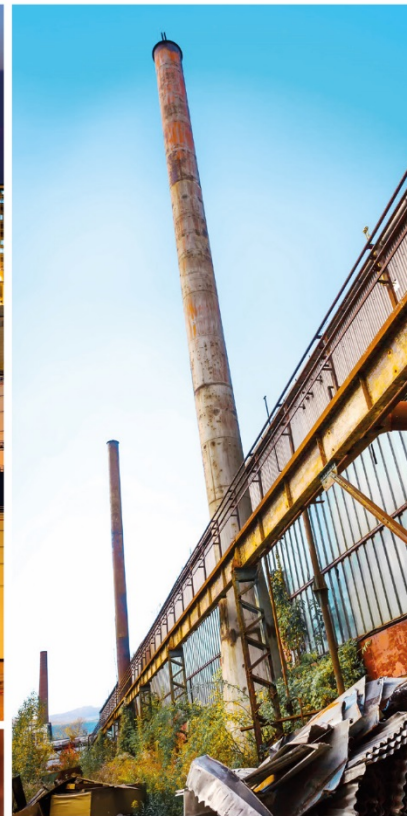
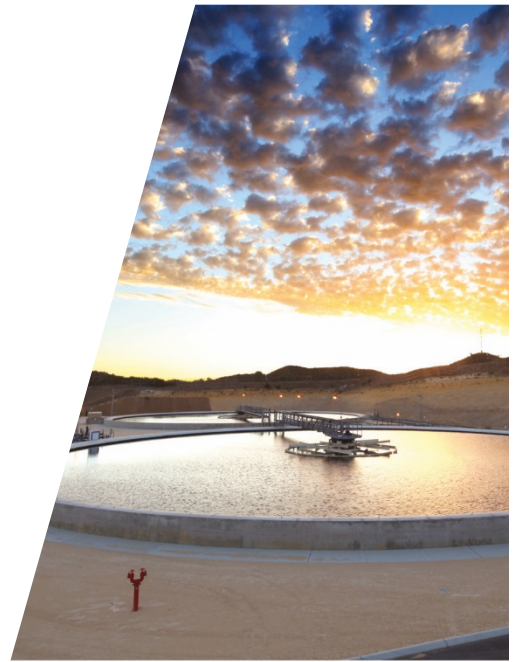




Update Phase I Environmental Site Assessment

Block 320, Plan 58M506
Waterloo, Ontario

Activa Holdings Inc.





Executive Summary

GHD Limited (GHD) was retained by Activa Holdings Inc. (Activa) to conduct an updated Phase I Environmental Site Assessment (ESA) of a vacant parcel of land legally described as:

- Block 320, Plan 58M506 Subject to an Easement in Gross as in WR574133 Subject to an Easement in Gross as in WR574226, City of Waterloo (Property or Site)

The Site is located between Country Squire Road and Millennium Boulevard in the northeastern portion of Waterloo. The Site is owned by Spear Street Capital. It is GHD's understanding that the Phase I ESA was completed to support the future purchase of the Property by Activa. GHD previously completed a Phase I ESA of the Site in 2014.

The purpose of the Phase I ESA was to identify, through a non-intrusive investigation, any significant actual or potential areas of environmental impairment associated with the Property. The Phase I ESA was conducted in general accordance with CSA Standard Z768-01 for conducting environmental assessments.

The Site is approximately 14.94 hectares (36.91 acres) in size and has been vacant since Spear Street Capital purchased the Site in 2014. The Site has historically been utilized for agricultural purposes (cropland). Based on the historical records review, the Property was developed for agricultural land use prior to 1972, and has never been developed for any other purpose.

Based on the results of the Phase I ESA, including the Site inspection, information provided by the Site representative, and the review of Site history, no known or potential areas of environmental impairment were identified to be associated with the Site. The findings of the Phase I ESA did not indicate that a Phase II ESA is required at the Site.



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Figure 1 Site Location Map

Figure 2 Site Plan

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Appendix A Project Personnel Curriculum Vitae

Appendix B Environmental Databases Search Report

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Appendix E Regulatory Information



1. Introduction

GHD Limited (GHD) was retained by Activa Holdings Inc. (Activa) to conduct an updated Phase I Environmental Site Assessment (ESA) of a vacant parcel of land legally described as:

- Block 320, Plan 58M506 Subject to an Easement in Gross as in WR574133 Subject to an Easement in Gross as in WR574226, City of Waterloo (Property or Site)

GHD previously completed a Phase I ESA of the Site in 2014 on behalf of CBRE. The Site is located between Country Squire Road and Millennium Boulevard in the northeastern portion of Waterloo. The Site is owned by Spear Street Capital. It is GHD's understanding that the Phase I ESA was completed to support the future purchase of the Property by Activa.

The Site is approximately 14.94 hectares (36.91 acres) in size and has been vacant since Spear Street Capital purchased the Site in 2014. The Site has historically been utilized for agricultural purposes (cropland). Based on the historical records review, the Property was developed for agricultural land use prior to 1972, and has never been developed for any other purpose.

The purpose of the Phase I ESA was to identify, through a non-intrusive investigation, any significant actual or potential areas of environmental impairment associated with the Property. A Site location map is included on Figure 1. A Site plan is included on Figure 2.

The Phase I ESA was conducted in general accordance with CSA Standard Z768-01 for conducting environmental assessments. The qualifications of the GHD personnel who completed the Phase I ESA are provided in Appendix A. The Phase I ESA included a review of Site history, a Site inspection, a document review, interviews with individuals knowledgeable of the Site, and correspondence with regulatory agencies. The following tasks were conducted during this assessment:

- Review of an electronic search of federal, provincial, and private source environmental databases pertaining to the Site
- Review of Property title information
- Review of available historical records including aerial photographs and fire insurance mapping information for the Site and surrounding area
- Review of any previous environmental reports for the Site
- Review of past and current Property usage and adjacent property occupancy
- Inspection of the Property for the identification of any conditions that represented potential environmental concerns
- Review of chemical usage and storage and spill/release incidents
- Review of available underground and aboveground storage tank records
- Review of current waste handling, storage, and disposal practices
- Observation of potential asbestos-containing materials (ACM)
- Review of equipment that potentially contains polychlorinated biphenyls (PCBs)



- Inquiries with regulatory agencies and discussions with persons knowledgeable of the Site and Site operations

GHD relied on information received from all parties as accurate, unless contradicted by field observations or written documentation.

The following report summarizes the information gathered by GHD during the Phase I ESA and identifies any known or potential areas of environmental impairment associated with the Property.

This Phase I ESA has been prepared for the use of Activa and may not be relied upon by any other party without the written consent of GHD.

2. Environmental Databases Search and Historical Records Review

Historical land use of the Site was investigated by GHD through review of an electronic environmental databases search, a Property title search, available aerial photographs and fire insurance information, and any available previous environmental reports.

2.1 Environmental Databases Search

GHD contracted EcoLog Environmental Risk Information Services Ltd. (ERIS) to conduct a search of available federal, provincial and private environmental databases for the Site. Based on the location and extent of the Site, the databases search was completed to assist in the identification of environmental conditions at the Site. A summary of the pertinent findings from the databases search is provided below. The numbers of records identified for the Site are identified in the following table. The complete databases search report, which describes the database contents and identifies limitations associated with this information, is included in Appendix B.

Database	Number of Site Records
Abandoned aggregate Inventory (AAGR)	None
Aggregate Inventory (AGR)	None
Abandoned Mines Information System (AMIS)	None
Anderson's Waste Disposal Inventory (ANDR)	None
Automobile Wrecking & Supplies (AUWR)	None
Borehole (BORE)	None
Certificates of Approval (CA)	None
Commercial Fuel Oil Tanks (CFOT)	None
Chemical Register (CHEM)	None
Coal Gasification Plants (COAL)	None
Compliance and Convictions (CONV)	None
Certificates of Property Use (CPU)	None
Drill Holes (DRL)	None
Environmental Activity and Sector Registry (EASR)	None
Environmental Registry (EBR)	None



Database	Number of Site Records
Environmental Compliance Approval (ECA)	None
Environmental Effects Monitoring (EEM)	None
Environmental Issues Information System (EIIS)	None
List of TSSA Expired Facilities (EXP)	None
Federal Convictions (FCON)	None
Federal Contaminated Sites (FCS)	None
Fisheries & Oceans Fuel Tanks (FOFT)	None
Fuel Storage Tank (FST)	None
Ontario Regulation 347 Waste Generators Summary (GEN)	None
TSSA Historic Incidents (HINC)	None
Indian & Northern Affairs Fuel Tanks (IAFT)	None
TSSA Incidents (INC)	None
Landfill Inventory Management Ontario (LIMO)	None
Canadian Mine Locations (MINE)	None
Mineral Occurrences (MNR)	None
National Analysis of Trends in Emergencies System (NATE)	None
Non-Compliance Reports (NCPL)	None
National Defence & Canadian Forces Fuel Tanks (NDFT)	None
National Defence & Canadian Forces Spills (NDSP)	None
National Defence & Canadian Forces Waste Disposal Sites (NDWD)	None
National Environmental Emergencies System (NEES)	None
National PCB Inventory (NPCB)	None
National Pollutant Release Inventory (NPRI)	None
Oil and Gas Wells (OGW)	None
Ontario Oil and Gas Wells (OOGW)	None
Ontario Inventory of PCB Storage Sites (OPCB)	None
Orders (ORD)	None
Canadian Pulp and Paper (PAP)	None
Parks Canada Fuel Storage Tanks (PCFT)	None
Pesticide Register (PES)	None
TSSA Pipeline Incidents (PINC)	None
Private and Retail Fuel Storage Tanks (PRT)	None
Permit to Take Water (PTTW)	None
Ontario Regulation 347 Waste Receivers Summary (REC)	None
Record of Site Condition (RSC)	None
Retail Fuel Storage Tanks (RST)	None
Scott's Manufacturing Directory (SCT)	None
Ontario Spills (SPL)	None
Wastewater Discharger Registration Database (SRDS)	None
Anderson's Storage Tanks (TANK)	None
Transport Canada Fuel Storage Tanks (TCFT)	None
Variances for Abandonment of Underground Storage Tanks (VAR)	None



Database	Number of Site Records
Waste Disposal Sites – MOE CA Inventory (WDS)	None
Waste Disposal Sites – MOE 1991 Historical Approval Inventory (WDSH)	None
Water Well Information System (WWIS)	None

2.2 Property Title Search

Based on information provided by CBRE Limited during the 2014 Phase I ESA, the legal description of the Property is:

- Block 320, Plan 58M506 Subject to an Easement in Gross as in WR574133 Subject to an Easement in Gross as in WR574226, City of Waterloo

A search of Property title records and other documents (lease agreements, easements, environmental caveats, etc.) was not included in the scope of work for this project since the only past use of the Site, as documented from other sources of historical information, was for agricultural purposes.

2.3 Fire Insurance Plans

Fire insurance plans assist in the identification of historic land use and commonly indicate the existence and location of aboveground and underground storage tanks, structures, improvements, and facility operations. A search of fire insurance information was not included in the scope of work for this project since the only past use of the Site, as documented from other sources of historical information, was for agricultural purposes.

2.4 Aerial Photographs

Aerial photographs were reviewed to generally document the development of the Site and properties in the vicinity of the Site, to identify potential on-Site solid waste disposal areas, and to identify the existence of any significant actual or potential areas of environmental impairment at the Site. GHD reviewed aerial photographs of the Property and surrounding area, obtained from the National Air Photo Library for the year 1972 (1:25,000). GHD also reviewed aerial images of the Site and surrounding area available on the Region of Waterloo's Geographic Information System (GIS) locator website for the years 1993, 2000, 2006, and 2012 (variable scale).

The 1972 aerial photograph indicates that the Site and surrounding lands consisted of agricultural land (cropland) and rural residential dwellings at that time. The Site was bounded to the north by Country Squire Road.

The 1993 and 2000 aerial image indicate that conditions at the Site and surrounding lands were similar to those observed on the 1972 aerial photograph.

The 2006 aerial image indicates that the Site and the adjacent properties surrounding the Site generally consisted of agricultural land (cropland) and rural residential dwellings at that time. Millennium Boulevard had been constructed to the south of the western portion of the Site. The property located further southwest of the Site had been developed for recreational purposes (Rim Park/Manulife Financial Sportsplex and Healthy Living Centre).



The 2012 aerial image indicates that conditions at the Site and adjacent properties to the west and north were similar to those observed on the 2006 aerial image. The Site was bounded to the south and east by Millennium Boulevard. The properties located further southeast were in the process of being developed for residential purposes.

A copy of the aerial photographs reviewed by GHD during the Phase I ESA is provided in Appendix C.

2.5 Previous Environmental Reports

GHD completed a Phase I ESA of the Site in 2014. The 2014 Phase I ESA did not identify any areas of known or potential environmental impairment to the Property. No other previous environmental reports were identified to exist for the Site.

3. Site Inspection

On May 24, 2019, Mr. Greg Brooks of GHD completed an inspection of the vacant land legally described as Block 320, Plan 58M506 in Waterloo, Ontario. GHD also interviewed Mr. Jeff Bradshaw of Colliers International, who manages the Property, on May 24, 2019. Mr. Bradshaw has been familiar with the Site since May 2014 and provided current and historic information on the Site and Site operations. During the 2014 Phase I ESA, Mr. Trevor Beattie of GHD completed a Site inspection and interviewed Mr. Randy Renouf, Senior Director – Building Design/Engineering/Construction for BlackBerry Ltd. Mr. Renouf had been familiar with the Site since approximately 2010. Information provided by both Mr. Bradshaw and Mr. Renouf has been included in this report.

Photographs of the Property are included in Appendix D.

3.1 Site Overview

The Site is located between Country Squire Road and Millennium Boulevard in the northeastern portion of Waterloo. The Site is irregular in shape and is generally flat. The Site is approximately 14.94 hectares (36.91 acres) in size and has historically been utilized for agricultural purposes (cropland). Based on the historical records review, the Property was developed for agricultural land use prior to 1972, and has never been developed for any other purpose.

3.2 Site Operations

According to Mr. Bradshaw, the Site has been vacant since Spear Street Capital purchased the property in 2014. Based on the review of historical records, the Site was developed for agricultural land use prior to 1972, and there were never any buildings located on the Site.

3.3 Environmental Setting

The Site is located in the northeastern corner of Waterloo in an area currently developed for mixed agricultural, recreational, residential, and commercial use. Properties adjacent to the Site were visually inspected by GHD, without accessing the properties, for evidence of existing or potential environmental concerns related to the Phase I ESA.



The Site is bounded to the north by Country Squire Road, with agricultural lands and residential dwellings located further north. The Site is bounded to the west by a residential dwelling and forested lands.

Waterloo North Hydro occupies the property further northwest of the Site, at 526 Country Squire Road. Waterloo North Hydro is the local electrical utility and operates an office and service/maintenance facility on its property. At the time of the Site inspection CRA observed several wooden utility poles and large wire spools stored outdoors on the Waterloo North Hydro property. All of the outdoor storage activities were very neatly organized and there was no evidence of any staining on the ground surface in the Waterloo North Hydro yard. The Waterloo North Hydro facility was constructed in 2011. There was no evidence of any fuel facilities observed on the Waterloo North Hydro property.

The Site is bounded to the south and east by Millennium Boulevard, with Rim Park/Manulife Financial Sportsplex and Healthy Living Centre, commercial, and residential properties are located further south. The properties located beyond Millennium Drive to the east are residential.

The Site representative was not aware of any adverse environmental impacts to the Site from operations conducted on adjacent lands. No evidence of environmental impacts attributed to adjacent land use was observed by GHD at the time of the Site inspection.

3.4 Utility Services

The Site is not presently serviced by any utilities. The Site representative reported that, to the best of his knowledge, no water supply wells or septic systems have ever been located at the Site. No evidence of existing or former water supply wells or septic systems was observed at the Site by GHD.

3.5 Underground Storage Tanks (USTs)

The Site representative was not aware of any active or inactive USTs located at the Site and, to the best of his knowledge, no USTs have been owned or operated at the Site in the past. At the time of the Site inspection, no physical evidence (e.g., vent pipes, fill pipes, etc.) suggesting the presence of any USTs was observed by GHD.

3.6 Aboveground Storage Tanks (ASTs)

The Site representative reported that, to the best of his knowledge, no ASTs are currently located at the Site or have been historically owned or operated at the Site. At the time of the Site inspection, no evidence of current or historic AST use or releases therefrom was observed by GHD.

3.7 Chemical Use and Storage

Based on GHD observations, no chemicals are currently stored or used at the Site, and no visual evidence of any chemical spills or releases was observed by GHD. The Site representative was not aware of any chemical spills or releases having occurred at the Site.

Based on the historic use of the Site as cultivated farmland, agricultural chemicals such as pesticides, herbicides and fertilizer would likely have historically been used on the Site. Information



regarding historic use, storage or application rates was not available. If the chemicals were applied in accordance with manufacturer recommendations, residuals remaining in Site soils would be expected to be similar to other area properties. No information was available to determine whether residual concentrations exceeded government use or exposure criteria.

3.8 Wastewater

Wastewater is not generated at the Site.

3.9 Stormwater

Stormwater generated at the Site either infiltrates into the ground surface or flows overland to the Property boundaries. No sources of adverse impact to stormwater runoff from the Site were identified by GHD.

3.10 Solid Waste

At the time of the Site inspection, no evidence of on-Site solid waste disposal was observed by GHD. The Site representative reported that, to the best of his knowledge, no solid wastes have been generated or disposed of at the Site.

3.11 Subject Waste

The Site representative reported that, to the best of his knowledge, no Subject Wastes have been generated, stored, or disposed of on Site. At the time of the Site inspection, no visual evidence of on-Site Subject Waste disposal, generation or storage activities was observed by GHD.

3.12 Asbestos-Containing Materials (ACM)

There are no structures at the Site. GHD did not observe any potential ACM at the Site at the time of the Site inspection.

3.13 Polychlorinated Biphenyls (PCBs)

The Site representative was not aware of any PCB-containing equipment at the Site and, to the best of his knowledge, no PCB wastes have been generated or stored at the Site in the past. No PCB waste storage or PCB-containing equipment was observed by GHD at the Site at the time of the Site inspection.

3.14 Air Emissions

No air emission sources are located at the Site.

3.15 Ionizing Radiation

The Site representative was not aware of any use or storage of commercial sources of ionizing radiation (e.g., fill level controllers) at the Site. At the time of the Site inspection, no sources of ionizing radiation were observed by GHD at the Site. Individuals interviewed by GHD also reported that a radon gas survey has not been conducted at the Site.



3.16 Spills/Releases

The Site representative reported that, to the best of his knowledge, no reportable chemical spill/release incidents have occurred at the Site. At the time of the Site inspection, no visual evidence of any chemical or petroleum releases was observed by GHD.

3.17 Regulatory Agency Concerns

The Site representative reported that no concerns, complaints, notices of violation, or directives of an environmental nature have been issued against the Site by any federal, provincial, or municipal environmental regulatory agency.

As part of the 2014 Phase I ESA, the MECP was contacted and requested by GHD to provide information concerning any past complaints, violations, and/or MECP directives concerning the Site. No response was provided by the MECP, likely because the Site does not have a municipal street address.

GHD contacted the Technical Standards and Safety Authority (TSSA) to obtain information with respect to the storage of petroleum fuels on Site, and to determine if there have been any infractions of Provincial regulations concerning the storage of gasoline or associated products. The TSSA indicated that their records are filed by municipal street address and as such, they had no records for the Site.

A copy of the TSSA correspondence is included in Appendix E.

4. Conclusions

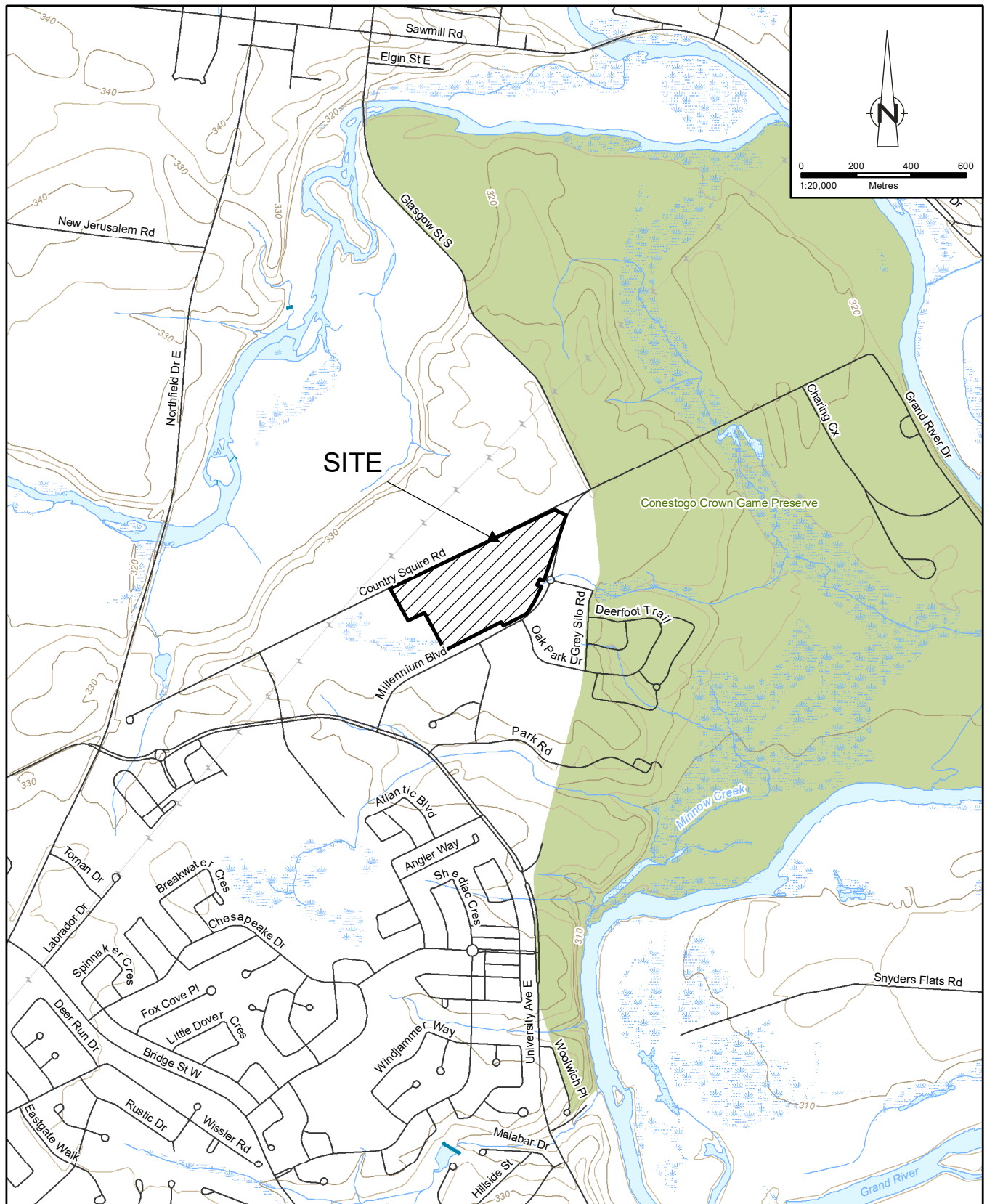
Based on the results of the Phase I ESA, including the Site inspection, information provided by the Site representative, and the review of Site history, no known or potential areas of environmental impairment were identified to be associated with the Site. The findings of the Phase I ESA did not indicate that a Phase II ESA is required at the Site.

All of Which is Respectfully Submitted,

GHD

A handwritten signature in blue ink, appearing to read "Gregory R. Brooks", is written over a light blue rectangular background.

Gregory R. Brooks, P. Eng.

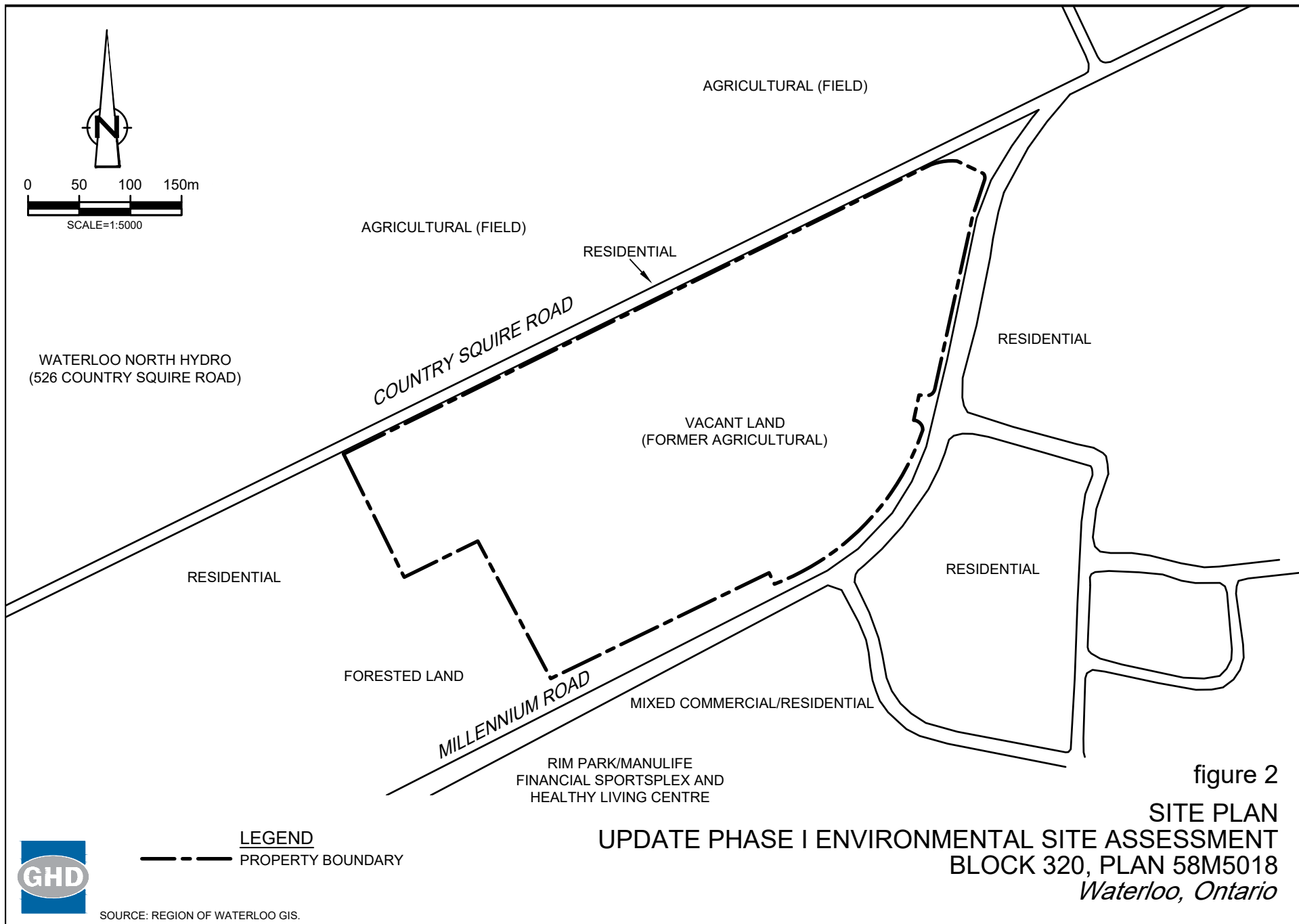


Source: MNR NRVIS, 2013. Produced by CRA under licence from Ontario Ministry of Natural Resources, © Queen's Printer 2019;
 Coordinate System: NAD 1983 UTM Zone 17N

figure 1

SITE LOCATION MAP
UPDATE PHASE I ENVIRONMENTAL SITE ASSESSMENT
BLOCK 320, PLAN 58M5018
Waterloo, Ontario





Appendices

Appendix A

Project Personnel Curriculum Vitae



Qualified: Civil Engineering, University of Waterloo, 1987; Licensed Professional Engineer in Alberta, Ontario, Manitoba, and Saskatchewan

Connected: Former Ontario Chapter Executive, National Brownfield Association

Professional Summary: Mr. Brooks is a professional engineer and a Principal in GHD. Mr. Brooks leads GHD's Canadian Environmental Due Diligence practice and has been extensively involved in Site Investigations, Phase I and II ESAs, Site Remediation, Risk Assessment, and Brownfield Redevelopment in Canada and the United States. Past experience also includes the planning and implementation of Environmental Compliance Assessments in Canada and the United States. Mr. Brooks also oversaw the development and implementation of GHD North America's ISO 9001 Quality System.

Remedial Design/Construction

- Construction supervision of leachate collection system and treatment facility for groundwater contaminated with coal tar.
- Design of leachate recirculation system to enhance rapid landfill stabilization.
- Design and construction of landfill gas recovery and utilization system.
- Design of groundwater extraction system for contaminated groundwater.
- Development of remediation plan for a former coal gasification plant.
- Hydrogeologic investigation of coal tar contaminated site including the design of remedial alternatives.
- Site Engineer during bioremediation project for soils contaminated with oil tar.
- Remedial action plan design for a former lead smelting and refinery plant.
- Design Operations and Stormwater Management Plans for a proposed clay borrow operation.
- Design of a Coal Tar Collection System which included; shallow perforated pipe collector, deep coal tar collection well, creek rerouting and infilling, and overflow weir tar collector.
- Project Manager for the decommissioning of a rental car service facility.
- Project Manager for Remedial Design, including the change of USEPA Record of Decision at a former Tannery Site in Michigan.
- Site investigation and design of groundwater pump and treatment system for a retail service station.
- Preliminary Assessment, Site Investigation and Remedial Investigation for ISRA closure of a manufacturing facility in New Jersey.
- Design and construction oversight for an air sparging and soil vapour extraction system to remove

chlorinated solvents from groundwater at the downgradient perimeter of an industrial facility.

- Design of a groundwater extraction and treatment facility to remove trichloroethylene from groundwater.
- Design of a chemical oxidation remedial program to remedial shallow groundwater.

Facility Decommissioning/Brownfields

- Decommissioning of a 200,000-square-foot manufacturing facility to accommodate change in land use and sale of property.
- Investigation and decommissioning of a 200,000-square-foot former smelting facility in Scarborough, Ontario to facilitate sale and redevelopment of the property. Project included design of a vapour barrier to mitigation potential for migration of chlorinated solvents to indoor air.
- Site investigation and remedial design for decommissioning of a former pesticide formulation plant.
- Assessment and cleanup of a former outboard marine motor manufacturing facility.
- Fuel facility decommissioning for trucking facility.
- Consultant to the Town of Collingwood on the Brownfield redevelopment of the Canada Steamship Lines property.
- Consultant to the University of Waterloo on the development of the School of Pharmacy and Medical School campus in Kitchener, Ontario.
- Investigation and development of remedial cost estimates for a former footwear manufacturing facility.
- Investigation and preparation of a Remedial Action Plan for a former automotive parts manufacturing facility that was impacted with chlorinated solvents.
- Investigation of a former electronics manufacturing facility impacted with chlorinated solvents.



Environmental Management Systems

- Development and implementation of an Environmental Management System for five manufacturing facilities located in Ontario.
- Development and implementation of an Environmental Management System for 16 automotive parts manufacturing facilities in Ontario.
- Development of an Environmental Management System for a large automotive frame manufacturing facility in Ontario.
- Completed ISO 14000 GAP analysis on largest quarry operation in Ontario.
- Review of aspects and impacts for large chemical manufacturing facility.
- Completed ISO 14000 GAP analysis of heat treating facility.
- Development and implementation of an ISO 14000 compliant EMS for electronics manufacturer.
- Development of ISO 14000 EMS for two glass mat plants and a ceramic materials plant.

Risk Assessment Projects

- Risk Assessment for a former industrial manufacturing facility to facilitate redevelopment for Big Box commercial use.
- Risk Assessment for a former textile facility to facilitate redevelopment for institutional use.
- Risk Assessment of residential neighbourhood to evaluate potential exposure to trichloroethylene and degradation compounds from shallow groundwater.
- Risk Assessment of an industrial facility in Toronto to facilitate management of solvent impacts under the building floor.
- Risk Assessment of a former commercial property with past industrial uses to facilitate development of an institutional facility that includes residential land uses.
- Risk Assessment of a former lakefill and industrial property in downtown Toronto, for reuse as residential/commercial.
- Risk Assessment (ongoing) of a former distillery for development into a University campus.
- Risk Assessment (ongoing) of a former trucking facility and service station in Kitchener, Ontario.
- Risk Assessment of a former automotive parts manufacturing facility.
- Risk Assessment (ongoing) of a commercial shopping mall impacted with hydrocarbons in London, Ontario.
- Risk Assessment (ongoing) of a former paint manufacturing facility in Mississauga, Ontario.

- Risk Assessment (ongoing) of former railway locomotive works.

Environmental Site Assessment and Compliance Assessment Experience

- Completed over 500 Phase I Environmental Site Assessments and Phase II Environmental Site Assessments at facilities in Canada, the United States, Mexico, and Europe. Selected experience listed below.
 - Environmental Compliance Assessments
 - Gypsum mine
 - Automotive parts manufacturing
 - Phase I Environmental Site Assessments
 - Large aggregate extraction and processing
 - Closed landfill site
 - International equipment manufacturer and retailer
 - 1.5-million-square-foot diesel electric locomotive and light armored vehicle manufacturing facility
 - Funeral homes, cemeteries, and crematories
 - Metal fabrication facilities
 - Seafood preparation facility including an evaluation of wastewater treatment requirements
 - Chemical blending facilities
 - Paint manufacturing facility
 - Refrigerated warehouse facility
 - Tube manufacturing facilities
 - Trucking facilities
 - Drycleaning facilities
 - Railway line
 - Forge facility
 - Numerous rental car facilities
 - Pigment manufacturing facility
 - Dairy facility
 - PVC film manufacturing facility
 - Pyrotechnics manufacturing facility
 - Lighting fixture manufacturing facilities
 - Block of land in downtown Calgary
 - Plate glass manufacturing facility
 - Rock wool manufacturing facility

Work history

1986 – present	Principal, GHD (formerly Conestoga-Rovers & Associates), Waterloo, ON
	Named to CRA Executive Committee, 2009
	Named CRA Principal, 1999
	Named CRA Associate, 1996

Appendix B

Environmental Databases Search Report



DATABASE REPORT

Project Property:	<i>Country Squire Road & Millennium Blvd Country Squire Road & Millennium Blvd Waterloo ON</i>
Project No:	
Report Type:	<i>Quote - Custom-Build Your Own Report</i>
Order No:	<i>20190524154</i>
Requested by:	<i>GHD Ltd.</i>
Date Completed:	<i>May 27, 2019</i>

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Executive Summary

Property Information:

Project Property: Country Squire Road & Millennium Blvd
Country Squire Road & Millennium Blvd Waterloo ON

Project No:

Order Information:

Order No: 20190524154
Date Requested: May 24, 2019
Requested by: GHD Ltd.
Report Type: Quote - Custom-Build Your Own Report

Historical/Products:

Executive Summary: Report Summary

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

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

Executive Summary: Site Report Summary - Project Property

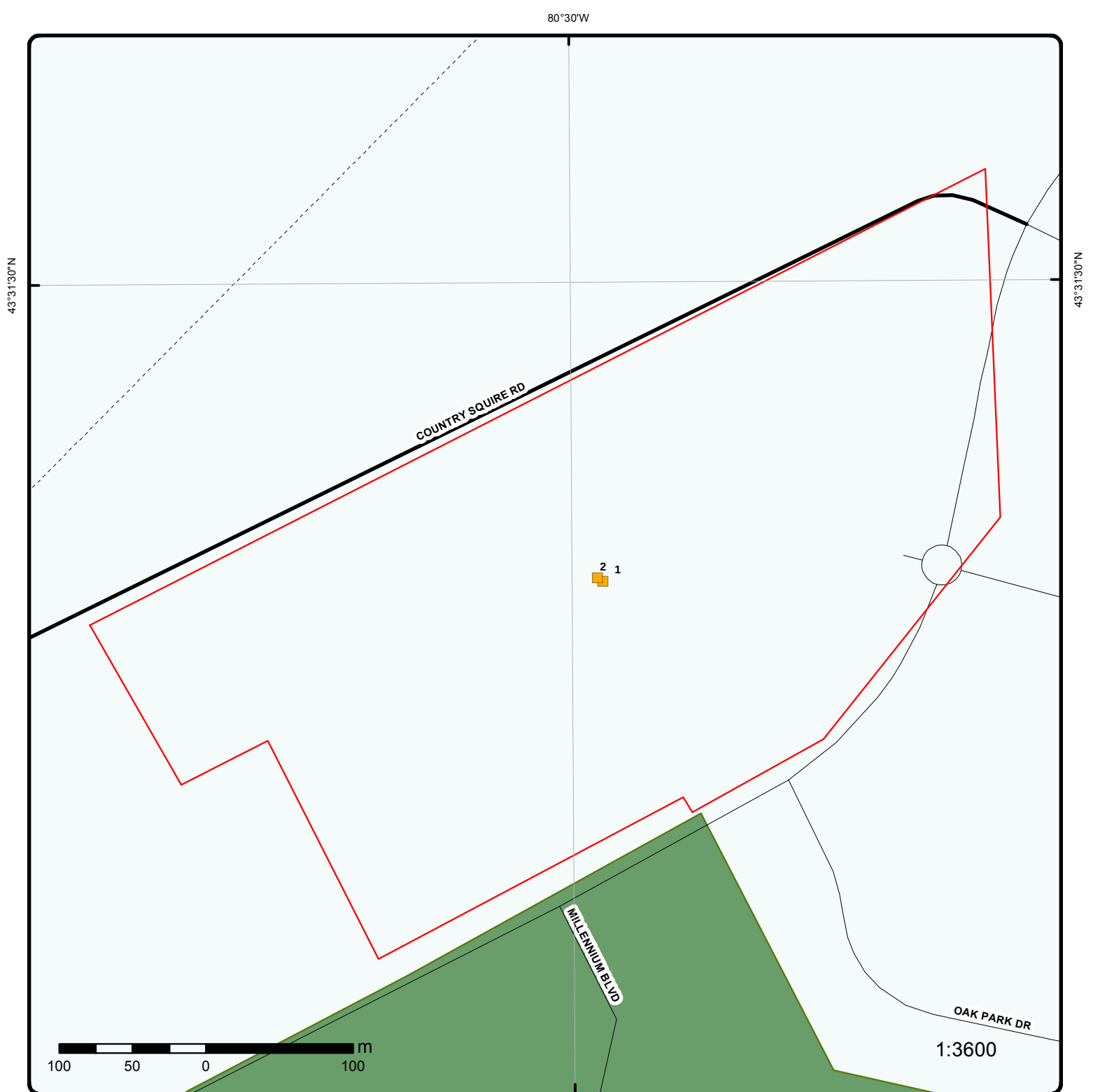
<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Page Number</i>
<u>1</u>	EHS		Country Squire Rd & Millennium Blvd Waterloo ON	<u>11</u>
<u>2</u>	EHS		Millennium Drive Waterloo ON	<u>11</u>

Executive Summary: Summary By Data Source

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Apr 30, 2019 has found that there are 2 EHS site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	Country Squire Rd & Millennium Blvd Waterloo ON	0.0	<u>1</u>
	Millennium Drive Waterloo ON	4.2	<u>2</u>



Map : 0 Kilometer Radius

Order No: 20190524154

Address: Country Squire Road & Millennium Blvd, Waterloo, ON

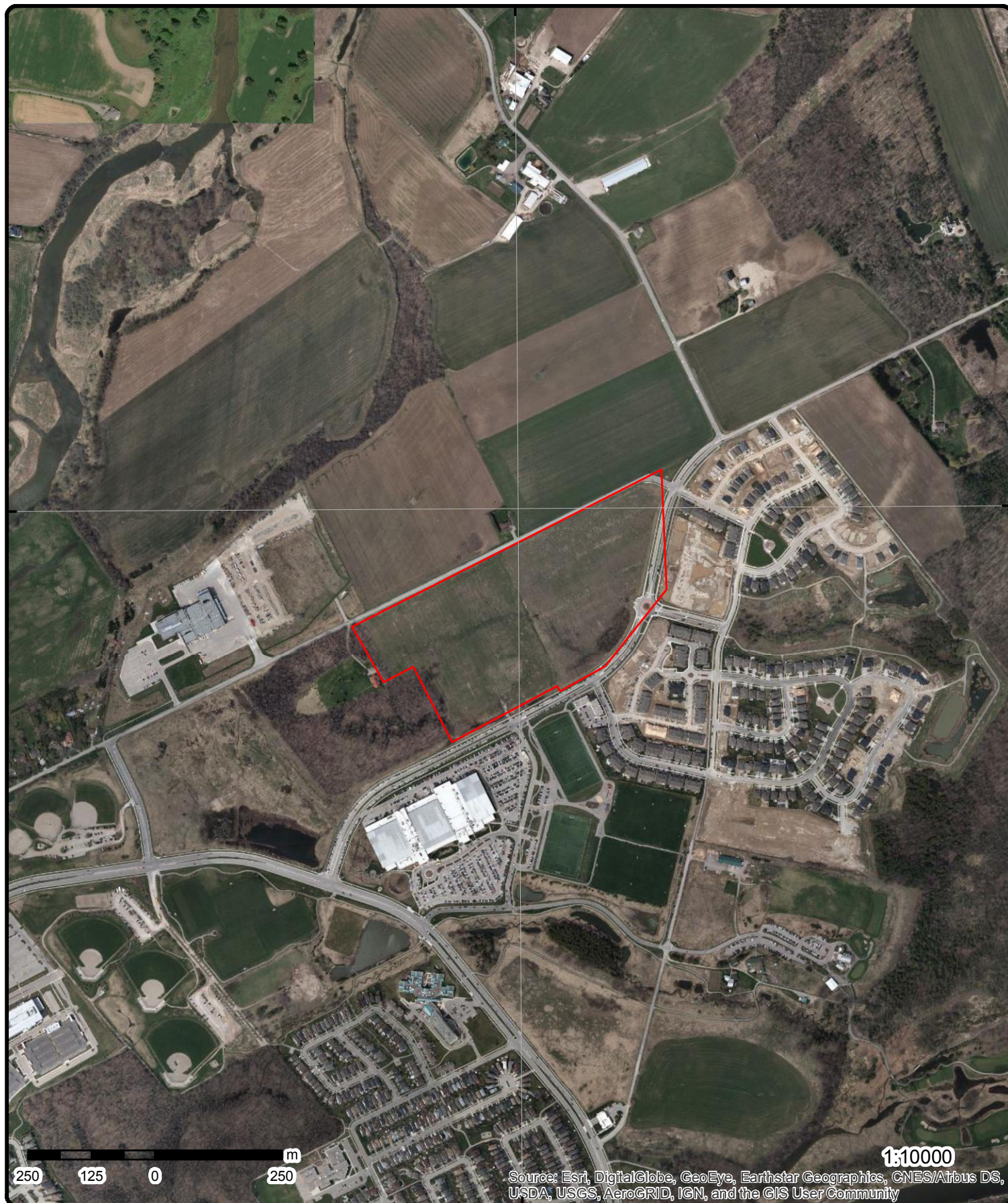


Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range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

80°30'W

43°31'30"N

43°31'30"N



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

1:10000

Aerial (2017)

Address: Country Squire Road & Millennium Blvd, Waterloo, ON

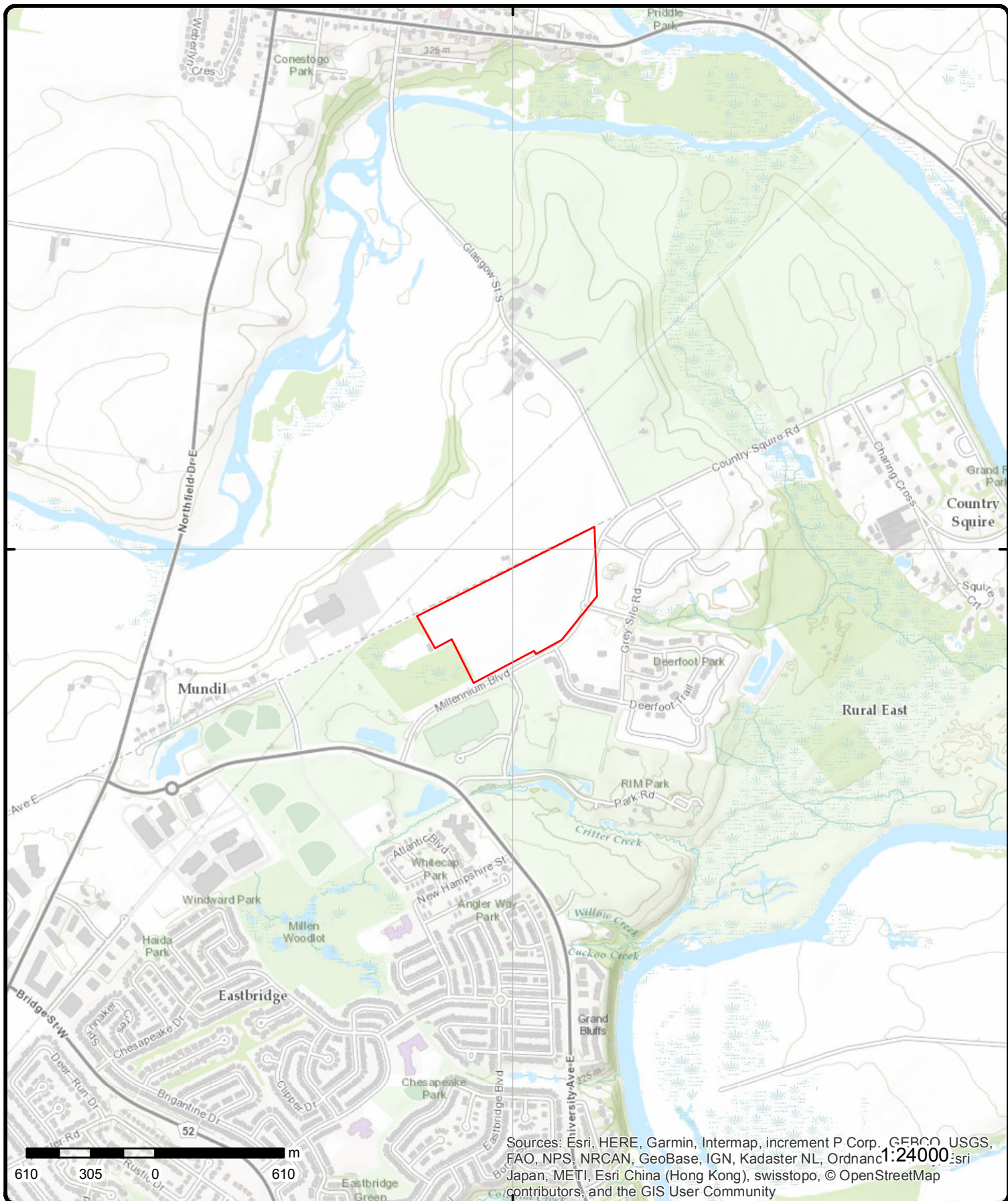
Source: ESRI World Imagery

Order No: 20190524154

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



© ERIS Information Limited Partnership



Topographic Map

Address: Country Squire Road & Millennium Blvd, Waterloo, ON

Source: ESRI World Topographic Map

Order No: 20190524154



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Elevation (m)	Site	DB
<u>1</u>	1 of 1	332.8	Country Squire Rd & Millennium Blvd Waterloo ON	EHS
Order No: 20131129039 Status: C Report Type: Custom Report Report Date: 10-DEC-13 Date Received: 29-NOV-13 Previous Site Name: Lot/Building Size: Additional Info Ordered: Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): 0 X: -80.499755 Y: 43.523167				
<u>2</u>	1 of 1	332.8	Millennium Drive Waterloo ON	EHS
Order No: 20140905091 Status: C Report Type: Custom Report Report Date: 12-SEP-14 Date Received: 05-SEP-14 Previous Site Name: Lot/Building Size: Additional Info Ordered: Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): 0 X: -80.499798 Y: 43.523188				

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
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Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Sep 2018

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 1999-Jan 31, 2019

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*

Dry Cleaning Facilities:

Federal

CDRY

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

Government Publication Date: Jan 2004-Dec 2017

Commercial Fuel Oil Tanks:

Provincial

CFOT

List of commercial underground fuel oil tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Note: the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of commercial fuel tanks in the province. The TSSA updates information in its system on an ongoing basis; this listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Chemical Register:

Private

CHEM

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

Government Publication Date: 1999-Jan 31, 2019

Compressed Natural Gas Stations:

Private

CNG

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

Government Publication Date: Dec 2012 - Mar 2019

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial

COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial

CONV

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

Government Publication Date: 1989-Mar 2019

Certificates of Property Use:

Provincial

CPU

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

Government Publication Date: 1994-Apr 30, 2019

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 - Oct 2018

Environmental Activity and Sector Registry:

Provincial

EASR

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

Government Publication Date: Oct 2011-Apr 30, 2019

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-Apr 30, 2019

Environmental Compliance Approval:

Provincial

[ECA](#)

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

Government Publication Date: Oct 2011-Apr 30, 2019

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-Apr 30, 2019

Environmental Issues Inventory System:

Federal

[EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

[EMHE](#)

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

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial

[EPAR](#)

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2018

List of TSSA Expired Facilities:

Provincial

[EXP](#)

List of facilities and tanks - for which there was once a registration - no longer registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed from the ground are included in the expired facilities inventory held by the TSSA. Notes: 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; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal

FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

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

Government Publication Date: Jun 2000-Oct 2018

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sep 2018

Fuel Storage Tank:

Provincial

FST

List of registered private and retail fuel storage tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Notes: 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; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel storage tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial

FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-Dec 31, 2018

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: 2013-Dec 2016

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial

INC

List of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC) and made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the 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. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial

LIMO

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

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Jan 2019

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

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

Government Publication Date: Dec 31, 2017

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

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

Government Publication Date: 2008-Dec 31, 2018

National Energy Board Wells:

Federal

NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

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

Government Publication Date: 1988-Feb 28, 2019

Ontario Oil and Gas Wells:

Provincial

OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSRLibrary 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-May 2018

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-Apr 30, 2019

Canadian Pulp and Paper:

Private

PAP

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

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

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

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

Government Publication Date: 1988-Sep 2018

TSSA Pipeline Incidents:

Provincial

PINC

List of pipeline incidents (strikes, leaks, spills) made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors, and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of pipeline incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial

PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

PTTW

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

Government Publication Date: 1994-Apr 30, 2019

Ontario Regulation 347 Waste Receivers Summary:

Provincial

REC

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

Government Publication Date: 1986-2016

Record of Site Condition:

Provincial

RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Mar 2019

Retail Fuel Storage Tanks:

Private

RST

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

Government Publication Date: 1999-Jan 31, 2019

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-Feb 2019

Wastewater Discharger Registration Database:

Provincial

SRDS

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

Government Publication Date: 1990-Dec 31, 2016

Anderson's Storage Tanks:

Private

TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

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

Government Publication Date: 1970-Aug 2018

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

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

Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of tank variances in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011-Apr 30, 2019

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: Dec 31, 2017

Definitions

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

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

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

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

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

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

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

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

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

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

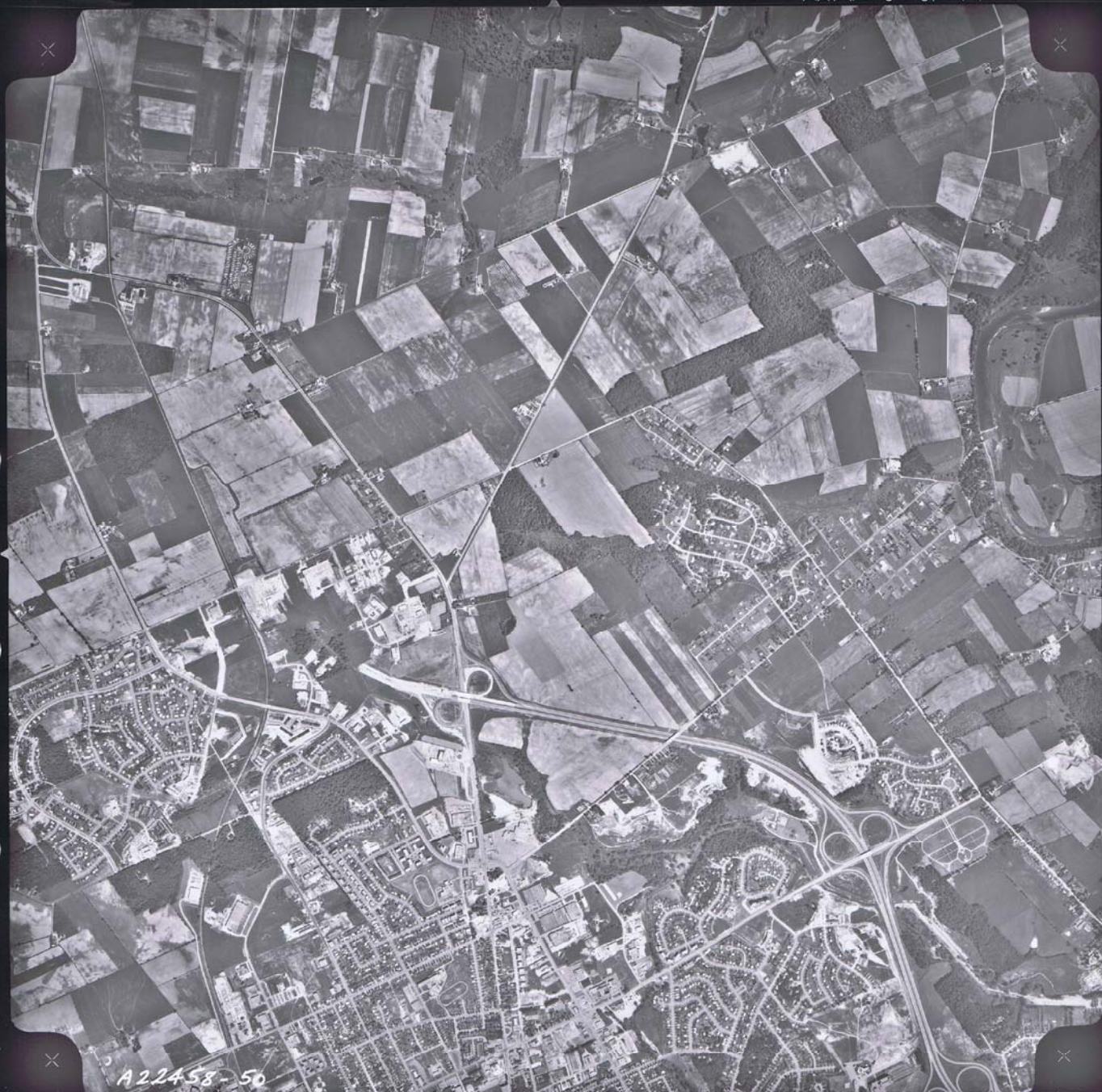
The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

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

Appendix C

Aerial Photographs

152 251
152 251



A22458-50

Appendix D

Site Photographs



PHOTOGRAPH 1: VIEW OF SITE LOOKING NORTHWEST.



PHOTOGRAPH 2: VIEW OF SOUTHERN PORTION OF SITE AND ADJACENT RESIDENTIAL LANDS.



BLOCK 320, PLAN 58M5018
WATERLOO, ONTARIO
UPDATE PHASE I ENVIRONMENTAL SITE
ASSESSMENT

Project No. 11196544-00
Report No. 001
Date May 2019

PHOTOGRAPHIC LOG



PHOTOGRAPH 3: VIEW OF SITE LOOKING SOUTHWEST.



PHOTOGRAPH 4: VIEW OF WESTERN PORTION OF SITE LOOKING SOUTHWEST.



**BLOCK 320, PLAN 58M5018
WATERLOO, ONTARIO
UPDATE PHASE I ENVIRONMENTAL SITE
ASSESSMENT**

Project No. **11196544-00**
Report No. **001**
Date **May 2019**

PHOTOGRAPHIC LOG



PHOTOGRAPH 5: VIEW OF WESTERN PORTION OF SITE LOOKING SOUTHWEST.



PHOTOGRAPH 6: VIEW OF SITE LOOKING SOUTHWEST.



**BLOCK 320, PLAN 58M5018
WATERLOO, ONTARIO
UPDATE PHASE I ENVIRONMENTAL SITE
ASSESSMENT**

**Project No. 11196544-00
Report No. 001
Date May 2019**

PHOTOGRAPHIC LOG



PHOTOGRAPH 7: VIEW OF EASTERN PORTION OF SITE LOOKING SOUTH.



PHOTOGRAPH 8: VIEW OF NORTHERN PORTION OF SITE LOOKING SOUTHEAST.



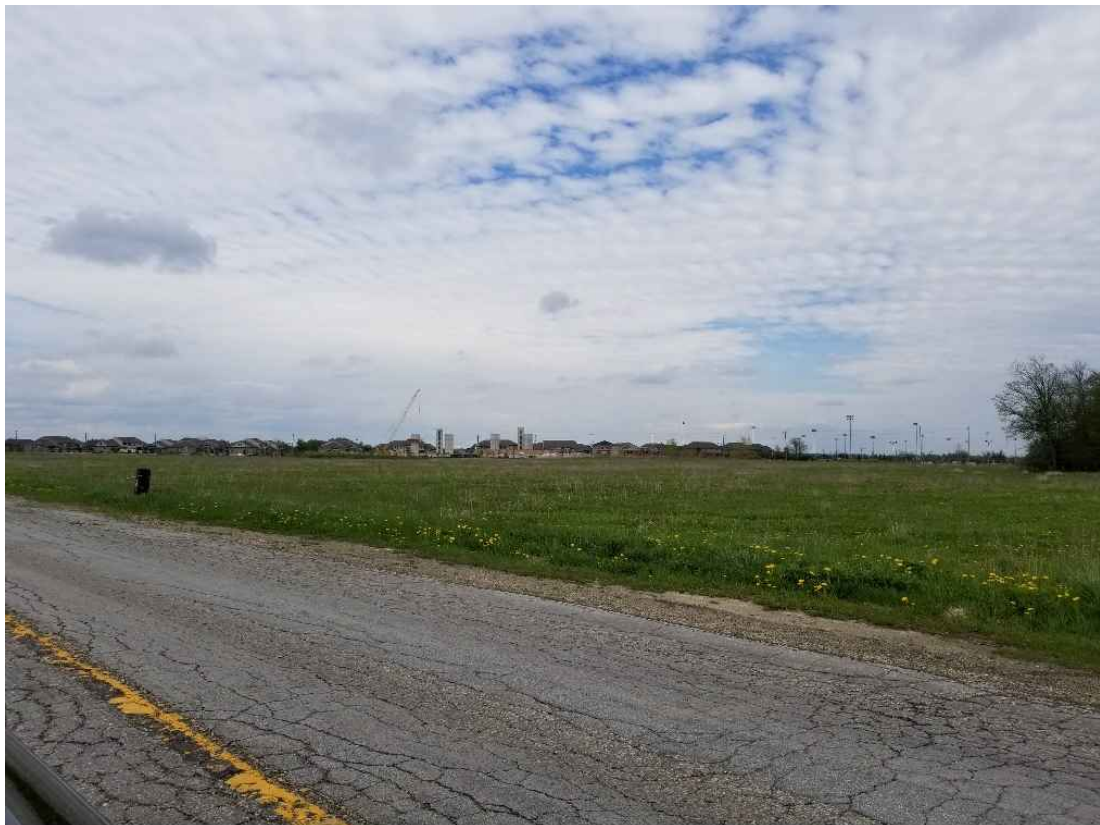
**BLOCK 320, PLAN 58M5018
WATERLOO, ONTARIO
UPDATE PHASE I ENVIRONMENTAL SITE
ASSESSMENT**

**Project No. 11196544-00
Report No. 001
Date May 2019**

PHOTOGRAPHIC LOG



PHOTOGRAPH 9: VIEW OF WESTERN PORTION OF SITE LOOKING SOUTH.



PHOTOGRAPH 10: VIEW OF SITE LOOKING SOUTHEAST.



**BLOCK 320, PLAN 58M5018
WATERLOO, ONTARIO
UPDATE PHASE I ENVIRONMENTAL SITE
ASSESSMENT**

PHOTOGRAPHIC LOG

**Project No. 11196544-00
Report No. 001
Date May 2019**

Appendix E

Regulatory Information

From: Public Information Services
To: [Evi Villapiana](#)
Subject: RE: #1196544 TSSA Request
Date: Tuesday, May 28, 2019 8:23:26 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Good Morning Evi,

TSSA databases are populated with Municipal Addresses and as your property has no municipal address we are unable to complete your request.

Thank you,



Public Information Services

Facilities

345 Carlingview Drive
Toronto, Ontario M9W 6N9

Tel: +1-877-682-8772 | Fax: +1-416-231-4903 | E-Mail: publicinformationservices@tssa.org

www.tssa.org



From: Evi.Villapiana@ghd.com <Evi.Villapiana@ghd.com>

Sent: May 27, 2019 3:25 PM

To: Public Information Services <publicinformationservices@tssa.org>

Subject: #1196544 TSSA Request

Hello,

I am inquiring to find out if there are any records within TSSA database regarding underground storage tanks, storage of petroleum or associated products, outstanding instructions, incident reports, fuel oil spills, or contamination records associated with the following property:

- Property with no municipal address: Plan 58M506, Block 320, Waterloo, Ontario

Thank you

Evi

Evi Villapiana

GHD

Proudly employee owned

T: +1.519.340.4216 | VOIP: 889216 | E: evi.villapiana@ghd.com

455 Phillip Street Unit #100A Waterloo Ontario N2L 3X2 Canada | www.ghd.com

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