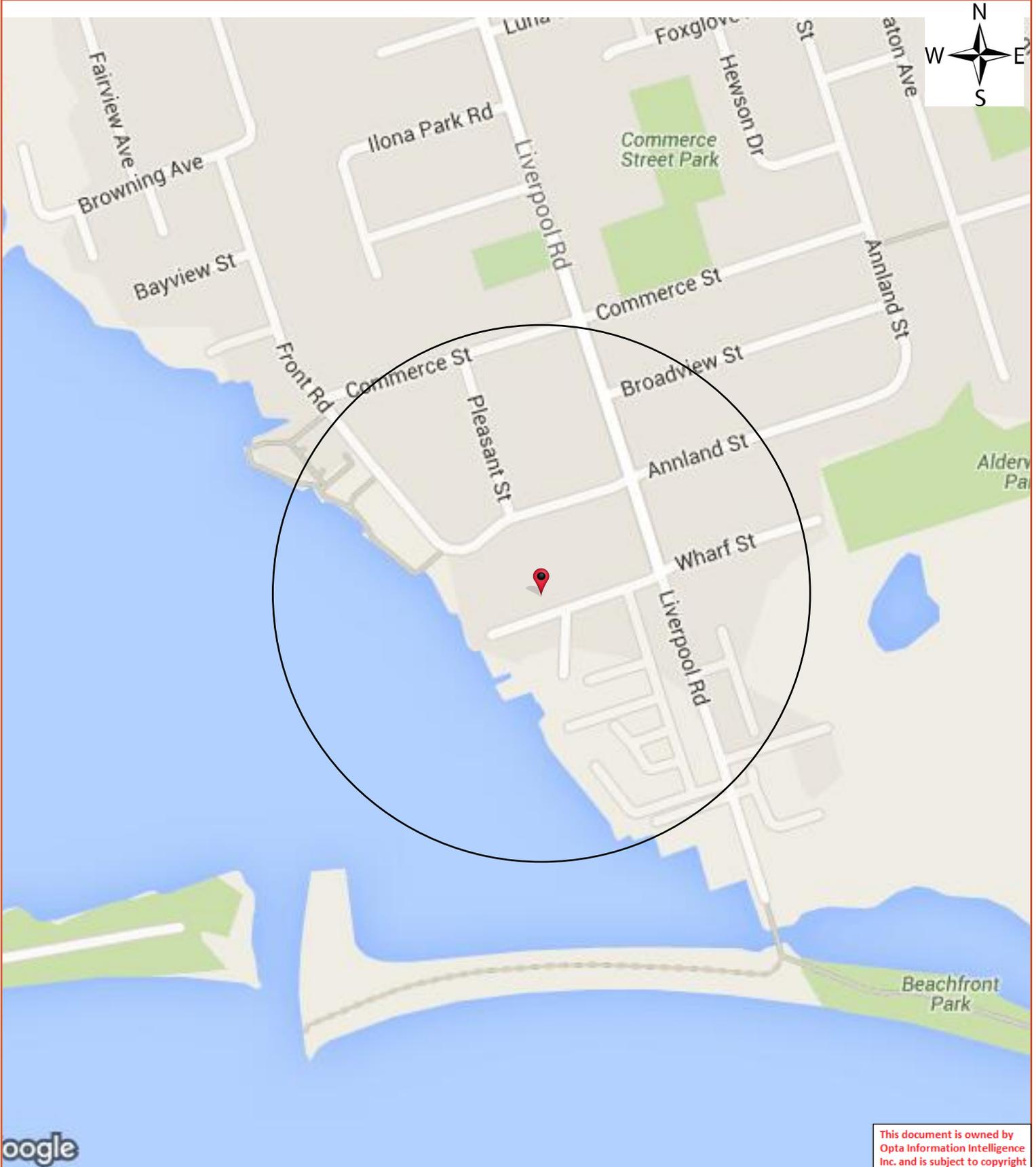
25242

Requested by:

**Shauna McClelland**  
**Pinchin Ltd.**

Date Completed:

1/19/2016 1:47:05 PM



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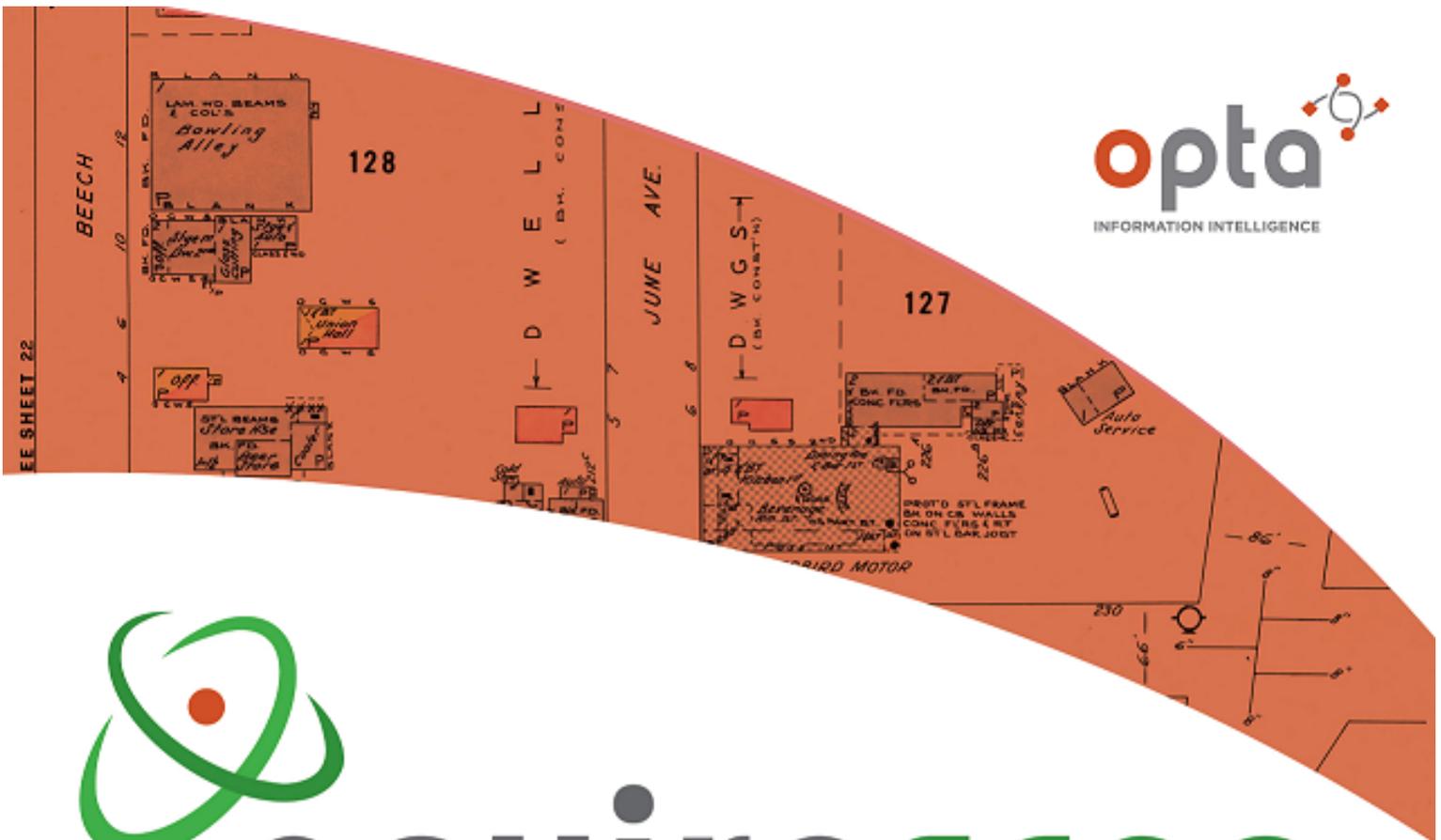
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An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

T: 905-882-6300  
W: [www.optaintel.ca](http://www.optaintel.ca)

Report Completed By:  
**Anthony Remonde**

Site Address:

1292 Wharf Street Pickering ON Canada

Project No:

103341 1292 Wharf

Opta Order ID:

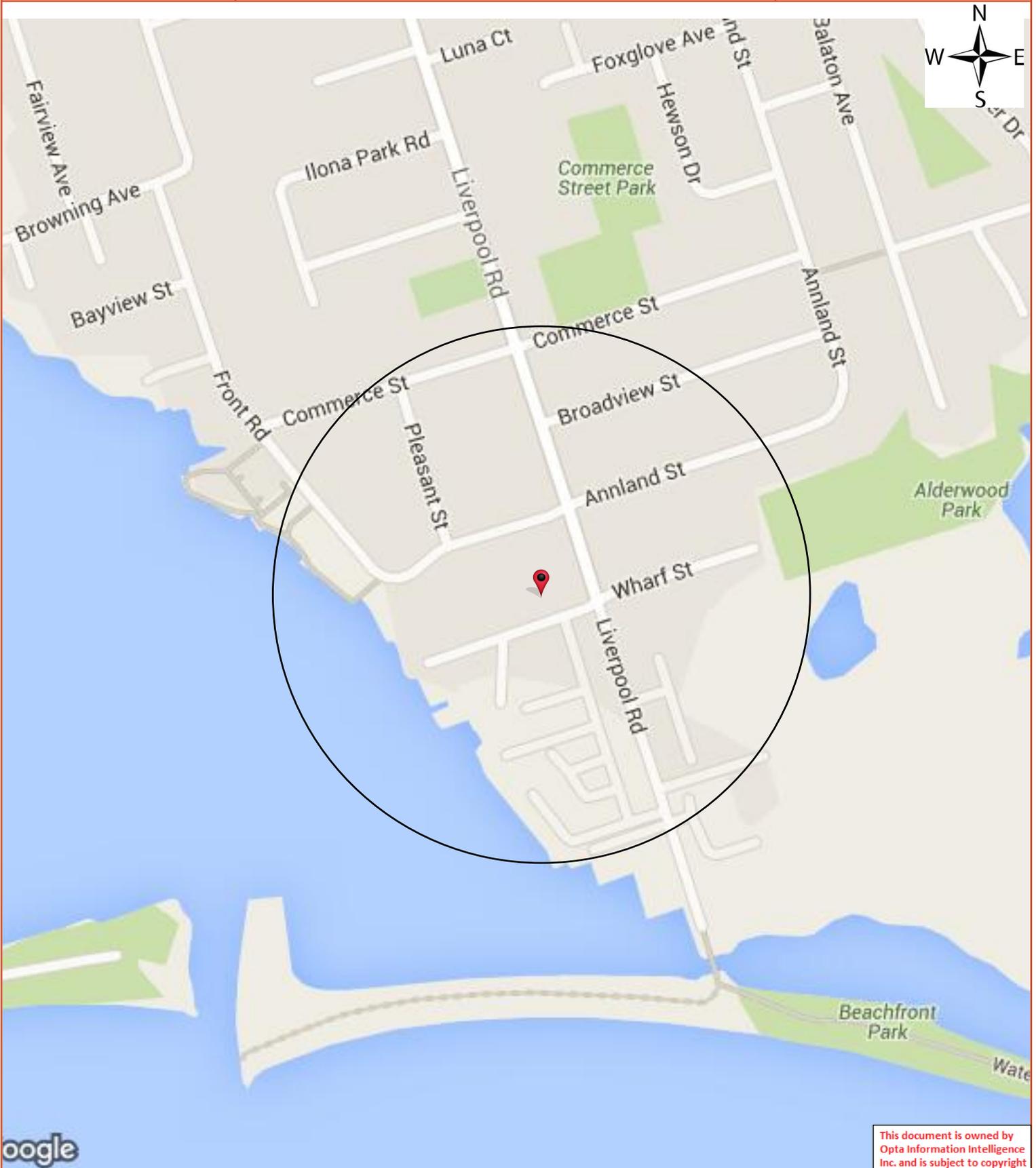
25248

Requested by:

**Shauna McClelland**  
**Pinchin Ltd.**

Date Completed:

1/19/2016 1:47:21 PM



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### Entire Agreement

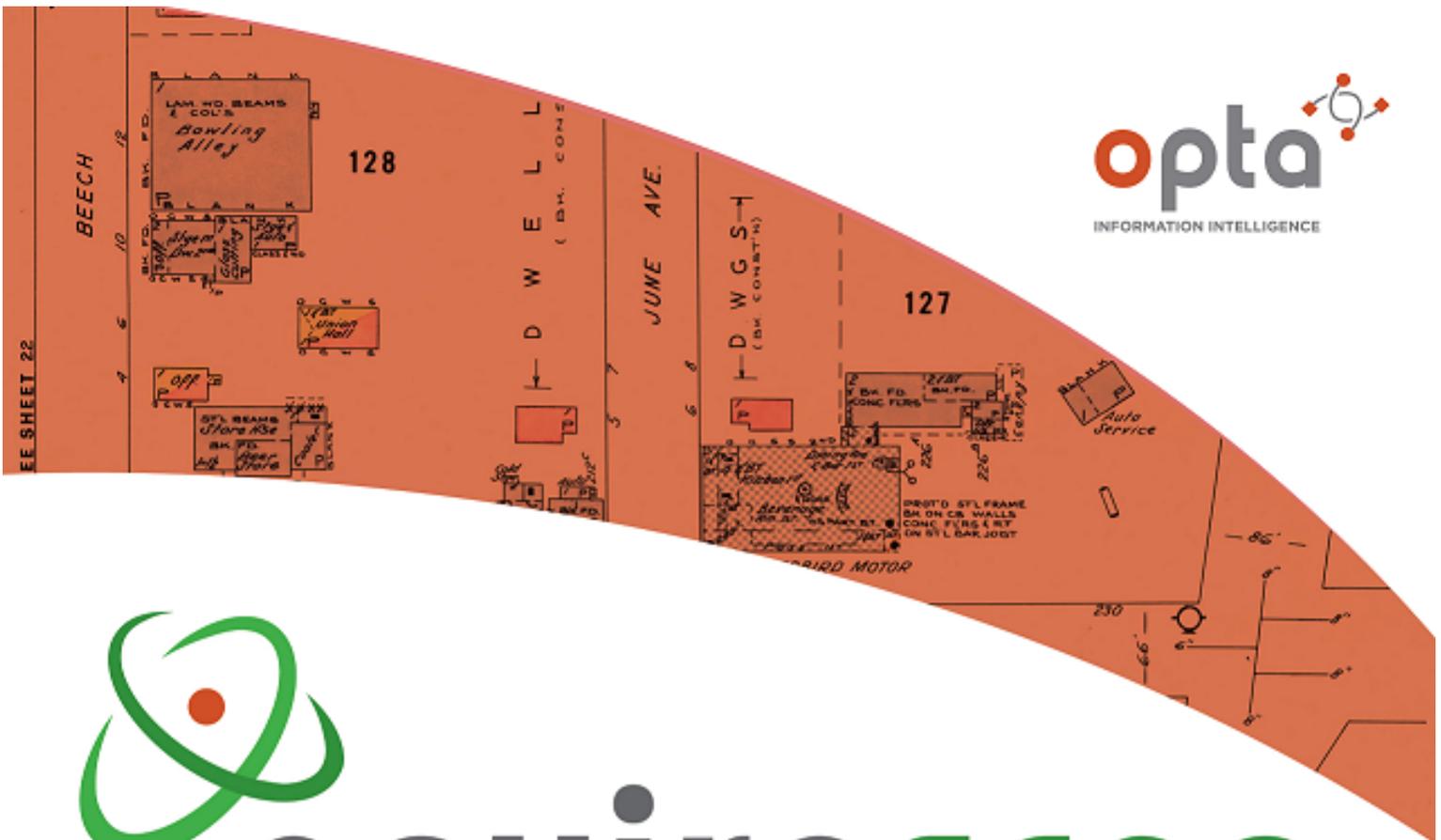
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# enviroscan



An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

T: 905-882-6300  
W: [www.optaintel.ca](http://www.optaintel.ca)

Report Completed By:

Site Address:

1294 Wharf Street Pickering ON Canada

Project No:

103341 1294 Wharf

Opta Order ID:

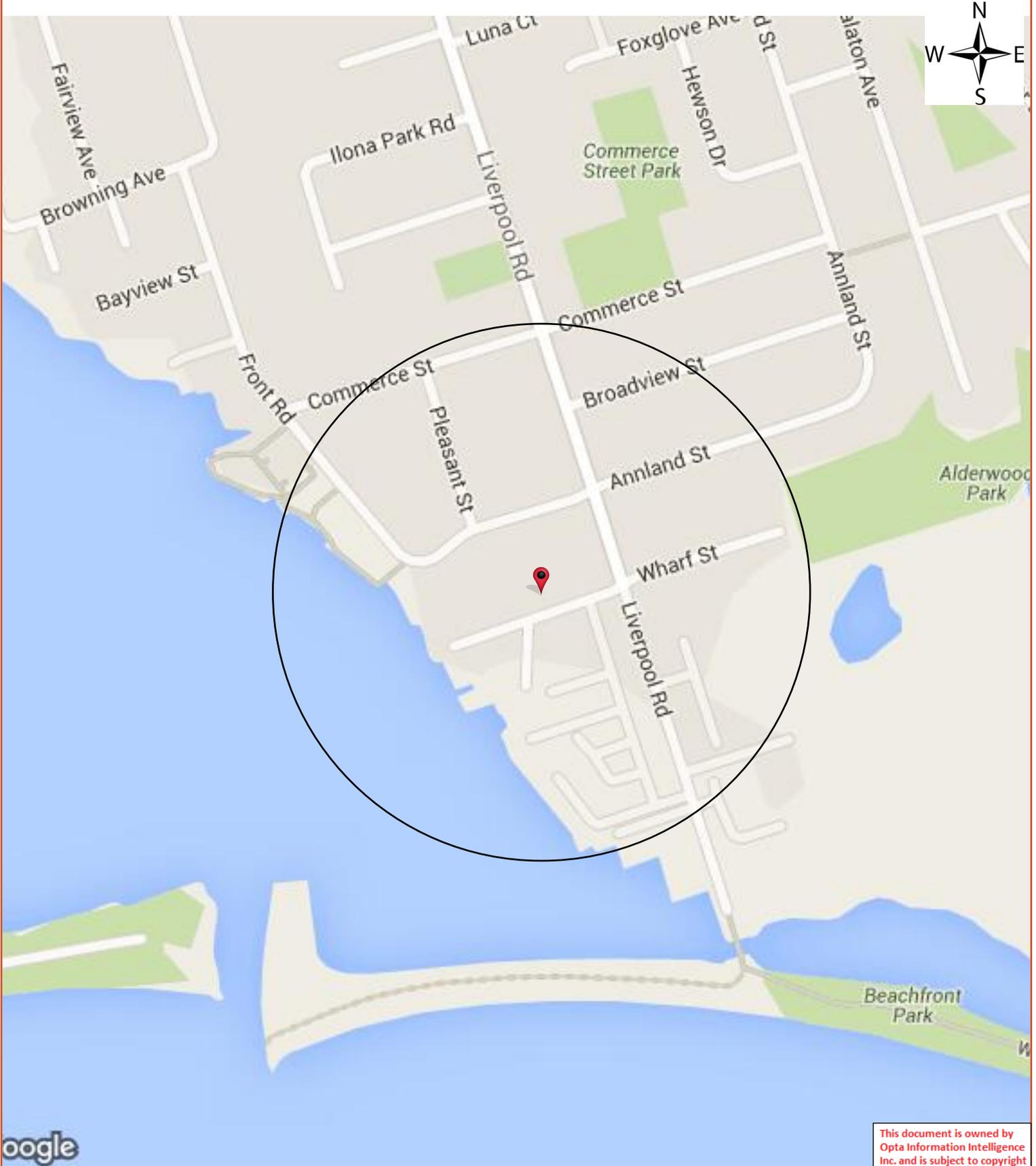
25249

Requested by:

Shauna McClelland  
Pinchin Ltd.

Date Completed:

1/19/2016 12:42:54 PM





# Opta Historical Environmental Services Enviroscan<sup>TM</sup> Terms and Conditions

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## Law

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175 Commerce Valley Drive W

Markham, Ontario

L3T 7Z3

T: 905.882.6300

Toll Free: 905.882.6300

F: 905.882.6300

An SCM Company

[www.optaintel.ca](http://www.optaintel.ca)

**APPENDIX E**  
**Chain of Title Search Results**

CHAIN OF TITLE REPORT

Project #: 20160614014  
Address: 1280 Wharf Street, Pickering  
Legal Description: lot 12, Plan M89

Searched at: Whitby  
LRO #: 40

Page 1

PIN #: 26319-0620(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	06 05 1796	Crown	Capt. George HILL
1124	Deed	19 11 1834	George Hill - estate	David GARDINER
3563	Deed	18 12 1849	David Gardiner	William GARDINER
6069	Deed	02 11 1852	William Gardiner	James PALMER
672	Deed	01 05 1855	James Palmer	Thomas PALMER
35671	Deed	14 08 1865	Thomas Palmer	Daniel SUMMERFIELD
2466	Deed	14 02 1883	Daniel Summerfield	William MCCOURT
??	Deed	26 03 1885	William McCourt	William SPARKS
16500	Deed	28 07 1924	William Sparks - estate	Ellen CROKER

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: 20160614014  
 Address: 1280 Wharf Street, Pickering  
 Legal Description: lot 12, Plan M89

Searched at: Whitby  
 LRO #: 40

Page 2

PIN #: 26319-0620(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
38430	Deed	16 09 1954	Ellen Croker	Eva Mabel STEPHENS
42060	Deed	05 10 1973	Eva Mabel Stephens - estate	Margaret ROSS
LTD10830	Deed	30 10 1975	Margaret Ross	Patricia Ann LANDRY & Robert Frederick LANDRY
LTD10831	Mortgage	30 10 1975	Patricia Ann Landry Robert Frederick Landry	Margaret ROSS (Mortgagee)
LT89221	Deed (Power of Sale)	25 04 1979	Margaret Ross (Patricia A. Landry & Robert F. Landry defaulted in LTD10831)	Thomas SUTHERLAND
LT576476	Deed	16 12 1991	Thomas Sutherland	Robert George WELFLE & Donna Wendy BYRNE
DR285844	Deed	15 06 2004	Robert George Welfle Donna Wendy Byrne	Shannon KOLYNKO & Christopher RUSH
DR830771	Deed (Present Owner)	14 08 2009	Shannon Kolyenko & Christopher Rush	Ralph MORGAN

LAND  
 REGISTRY  
 OFFICE #40

26319-0620 (LT)

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

**PROPERTY DESCRIPTION:** PCL 12-1 SEC M89; LT 12 PL M89(PICKERING); T/W ROW, IN,OVER,ALONG AND UPON LTS 3 & 13 PL M89;; CITY OF PICKERING

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**  
 FEE SIMPLE  
 ABSOLUTE

**RECENTLY:**  
 FIRST CONVERSION FROM BOOK

**PIN CREATION DATE:**  
 1998/12/21

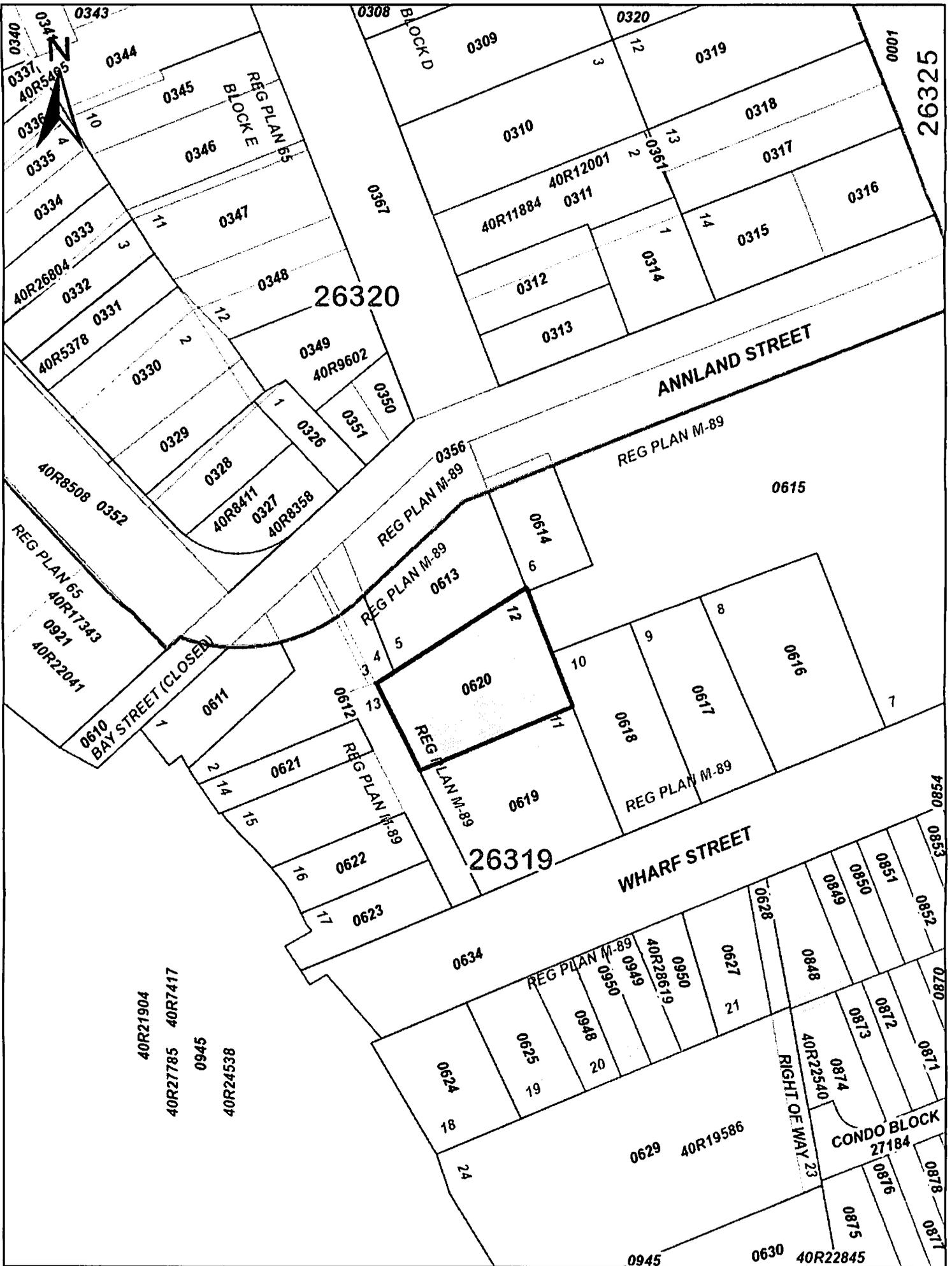
**OWNERS' NAMES**  
 MORGAN, RALPH

**CAPACITY SHARE**  
 ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/12/21 ON THIS PIN**						
**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/12/21**						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1998/12/18 **						
CO94360	1961/05/17	BYLAW				C
REMARKS: PLANNING ACT FOR SUBDIVISION CONTROL DELETED UNDER DR116972 *AS TO PIN 26409-0006 *ADDED 2003 01 06 BY DONNA WARREN						
40BA128	1967/08/16	PLAN BOUNDRIES ACT				C
LTS76476	1991/12/16	TRANSFER		*** COMPLETELY DELETED ***	WELFLE, ROBERT GEORGE BYRNE, DONNA WENDY	
LTS76477	1991/12/16	CHARGE		*** COMPLETELY DELETED ***	CANADA TRUSTCO MORTGAGE COMPANY	
DR75878	2002/05/15	CHARGE		*** COMPLETELY DELETED *** BYRNE, DONNA WENDY WELFLE, ROBERT GEORGE	THE TORONTO-DOMINION BANK	
DR107782	2002/08/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADA TRUSTCO MORTGAGE COMPANY		
REMARKS: RE: LTS76477						
DR285844	2004/06/15	TRANSFER		*** COMPLETELY DELETED *** BYRNE, DONNA WENDY WELFLE, ROBERT GEORGE	KOLYNKO, SHANNON RUSH, CHRISTOPHER	
DR285845	2004/06/15	CHARGE		*** COMPLETELY DELETED *** RUSH, CHRISTOPHER KOLYNKO, SHANNON	ING BANK OF CANADA	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
DR361011	2005/02/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
		REMARKS: RE: DR75878				
DR829627	2009/08/12	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR, LRO NO. 40		
		REMARKS: 2254/91 EXECUTION DELETED FROM THUMBNAIL				
DR830771	2009/08/14	TRANSFER	\$550,000	KOLYNKO, SHANNON RUSH, CHRISTOPHER	MORGAN, RALPH	C
		REMARKS: PLANNING ACT STATEMENTS				
DR830772	2009/08/14	CHARGE	\$412,500	MORGAN, RALPH	SCOTIA MORTGAGE CORPORATION	C
DR831034	2009/08/14	NO ASSGN RENT GEN		MORGAN, RALPH	SCOTIA MORTGAGE CORPORATION	C
		REMARKS: DR830772.				
DR845798	2009/10/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** ING BANK OF CANADA		
		REMARKS: DR285845.				



**ServiceOntario**

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**PROPERTY INDEX MAP**  
DURHAM(No. 40)

**LEGEND**

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

**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

THIS IS NOT A PLAN OF SURVEY



CHAIN OF TITLE REPORT

Project #: 20160614014  
 Address: 1288 Wharf Street, Pickering  
 Legal Description: lot 11, Plan M89

Searched at: Whitby  
 LRO #: 40

Page 1

PIN #: 26319-0619(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	06 05 1796	Crown	Capt. George HILL
1124	Deed	19 11 1834	George Hill - estate	David GARDINER
3563	Deed	18 12 1849	David Gardiner	William GARDINER
6069	Deed	02 11 1852	William Gardiner	James PALMER
672	Deed	01 05 1855	James Palmer	Thomas PALMER
35671	Deed	14 08 1865	Thomas Palmer	Daniel SUMMERFIELD
2466	Deed	14 02 1883	Daniel Summerfield	William MCCOURT
??	Deed	26 03 1885	William McCourt	William SPARKS
16500	Deed	28 07 1924	William Sparks - estate	Ellen CROKER

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: 20160614014  
 Address: 1288 Wharf Street, Pickering  
 Legal Description: lot 11, Plan M89

Searched at: Whitby  
 LRO #: 40

Page 2

PIN #: 26319-0619(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
28999	Deed	12 05 1949	Ellen Croker	Henry ALEXANDER
88073	Deed	31 08 1960	Henry Alexander - estate	Gladys Jean ARMSTRONG
147716	Deed	14 11 1966	Gladys Jean Armstrong	Arthur Michael CARLYON
150721	Deed	17 02 1967	Arthur Michael Carlyon	Arthur Michael CARLYON & Mary CARLYON
LT733126	Deed (Present Owner)	28 09 1996	Arthur Michael Carlyon & Mary Carlyon	Janice Ione GAMBLIN
DR1189766	Option to Purchase	03 07 2013	Janice Ione Gamblin	Ralph MORGAN

LAND  
 REGISTRY  
 OFFICE #40

26319-0619 (LT)

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

**PROPERTY DESCRIPTION:** PCL 11-1 SEC M89; LT 11 PL M89(PICKERING); T/W ROW IN,OVER,ALONG AND UPON LTS 3 & 13 PL M89 ; PICKERING

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**  
 FEE SIMPLE  
 ABSOLUTE

**RECENTLY:**  
 FIRST CONVERSION FROM BOOK

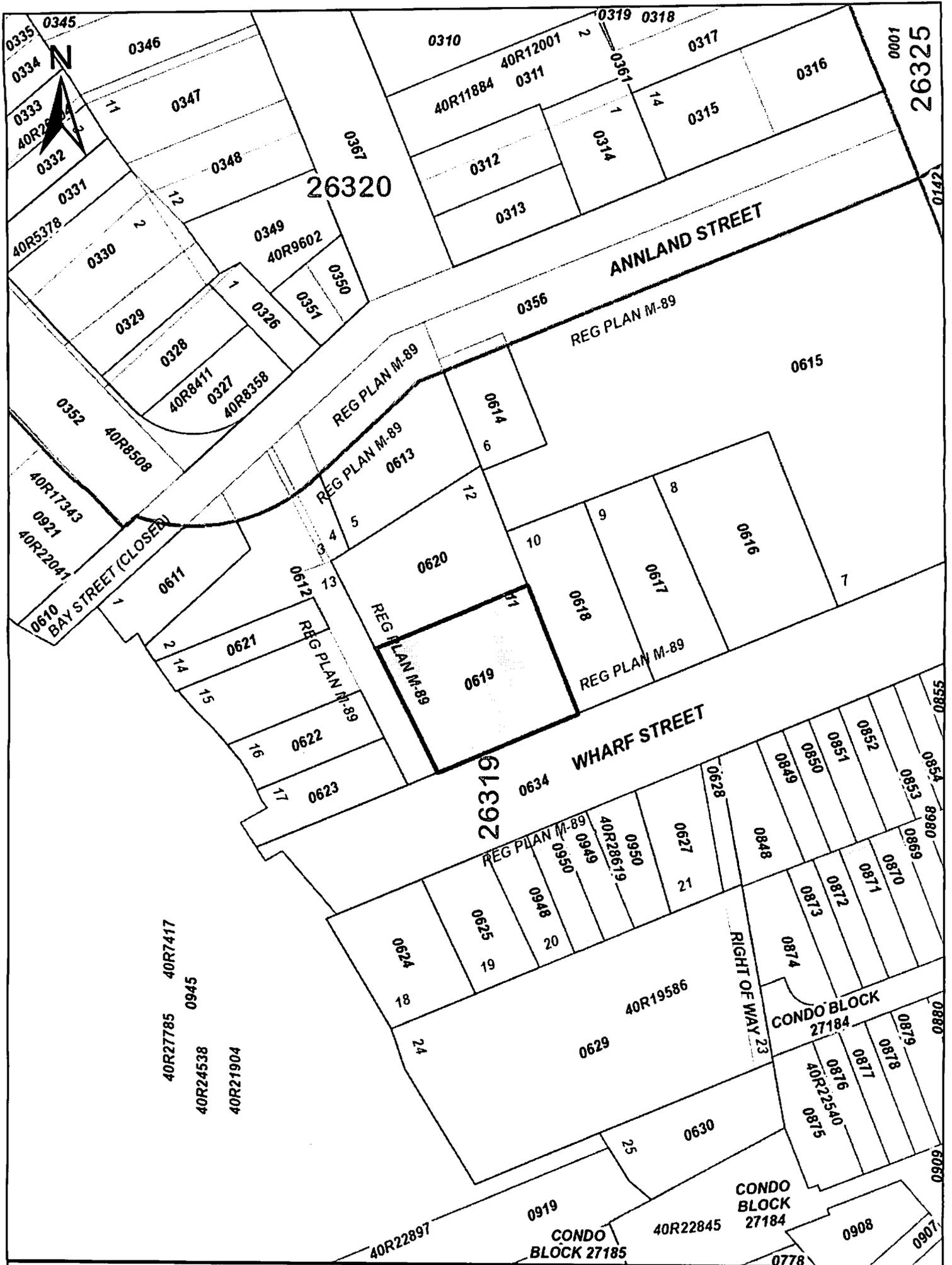
**PIN CREATION DATE:**  
 1998/12/21

**OWNERS' NAMES**  
 GAMBLIN, JANICE IONE

**CAPACITY SHARE**  
 BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/12/21 ON THIS PIN**						
**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/12/21**						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1998/12/18 **						
CO94360	1961/05/17	BYLAW				C
REMARKS: PLANNING ACT FOR SUBDIVISION CONTROL DELETED UNDER DR116972 *AS TO PIN 26409-0006 *ADDED 2003 01 06 BY DONNA WARREN						
40BA128	1967/08/16	PLAN BOUNDRIES ACT				C
LT733126	1995/09/28	TRANSFER	\$2		GAMBLIN, JANICE IONE	C
LT733127	1995/09/28	CHARGE		*** COMPLETELY DELETED ***		
GAMBLIN, PETER STEPHEN GAMBLIN, JOAN IONE						
DR959411	2010/12/20	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
GAMBLIN, PETER STEPHEN GAMBLIN, JOAN IONE						
REMARKS: LT733127.						
DR1189766	2013/07/03	NO OPTION PURCHASE	\$50,000	GAMBLIN, JANICE IONE	MORGAN, RALPH	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.



**ServiceOntario**

PRINTED ON 15 JUN, 2016 AT 16:42:09  
FOR D.B.



**PROPERTY INDEX MAP**  
DURHAM (No. 40)

**LEGEND**

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

**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

**THIS IS NOT A PLAN OF SURVEY**



CHAIN OF TITLE REPORT

Project #: 20160614014  
 Address: 1290 Wharf Street, Pickering  
 Legal Description: lot 10, Plan M89

Searched at: Whitby  
 LRO #: 40

PIN #: 26319-0618(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	06 05 1796	Crown	Capt. George HILL
1124	Deed	19 11 1834	George Hill - estate	David GARDINER
**Break in Chain from 1834 to 1913**				
13118	Deed	23 06 1913	Margaret Bell	Andrew REDDICK
4261	Deed	15 10 1917	Andrew Reddick	Margaret BELL
17126	Deed	18 06 1926	Margaret Bell	William BELL
42482	Deed	15 05 1956	William Bell - estate	Richard Henry AVIS
42483	Deed	15 05 1956	Richard Henry Avis	Clayton Neil STEPHENS & Helen Doreen STEPHENS
DR303971	Deed (Present Owner)	30 07 2004	Helen Doreen Stephens (surviving joint tenant)	Ralph Bruce MORGAN

LAND  
 REGISTRY  
 OFFICE #40

26319-0618 (LT)

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

PROPERTY DESCRIPTION: PCL 10-1 SEC M89; LT 10 PL M89(PICKERING) ; PICKERING

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
 FEE SIMPLE  
 ABSOLUTE

RECENTLY:  
 FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
 1998/12/21

OWNERS' NAMES  
 MORGAN, RALPH BRUCE

CAPACITY SHARE  
 BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/12/21 ON THIS PIN**						
**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/12/21**						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1998/12/18 **						
CO94360	1961/05/17	BYLAW				C
REMARKS: PLANNING ACT FOR SUBDIVISION CONTROL DELETED UNDER DR116972 *AS TO PIN 26409-0006 *ADDED 2003 01 06 BY DONNA WARREN						
40BA128	1967/08/16	PLAN BOUNDRIES ACT				C
FAD132	1974/12/18	APL FIRST REGN		*** COMPLETELY DELETED ***		
MOORE, JAMES HENRY THE CORPORATION OF THE TOWNSHIP OF PICKERING FERTILE, EILEEN A. FERTILE, WILLIAM B. STEPHENS, HELEN DOREEN STEPHENS, CLAYTON NEIL SKITCH, CLARENCE CROKER, EDWARD M. O'BRIEN, DAVID O'BRIEN, EDNA MARION BLAIR, MARGARET JOAN BLAIR, VERNON CAMPKIN, LOIS MARY CAMPKIN, PERCY JAMES O'BRIEN, JOHN DAVID OSGOOD, FREDERICK CHARLES OSGOOD, GEORGINA						
DR154646	2003/03/03	APL OF SURV-LAND		*** COMPLETELY DELETED *** STEPHENS, CLAYTON NEIL	STEPHENS, HELEN DOREEN	
DR303971	2004/07/30	TRANSFER	\$299,000	STEPHENS, HELEN DOREEN	MORGAN, RALPH BRUCE	C
REMARKS: PLANNING ACT STATEMENTS						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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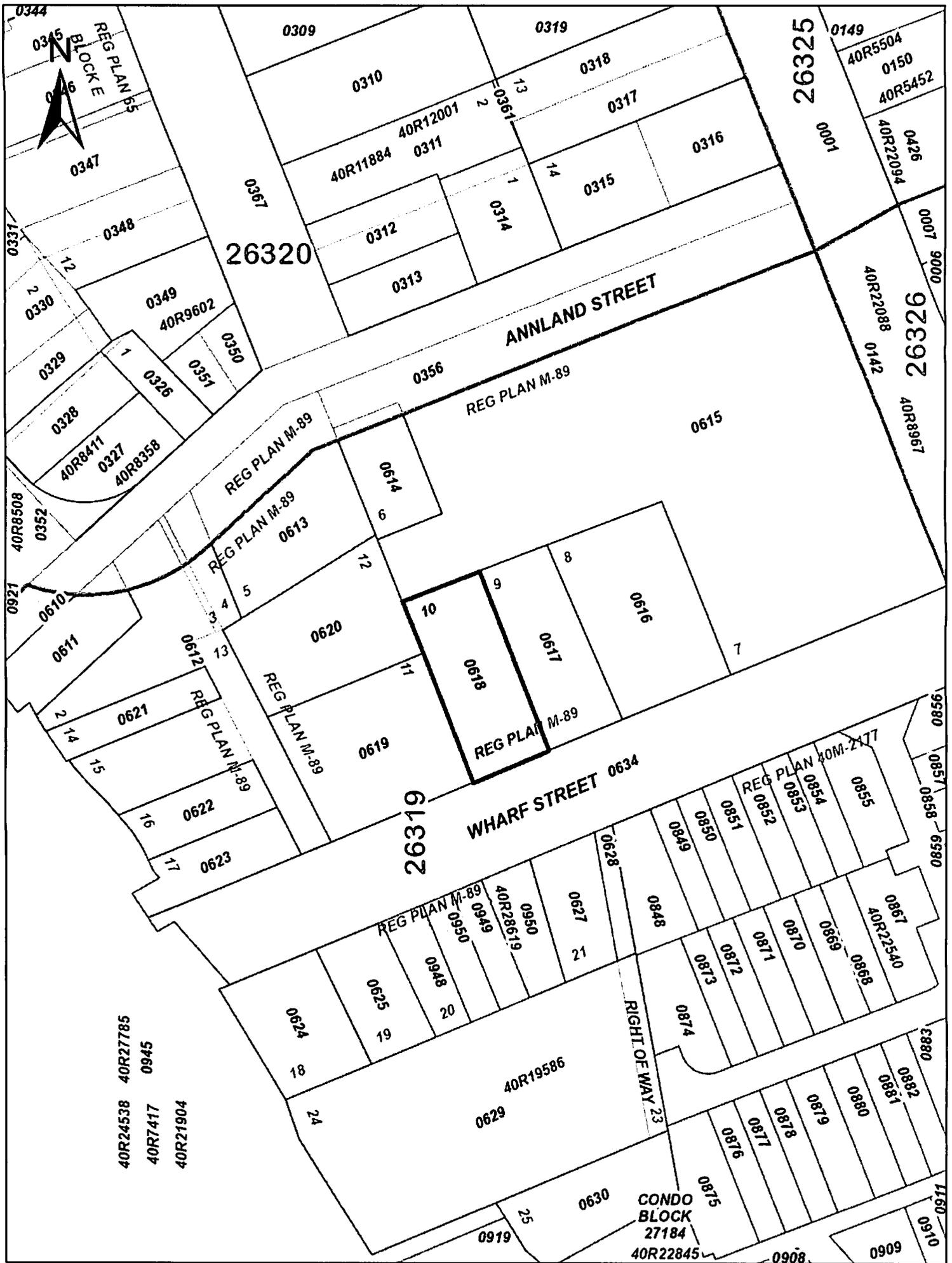
LAND  
 REGISTRY  
 OFFICE #40

26319-0618 (LT)

\* 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
DR303972	2004/07/30	CHARGE		*** COMPLETELY DELETED *** MORGAN, RALPH BRUCE	THE TORONTO-DOMINION BANK	
DR747070	2008/09/09	CHARGE	\$263,250	MORGAN, RALPH BRUCE	FIRST NATIONAL FINANCIAL GP CORPORATION	C
DR747091	2008/09/09	NO ASSGN RENT GEN REMARKS: DR747070		MORGAN, RALPH BRUCE	FIRST NATIONAL FINANCIAL GP CORPORATION	C
DR755335	2008/10/06	DISCH OF CHARGE REMARKS: RE: DR303972		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
DR1221964	2013/10/29	TRANSFER OF CHARGE REMARKS: DR747070.		FIRST NATIONAL FINANCIAL GP CORPORATION	COMPUTERSHARE TRUST COMAPNY OF CANADA	C
DR1221967	2013/10/29	NO ASSGN RENT GEN REMARKS: DR747070		FIRST NATIONAL FINANCIAL GP CORPORATION	COMPUTERSHARE TRUST COMPANY OF CANADA	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.



**ServiceOntario**

PRINTED ON 15 JUN, 2016 AT 16:41:42  
FOR D.B.



**PROPERTY INDEX MAP**  
DURHAM(No. 40)

**LEGEND**

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

**NOTES**

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ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

THIS IS NOT A PLAN OF SURVEY



**CHAIN OF TITLE REPORT**

**Project #:** 20160614014  
**Address:** 1292 Wharf Street, Pickering  
**Legal Description:** lot 9, Plan M89

**Searched at:** Whitby  
**LRO #:** 40

**PIN #:** 26319-0617(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	06 05 1796	Crown	Capt. George HILL
1124	Deed	19 11 1834	George Hill - estate	David GARDINER
**Break in Chain from 1834 to 1913**				
13118	Deed	23 06 1913	Margaret Bell	Andrew REDDICK
4261	Deed	15 10 1917	Andrew Reddick	Margaret BELL
17944	Deed	23 06 1928	Margaret Bell	Fred HEWLETT & Mabel KEWLETT
91344	Deed	06 01 1961	Mabel Hewitt - estate Fred Hewitt - estate	Charles S. MORTON
26853	Deed	15 09 1970	Charles S. Morton	James H. MOORE
LTC26853	Deed (Present Owner)	15 09 1970	James H. Moore	Wharf Street Marina Ltd.

LAND  
 REGISTRY  
 OFFICE #40

26319-0617 (LT)

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

**PROPERTY DESCRIPTION:** PCL 9-1 SEC M89; LT 9 PL M89(PICKERING) ; PICKERING

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**

FEE SIMPLE  
 ABSOLUTE

**RECENTLY:**

FIRST CONVERSION FROM BOOK

**PIN CREATION DATE:**

1998/12/21

**OWNERS' NAMES**

WHARF STREET MARINA LTD.

**CAPACITY SHARE**

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/12/21 ON THIS PIN**						
**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/12/21**						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1998/12/18 **						
CO94360	1961/05/17	BYLAW				C
REMARKS: PLANNING ACT FOR SUBDIVISION CONTROL DELETED UNDER DR116972 *AS TO PIN 26409-0006 *ADDED 2003 01 06 BY DONNA WARREN						
CO139900	1966/03/29	AGREEMENT		*** COMPLETELY DELETED ***		
40BA128	1967/08/16	PLAN BOUNDRIES ACT				C
LTC26853	1970/09/15	TRANSFER		*** COMPLETELY DELETED ***	MOORE, JAMES H.	
LT927077	1999/10/26	TRANSFER	\$555,000	MOORE, JAMES HENRY MOORE, JAMES H.	WHARF STREET MARINA LTD.	C
LT927078	1999/10/26	CHARGE		*** COMPLETELY DELETED *** WHARF STREET MARINA LTD.	MOORE, JAMES HENRY	
DR38097	2001/11/27	CHARGE		*** COMPLETELY DELETED *** WHARF STREET MARINA LTD.	BOUTET, BERNARD BOUTET, JEAN	
DR69618	2002/04/22	CHARGE		*** COMPLETELY DELETED *** WHARF STREET MARINA LTD.	BOUTET, BERNARD BOUTET, JEAN	
DR129996	2002/11/20	CHARGE		*** COMPLETELY DELETED *** WHARF STREET MARINA LTD.	BOUTET, BERNARD BOUTET, JEAN	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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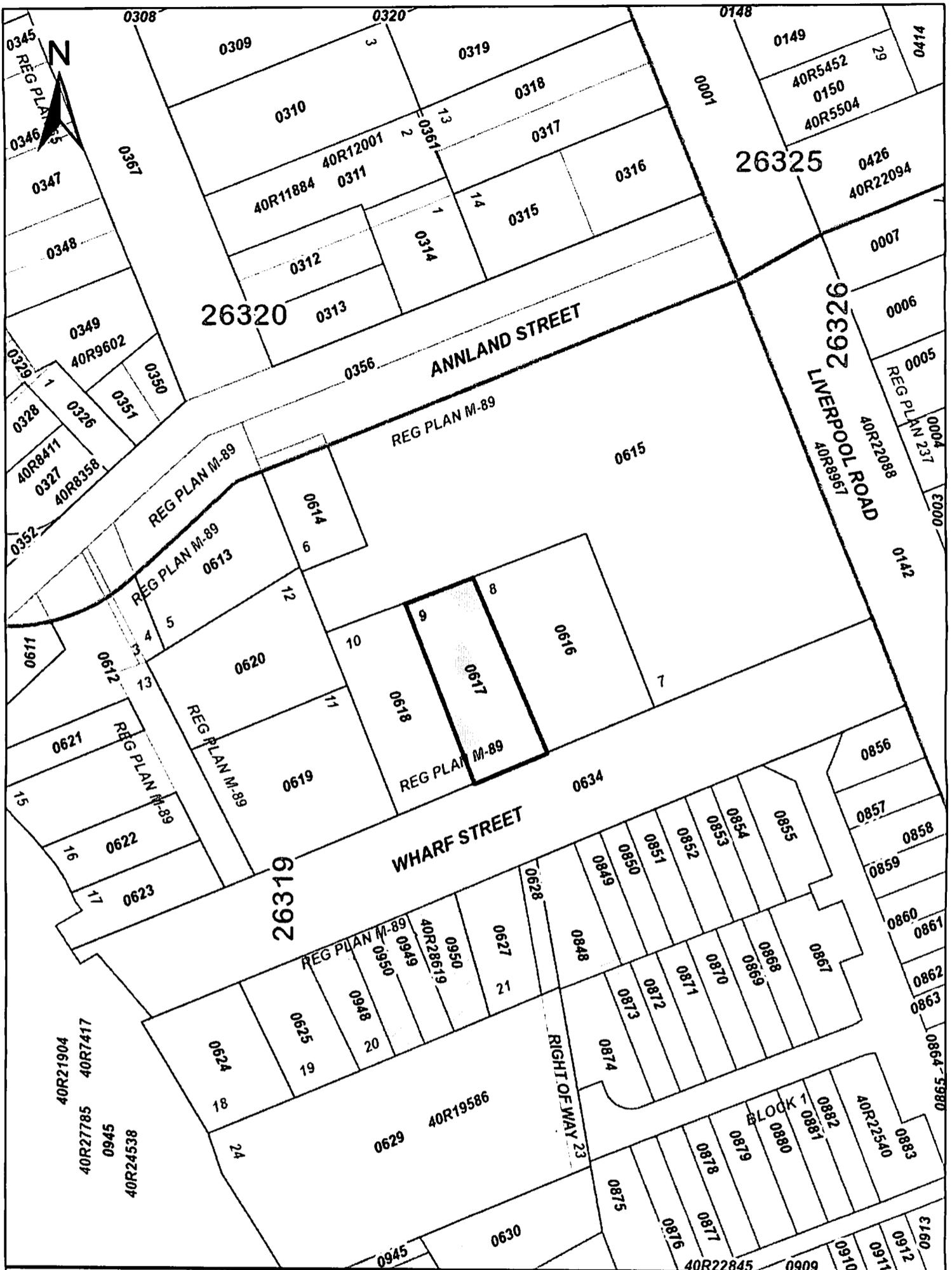
LAND  
 REGISTRY  
 OFFICE #40

26319-0617 (LT)

\* 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
DR240350	2003/12/23	CHARGE		*** COMPLETELY DELETED *** WHARF STREET MARINA LTD.	BOUTET, BERNARD BOUTET, JEAN	
DR373718	2005/03/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** BOUTET, BERNARD BOUTET, JEAN		
		REMARKS: RE: DR69618				
DR373719	2005/03/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** BOUTET, BERNARD BOUTET, JEAN		
		REMARKS: RE: DR129996				
DR373720	2005/03/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** BOUTET, BERNARD BOUTET, JEAN		
		REMARKS: RE: DR240350				
DR552309	2006/10/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** BOUTET, BERNARD BOUTET, JEAN		
		REMARKS: RE: DR38097				
DR578660	2007/02/05	NOTICE	\$2	THE CORPORATION OF THE CITY OF PICKERING	WHARF STREET MARINA LTD.	C
DR578661	2007/02/05	APL (GENERAL)		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF PICKERING		
		REMARKS: CO139900 DELETING AGREEMENT				
DR1228679	2013/11/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** CRANN, HEIDI		
		REMARKS: LT927078.				

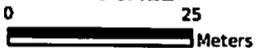
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**ServiceOntario**

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FOR D.B.

**SCALE**



**PROPERTY INDEX MAP**  
DURHAM(No. 40)

**LEGEND**

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

- 0449
- 08050
- EASEMENT

**NOTES**

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- THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY
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- ONLY MAJOR EASEMENTS ARE SHOWN
- REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

**THIS IS NOT A PLAN OF SURVEY**



CHAIN OF TITLE REPORT

Project #: 20160614014  
Address: 1294 Wharf Street, Pickering  
Legal Description: lot 8, Plan M89

Searched at: Whitby  
LRO #: 40

Page 1

PIN #: 26319-0616(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	06 05 1796	Crown	Capt. George HILL
1124	Deed	19 11 1834	George Hill - estate	David GARDINER
3563	Deed	18 12 1849	David Gardiner	William GARDINER
6069	Deed	02 11 1852	William Gardiner	James PALMER
672	Deed	01 05 1855	James Palmer	Thomas PALMER
35671	Deed	14 08 1865	Thomas Palmer	Daniel SUMMERFIELD
2466	Deed	14 02 1883	Daniel Summerfield	William MCCOURT
??	Deed	26 03 1885	William McCourt	William SPARKS
16500	Deed	28 07 1924	William Sparks - estate	Ellen CROKER

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: 20160614014  
Address: 1294 Wharf Street, Pickering  
Legal Description: lot 8, Plan M89

Searched at: Whitby  
LRO #: 40

Page 2

PIN #: 26319-0616(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
19260	Deed	26 08 1931	Ellen Croker	Annie WARD
35423	Deed	15 09 1954	Annie Ward	Murray POWELL & Lorna POWELL
LTC26288	Deed	29 06 1970	Murray & Lorna Powell	James Henry MOORE
LT927077	Deed (Present Owner)	26 10 1999	James Henry Moore	Wharf Street Marina Ltd.

LAND  
 REGISTRY  
 OFFICE #40

26319-0616 (LT)

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

**PROPERTY DESCRIPTION:** PCL 8-1 SEC M89; LT 8 PL M89(PICKERING) ; PICKERING

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**

FEE SIMPLE  
 ABSOLUTE

**RECENTLY:**

FIRST CONVERSION FROM BOOK

**PIN CREATION DATE:**

1998/12/21

**OWNERS' NAMES**

WHARF STREET MARINA LTD.

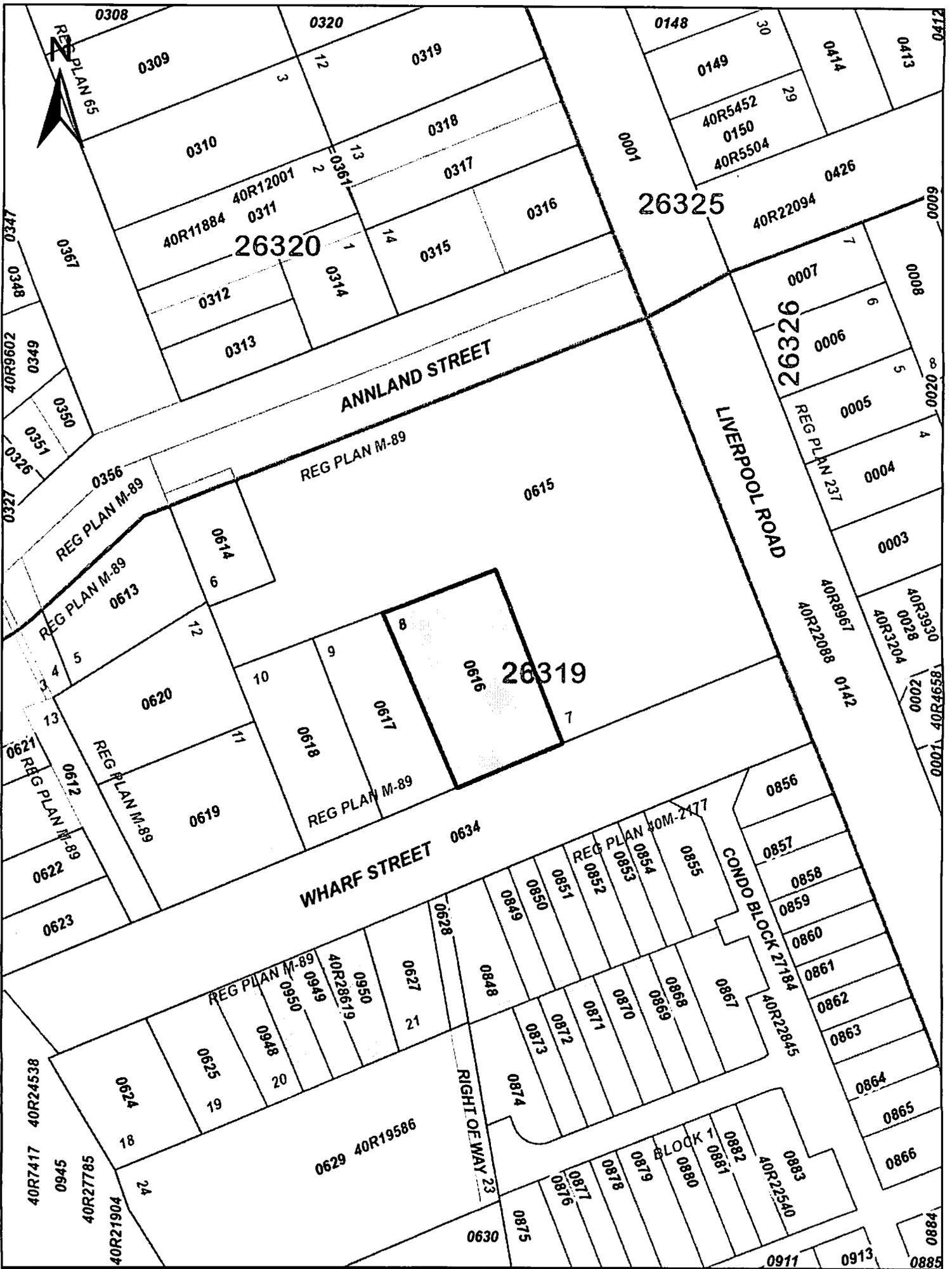
**CAPACITY SHARE**

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/12/21 ON THIS PIN**						
**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/12/21**						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1998/12/18 **						
CO94360	1961/05/17	BYLAW				C
REMARKS: PLANNING ACT FOR SUBDIVISION CONTROL DELETED UNDER DR116972 *AS TO PIN 26409-0006 *ADDED 2003 01 06 BY DONNA WARREN						
40BA128	1967/08/16	PLAN BOUNDRIES ACT				C
LTC26288	1970/06/29	TRANSFER		*** COMPLETELY DELETED ***	MOORE, JAMES H.	
LT927077	1999/10/26	TRANSFER	\$555,000	MOORE, JAMES HENRY MOORE, JAMES H.	WHARF STREET MARINA LTD.	C
LT927078	1999/10/26	CHARGE		*** COMPLETELY DELETED *** WHARF STREET MARINA LTD.	MOORE, JAMES HENRY	
DR38097	2001/11/27	CHARGE		*** COMPLETELY DELETED *** WHARF STREET MARINA LTD.	BOUTET, BERNARD BOUTET, JEAN	
DR69618	2002/04/22	CHARGE		*** COMPLETELY DELETED *** WHARF STREET MARINA LTD.	BOUTET, BERNARD BOUTET, JEAN	
DR129996	2002/11/20	CHARGE		*** COMPLETELY DELETED *** WHARF STREET MARINA LTD.	BOUTET, BERNARD BOUTET, JEAN	
DR240350	2003/12/23	CHARGE		*** COMPLETELY DELETED *** WHARF STREET MARINA LTD.	BOUTET, BERNARD	

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.

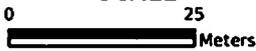
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR373718	2005/03/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** BOUTET, BERNARD BOUTET, JEAN	BOUTET, JEAN	
	REMARKS: RE: DR69618					
DR373719	2005/03/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** BOUTET, BERNARD BOUTET, JEAN		
	REMARKS: RE: DR129996					
DR373720	2005/03/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** BOUTET, BERNARD BOUTET, JEAN		
	REMARKS: RE: DR240350					
DR552309	2006/10/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** BOUTET, BERNARD BOUTET, JEAN		
	REMARKS: RE: DR38097					
DR578660	2007/02/05	NOTICE	\$2	THE CORPORATION OF THE CITY OF PICKERING	WHARF STREET MARINA LTD.	C
DR1228679	2013/11/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** CRANN, HEIDI		
	REMARKS: LT927078.					



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FOR D.B.

**SCALE**



**PROPERTY INDEX MAP**  
DURHAM(No. 40)

**LEGEND**

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

**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

**THIS IS NOT A PLAN OF SURVEY**



CHAIN OF TITLE REPORT

Project #: 20160614014  
 Address: 607 Annland Street, Pickering  
 Legal Description: lot 5, Plan M89

Searched at: Whitby  
 LRO #: 40

Page 1

PIN #: 26319-0613(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	06 05 1796	Crown	Capt. George HILL
1124	Deed	19 11 1834	George Hill - estate	David GARDINER
3563	Deed	18 12 1849	David Gardiner	William GARDINER
6069	Deed	02 11 1852	William Gardiner	James PALMER
672	Deed	01 05 1855	James Palmer	Thomas PALMER
35671	Deed	14 08 1865	Thomas Palmer	Daniel SUMMERFIELD
2466	Deed	14 02 1883	Daniel Summerfield	William MCCOURT
??	Deed	26 03 1885	William McCourt	William SPARKS
16500	Deed	28 07 1924	William Sparks - estate	Ellen CROKER

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: 20160614014  
 Address: 607 Annland Street, Pickering  
 Legal Description: lot 5, Plan M89

Searched at: Whitby  
 LRO #: 40

Page 2

PIN #: 26319-0613(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
23368	Deed	21 07 1942	Ellen Croker	Frank MCDONNELL
23682	Deed	15 05 1943	Frank McDonnell	Robert Harry PARKER
32573	Deed	21 02 1952	Robert Harry Parker	Robert Harry PARKER & Evelyn PARKER
24695	Deed	26 11 1969	Robert Harry Parker & Evelyn Parker	Carlton Edward EVANS & Mirja Liisa EVANS
LTD93	Deed	20 12 1974	Carlton Edward Evans & Mirja Liisa Evans	John HUMMEL & Susan KINGHORN
LTD65587	Deed	10 04 1978	John Hummell & Susan Kinghorn	Susan KINGHORN
LT84916	Deed	26 01 1979	Susan Kinghorn	Bryan Edward DAWSON
LT250186	Deed	05 11 1985	Bryan Edward Dawson - estate	Heinz RAEDISCH
LT900959	Deed	28 05 1999	Heinz Raedisch	James WEISFLOCK Emile WEISFLOCK Dorothy WEISFLOCK

Cont'd on page 3

CHAIN OF TITLE REPORT

Project #: 20160614014  
 Address: 607 Annland Street, Pickering  
 Legal: lot 5, Plan M89  
 Description: \_\_\_\_\_

Searched at: Whitby  
 LRO #: 40

Page 3

PIN #: 26319-0613(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
DR656734	Deed	19 10 2007	Dorothy Weisflock James Weisflock Emile Weisflock - estate	Bernard LUTTMER & Jean Margret LUTTMER
DR981729	Deed	05 04 2011	Bernard Luttmmer & Jean Margret Luttmrfer	Debra Dawn DAVIS
DR1068633	Deed	07 03 2012	Debra Dawn Davis	Debra Dawn DAVIS Cornelius DE GRAAUW
DR1351357	Deed (Present Owner)	02 04 2015	Debra Dawn Davis Cornelius De Graauw	Ralph MORGAN

LAND  
 REGISTRY  
 OFFICE #40

26319-0613 (LT)

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

**PROPERTY DESCRIPTION:** PCL 5-1 SEC M89; LT 5 PL M89 EXCEPT PT 75 EXPROP PL 95; CITY OF PICKERING

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**

FEE SIMPLE  
 ABSOLUTE

**RECENTLY:**

FIRST CONVERSION FROM BOOK

**PIN CREATION DATE:**

1998/12/21

**OWNERS' NAMES**

MORGAN, RALPH

**CAPACITY SHARE**

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/12/21 ON THIS PIN**						
**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/12/21**						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1998/12/18 **						
CO94360	1961/05/17	BYLAW				C
REMARKS: PLANNING ACT FOR SUBDIVISION CONTROL DELETED UNDER DR116972 *AS TO PIN 26409-0006 *ADDED 2003 01 06 BY DONNA WARREN						
40BA128	1967/08/16	PLAN BOUNDRIES ACT				C
LT250186	1985/11/05	TRANSFER		*** COMPLETELY DELETED ***	RAEDISCH, HEINZ	
LT900959	1999/05/28	TRANSFER		*** COMPLETELY DELETED *** RAEDISCH, HEINZ	WEISFLOCK, JAMES WEISFLOCK, EMILE WEISFLOCK, DOROTHY	
REMARKS: S/T EXEC. NOS. 95-3039 AND 98-1452 - RAEDISCH, HEINZ, IF APPLICABLE DELETED BY LT929608. DELETED 2011 03 23 BY N. HUTCHESON						
LT900960	1999/05/28	CHARGE		*** COMPLETELY DELETED *** WEISFLOCK, JAMES WEISFLOCK, EMILE WEISFLOCK, DOROTHY	ROYAL BANK OF CANADA	
LT929608	1999/11/09	APL (GENERAL)		*** COMPLETELY DELETED *** WEISFLOCK, JAMES WEISFLOCK, EMILE WEISFLOCK, DOROTHY		
REMARKS: DELETE EXECUTION NOS. 95-3039 AND 98-1452. DELETED 2011 03 23 BY N. HUTCHESON						
DR304302	2004/08/03	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA	SCOTIA MORTGAGE CORPORATION	
REMARKS: LT900960						

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LAND  
 REGISTRY  
 OFFICE #40

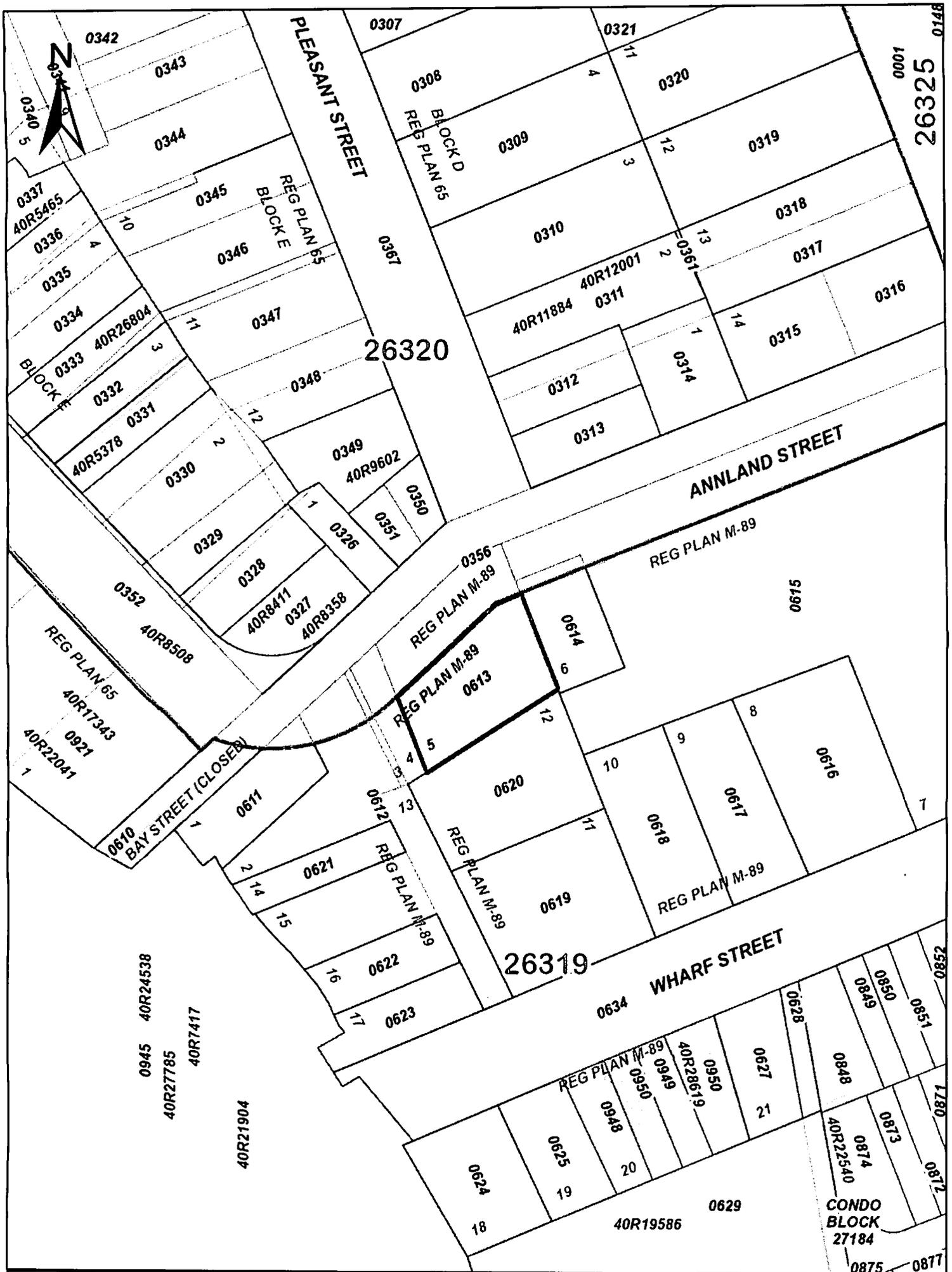
26319-0613 (LT)

\* 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
DR517746	2006/07/06	TRANSMISSION-LAND		*** COMPLETELY DELETED *** WEISFLOCK, EMILE	WEISFLOCK, EMILE-ESTATE WEISFLOCK, DOROTHY	
		REMARKS: DELETED 2011 03 23 BY N. HUTCHESON CORRECTIONS: 'PARTY' CHANGED FROM 'WEISFLOCK, DOROTHY ELIZABETH' TO 'WEISFLOCK, DOROTHY' ON 2007/10/17 BY SANDY PIGEAU.				
DR517747	2006/07/06	TRANS PERSONAL REP		*** COMPLETELY DELETED *** WEISFLOCK, DOROTHY	WEISFLOCK, DOROTHY	
		REMARKS: DELETED 2011 03 23 BY N. HUTCHESON.				
DR656734	2007/10/19	TRANSFER		*** COMPLETELY DELETED *** WEISFLOCK, DOROTHY WEISFLOCK, JAMES	LUTTNER, BERNARD LUTTNER, JEAN MARGRET	
		REMARKS: PLANNING ACT STATEMENTS				
DR662676	2007/11/08	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION		
		REMARKS: RE: LT900960				
DR667726	2007/11/26	CHARGE		*** COMPLETELY DELETED *** LUTTNER, BERNARD LUTTNER, JEAN MARGRET	ING BANK OF CANADA	
DR981729	2011/04/05	TRANSFER		*** COMPLETELY DELETED *** LUTTNER, BERNARD LUTTNER, JEAN MARGRET	DAVIS, DEBRA DAWN	
		REMARKS: PLANNING ACT STATEMENTS				
DR981730	2011/04/05	CHARGE		*** COMPLETELY DELETED *** DAVIS, DEBRA DAWN	ANETTER, FRANCES ANETTER, ALBIN	
DR993173	2011/05/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** ING BANK OF CANADA		
		REMARKS: DR667726.				
DR1068633	2012/03/07	TRANSFER		*** COMPLETELY DELETED *** DAVIS, DEBRA DAWN	DAVIS, DEBRA DAWN DE GRAAUW, CORNELIUS	
DR1081750	2012/04/30	CHARGE		*** COMPLETELY DELETED *** DAVIS, DEBRA DAWN	CIBC MORTGAGES INC.	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR1081856	2012/04/30	DISCH OF CHARGE		DE GRAAUW, CORNELIUS *** COMPLETELY DELETED *** ANETTER, FRANCES ANETTER, ALBIN		
		REMARKS: DR981730.				
DR1351357	2015/04/02	TRANSFER	\$480,000	DAVIS, DEBRA DAWN DE GRAAUW, CORNELIUS	MORGAN, RALPH	C
		REMARKS: PLANNING ACT STATEMENTS.				
DR1351358	2015/04/02	CHARGE	\$367,200	MORGAN, RALPH	COMPUTERSHARE TRUST COMPANY OF CANADA	C
DR1351374	2015/04/02	NO ASSGN RENT GEN		MORGAN, RALPH	COMPUTERSHARE TRUST COMPANY OF CANADA	C
		REMARKS: DR1351358.				
DR1358103	2015/04/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
		REMARKS: DR1081750.				



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**PROPERTY INDEX MAP**  
DURHAM(No. 40)

**LEGEND**

- FREEHOLD PROPERTY
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**NOTES**

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**THIS IS NOT A PLAN OF SURVEY**



**APPENDIX F**  
**EcoLog ERIS Report**

# DATABASE REPORT



**Project Property:** 103341  
1280 Wharf St  
Pickering ON L1W1A3  
103341

**P.O. Number:**

**Report Type:** *Standard Report*

**Order No:** 20160114057

**Requested by:** *Pinchin Ltd*

**Date Completed:** *January 18, 2016*

**Ecolog ERIS Ltd.**  
Environmental Risk Information  
Service Ltd. (ERIS)  
A division of Glacier Media Inc.  
P: 1.866.517.5204  
E: info@erisinfo.com  
[www.erisinfo.com](http://www.erisinfo.com)

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# Executive Summary

## Property Information:

**Project Property:** 103341  
1280 Wharf St Pickering ON L1W1A3

**P.O. Number:** 103341

## **Coordinates:**

**Latitude:** 43.816154  
**Longitude:** -79.08294  
**UTM Northing:** 4,853,239.92  
**UTM Easting:** 654,173.61  
**UTM Zone:** UTM Zone 17T

**Elevation:** 246 FT  
74.84 M

## Order Information:

**Order No:** 20160114057  
**Date Requested:** January 14, 2016  
**Requested by:** Pinchin Ltd  
**Report Type:** Standard Report

## Additional Products:

# Executive Summary: Report Summary

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.25 km</b>	<b>Total</b>
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 &amp; Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	2	2
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</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	2	2
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	15	15
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries &amp; 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	1	1
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	19	19
HINC	<i>TSSA Historic Incidents</i>	Y	0	1	1
IAFT	<i>Indian &amp; 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
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defence &amp; Canadian Forces Fuel Tanks</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>
NDSP	<i>National Defence &amp; Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence &amp; Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
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	2	2
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	1	1
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	2	2
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	6	6
SPL	<i>Ontario Spills</i>	Y	0	1	1
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	5	5
<b>Total:</b>			0	58	58

# Executive Summary: Site Report Summary - Project Property

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

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

# Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<a href="#">1</a>	GEN	RB Morgan Construction Ltd.	1290 Wharf Street Pickering ON	SSW/38.5	0.00	<a href="#">18</a>
<a href="#">2</a>	EXP	KEITH AVIS HAULAGE LTD	640 LIVERPOOL RD PICKERING ON	ENE/48.5	0.00	<a href="#">18</a>
<a href="#">2</a>	EXP	KEITH AVIS HAULAGE LTD	640 LIVERPOOL RD PICKERING ON L1W 1R2	ENE/48.5	0.00	<a href="#">18</a>
<a href="#">2</a>	EXP	KEITH AVIS HAULAGE LTD	640 LIVERPOOL RD PICKERING ON	ENE/48.5	0.00	<a href="#">18</a>
<a href="#">2</a>	EXP	KEITH AVIS HAULAGE LTD	640 LIVERPOOL RD PICKERING ON L1W 1R2	ENE/48.5	0.00	<a href="#">19</a>
<a href="#">2</a>	GEN	KEITH AVIS HAULAGE LTD.	640 LIVERPOOL ROAD SOUTH C/O 595 ANNLAND STREET PICKERING ON L1W 1A6	ENE/48.5	0.00	<a href="#">19</a>
<a href="#">2</a>	GEN	KEITH AVIS HAULAGE LTD.	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE/48.5	0.00	<a href="#">19</a>
<a href="#">2</a>	GEN	KEITH AVIS HAULAGE LTD.	640 LIVERPOOL ROAD SOUTH C/O 23-355 595 ANNLAND STREET PICKERING ON L1W 1A6	ENE/48.5	0.00	<a href="#">19</a>
<a href="#">2</a>	GEN	KEITH AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE/48.5	0.00	<a href="#">20</a>
<a href="#">2</a>	GEN	JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE/48.5	0.00	<a href="#">20</a>
<a href="#">2</a>	GEN	JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE/48.5	0.00	<a href="#">20</a>
<a href="#">2</a>	GEN	JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE/48.5	0.00	<a href="#">20</a>
<a href="#">2</a>	GEN	JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE/48.5	0.00	<a href="#">21</a>
<a href="#">2</a>	GEN	JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE/48.5	0.00	<a href="#">21</a>
<a href="#">2</a>	GEN	JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE/48.5	0.00	<a href="#">21</a>
<a href="#">2</a>	GEN	JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON	ENE/48.5	0.00	<a href="#">21</a>
<a href="#">2</a>	PRT	KEITH AVIS HAULAGE LTD	640 LIVERPOOL RD S PICKERING ON L1W 1R2	ENE/48.5	0.00	<a href="#">22</a>
<a href="#">3</a>	HINC		1288 WHARF STREET PICKERING ON L1W 1A3	SW/56.0	0.00	<a href="#">22</a>
<a href="#">4</a>	CA	PICKERING HARBOUR COMPANY LIMITED	1295 WHARF STREET PICKERING TOWN ON L1W 1A2	ESE/79.0	0.00	<a href="#">22</a>
<a href="#">4</a>	GEN	PICKERING HARBOUR COMPANY LIMITED 30-751	1295 WHARF STREET PICKERING ON L1W 1A2	ESE/79.0	0.00	<a href="#">23</a>
<a href="#">4</a>	GEN	PICKERING HARBOUR COMPANY LTD., THE	1295 WHARF STREET PICKERING ON L1W 1A2	ESE/79.0	0.00	<a href="#">23</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#">4</a>	GEN	1239510 Ontario Incorporated	1295 Wharf Street, Unit 11 Pickering ON L1W 1A2	ESE/79.0	0.00	<a href="#">23</a>
<a href="#">4</a>	GEN	1239510 Ontario Incorporated	1295 Wharf Street, Unit 11 Pickering ON L1W 1A2	ESE/79.0	0.00	<a href="#">23</a>
<a href="#">4</a>	GEN	1239510 Ontario Incorporated	1295 Wharf Street, Unit 11 Pickering ON L1W 1A2	ESE/79.0	0.00	<a href="#">24</a>
<a href="#">4</a>	GEN	1239510 Ontario Incorporated	1295 Wharf Street, Unit 11 Pickering ON	ESE/79.0	0.00	<a href="#">24</a>
<a href="#">4</a>	SCT	High Tech-Matic Controls Ltd.	1295 Wharf St Unit 46 Pickering ON L1W 1A2	ESE/79.0	0.00	<a href="#">24</a>
<a href="#">4</a>	SCT	HTC Electric	1295 Wharf St Pickering ON L1W 1A2	ESE/79.0	0.00	<a href="#">25</a>
<a href="#">5</a>	EHS		1283 Wharf St Pickering ON L1W1A2	SSW/84.5	0.00	<a href="#">25</a>
<a href="#">6</a>	CA	R.M. OF DURHAM	WHARF ST./LIVERPOOL RD. PICKERING TOWN ON	E/86.6	0.00	<a href="#">25</a>
<a href="#">7</a>	SCT	NORTHERN YACHT LIMITED	1278 WHARF ST PICKERING ON L1W 1A3	SW/94.5	0.00	<a href="#">25</a>
<a href="#">8</a>	WWIS		lot 23 con 3 ON	SSW/104.4	0.00	<a href="#">26</a>
<a href="#">9</a>	SPL	UNKNOWN	FRENCHMANS BAY AT FRONT ST. AJAX TOWN ON	W/104.9	0.00	<a href="#">26</a>
<a href="#">10</a>	PINC		649 Liverpool Road.Pickering ON	ENE/109.3	0.00	<a href="#">27</a>
<a href="#">11</a>	PINC		641 Liverpool Road, Pickering ON	E/111.4	0.00	<a href="#">27</a>
<a href="#">11</a>	SCT	Stelray Boats	641 Liverpool Rd Pickering ON L1W 1R3	E/111.4	0.00	<a href="#">28</a>
<a href="#">12</a>	EHS		1289 Wharf St Pickering ON L1W 1A2	SSW/120.7	0.00	<a href="#">28</a>
<a href="#">12</a>	EXP	WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW/120.7	0.00	<a href="#">29</a>
<a href="#">12</a>	EXP	WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON	SSW/120.7	0.00	<a href="#">29</a>
<a href="#">12</a>	EXP	WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON	SSW/120.7	0.00	<a href="#">29</a>
<a href="#">12</a>	EXP	WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON	SSW/120.7	0.00	<a href="#">29</a>
<a href="#">12</a>	EXP	WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW/120.7	0.00	<a href="#">30</a>
<a href="#">12</a>	EXP	WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW/120.7	0.00	<a href="#">30</a>
<a href="#">12</a>	EXP	WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW/120.7	0.00	<a href="#">30</a>
<a href="#">12</a>	EXP	WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW/120.7	0.00	<a href="#">30</a>
<a href="#">12</a>	EXP	WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW/120.7	0.00	<a href="#">31</a>
<a href="#">12</a>	EXP	WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW/120.7	0.00	<a href="#">31</a>
<a href="#">12</a>	EXP	WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW/120.7	0.00	<a href="#">31</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#">12</a>	FSTH	WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW/120.7	0.00	<a href="#">31</a>
<a href="#">12</a>	RST	WHARF STREET MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW/120.7	0.00	<a href="#">32</a>
<a href="#">12</a>	RST	WHARF STREET MARINA LTD	1289 WHARF ST PICKERING ON L1W1A2	SSW/120.7	0.00	<a href="#">32</a>
<a href="#">13</a>	PES	GREEN ACRES LAWN CARE	668 PLEASANT ST PICKERING ON L1W 1P7	NW/155.6	0.00	<a href="#">32</a>
<a href="#">14</a>	WWIS		Pickering ON	WNW/167.8	0.00	<a href="#">32</a>
<a href="#">15</a>	WWIS		PICKERING ON	ESE/178.4	0.00	<a href="#">33</a>
<a href="#">16</a>	WWIS		lot 23 con 3 ON	SE/185.4	0.00	<a href="#">33</a>
<a href="#">17</a>	GEN	SHAMROCK MARINE	680 FRONT ROAD PICKERING ON L1W 1N8	WNW/204.2	0.00	<a href="#">34</a>
<a href="#">17</a>	SCT	ALPHA POWER PRODUCTS	680 FRONT RD PICKERING ON L1W 1N8	WNW/204.2	0.00	<a href="#">34</a>
<a href="#">18</a>	WWIS		lot 22 con 3 ON	NE/215.6	0.00	<a href="#">34</a>
<a href="#">19</a>	SCT	Eavestrough Specialties Inc.	695 Liverpool Rd Pickering ON L1W 1R6	N/221.5	0.00	<a href="#">35</a>

# Executive Summary: Summary By Data Source

## CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011\* has found that there are 2 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>
PICKERING HARBOUR COMPANY LIMITED	1295 WHARF STREET PICKERING TOWN ON L1W 1A2	ESE	79.01	<a href="#">4</a>
R.M. OF DURHAM	WHARF ST./LIVERPOOL RD. PICKERING TOWN ON	E	86.61	<a href="#">6</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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## EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 2014 has found that there are 2 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>
	1283 Wharf St Pickering ON L1W1A2	SSW	84.55	<a href="#">5</a>
	1289 Wharf St Pickering ON L1W 1A2	SSW	120.65	<a href="#">12</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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## EXP - List of TSSA Expired Facilities

A search of the EXP database, dated Current to Nov 2014 has found that there are 15 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>
KEITH AVIS HAULAGE LTD	640 LIVERPOOL RD PICKERING ON L1W 1R2	ENE	48.47	<a href="#">2</a>
KEITH AVIS HAULAGE LTD	640 LIVERPOOL RD PICKERING ON	ENE	48.47	<a href="#">2</a>
KEITH AVIS HAULAGE LTD	640 LIVERPOOL RD PICKERING ON	ENE	48.47	<a href="#">2</a>
KEITH AVIS HAULAGE LTD	640 LIVERPOOL RD PICKERING ON L1W 1R2	ENE	48.47	<a href="#">2</a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON	SSW	120.65	<a href="#">12</a>
WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW	120.65	<a href="#">12</a>
WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW	120.65	<a href="#">12</a>
WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW	120.65	<a href="#">12</a>
WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW	120.65	<a href="#">12</a>
WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW	120.65	<a href="#">12</a>
WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW	120.65	<a href="#">12</a>
WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW	120.65	<a href="#">12</a>
WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON	SSW	120.65	<a href="#">12</a>
WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW	120.65	<a href="#">12</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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### **FSTH - Fuel Storage Tank - Historic**

A search of the FSTH database, dated Pre-Jan 2010\* has found that there are 1 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>
WHARF ST MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW	120.65	<a href="#">12</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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### **GEN - Ontario Regulation 347 Waste Generators Summary**

A search of the GEN database, dated 1986-May 2015 has found that there are 19 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>
RB Morgan Construction Ltd.	1290 Wharf Street Pickering ON	SSW	38.52	<a href="#">1</a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON	ENE	48.47	<a href="#">2</a>
JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE	48.47	<a href="#">2</a>
JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE	48.47	<a href="#">2</a>
JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE	48.47	<a href="#">2</a>
JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE	48.47	<a href="#">2</a>
JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE	48.47	<a href="#">2</a>
JOHN AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE	48.47	<a href="#">2</a>
KEITH AVIS HAULAGE LIMITED	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE	48.47	<a href="#">2</a>
KEITH AVIS HAULAGE LTD. 23-355	640 LIVERPOOL ROAD SOUTH C/O 595 ANNLAND STREET PICKERING ON L1W 1A6	ENE	48.47	<a href="#">2</a>
KEITH AVIS HAULAGE LTD.	640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	ENE	48.47	<a href="#">2</a>
KEITH AVIS HAULAGE LTD.	640 LIVERPOOL ROAD SOUTH C/O 595 ANNLAND STREET PICKERING ON L1W 1A6	ENE	48.47	<a href="#">2</a>
1239510 Ontario Incorporated	1295 Wharf Street, Unit 11 Pickering ON	ESE	79.01	<a href="#">4</a>
1239510 Ontario Incorporated	1295 Wharf Street, Unit 11 Pickering ON L1W 1A2	ESE	79.01	<a href="#">4</a>
1239510 Ontario Incorporated	1295 Wharf Street, Unit 11 Pickering ON L1W 1A2	ESE	79.01	<a href="#">4</a>
PICKERING HARBOUR COMPANY LTD., THE	1295 WHARF STREET PICKERING ON L1W 1A2	ESE	79.01	<a href="#">4</a>
PICKERING HARBOUR COMPANY LIMITED 30-751	1295 WHARF STREET PICKERING ON L1W 1A2	ESE	79.01	<a href="#">4</a>
1239510 Ontario Incorporated	1295 Wharf Street, Unit 11 Pickering ON L1W 1A2	ESE	79.01	<a href="#">4</a>
SHAMROCK MARINE	680 FRONT ROAD PICKERING ON L1W 1N8	WNW	204.21	<a href="#">17</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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### HINC - TSSA Historic Incidents

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1288 WHARF STREET PICKERING ON L1W 1A3	SW	55.96	<a href="#">3</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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### **PES - Pesticide Register**

A search of the PES database, dated 1988-Jun 2013 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>
	GREEN ACRES LAWN CARE 668 PLEASANT ST PICKERING ON L1W 1P7	NW	155.56	<a href="#">13</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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### **PINC - TSSA Pipeline Incidents**

A search of the PINC database, dated June 2009-2014 has found that there are 2 PINC 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>
	649 Liverpool Road.Pickering ON	ENE	109.35	<a href="#">10</a>
	641 Liverpool Road, Pickering ON	E	111.40	<a href="#">11</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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### **PRT - Private and Retail Fuel Storage Tanks**

A search of the PRT database, dated 1989-1996\* has found that there are 1 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>
	KEITH AVIS HAULAGE LTD 640 LIVERPOOL RD S PICKERING ON L1W 1R2	ENE	48.47	<a href="#">2</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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### **RST - Retail Fuel Storage Tanks**

A search of the RST database, dated 1999-Jul 2014 has found that there are 2 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>
WHARF STREET MARINA LTD	1289 WHARF ST PICKERING ON L1W 1A2	SSW	120.65	<a href="#">12</a>
WHARF STREET MARINA LTD	1289 WHARF ST PICKERING ON L1W1A2	SSW	120.65	<a href="#">12</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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### **SCT - Scott's Manufacturing Directory**

A search of the SCT database, dated 1992-Mar 2011\* has found that there are 6 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>
HTC Electric	1295 Wharf St Pickering ON L1W 1A2	ESE	79.01	<a href="#">4</a>
High Tech-Matic Controls Ltd.	1295 Wharf St Unit 46 Pickering ON L1W 1A2	ESE	79.01	<a href="#">4</a>
NORTHERN YACHT LIMITED	1278 WHARF ST PICKERING ON L1W 1A3	SW	94.45	<a href="#">7</a>
Stelray Boats	641 Liverpool Rd Pickering ON L1W 1R3	E	111.40	<a href="#">11</a>
ALPHA POWER PRODUCTS	680 FRONT RD PICKERING ON L1W 1N8	WNW	204.21	<a href="#">17</a>
Eavestrough Specialties Inc.	695 Liverpool Rd Pickering ON L1W 1R6	N	221.53	<a href="#">19</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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### **SPL - Ontario Spills**

A search of the SPL database, dated 1988-Jun 2015 has found that there are 1 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>
UNKNOWN	FRENCHMANS BAY AT FRONT ST. AJAX TOWN ON	W	104.88	<a href="#">9</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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### **WWIS - Water Well Information System**

A search of the WWIS database, dated 1955-Mar 2014 has found that there are 5 WWIS site(s) within

approximately 0.25 kilometers of the project property.

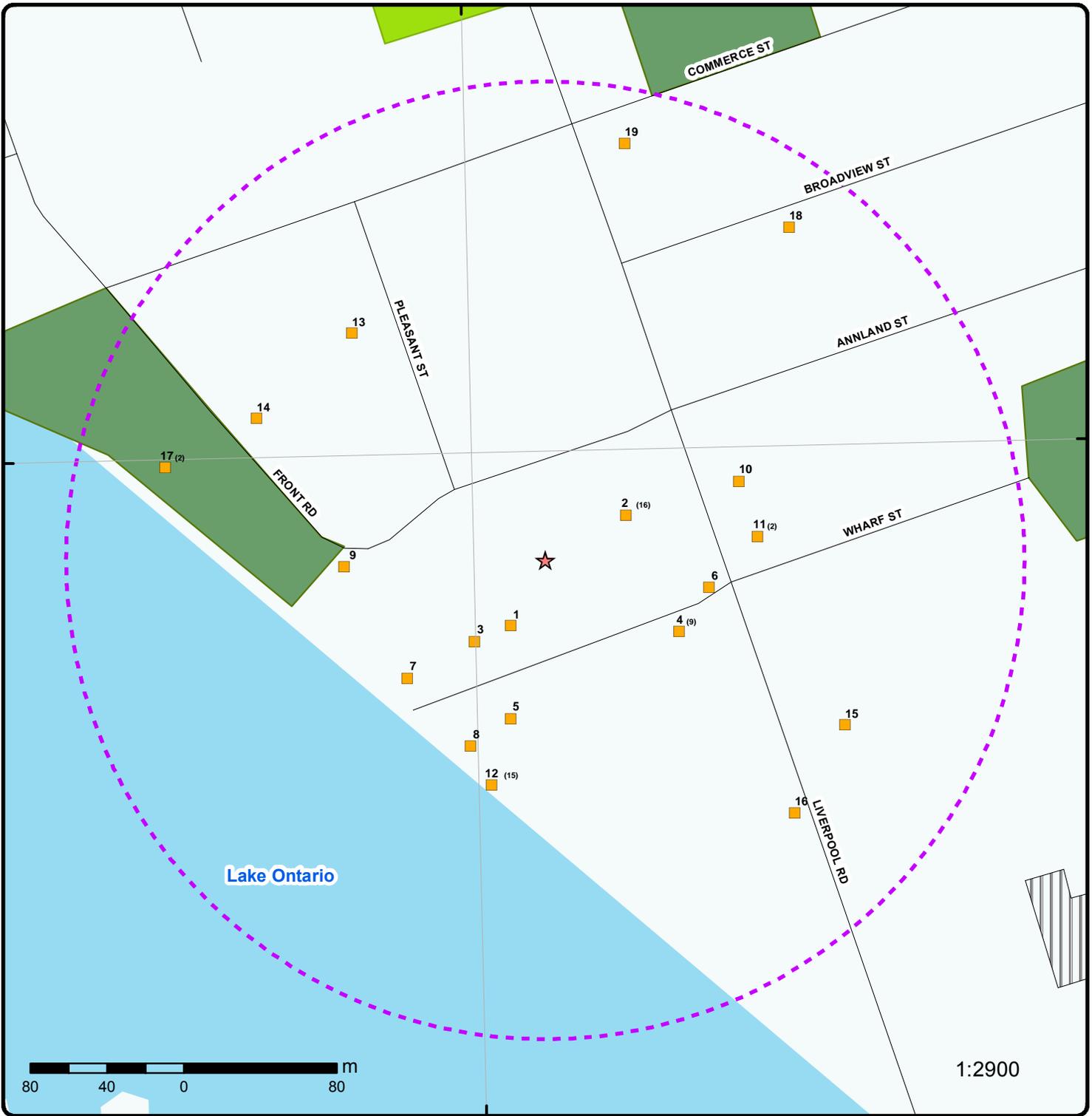
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 23 con 3 ON	SSW	104.43	<a href="#"><u>8</u></a>
	Pickering ON	WNW	167.79	<a href="#"><u>14</u></a>
	PICKERING ON	ESE	178.44	<a href="#"><u>15</u></a>
	lot 23 con 3 ON	SE	185.36	<a href="#"><u>16</u></a>
	lot 22 con 3 ON	NE	215.58	<a href="#"><u>18</u></a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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79°5'W

43°49'N

43°49'N

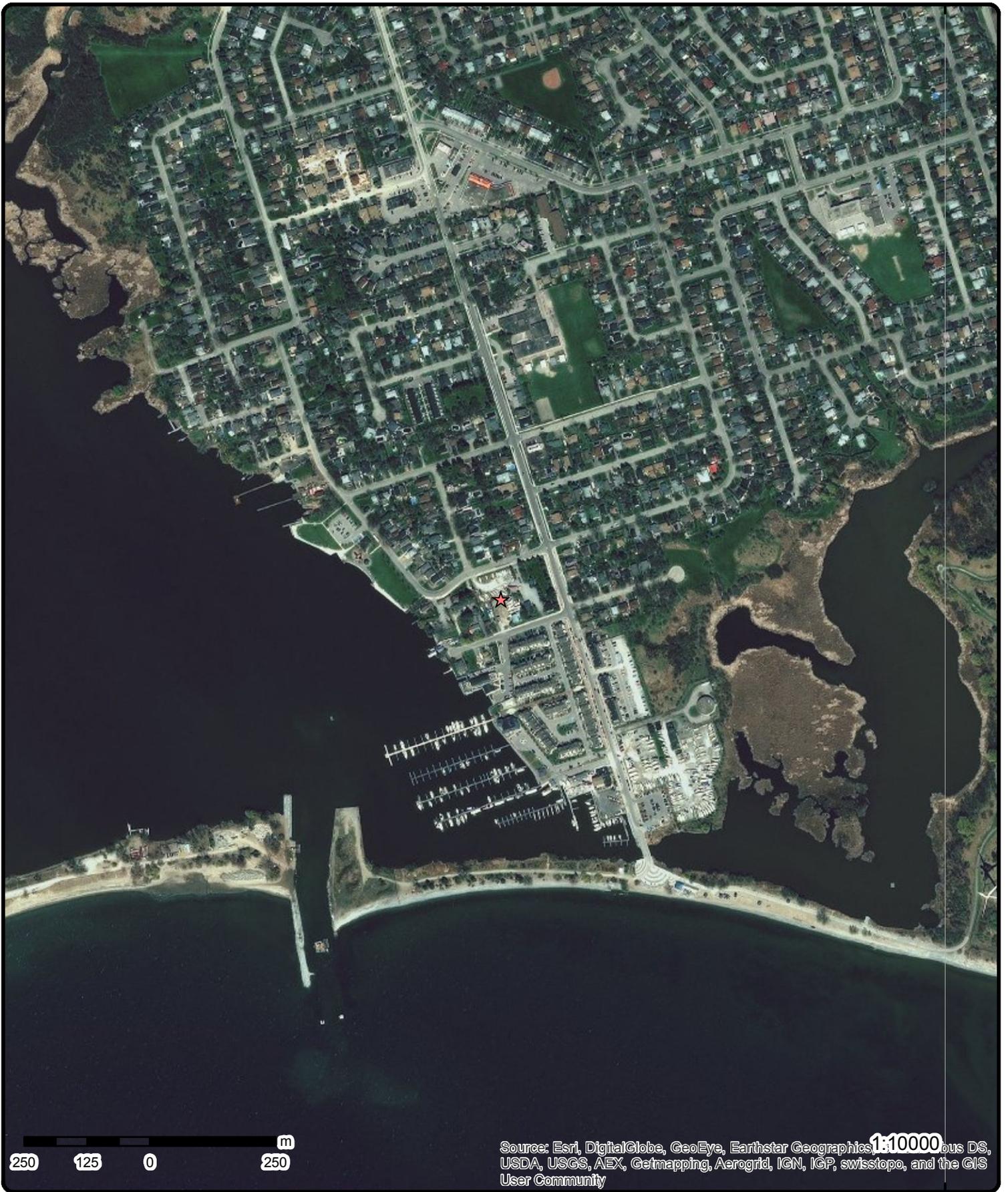


# Map

Order No: 20160114057

Address: 1280 Wharf St, Pickering, ON, L1W1A3

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	Pipelines and Transmission	Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, **1:10000** bus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

# Aerial

Order No: 20160114057

Address: 1280 Wharf St, Pickering, ON, L1W1A3

# Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<a href="#">1</a>	1 of 1	<b>SSW/38.5</b>	<b>74.8</b>	<b>RB Morgan Construction Ltd. 1290 Wharf Street Pickering ON</b>	<b>GEN</b>
<b>Generator #:</b> ON5220700 <b>Approval Yrs:</b> As of April 2014 <b>SIC Code:</b> <b>SIC Description:</b>					
--- Details ---					
<b>Waste Code:</b>		251			
<b>Waste Description:</b>		Waste oils/sludges (petroleum based)			
+					
<b>Waste Code:</b>		221			
<b>Waste Description:</b>		Light fuels			
+					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		Waste crankcase oils and lubricants			
<a href="#">2</a>	1 of 16	<b>ENE/48.5</b>	<b>74.8</b>	<b>KEITH AVIS HAULAGE LTD 640 LIVERPOOL RD PICKERING ON</b>	<b>EXP</b>
<b>Instance ID:</b>		378180			
<b>TSSA Program Area:</b>					
<b>Maximum Hazard Rank:</b>					
<b>Expired Date:</b>					
<b>Instance Number:</b>		9209485			
<b>Instance Type:</b>		FS Facility			
<b>Status:</b>		EXPIRED			
<b>Description:</b>		Fuels Safety Private Fuel Outlet - Self Serve			
<a href="#">2</a>	2 of 16	<b>ENE/48.5</b>	<b>74.8</b>	<b>KEITH AVIS HAULAGE LTD 640 LIVERPOOL RD PICKERING ON L1W 1R2</b>	<b>EXP</b>
<b>Instance ID:</b>					
<b>TSSA Program Area:</b>					
<b>Maximum Hazard Rank:</b>					
<b>Expired Date:</b>		12/20/1989			
<b>Instance Number:</b>		10923008			
<b>Instance Type:</b>		FS Liquid Fuel Tank			
<b>Status:</b>		EXPIRED			
<b>Description:</b>					
<a href="#">2</a>	3 of 16	<b>ENE/48.5</b>	<b>74.8</b>	<b>KEITH AVIS HAULAGE LTD</b>	<b>EXP</b>

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
				640 LIVERPOOL RD PICKERING ON	
		52848			
		10923017			
		FS Piping			
		EXPIRED			
		FS Piping			
<a href="#">2</a>	4 of 16	ENE/48.5	74.8	KEITH AVIS HAULAGE LTD 640 LIVERPOOL RD PICKERING ON L1W 1R2	EXP
		52515			
		12/20/1989			
		10923008			
		FS Liquid Fuel Tank			
		EXPIRED			
		Fuels Safety Private Fuel Outlet - Self Serve			
<a href="#">2</a>	5 of 16	ENE/48.5	74.8	KEITH AVIS HAULAGE LTD. 640 LIVERPOOL ROAD SOUTH C/O 595 ANNLAND STREET PICKERING ON L1W 1A6	GEN
		ON1098900			
		88,89,90			
		0000			
		*** NOT DEFINED ***			
		---			
		252			
		WASTE OILS & LUBRICANTS			
<a href="#">2</a>	6 of 16	ENE/48.5	74.8	KEITH AVIS HAULAGE LTD. 640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2	GEN
		ON1098900			
		92,93,97,98			
		4564			
		BULK DRY TRUCKING			
		---			
		252			
		WASTE OILS & LUBRICANTS			
<a href="#">2</a>	7 of 16	ENE/48.5	74.8	KEITH AVIS HAULAGE LTD. 23-355 640 LIVERPOOL ROAD SOUTH C/O 595 ANNLAND STREET	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<b>PICKERING ON L1W 1A6</b>					
<b>Generator #:</b>		ON1098900			
<b>Approval Yrs:</b>		94,95,96			
<b>SIC Code:</b>		4564			
<b>SIC Description:</b>		BULK DRY TRUCKING			
--- Details ---					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<a href="#">2</a>	8 of 16	<b>ENE/48.5</b>	<b>74.8</b>	<b>KEITH AVIS HAULAGE LIMITED 640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2</b>	<b>GEN</b>
<b>Generator #:</b>		ON1098900			
<b>Approval Yrs:</b>		99,00,01			
<b>SIC Code:</b>		4564			
<b>SIC Description:</b>		BULK DRY TRUCKING			
--- Details ---					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<a href="#">2</a>	9 of 16	<b>ENE/48.5</b>	<b>74.8</b>	<b>JOHN AVIS HAULAGE LIMITED 640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2</b>	<b>GEN</b>
<b>Generator #:</b>		ON1098900			
<b>Approval Yrs:</b>		04,05,06,07,08			
<b>SIC Code:</b>		484229			
<b>SIC Description:</b>		Other Specialized Freight (except Used Goods) Trucking Local			
--- Details ---					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<a href="#">2</a>	10 of 16	<b>ENE/48.5</b>	<b>74.8</b>	<b>JOHN AVIS HAULAGE LIMITED 640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2</b>	<b>GEN</b>
<b>Generator #:</b>		ON1098900			
<b>Approval Yrs:</b>		As of May 2015			
<b>SIC Code:</b>					
<b>SIC Description:</b>					
--- Details ---					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		Waste crankcase oils and lubricants			
<a href="#">2</a>	11 of 16	<b>ENE/48.5</b>	<b>74.8</b>	<b>JOHN AVIS HAULAGE LIMITED 640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2</b>	<b>GEN</b>
<b>Generator #:</b>		ON1098900			
<b>Approval Yrs:</b>		2009			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elevation (m)</i>	<i>Site</i>	<i>DB</i>
<b>SIC Code:</b>		484229			
<b>SIC Description:</b>		Other Specialized Freight (except Used Goods) Trucking Local			
<b>--- Details ---</b>					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<a href="#">2</a>	12 of 16	<b>ENE/48.5</b>	<b>74.8</b>	<b>JOHN AVIS HAULAGE LIMITED 640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2</b>	<b>GEN</b>
<b>Generator #:</b>		ON1098900			
<b>Approval Yrs:</b>		2010			
<b>SIC Code:</b>		484229			
<b>SIC Description:</b>		Other Specialized Freight (except Used Goods) Trucking Local			
<b>--- Details ---</b>					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<a href="#">2</a>	13 of 16	<b>ENE/48.5</b>	<b>74.8</b>	<b>JOHN AVIS HAULAGE LIMITED 640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2</b>	<b>GEN</b>
<b>Generator #:</b>		ON1098900			
<b>Approval Yrs:</b>		2011			
<b>SIC Code:</b>		484229			
<b>SIC Description:</b>		Other Specialized Freight (except Used Goods) Trucking Local			
<b>--- Details ---</b>					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<a href="#">2</a>	14 of 16	<b>ENE/48.5</b>	<b>74.8</b>	<b>JOHN AVIS HAULAGE LIMITED 640 LIVERPOOL ROAD SOUTH PICKERING ON L1W 1R2</b>	<b>GEN</b>
<b>Generator #:</b>		ON1098900			
<b>Approval Yrs:</b>		2012			
<b>SIC Code:</b>		484229			
<b>SIC Description:</b>		Other Specialized Freight (except Used Goods) Trucking Local			
<b>--- Details ---</b>					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<a href="#">2</a>	15 of 16	<b>ENE/48.5</b>	<b>74.8</b>	<b>JOHN AVIS HAULAGE LIMITED 640 LIVERPOOL ROAD SOUTH PICKERING ON</b>	<b>GEN</b>
<b>Generator #:</b>		ON1098900			
<b>Approval Yrs:</b>		2013			
<b>SIC Code:</b>		484229			
<b>SIC Description:</b>		OTHER SPECIALIZED FREIGHT (EXCEPT USED GOODS) TRUCKING, LOCAL			
<b>--- Details ---</b>					
<b>Waste Code:</b>		252			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<a href="#">2</a>	16 of 16	<b>ENE/48.5</b>	<b>74.8</b>	<b>KEITH AVIS HAULAGE LTD 640 LIVERPOOL RD S PICKERING ON L1W 1R2</b>	<b>PRT</b>
<b>Location ID:</b>	11774				
<b>Type:</b>	private				
<b>Expiry Date:</b>					
<b>Capacity (L):</b>	13638.00				
<b>Licence #:</b>	0001001095				
<a href="#">3</a>	1 of 1	<b>SW/56.0</b>	<b>74.8</b>	<b>1288 WHARF STREET PICKERING ON L1W 1A3</b>	<b>HINC</b>
<b>External File Num:</b>	FS INC 0807-03902				
<b>Date of Occurrence:</b>	7/11/2008				
<b>Fuel Occurrence Type:</b>	Pipeline Strike				
<b>Fuel Type Involved:</b>	Natural Gas				
<b>Status Desc:</b>	Completed - Causal Analysis(End)				
<b>Job Type Desc:</b>	Incident/Near-Miss Occurrence (FS)				
<b>Oper. Type Involved:</b>	Construction Site (pipeline strike)				
<b>Service Interruptions:</b>	No				
<b>Property Damage:</b>	No				
<b>Fuel Life Cycle Stage:</b>	Transmission, Distribution and Transportation				
<b>Root Cause:</b>	Root Cause: Equipment/Material/Component:No Procedures:No Maintenance:No Design:Yes Training:No Management:Yes Human Factors:No				
<b>Reported Details:</b>					
<b>Fuel Category:</b>	Gaseous Fuel				
<b>Occurrence Type:</b>	Incident				
<b>Affiliation:</b>	Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)				
<b>County Name:</b>	Durham				
<b>Approx. Quant. Rel:</b>					
<b>Nearby body of water:</b>					
<b>Enter Drainage Syst.:</b>					
<b>Approx. Quant. Unit:</b>					
<b>Environmental Impact:</b>					
<a href="#">4</a>	1 of 9	<b>ESE/79.0</b>	<b>74.8</b>	<b>PICKERING HARBOUR COMPANY LIMITED 1295 WHARF STREET PICKERING TOWN ON L1W 1A2</b>	<b>CA</b>
<b>Certificate #:</b>	4-0178-89-906				
<b>Application Year:</b>	89				
<b>Issue Date:</b>	8/3/90				
<b>Approval Type:</b>	Industrial wastewater				
<b>Status:</b>	Received in 1989, Issued in 1990				
<b>Application Type:</b>					
<b>Client Name:</b>					
<b>Client Address:</b>					
<b>Client City:</b>					
<b>Client Postal Code:</b>					
<b>Project Description:</b>	DREDGING OPERATION				
<b>Contaminants:</b>					
<b>Emission Control:</b>					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<a href="#">4</a>	2 of 9	ESE/79.0	74.8	PICKERING HARBOUR COMPANY LIMITED 30-751 1295 WHARF STREET PICKERING ON L1W 1A2	GEN
<b>Generator #:</b>		ON1451900			
<b>Approval Yrs:</b>		92,93,94,95,96,97,98			
<b>SIC Code:</b>		9654			
<b>SIC Description:</b>		BOAT RENTALS/MARINAS			
--- Details ---					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<a href="#">4</a>	3 of 9	ESE/79.0	74.8	PICKERING HARBOUR COMPANY LTD., THE 1295 WHARF STREET PICKERING ON L1W 1A2	GEN
<b>Generator #:</b>		ON1451900			
<b>Approval Yrs:</b>		99,00,01,02,03,04			
<b>SIC Code:</b>		9654			
<b>SIC Description:</b>		BOAT RENTALS/MARINAS			
--- Details ---					
<b>Waste Code:</b>		212			
<b>Waste Description:</b>		ALIPHATIC SOLVENTS			
+					
<b>Waste Code:</b>		213			
<b>Waste Description:</b>		PETROLEUM DISTILLATES			
+					
<b>Waste Code:</b>		252			
<b>Waste Description:</b>		WASTE OILS & LUBRICANTS			
<a href="#">4</a>	4 of 9	ESE/79.0	74.8	1239510 Ontario Incorporated 1295 Wharf Street, Unit 11 Pickering ON L1W 1A2	GEN
<b>Generator #:</b>		ON7523211			
<b>Approval Yrs:</b>		As of May 2015			
<b>SIC Code:</b>					
<b>SIC Description:</b>					
--- Details ---					
<b>Waste Code:</b>		312			
<b>Waste Description:</b>		Pathological wastes			
<a href="#">4</a>	5 of 9	ESE/79.0	74.8	1239510 Ontario Incorporated 1295 Wharf Street, Unit 11 Pickering ON L1W 1A2	GEN
<b>Generator #:</b>		ON7523211			
<b>Approval Yrs:</b>		2011			
<b>SIC Code:</b>		621390			
<b>SIC Description:</b>					

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elevation (m)</i>	<i>Site</i>	<i>DB</i>
<a href="#">4</a>	6 of 9	<b>ESE/79.0</b>	<b>74.8</b>	<b>1239510 Ontario Incorporated 1295 Wharf Street, Unit 11 Pickering ON L1W 1A2</b>	<b>GEN</b>
<b>Generator #:</b>		ON7523211			
<b>Approval Yrs:</b>		2012			
<b>SIC Code:</b>		621390			
<b>SIC Description:</b>		Offices of All Other Health Practitioners			
<a href="#">4</a>	7 of 9	<b>ESE/79.0</b>	<b>74.8</b>	<b>1239510 Ontario Incorporated 1295 Wharf Street, Unit 11 Pickering ON</b>	<b>GEN</b>
<b>Generator #:</b>		ON7523211			
<b>Approval Yrs:</b>		2013			
<b>SIC Code:</b>		621390			
<b>SIC Description:</b>		OFFICES OF ALL OTHER HEALTH PRACTITIONERS			
<b>--- Details ---</b>					
<b>Waste Code:</b>		312			
<b>Waste Description:</b>		PATHOLOGICAL WASTES			
<a href="#">4</a>	8 of 9	<b>ESE/79.0</b>	<b>74.8</b>	<b>High Tech-Matic Controls Ltd. 1295 Wharf St Unit 46 Pickering ON L1W 1A2</b>	<b>SCT</b>
<b>Established:</b>		01-OCT-83			
<b>Plant Size (ft²):</b>		5000			
<b>Employment:</b>					
<b>--- Details ---</b>					
<b>SIC/NAICS Code:</b>		238210			
<b>Description:</b>		Electrical Contractors and Other Wiring Installation Contractors			
<b>+</b>					
<b>SIC/NAICS Code:</b>		416110			
<b>Description:</b>		Electrical Wiring and Construction Supplies Wholesaler-Distributors			
<b>+</b>					
<b>SIC/NAICS Code:</b>		417310			
<b>Description:</b>		Computer, Computer Peripheral and Pre-Packaged Software Wholesaler-Distributors			
<b>+</b>					
<b>SIC/NAICS Code:</b>		334512			
<b>Description:</b>		Measuring, Medical and Controlling Devices Manufacturing			
<b>+</b>					
<b>SIC/NAICS Code:</b>		417320			
<b>Description:</b>		Electronic Components, Navigational and Communications Equipment and Supplies Wholesaler-Distributors			
<b>+</b>					
<b>SIC/NAICS Code:</b>		238210			
<b>Description:</b>		Electrical Contractors and Other Wiring Installation Contractors			
<b>+</b>					
<b>SIC/NAICS Code:</b>		541690			
<b>Description:</b>		Other Scientific and Technical Consulting Services			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<a href="#">4</a>	9 of 9	ESE/79.0	74.8	HTC Electric 1295 Wharf St Pickering ON L1W 1A2	SCT

**Established:**  
**Plant Size (ft²):**  
**Employment:**

--- Details ---

**SIC/NAICS Code:** 416110  
**Description:** Electrical Wiring and Construction Supplies Wholesaler-Distributors  
+  
**SIC/NAICS Code:** 334512  
**Description:** Measuring, Medical and Controlling Devices Manufacturing  
+  
**SIC/NAICS Code:** 238220  
**Description:** Plumbing, Heating and Air-Conditioning Contractors  
+  
**SIC/NAICS Code:** 417230  
**Description:** Industrial Machinery, Equipment and Supplies Wholesaler-Distributors  
+  
**SIC/NAICS Code:** 238210  
**Description:** Electrical Contractors and Other Wiring Installation Contractors

<a href="#">5</a>	1 of 1	SSW/84.5	74.8	1283 Wharf St Pickering ON L1W1A2	EHS
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**Order No.:** 20140110050  
**Report Date:** 21-JAN-14  
**Report Type:** Custom Report  
**Search Radius (km):** .3  
**Addit. Info Ordered:** Fire Insur. Maps and/or Site Plans; City Directory; Aerial Photos

<a href="#">6</a>	1 of 1	E/86.6	74.8	R.M. OF DURHAM WHARF ST./LIVERPOOL RD. PICKERING TOWN ON	CA
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**Certificate #:** 7-0817-97-  
**Application Year:** 97  
**Issue Date:** 8/19/1997  
**Approval Type:** Municipal water  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

<a href="#">7</a>	1 of 1	SW/94.5	74.8	NORTHERN YACHT LIMITED 1278 WHARF ST PICKERING ON L1W 1A3	SCT
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Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<b>Established:</b>		1970			
<b>Plant Size (ft²):</b>					
<b>Employment:</b>		3			
<b>--- Details ---</b>					
<b>SIC/NAICS Code:</b>		3089			
<b>Description:</b>		PLASTICS PRODUCTS, N.E.C.			
<u>8</u>	1 of 1	SSW/104.4	74.8	lot 23 con 3 ON	WWIS
<b>Well ID:</b>	1907327			<b>Lot:</b>	023
<b>Concession:</b>	03			<b>Concession Name:</b>	RANGE
<b>County:</b>	DURHAM			<b>Municipality:</b>	PICKERING TOWN
<b>Easting Nad83:</b>	654134.8			<b>Northing Nad83:</b>	4853143
<b>Zone:</b>	17			<b>Utm Reliability:</b>	margin of error : 30 m - 100 m
<b>Primary Water Use:</b>	Domestic			<b>Construction Date:</b>	14-MAY-85
<b>Sec. Water Use:</b>				<b>Well Depth:</b>	27 ft
<b>Pump Rate:</b>	7 GPM			<b>Static Water Level:</b>	8 ft
<b>Flow Rate:</b>				<b>Clear/Cloudy:</b>	
<b>Specific Capacity:</b>				<b>Final Well Status:</b>	Water Supply
<b>Construction Method:</b>	Boring			<b>Flowing (y/n):</b>	N
<b>Elevation (m):</b>	75.91			<b>Elevation Reliability:</b>	
<b>Depth to Bedrock:</b>				<b>Overburden/Bedrock:</b>	Overburden
<b>Water Type:</b>	FRESH			<b>Casing Material:</b>	SALTY, SULPHUR
<b>--- Details ---</b>					
<b>Thickness:</b>	2 ft			<b>Original Depth:</b>	2 ft
<b>Material Colour:</b>				<b>Material:</b>	FILL
<b>+</b>					
<b>Thickness:</b>	6 ft			<b>Original Depth:</b>	8 ft
<b>Material Colour:</b>	GREY			<b>Material:</b>	CLAY, STONES, PACKED
<b>+</b>					
<b>Thickness:</b>	2 ft			<b>Original Depth:</b>	10 ft
<b>Material Colour:</b>	BROWN			<b>Material:</b>	SAND
<b>+</b>					
<b>Thickness:</b>	4 ft			<b>Original Depth:</b>	14 ft
<b>Material Colour:</b>	GREY			<b>Material:</b>	CLAY, STONES, CEMENTED
<b>+</b>					
<b>Thickness:</b>	6 ft			<b>Original Depth:</b>	20 ft
<b>Material Colour:</b>	GREY			<b>Material:</b>	CLAY, SAND, LAYERED
<b>+</b>					
<b>Thickness:</b>	2 ft			<b>Original Depth:</b>	22 ft
<b>Material Colour:</b>	GREY			<b>Material:</b>	CLAY, PACKED
<b>+</b>					
<b>Thickness:</b>	5 ft			<b>Original Depth:</b>	27 ft
<b>Material Colour:</b>	GREY			<b>Material:</b>	CLAY, SAND, LAYERED
<u>9</u>	1 of 1	W/104.9	74.8	UNKNOWN FRENCHMANS BAY AT FRONT ST.	SPL

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
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**AJAX TOWN ON**

**Ref No.:** 20264  
**Incident Dt:** 6/12/1989  
**MOE Reported Dt:** 6/12/1989  
**Contaminant Name:**  
**Contaminant Quantity:**  
**Incident Summary:** RESIDENT -OIL BASED PAINTIN STORM EFFLUENT, CONFIRMED.  
**Incident Cause:** UNKNOWN  
**Incident Reason:** UNKNOWN  
**Nature of Impact:**  
**Receiving Medium:** WATER  
**Environmental Impact:**

<a href="#">10</a>	1 of 1	<b>ENE/109.3</b>	<b>74.8</b>	<b>649 Liverpool Road.Pickering ON</b>	<b>PINC</b>
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**Incident ID:** 2777062  
**Tank Status:** RC Established  
**Attribute Category:** Excavation practices not sufficient  
**Task Number:** 3399231  
**SR Type:** FS-Pipeline Incident  
**Incident Number:** 620416  
**Status Code:** Pipeline Damage Reason Est  
**Summary:** 649 Liverpool Road.Pickering - 1/2" Pipeline Hit  
**Spills Action Centre:**  
**Reported By:** LaLande, Marcel - Enbridge  
**Affiliation:** Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)  
**Method Details:** E-mail  
**Fuel Category:** Natural Gas  
**Fuel Occurrence Type:** Pipeline Strike  
**Date of Occurrence:** 7/5/2011 0:00  
**Occurrence Start Date:** 2011/07/06  
**Health Impact:** No  
**Occurrence Desc:**  
**Environment Impact:** No  
**Property Damage:** Yes  
**Service Interupt:** Yes  
**Fuel Type:** Natural Gas  
**Enforce Policy:** Yes  
**Operation Type:** Construction Site (including excavation)  
**Damage Reason:** FS-Perform P-line Inc Invest  
**Public Relation:** No  
**Pipeline System:**  
**Pipeline Type:** Service / Riser Distribution Pipeline  
**Depth:**  
**Pipe Material:** Plastic  
**Regualtor Location:** Outside  
**PSIG:** 60  
**Regulator Type:** Service Regulator (up to 60 psi intake)  
**Notes:** z

<a href="#">11</a>	1 of 2	<b>E/111.4</b>	<b>74.8</b>	<b>641 Liverpool Road, Pickering ON</b>	<b>PINC</b>
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<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elevation (m)</i>	<i>Site</i>	<i>DB</i>
<b>Incident ID:</b>		2778854			
<b>Tank Status:</b>		RC Established			
<b>Attribute Category:</b>		Excavation practices not sufficient			
<b>Task Number:</b>		3403763			
<b>SR Type:</b>		FS-Pipeline Incident			
<b>Incident Number:</b>		622206			
<b>Status Code:</b>		Pipeline Damage Reason Est			
<b>Summary:</b>		641 Liverpool Road, Pickering - 1/2" Pipeline Hit			
<b>Spills Action Centre:</b>					
<b>Reported By:</b>		LaLande, Marcel - Enbridge			
<b>Affiliation:</b>		Emergency Services (Fire, Police,etc)			
<b>Method Details:</b>		E-mail			
<b>Fuel Category:</b>		Natural Gas			
<b>Fuel Occurrence Type:</b>		Pipeline Strike			
<b>Date of Occurrence:</b>		5/9/2011 0:00			
<b>Occurrence Start Date:</b>		2011/07/19			
<b>Health Impact:</b>		No			
<b>Occurrence Desc:</b>					
<b>Environment Impact:</b>		No			
<b>Property Damage:</b>		Yes			
<b>Service Interupt:</b>		Yes			
<b>Fuel Type:</b>		Natural Gas			
<b>Enforce Policy:</b>		Yes			
<b>Operation Type:</b>		Construction Site (including excavation)			
<b>Damage Reason:</b>		FS-Perform P-line Inc Invest			
<b>Public Relation:</b>		No			
<b>Pipeline System:</b>					
<b>Pipeline Type:</b>		Service / Riser Distribution Pipeline			
<b>Depth:</b>					
<b>Pipe Material:</b>		Plastic			
<b>Regualtor Location:</b>		Outside			
<b>PSIG:</b>		60			
<b>Regulator Type:</b>		Service Regulator (up to 60 psi intake)			
<b>Notes:</b>		z			

<a href="#"><u>11</u></a>	2 of 2	<b>E/111.4</b>	<b>74.8</b>	<b>Stelray Boats 641 Liverpool Rd Pickering ON L1W 1R3</b>	<b>SCT</b>
<b>Established:</b>		1986			
<b>Plant Size (ft²):</b>					
<b>Employment:</b>		2			
<b>--- Details ---</b>					
<b>SIC/NAICS Code:</b>		326198			
<b>Description:</b>		All Other Plastic Product Manufacturing			
<b>+</b>					
<b>SIC/NAICS Code:</b>		336612			
<b>Description:</b>		Boat Building			

<a href="#"><u>12</u></a>	1 of 15	<b>SSW/120.7</b>	<b>74.8</b>	<b>1289 Wharf St Pickering ON L1W 1A2</b>	<b>EHS</b>
<b>Order No.:</b>		20130211008			
<b>Report Date:</b>		15-FEB-13			
<b>Report Type:</b>		Custom Report			
<b>Search Radius (km):</b>		.25			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<i>Addit. Info Ordered:</i>					
<a href="#">12</a>	2 of 15	SSW/120.7	74.8	WHARF ST MARINA LTD 1289 WHARF ST PICKERING ON L1W 1A2	EXP
<b>Instance ID:</b> <b>TSSA Program Area:</b> <b>Maximum Hazard Rank:</b> <b>Expired Date:</b> 6/12/2009 <b>Instance Number:</b> 11603722 <b>Instance Type:</b> FS Liquid Fuel Tank <b>Status:</b> EXPIRED <b>Description:</b>					
<a href="#">12</a>	3 of 15	SSW/120.7	74.8	WHARF ST MARINA LTD 1289 WHARF ST PICKERING ON	EXP
<b>Instance ID:</b> 93726 <b>TSSA Program Area:</b> <b>Maximum Hazard Rank:</b> <b>Expired Date:</b> <b>Instance Number:</b> 11603705 <b>Instance Type:</b> FS Liquid Fuel Tank <b>Status:</b> EXPIRED <b>Description:</b> FS Liquid Fuel Tank					
<a href="#">12</a>	4 of 15	SSW/120.7	74.8	WHARF ST MARINA LTD 1289 WHARF ST PICKERING ON	EXP
<b>Instance ID:</b> 351853 <b>TSSA Program Area:</b> <b>Maximum Hazard Rank:</b> <b>Expired Date:</b> <b>Instance Number:</b> 63847163 <b>Instance Type:</b> FS Piping <b>Status:</b> EXPIRED <b>Description:</b> FS Piping					
<a href="#">12</a>	5 of 15	SSW/120.7	74.8	WHARF ST MARINA LTD 1289 WHARF ST PICKERING ON	EXP
<b>Instance ID:</b> 93228 <b>TSSA Program Area:</b> <b>Maximum Hazard Rank:</b> <b>Expired Date:</b> <b>Instance Number:</b> 11603734 <b>Instance Type:</b> FS Piping <b>Status:</b> EXPIRED <b>Description:</b> FS Piping					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<a href="#">12</a>	6 of 15	SSW/120.7	74.8	WHARF ST MARINA LTD 1289 WHARF ST PICKERING ON L1W 1A2	EXP
<p><b>Instance ID:</b>  <b>TSSA Program Area:</b>  <b>Maximum Hazard Rank:</b>  <b>Expired Date:</b> 7/31/2012 7:45  <b>Instance Number:</b> 9528650  <b>Instance Type:</b> FS Facility  <b>Status:</b> EXPIRED  <b>Description:</b></p>					
<a href="#">12</a>	7 of 15	SSW/120.7	74.8	WHARF ST MARINA LTD 1289 WHARF ST PICKERING ON L1W 1A2	EXP
<p><b>Instance ID:</b>  <b>TSSA Program Area:</b>  <b>Maximum Hazard Rank:</b>  <b>Expired Date:</b> 7/31/2012 7:45  <b>Instance Number:</b> 46077077  <b>Instance Type:</b> FS Liquid Fuel Tank  <b>Status:</b> EXPIRED  <b>Description:</b></p>					
<a href="#">12</a>	8 of 15	SSW/120.7	74.8	WHARF ST MARINA LTD 1289 WHARF ST PICKERING ON L1W 1A2	EXP
<p><b>Instance ID:</b>  <b>TSSA Program Area:</b>  <b>Maximum Hazard Rank:</b>  <b>Expired Date:</b> 7/31/2012 7:45  <b>Instance Number:</b> 46077076  <b>Instance Type:</b> FS Liquid Fuel Tank  <b>Status:</b> EXPIRED  <b>Description:</b></p>					
<a href="#">12</a>	9 of 15	SSW/120.7	74.8	WHARF ST MARINA LTD 1289 WHARF ST PICKERING ON L1W 1A2	EXP
<p><b>Instance ID:</b> 93218  <b>TSSA Program Area:</b>  <b>Maximum Hazard Rank:</b>  <b>Expired Date:</b> 6/12/2009  <b>Instance Number:</b> 11603722  <b>Instance Type:</b> FS Liquid Fuel Tank  <b>Status:</b> EXPIRED  <b>Description:</b> FS Marina</p>					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<a href="#">12</a>	10 of 15	SSW/120.7	74.8	WHARF ST MARINA LTD 1289 WHARF ST PICKERING ON L1W 1A2	EXP
<b>Instance ID:</b>		93726			
<b>TSSA Program Area:</b>					
<b>Maximum Hazard Rank:</b>					
<b>Expired Date:</b>		6/12/2009			
<b>Instance Number:</b>		11603705			
<b>Instance Type:</b>		FS Liquid Fuel Tank			
<b>Status:</b>		EXPIRED			
<b>Description:</b>		FS Marina			
<a href="#">12</a>	11 of 15	SSW/120.7	74.8	WHARF ST MARINA LTD 1289 WHARF ST PICKERING ON L1W 1A2	EXP
<b>Instance ID:</b>		317161			
<b>TSSA Program Area:</b>					
<b>Maximum Hazard Rank:</b>					
<b>Expired Date:</b>		7/31/2012 7:45			
<b>Instance Number:</b>		46077077			
<b>Instance Type:</b>		FS Liquid Fuel Tank			
<b>Status:</b>		EXPIRED			
<b>Description:</b>		FS Marina			
<a href="#">12</a>	12 of 15	SSW/120.7	74.8	WHARF ST MARINA LTD 1289 WHARF ST PICKERING ON L1W 1A2	EXP
<b>Instance ID:</b>		318141			
<b>TSSA Program Area:</b>					
<b>Maximum Hazard Rank:</b>					
<b>Expired Date:</b>		7/31/2012 7:45			
<b>Instance Number:</b>		46077076			
<b>Instance Type:</b>		FS Liquid Fuel Tank			
<b>Status:</b>		EXPIRED			
<b>Description:</b>		FS Marina			
<a href="#">12</a>	13 of 15	SSW/120.7	74.8	WHARF ST MARINA LTD 1289 WHARF ST PICKERING ON L1W 1A2	FSTH
<b>License Issue Date:</b>		3/1/2002			
<b>Tank Status:</b>		Licensed			
<b>Tank Status As Of:</b>		December 2008			
<b>Operation Type:</b>		Retail Fuel Outlet			
<b>Facility Type:</b>		Marina			
<b>--- Details ---</b>					
<b>Status:</b>		Active			
<b>Capacity:</b>		15000			
<b>Year of Installation:</b>		2006			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<b>Corrosion Protection:</b> <b>Tank Fuel Type:</b> Liquid Fuel Double Wall UST - Gasoline + <b>Status:</b> Active <b>Capacity:</b> 15000 <b>Year of Installation:</b> 2006 <b>Corrosion Protection:</b> <b>Tank Fuel Type:</b> Liquid Fuel Double Wall UST - Diesel					
<a href="#">12</a>	14 of 15	SSW/120.7	74.8	WHARF STREET MARINA LTD 1289 WHARF ST PICKERING ON L1W 1A2	RST
<b>Facility:</b>		MARINAS			
<b>Description:</b>					
<a href="#">12</a>	15 of 15	SSW/120.7	74.8	WHARF STREET MARINA LTD 1289 WHARF ST PICKERING ON L1W1A2	RST
<b>Facility:</b>		MARINAS			
<b>Description:</b>					
<a href="#">13</a>	1 of 1	NW/155.6	74.8	GREEN ACRES LAWN CARE 668 PLEASANT ST PICKERING ON L1W 1P7	PES
<b>Licence No.:</b>		02-01-05467-0			
<b>Licence Type:</b>		Operator			
<a href="#">14</a>	1 of 1	WNW/167.8	74.8	Pickering ON	WWIS
<b>Well ID:</b>		7172823		<b>Lot:</b>	
<b>Concession:</b>				<b>Concession Name:</b>	
<b>County:</b>		DURHAM		<b>Municipality:</b> PICKERING TOWN	
<b>Easting Nad83:</b>		654023		<b>Northing Nad83:</b> 4853314	
<b>Zone:</b>		17		<b>Utm Reliability:</b> margin of error : 10 - 30 m	
<b>Primary Water Use:</b>				<b>Construction Date:</b> 08-APR-11	
<b>Sec. Water Use:</b>				<b>Well Depth:</b> ft	
<b>Pump Rate:</b>				<b>Static Water Level:</b>	
<b>Flow Rate:</b>				<b>Clear/Cloudy:</b>	
<b>Specific Capacity:</b>				<b>Final Well Status:</b>	
<b>Construction Method:</b>				<b>Flowing (y/n):</b>	
<b>Elevation (m):</b>				<b>Elevation Reliability:</b>	
<b>Depth to Bedrock:</b>				<b>Overburden/Bedroc</b>	
<b>Water Type:</b>				<b>k:</b>	
				<b>Casing Material:</b> SULPHUR	
--- Details ---					
<b>Thickness:</b>		ft		<b>Original Depth:</b> ft	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<b>Material Colour:</b>			<b>Material:</b>		
<a href="#">15</a>	1 of 1	ESE/178.4	74.8	PICKERING ON	WWIS
<b>Well ID:</b>	1917068			<b>Lot:</b>	
<b>Concession:</b>				<b>Concession Name:</b>	
<b>County:</b>	DURHAM			<b>Municipality:</b>	PICKERING TOWN
<b>Easting Nad83:</b>	654330			<b>Northing Nad83:</b>	4853154
<b>Zone:</b>	17			<b>Utm Reliability:</b>	margin of error : 100 m - 300 m
<b>Primary Water Use:</b>	Not Used			<b>Construction Date:</b>	28-APR-04
<b>Sec. Water Use:</b>				<b>Well Depth:</b>	
<b>Pump Rate:</b>				<b>Static Water Level:</b>	
<b>Flow Rate:</b>				<b>Clear/Cloudy:</b>	
<b>Specific Capacity:</b>				<b>Final Well Status:</b>	Abandoned-Quality
<b>Construction Method:</b>	Digging			<b>Flowing (y/n):</b>	
<b>Elevation (m):</b>	78.34			<b>Elevation Reliability:</b>	
<b>Depth to Bedrock:</b>				<b>Overburden/Bedrock:</b>	No formation data
<b>Water Type:</b>				<b>k:</b>	
				<b>Casing Material:</b>	
<b>Material Colour:</b>			<b>Material:</b>		
<a href="#">16</a>	1 of 1	SE/185.4	74.8	lot 23 con 3 ON	WWIS
<b>Well ID:</b>	4601887			<b>Lot:</b>	023
<b>Concession:</b>	03			<b>Concession Name:</b>	RANGE
<b>County:</b>	DURHAM			<b>Municipality:</b>	PICKERING TOWN
<b>Easting Nad83:</b>	654303.8			<b>Northing Nad83:</b>	4853108
<b>Zone:</b>	17			<b>Utm Reliability:</b>	margin of error : 100 m - 300 m
<b>Primary Water Use:</b>	Domestic			<b>Construction Date:</b>	04-JUN-63
<b>Sec. Water Use:</b>				<b>Well Depth:</b>	20 ft
<b>Pump Rate:</b>				<b>Static Water Level:</b>	8 ft
<b>Flow Rate:</b>				<b>Clear/Cloudy:</b>	CLEAR
<b>Specific Capacity:</b>				<b>Final Well Status:</b>	Water Supply
<b>Construction Method:</b>	Boring			<b>Flowing (y/n):</b>	N
<b>Elevation (m):</b>	77.87			<b>Elevation Reliability:</b>	
<b>Depth to Bedrock:</b>				<b>Overburden/Bedrock:</b>	Overburden
<b>Water Type:</b>	FRESH			<b>k:</b>	
				<b>Casing Material:</b>	SULPHUR
--- Details ---					
<b>Thickness:</b>	5 ft			<b>Original Depth:</b>	5 ft
<b>Material Colour:</b>	BROWN			<b>Material:</b>	CLAY, STONES
+					
<b>Thickness:</b>	8 ft			<b>Original Depth:</b>	13 ft
<b>Material Colour:</b>	BLUE			<b>Material:</b>	CLAY, STONES
+					
<b>Thickness:</b>	2 ft			<b>Original Depth:</b>	15 ft
<b>Material Colour:</b>				<b>Material:</b>	MEDIUM SAND
+					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<b>Thickness:</b>		5 ft		<b>Original Depth:</b>	20 ft
<b>Material Colour:</b>		BLUE		<b>Material:</b>	CLAY, MEDIUM SAND
<a href="#">17</a>	1 of 2	WNW/204.2	74.8	<b>SHAMROCK MARINE 680 FRONT ROAD PICKERING ON L1W 1N8</b>	<b>GEN</b>
<b>Generator #:</b>		ON2086900			
<b>Approval Yrs:</b>		95,96,97,98,99,00,01			
<b>SIC Code:</b>		9654			
<b>SIC Description:</b>		BOAT RENTALS/MARINAS			
--- Details ---					
<b>Waste Code:</b>		145			
<b>Waste Description:</b>		PAINT/PIGMENT/COATING RESIDUES			
<a href="#">17</a>	2 of 2	WNW/204.2	74.8	<b>ALPHA POWER PRODUCTS 680 FRONT RD PICKERING ON L1W 1N8</b>	<b>SCT</b>
<b>Established:</b>		1987			
<b>Plant Size (ft²):</b>		3000			
<b>Employment:</b>		3			
--- Details ---					
<b>SIC/NAICS Code:</b>		3679			
<b>Description:</b>		ELECTRONIC COMPONENTS, N.E.C.			
<a href="#">18</a>	1 of 1	NE/215.6	74.8	<b>lot 22 con 3 ON</b>	<b>WWIS</b>
<b>Well ID:</b>		4601886		<b>Lot:</b> 022	
<b>Concession:</b>		03		<b>Concession Name:</b> RANGE	
<b>County:</b>		DURHAM		<b>Municipality:</b> PICKERING TOWN	
<b>Easting Nad83:</b>		654300.8		<b>Northing Nad83:</b> 4853414	
<b>Zone:</b>		17		<b>Utm Reliability:</b> margin of error : 100 m - 300 m	
<b>Primary Water Use:</b>		Domestic		<b>Construction Date:</b> 17-NOV-61	
<b>Sec. Water Use:</b>				<b>Well Depth:</b> 21 ft	
<b>Pump Rate:</b>				<b>Static Water Level:</b> 13 ft	
<b>Flow Rate:</b>				<b>Clear/Cloudy:</b> CLEAR	
<b>Specific Capacity:</b>				<b>Final Well Status:</b> Water Supply	
<b>Construction Method:</b>		Boring		<b>Flowing (y/n):</b> N	
<b>Elevation (m):</b>		79.18		<b>Elevation Reliability:</b>	
<b>Depth to Bedrock:</b>		8		<b>Overburden/Bedrock:</b> Mixed in a Layer	
<b>Water Type:</b>		FRESH		<b>Casing Material:</b> SULPHUR	
--- Details ---					
<b>Thickness:</b>		8 ft		<b>Original Depth:</b> 8 ft	
<b>Material Colour:</b>		BROWN		<b>Material:</b> CLAY, STONES	
+					
<b>Thickness:</b>		12 ft		<b>Original Depth:</b> 20 ft	
<b>Material Colour:</b>		BROWN		<b>Material:</b> CLAY, SHALE	

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elevation (m)</i>	<i>Site</i>	<i>DB</i>
+					
<i>Thickness:</i>	1 ft			<i>Original Depth:</i>	21 ft
<i>Material Colour:</i>				<i>Material:</i>	SHALE
<a href="#">19</a>	1 of 1	<i>N/221.5</i>	<i>74.8</i>	<i>Eavestrough Specialties Inc. 695 Liverpool Rd Pickering ON L1W 1R6</i>	<i>SCT</i>
<i>Established:</i>		01-AUG-87			
<i>Plant Size (ft²):</i>		4200			
<i>Employment:</i>					
--- Details ---					
<i>SIC/NAICS Code:</i>		238170			
<i>Description:</i>		Siding Contractors			
+					
<i>SIC/NAICS Code:</i>		331420			
<i>Description:</i>		Copper Rolling, Drawing, Extruding and Alloying			
+					
<i>SIC/NAICS Code:</i>		332329			
<i>Description:</i>		Other Ornamental and Architectural Metal Product Manufacturing			

# Unplottable Summary

Total: **18** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	R.M. OF DURHAM	LIVERPOOL RD.	PICKERING TOWN ON	
CA	Liverpool Road Townhouse Development	Part of Lot 22, Range 3	Pickering ON	
CA	JESUIT FATHERS OF UPPER CANADA	LIVERPOOL RD.	PICKERING TOWN ON	
CA	R.M. OF DURHAM	FRONT ROAD	PICKERING TOWN ON	
CA	R.M. OF DURHAM	LIVERPOOL RD	PICKERING TOWN ON	
EBR	The Pickering Harbour Company Ltd.	Part of Lot 24, Range 3, BFC, Plan 40R-2022	PICKERING ON	
ECA	City of Toronto	Lot 22, Concession 3	Pickering ON	
GEN	Jesuits of Upper Canada	Liverpool Road	Pickering ON	L1X 1V4
GEN	Jesuits of Upper Canada	Liverpool Road	Pickering ON	L1X 1V4
GEN	EASTERN POWER LIMITED	LOT 22, CONCESSION 3 BROCK WEST LANDFILL SITE	PICKERING ON	L1V 2P8
GEN	EASTERN POWER LIMITED	LOT 22, CONCESSION 3 BROCK WEST LANDFILL SITE	PICKERING ON	
GEN	EASTERN POWER LIMITED	LOT 22, CONCESSION 3 BROCK WEST LANDFILL SITE	PICKERING ON	
GEN	EASTERN POWER LIMITED	LOT 22, CONCESSION 3 BROCK WEST LANDFILL SITE	PICKERING ON	
GEN	EASTERN POWER LIMITED	LOT 22, CONCESSION 3 BROCK WEST LANDFILL SITE	PICKERING ON	
GEN	Trans Northern Pipeline	Lot 23 Concession 3	Pickering ON	L4B 3P6
PRT	MOORE HAVEN WHARF INC	WHARF ST CON 1 BLOCK A	PICKERING ON	

SCT	Stelray Boats		Pickering ON
SPL	BRY RON CONTRACTING LIMITED	FRONT/COMMERCE MOTOR VEHICLE (OPERATING FLUID)	PICKERING TOWN ON

# Unplottable Report

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**Site:** R.M. OF DURHAM  
LIVERPOOL RD. PICKERING TOWN ON

**Database:**  
CA

**Certificate #:** 7-0387-88-  
**Application Year:** 88  
**Issue Date:** 4/11/1988  
**Approval Type:** Municipal water  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

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**Site:** Liverpool Road Townhouse Development  
Part of Lot 22, Range 3 Pickering ON

**Database:**  
CA

**Certificate #:** 6053-5BWK89  
**Application Year:** 02  
**Issue Date:** 7/15/02  
**Approval Type:** Municipal & Private sewage  
**Status:** Approved  
**Application Type:** New Certificate of Approval  
**Client Name:** 974582 Ontario Ltd.  
**Client Address:** 7 Briancliff Drive  
**Client City:** Toronto  
**Client Postal Code:**  
**Project Description:** This application is for the construction of sanitary sewer on Liverpool Road for Glenbrook Homes.  
**Contaminants:**  
**Emission Control:**

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**Site:** JESUIT FATHERS OF UPPER CANADA  
LIVERPOOL RD. PICKERING TOWN ON

**Database:**  
CA

**Certificate #:** 7-0987-85-006  
**Application Year:** 85  
**Issue Date:** 11/5/85  
**Approval Type:** Municipal water  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**

**Contaminants:**  
**Emission Control:**

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**Site:** R.M. OF DURHAM  
FRONT ROAD PICKERING TOWN ON

**Database:**  
CA

**Certificate #:** 3-0986-88-  
**Application Year:** 88  
**Issue Date:** 6/24/1988  
**Approval Type:** Municipal sewage  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

---

**Site:** R.M. OF DURHAM  
LIVERPOOL RD PICKERING TOWN ON

**Database:**  
CA

**Certificate #:** 7-0887-87-  
**Application Year:** 87  
**Issue Date:** 7/7/1987  
**Approval Type:** Municipal water  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

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**Site:** The Pickering Harbour Company Ltd.  
Part of Lot 24, Range 3, BFC, Plan 40R-2022 PICKERING ON

**Database:**  
EBR

**Year:** 2003  
**EBR Registry No.:** IA03E0376  
**Ministry Ref. No.:**  
**Type:** Instrument  
**Instrument Type:** EPA s. 27 - Approval for a waste disposal site.  
**Proposal Date:** 3/18/03  
**Location:** Part of Lot 24, Range 3, BFC, Plan 40R-2022, Pickering, Ontario PICKERING  
**Proponent Address:** The Pickering Harbour Company Ltd. 1295 Wharf Street, Pickering, Ontario, L1W 1A2

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**Site:** City of Toronto  
Lot 22, Concession 3 Pickering ON

**Database:**  
ECA

**CofA Number:** 2185-9WNRK5  
**Date:** 6/26/15

Status: Approved  
Project Type: Air

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**Site:** Jesuits of Upper Canada  
Liverpool Road Pickering ON L1X 1V4

**Database:**  
GEN

**Generator #:** ON4806843  
**Approval Yrs:** 2011  
**SIC Code:** 623999  
**SIC Description:** All Other Residential Care Facilities

--- Details ---

**Waste Code:** 312  
**Waste Description:** PATHOLOGICAL WASTES

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**Site:** Jesuits of Upper Canada  
Liverpool Road Pickering ON L1X 1V4

**Database:**  
GEN

**Generator #:** ON4806843  
**Approval Yrs:** 2010  
**SIC Code:** 623999  
**SIC Description:** All Other Residential Care Facilities

--- Details ---

**Waste Code:** 312  
**Waste Description:** PATHOLOGICAL WASTES

---

**Site:** EASTERN POWER LIMITED  
LOT 22, CONCESSION 3 BROCK WEST LANDFILL SITE PICKERING ON L1V 2P8

**Database:**  
GEN

**Generator #:** ON1427700  
**Approval Yrs:** 2012  
**SIC Code:** 221119, 221122  
**SIC Description:** Other Electric Power Generation, Electric Power Distribution

--- Details ---

**Waste Code:** 213  
**Waste Description:** PETROLEUM DISTILLATES  
+  
**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:** 148  
**Waste Description:** INORGANIC LABORATORY CHEMICALS  
+  
**Waste Code:** 133  
**Waste Description:** BRINES, CHLOR-ALKALI WASTES

---

**Site:** EASTERN POWER LIMITED  
LOT 22, CONCESSION 3 BROCK WEST LANDFILL SITE PICKERING ON

**Database:**  
GEN

**Generator #:** ON1427700  
**Approval Yrs:** 2013  
**SIC Code:** 221119, 221122  
**SIC Description:** ELECTRIC POWER DISTRIBUTION

**--- Details ---**

**Waste Code:** 133  
**Waste Description:** BRINES, CHLOR-ALKALI WASTES  
+  
**Waste Code:** 148  
**Waste Description:** INORGANIC LABORATORY CHEMICALS  
+  
**Waste Code:** 252  
**Waste Description:** WASTE OILS & LUBRICANTS  
+  
**Waste Code:** 212  
**Waste Description:** ALIPHATIC SOLVENTS  
+  
**Waste Code:** 251  
**Waste Description:** OIL SKIMMINGS & SLUDGES  
+  
**Waste Code:** 221  
**Waste Description:** LIGHT FUELS  
+  
**Waste Code:** 122  
**Waste Description:** ALKALINE WASTES - OTHER METALS  
+  
**Waste Code:** 213  
**Waste Description:** PETROLEUM DISTILLATES

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**Site:** EASTERN POWER LIMITED  
LOT 22, CONCESSION 3 BROCK WEST LANDFILL SITE PICKERING ON

**Database:**  
GEN

**Generator #:** ON1427700  
**Approval Yrs:** 2011  
**SIC Code:** 221119, 221122  
**SIC Description:** Other Electric Power Generation, Electric Power Distribution

**--- Details ---**

**Waste Code:** 213  
**Waste Description:** PETROLEUM DISTILLATES  
+  
**Waste Code:** 252  
**Waste Description:** WASTE OILS & LUBRICANTS  
+  
**Waste Code:** 133  
**Waste Description:** BRINES, CHLOR-ALKALI WASTES  
+  
**Waste Code:** 148  
**Waste Description:** INORGANIC LABORATORY CHEMICALS  
+  
**Waste Code:** 251  
**Waste Description:** OIL SKIMMINGS & SLUDGES  
+  
**Waste Code:** 221  
**Waste Description:** LIGHT FUELS

---

**Site:** EASTERN POWER LIMITED  
LOT 22, CONCESSION 3 BROCK WEST LANDFILL SITE PICKERING ON

**Database:**  
GEN

**Generator #:** ON1427700  
**Approval Yrs:** 2010  
**SIC Code:** 221119, 221122  
**SIC Description:** Other Electric Power Generation, Electric Power Distribution

**--- Details ---**

**Waste Code:** 213  
**Waste Description:** PETROLEUM DISTILLATES  
+  
**Waste Code:** 251  
**Waste Description:** OIL SKIMMINGS & SLUDGES  
+  
**Waste Code:** 221  
**Waste Description:** LIGHT FUELS  
+  
**Waste Code:** 252  
**Waste Description:** WASTE OILS & LUBRICANTS  
+  
**Waste Code:** 148  
**Waste Description:** INORGANIC LABORATORY CHEMICALS  
+  
**Waste Code:** 133  
**Waste Description:** BRINES, CHLOR-ALKALI WASTES

---

**Site:** **EASTERN POWER LIMITED**  
**LOT 22, CONCESSION 3 BROCK WEST LANDFILL SITE PICKERING ON**

**Database:**  
**GEN**

**Generator #:** ON1427700  
**Approval Yrs:** 2009  
**SIC Code:** 221119, 221122  
**SIC Description:** Other Electric Power Generation, Electric Power Distribution

**--- Details ---**

**Waste Code:** 133  
**Waste Description:** BRINES, CHLOR-ALKALI WASTES  
+  
**Waste Code:** 148  
**Waste Description:** INORGANIC LABORATORY CHEMICALS  
+  
**Waste Code:** 213  
**Waste Description:** PETROLEUM DISTILLATES  
+  
**Waste Code:** 221  
**Waste Description:** LIGHT FUELS  
+  
**Waste Code:** 251  
**Waste Description:** OIL SKIMMINGS & SLUDGES  
+  
**Waste Code:** 252  
**Waste Description:** WASTE OILS & LUBRICANTS

---

**Site:** **Trans Northern Pipeline**  
**Lot 23 Concession 3 Pickering ON L4B 3P6**

**Database:**  
**GEN**

**Generator #:** ON8623147  
**Approval Yrs:** 04  
**SIC Code:** 486910  
**SIC Description:** Pipeline Transportation of Refined Petroleum Products

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**Site:** MOORE HAVEN WHARF INC  
WHARF ST CON 1 BLOCK A PICKERING ON

**Database:**  
PRT

**Location ID:** 11751  
**Type:** retail  
**Expiry Date:** 1995-05-31  
**Capacity (L):** 0  
**Licence #:** 0019741001

---

**Site:** Stelray Boats  
Pickering ON

**Database:**  
SCT

**Established:** 1986  
**Plant Size (ft²):**  
**Employment:**

--- Details ---

**SIC/NAICS Code:** 326198  
**Description:** All Other Plastic Product Manufacturing  
+  
**SIC/NAICS Code:** 336612  
**Description:** Boat Building

---

**Site:** BRY RON CONTRACTING LIMITED  
FRONT/COMMERCE MOTOR VEHICLE (OPERATING FLUID) PICKERING TOWN ON

**Database:**  
SPL

**Ref No.:** 69990  
**Incident Dt:** 5/2/1992  
**MOE Reported Dt:** 5/2/1992  
**Contaminant Name:**  
**Contaminant Quantity:**  
**Incident Summary:** BRY RON CONTRACTING: DIESEL FUEL SPILLED FROM VEHICLE  
**Incident Cause:** OTHER CONTAINER LEAK  
**Incident Reason:** UNKNOWN  
**Nature of Impact:** Surface Water Pollution  
**Receiving Medium:** LAND / WATER  
**Environmental Impact:** POSSIBLE

## Appendix: Database Descriptions

*Ecolog Environmental Risk Information Services Ltd (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 all 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 Mar 2015*

### **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-Jan 2014*

### **Anderson's Waste Disposal Sites:**

Private [ANDR](#)

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

*Government Publication Date: 1860s-Present*

### **Automobile Wrecking & Supplies:**

Private [AUWR](#)

This database provides an inventory of all 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: 2001-Jul 2014*

**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: 1948-2014*

**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: 1992, 1999-Jul 2014*

**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-Feb 2014*

**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-Nov 2015*

**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-Jun 2014*

**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 31 2011-Oct 2015*

**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-Nov 2015*

**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 31, 2011-Jun 2015*

**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 2014*

**Environmental Issues Inventory System:**

Federal EIS

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

*Government Publication Date: 1992-2001\**

**Emergency Management Historical Event:**

Provincial EMHE

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

*Government Publication Date: May 31, 2014*

**List of TSSA Expired Facilities:**

Provincial EXP

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

*Government Publication Date: Current to Nov 2014*

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

*Government Publication Date: June 2000-Oct 2015*

**Fisheries & Oceans Fuel Tanks:**

Federal FOFT

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

*Government Publication Date: 1964-Sept 2003*

**Fuel Storage Tank:**

Provincial FST

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

*Government Publication Date: 2010-Nov 2014*

**Fuel Storage Tank - Historic:**

Provincial [FSTH](#)

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: 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-May 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 all 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: June 2009-2014*

**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: 2012*

**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-Apr 2013*

**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: 1994-2012*

**National Defence & Canadian Forces Fuel Tanks:**

Federal NDFT

The Department of National Defence 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 Defence & Canadian Forces Spills:**

Federal [NDSP](#)

The Department of National Defence 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 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 all 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. All federal out-of-service PCB containing equipment and all 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: 1993-2013*

**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](http://www.nickles.com).

*Government Publication Date: 1988-2015*

**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: 1800-2013*

**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-Nov 2015*

**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 all 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 Environment maintains a database of all manufacturers and vendors of registered pesticides.

*Government Publication Date: 1988-Jun 2013*

**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: June 2009-2014*

**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-Nov 2015*

**Ontario Regulation 347 Waste Receivers Summary:**

Provincial REC

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

*Government Publication Date: 1986-2013*

**Record of Site Condition:**

Provincial RSC

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

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

*Government Publication Date: 1997-Sept 2001, Oct 2004-Nov 2015*

**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-Jul 2014*

**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 2015*

**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: 1990-2011*

**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-Mar 2007*

**TSSA Variances for Abandonment of Underground Storage Tanks:**

Provincial [VAR](#)

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

*Government Publication Date: Current to Nov 2014*

**Waste Disposal Sites - MOE CA Inventory:**

Provincial [WDS](#)

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

*Government Publication Date: 1970-Jun 2015*

**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: 1955-Mar 2014*

# 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 were included as reference.

**APPENDIX G**  
**MOECC FOI Search Results**

Ministry of the Environment  
and Climate Change

Freedom of Information and  
Protection of Privacy Office

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

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

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

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



February 1, 2016

Shauna McClelland  
Pinchin Ltd.  
1456 Centennial Drive, Suite 2  
Kingston, ON K7P 0K4

Dear Shauna McClelland:

**RE: *Freedom of Information and Protection of Privacy Act* Request  
Our File #: A-2016-00264, Your Reference #: 103341**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 1280, 1288, 1290, 1292, 1294 Wharf Street & 607 Annland Street, Pickering.

After a thorough search of the Ministry's York Durham District Office, Investigations and Enforcement Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide full access to the attached information.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:

• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 2 pages @ \$0.20/page	0.40
• Delivery	3.00
• <b>Total</b>	<b>\$33.40</b>
• Deposit Received	- 30.00
• <b>BALANCE WAIVED (NOT REQUIRED)</b>	<b>\$ 3.40</b>

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

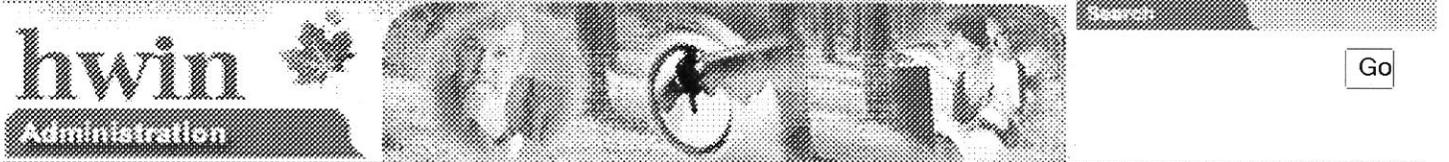
If you have any questions regarding this matter, please contact Sharon Menzies at (416) 327-1429 or Sharon.Menzies@ontario.ca.

Yours truly,



Jacqueline Gallacher  
FOI Manager (A)

Attachments



**Generator Details**

**Registration/Notification Number**

ON5220700

**Legal Company Name**

Primary Name: RB Morgan Construction Ltd. Division Name: NA

**Company Operating Name**

Primary Name: RB Morgan Construction Ltd. Division Name: NA

**Mailing Address**

Division Building:	NA	Post Box Number:	NA
Address Line 1:	1289 Wharf Street	Address Line 2:	NA
Town/City:	Pickering	Postal Code / Zip Code:	L1W 1A3
County: (if inside Ontario)	DURHAM (R. M.)	Province/State (If inside Canada/US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		

**Site Location**

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building:	Construction Storage	Post Box Number:	NA
Address Line 1:	1290 Wharf Street		
Address Line 2:	NA		
Town/City:	Pickering	Postal Code / Zip Code:	L1W 1A3
County: (if inside Ontario)	DURHAM (R. M.)	Province / State (If inside Canada / US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		



**APPENDIX H**  
**TSSA Search Results**



14th Floor, Centre Tower  
3300 Bloor Street West  
Toronto, Ontario  
Canada M8X 2X4  
Tel.: 416.734.3300  
Fax: 416.231.1626  
Toll Free: 1.877.682.8772

[www.tssa.org](http://www.tssa.org)

**Tel: (416) 734-3570**

**Fax: (416) 734-3568**

**Email: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)**

**16 February 2016**

**File No: FS 54103**

Shauna McClelland  
Administrative Assistant  
PINCHIN LTD.  
1456 Centennial Drive  
Unit 2  
KINGSTON ON K7P 4V2

Dear Madam:

**RE: 1280 Wharf Street, Pickering, Ontario – Your Project No: 103341**

This is with reference to your request and fee of \$50.00 + HST, for information on the above location.

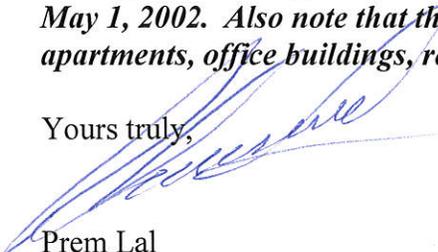
After a search of our files, TSSA has no record of any outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

We have no record of retail facilities or underground storage tanks licensed or registered at the above address.

**TSSA cannot guarantee having information on sites that have not been licensed since 1987.**

***It should be noted that the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.***

Yours truly,

  
Prem Lal  
Coordinator Public Information Services



14th Floor, Centre Tower  
3300 Bloor Street West  
Toronto, Ontario  
Canada M8X 2X4  
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**Tel: (416) 734-3570**  
**Fax: (416) 734-3568**  
**Email: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)**

**16 February 2016**  
**File No: FS 54104**

Shauna McClelland  
Administrative Assistant  
PINCHIN LTD.  
1456 Centennial Drive  
Unit 2  
KINGSTON ON K7P 4V2

Dear Madam:

**RE: 1288 Wharf Street, Pickering, Ontario – Your Project No: 103341**

This is with reference to your request and fee of \$50.00 + HST, for information on the above location.

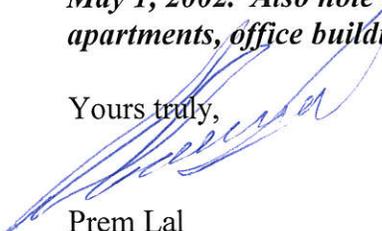
After a search of our files, TSSA has no record of any outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

We have no record of retail facilities or underground storage tanks licensed or registered at the above address.

**TSSA cannot guarantee having information on sites that have not been licensed since 1987.**

***It should be noted that the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.***

Yours truly,

  
Prem Lal  
Coordinator Public Information Services



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**Fax: (416) 734-3568**

**Email: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)**

**16 February 2016**

**File No: FS 54105**

Shauna McClelland  
Administrative Assistant  
PINCHIN LTD.  
1456 Centennial Drive  
Unit 2  
KINGSTON ON K7P 4V2

Dear Madam:

**RE: 1290 Wharf Street, Pickering, Ontario – Your Project No: 103341**

This is with reference to your request and fee of \$50.00 + HST, for information on the above location.

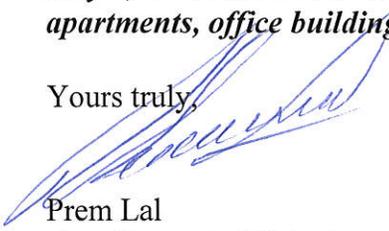
After a search of our files, TSSA has no record of any outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

We have no record of retail facilities or underground storage tanks licensed or registered at the above address.

**TSSA cannot guarantee having information on sites that have not been licensed since 1987.**

***It should be noted that the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.***

Yours truly,

  
Prem Lal  
Coordinator Public Information Services



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**Fax: (416) 734-3568**

**Email: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)**

**16 February 2016**

**File No: FS 54106**

Shauna McClelland  
Administrative Assistant  
PINCHIN LTD.  
1456 Centennial Drive  
Unit 2  
KINGSTON ON K7P 4V2

Dear Madam:

**RE: 1292 Wharf Street, Pickering, Ontario – Your Project No: 103341**

This is with reference to your request and fee of \$50.00 + HST, for information on the above location.

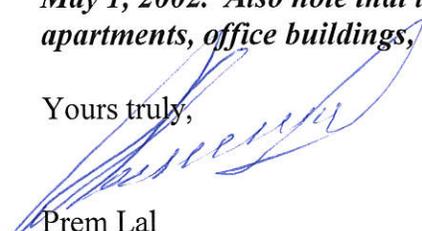
After a search of our files, TSSA has no record of any outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

We have no record of retail facilities or underground storage tanks licensed or registered at the above address.

**TSSA cannot guarantee having information on sites that have not been licensed since 1987.**

***It should be noted that the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.***

Yours truly,

  
Prem Lal  
Coordinator Public Information Services



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**Fax: (416) 734-3568**

**Email: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)**

**16 February 2016**

**File No: FS 54107**

Shauna McClelland  
Administrative Assistant  
PINCHIN LTD.  
1456 Centennial Drive  
Unit 2  
KINGSTON ON K7P 4V2

Dear Madam:

**RE: 1294 Wharf Street, Pickering, Ontario – Your Project No: 103341**

This is with reference to your request and fee of \$50.00 + HST, for information on the above location.

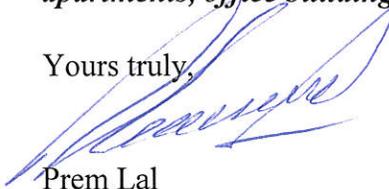
After a search of our files, TSSA has no record of any outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

We have no record of retail facilities or underground storage tanks licensed or registered at the above address.

**TSSA cannot guarantee having information on sites that have not been licensed since 1987.**

***It should be noted that the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.***

Yours truly,



Prem Lal

Coordinator Public Information Services



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3300 Bloor Street West  
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**Email: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)**

**16 February 2016**

**File No: FS 54108**

Shauna McClelland  
Administrative Assistant  
PINCHIN LTD.  
1456 Centennial Drive  
Unit 2  
KINGSTON ON K7P 4V2

Dear Madam:

**RE: 607 Annland Street, Pickering, Ontario – Your Project No: 103341**

This is with reference to your request and fee of \$50.00 + HST, for information on the above location.

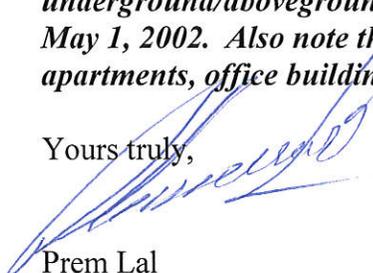
After a search of our files, TSSA has no record of any outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

We have no record of retail facilities or underground storage tanks licensed or registered at the above address.

**TSSA cannot guarantee having information on sites that have not been licensed since 1987.**

***It should be noted that the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.***

Yours truly,

  
Prem Lal  
Coordinator Public Information Services

**APPENDIX I**  
**Aerial Photographs**



Aerial Photograph - 1946



Aerial Photograph – 1964



Aerial Photograph – 1970



Aerial Photograph – 1981



Aerial Photograph – 2005

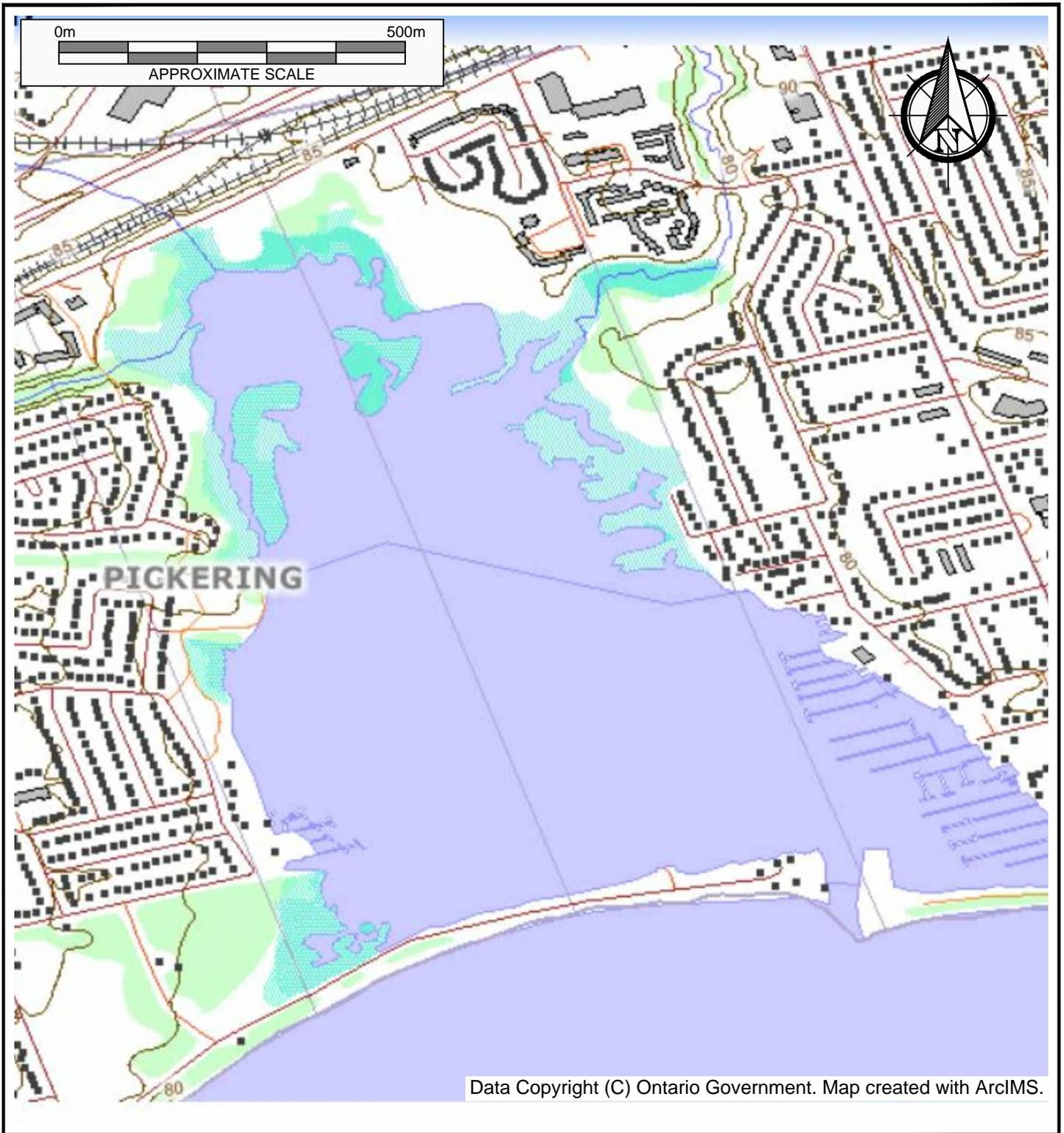


Aerial Photograph – 2009



Aerial Photograph – 2015

**APPENDIX J**  
**Maps**



	PROJECT NAME			APPENDIX NO.
	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT			
	CLIENT NAME			
	R.B. MORGAN CONSTRUCTION			
	PROJECT LOCATION			
1280, 1288, 1290, 1294 WHARF STREET AND 607 ANN LAND STREET, PICKERING, ONTARIO				
FIGURE NAME			J	
TOPOGRAPHIC MAP				
SCALE	PROJECT NO.	DATE		
AS SHOWN	103341	OCT. 2016		