



HADDAD GEOTECHNICAL INC.

Geotechnical & Environmental Engineers

Phase 1 Environmental Site Assessment 591 Liverpool Road Pickering, Ontario



PRIVILEGED AND CONFIDENTIAL

Prepared for:

Pickering Harbour Company Limited
c/o The Biglieri Group
20 Leslie Street, Suite 121
Toronto, Ontario
M4M 3L4

Project: 16-11612

March 17, 2017



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Geotechnical & Environmental Engineers

Phase I Environmental Site Assessment 591 Liverpool Road, Pickering, Ontario

Executive Summary

Haddad Geotechnical Inc. was retained by Pickering Harbour Company Limited to conduct a Phase One Environmental Site Assessment (ESA) of a property with municipal address of 591 Liverpool Road, Pickering, as indicated on the Key Plan, Drawing No. 1. Authorization to conduct the following assessment was given by Pickering Harbour Company Limited on November 24, 2016.

It is understood that the Client proposed to redevelop the subject property for a combined residential and commercial development. It is also understood that the present assessment is required for purpose of site documentation and preliminary planning and that the Client does not require the completion of a Record of Site Condition (RSC) for the subject site, in accordance with Ontario Regulation 153/04 (amended by 511/09), at this time.

The purpose of the Phase I Environmental Assessment of a site is to identify, or "flag", indicators which may signify that an environmental problem may be present, which would warrant further investigation. The Phase One study includes visual examination of the Site and surrounding properties, and investigation of land use history of the Site and vicinity, in order to determine present or previous land uses which may have been potential sources of environmental concerns to the subject Site. This assessment was conducted in general compliance with the requirements of CSA Standard Z768-01 for Phase I ESAs.

The results of the Phase One ESA of the subject property indicated that there were several on-site and off-site potentially contaminating activities (PCAs), which could be contributing to area of potential environmental concern (APECs) at the subject site due to prior use of site and adjacent properties;

On-Site Potential Contaminating Activities, PCAs:

- The Pickering Harbour Company Limited at 591 Liverpool Road has a registered waste generator (Generator # ON2249997) of aliphatic solvents and residues, waste crankcase oils and lubricants, petroleum distillates, and light fuels from 2004 onwards.
- Coolwater Farms Limited was a registered waste generator (Generator # ON1766100) of light fuels, waste oils & lubricants and pharmaceutical from 1993 to 2001 on the Phase One property.
- Reported presence of two retail fuel storage tanks on the property.
- Two Scott's manufacturing directory reports regarding the animal aquaculture on 1986 and plastic product manufacturing, pump and compressor manufacturing, and doll, toy and game manufacturing on 1998.

Off-Site Potential Contaminating Activities, PCAs:

- TSSA pipeline incident at 631 Liverpool Road, 224m north of northwest of the property and upgradient of the Phase One property, in July 2016. *Potential for impact on soils and groundwater in below the Phase One study area.*
- Reported presence of two retail fuel storage tanks in 590 Liverpool Road.

On this basis, it is our opinion that there is sufficient uncertainty of the environmental condition of the Phase One property to indicate that a Phase Two Environmental Site Assessment is required.

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HADDAD GEOTECHNICAL INC.

Geotechnical & Environmental Engineers

March 17, 2017

Project: 16-11612

Pickering Harbour Company Limited
c/o The Biglieri Group
20 Leslie Street, Suite 121
Toronto, Ontario
M4M 3L4

Attention: Ms. Melinda Holland

**Re: Phase I Environmental Site Assessment
591 Liverpool Road,
Pickering, Ontario**

1.0 INTRODUCTION

1. Haddad Geotechnical Inc. was retained by Pickering Harbour Company to conduct a Phase I Environmental Site Assessment (ESA) of a property with municipal address of 591 Liverpool Road, Pickering, Ontario (the Site), as indicated on the Key Plan, Drawing No. 1. Authorization to conduct the following assessment was given by Pickering Harbour Company, which was received on November 24, 2016.
2. It is understood that the Client proposed to redevelop the subject property for a combined residential and commercial development. It is also understood that the present assessment is required for purpose of site documentation and preliminary planning and that the Client does not require the completion of a Record of Site Condition (RSC) for the subject site, in accordance with Ontario Regulation 153/04 (amended by 511/09), at this time.
3. The site was visually inspected by Graham Fisher, P.Eng., QP_{ESA}, and Golnaz Arab, Environmental Engineer of Haddad Geotechnical Inc., on January 11, 2017, for the purpose of documenting existing site conditions of the subject site and property as well as a visual examination of the adjacent and nearby properties from visible portion of the subject property and publicly accessible areas.
4. At the time of assessment, the Subject Property was primarily used as parking lot for cars and boats with a single-storey building on the north central side of the property. The east (nominal) portion of the Site was covered by marsh and hedges. The property was accessed through Liverpool Road on the west side and Frenchman's Bay and Beachfront Park was located on the south side.



2.0 SCOPE OF WORK

2.1 Methodology

1. The scope of work for this Phase I Environmental Site Assessment (ESA) was determined in accordance with the Ontario Ministry of Environmental (MOE) Regulation 153/04 (as amended) and the Canadian Standards Association (CSA) Standard Z768-01.
2. The scope of work included but was not limited to:
 - A visual, non-intrusive, inspection of the Phase One property and surrounding properties;
 - Interviews with personnel familiar with operations of the subject Site;
 - Review of historic development of the Site and surrounding properties;
 - Review of available historical records including aerial photos and Fire Insurance Plans for the vicinity;
 - Review of publicly-available municipal, provincial and federal records relating to documented environmental conditions for the subject Site;
 - Review of topographical, geological and soil maps;
 - Review of available underwriters' reports;
 - Review of database search conducted by EcoLog Environmental Risk Information services Ltd. (Ecolog ERIS);
 - Preparation of a report based on the results of the Scope of Work with relevant findings, conclusions and recommendations to the environmental condition of the subject Site.

2.2 Limitations to the Scope of Work

1. It is understood that the client does not require the completion of a Record of Site Condition (RSC) for the subject site, in accordance with Ontario Regulation 153/04 (amended by 511/09). As such, this report does not meet the amended Ontario's Record of Site Conditions Regulation, Ontario Regulation 153/04 requirements for Phase I ESAs.
2. Haddad Geotechnical Inc. has not independently verified the accuracy of information presented by third-party sources and therefore is not held responsible for any errors or omissions which may be present in the data collected from these sources.
3. It should be noted that the information, observations, and recommendations presented in this report are of a general nature only, and are limited to the exposed areas on the Site, portions of the surrounding properties visible from the subject Site and public areas, at the time of conducting as visit to the subject Site. Haddad Geotechnical Inc. holds no responsibility to the documentation of environmental conditions of the Site and surrounding properties from sources that were not readily available at the time of conducting the assessment.
4. This Phase I Environmental Site Assessment (ESA) report was prepared for the Pickering Harbour Company Limited. Any use, reliance or decision making which third parties, other than those named above, make based on this report are the responsibility of those third parties. Haddad Geotechnical Inc. accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions taken based on this report.



3.0 SITE OVERVIEW

3.1 Site Description

1. The property under consideration, 591 Liverpool Road, is located along the east (nominal) side of Liverpool Road, in the City of Pickering, as indicated on the Key Plan, Drawing No. 1. The UTM coordinates for the approximate centre of the site are 654,427 E and 4,852,971 N.
2. The Phase One property has irregular shape, with driveway access from Liverpool Road at the west side of the property. The property has total approximate area of 4.45 acres (1.8 Ha). The property is primarily used as a parking lot.
3. The topography of the Phase One property generally slopes from northwest to southeast. The elevations of the Subject Property range between approximately 83 and 78 meters above mean sea level (masl). The property was surrounded by fences from east, south, and north sides and covered by marsh and hedges on the east side. Lake Ontario was located on the south side of the property.

3.2 Adjacent and Surrounding Properties

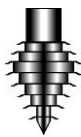
1. The adjacent and surrounding properties of the Phase One property were visually inspected from the limits of the subject Site and accessible areas. The Phase One study area is defined as properties within 250m distance from the perimeter boundaries of the Phase One property (see Drawing No. 1).
2. Table No. 1 below presents the occupancy and land use of the properties neighbouring the subject Site, within the Phase One Study Area.

3.3 Building Description

1. There is a one-storey brick building used as an office on the north side of the property. There are an above storage tank, blocks, barrels, and drums as well as a series of concrete walls on the east side the building. Concrete water pit was present on the southeast side of the building. There are two WSI bins, waste antifreeze and waste oil, in a concrete pit on the west side of the building.

3.4 Utilities and Building Services

1. The Phase One property is serviced for potable water supply and sanitary/storm sewer services are provided by the City of Pickering.
2. A pumping station located immediately north of the subject property diverts wastewater and sewage that formerly entered the Phase One property to the York Durham Water Pollution Control Plant, located approximately 2km east of the Phase One property.
3. Electrical power is provided by Veridian Hydro through overhead lines which enter the property from Liverpool Road.
4. The Phase One property is serviced for supply of natural gas by Enbridge through underground lines entering the property from Liverpool Road.



**Table No. 1
Current Land Uses on Adjacent Properties of 591 Liverpool Road**

Position Relative to Site	Property Description and Use	Potential for Contaminating Activity
North	<u>Wharf Street</u> - Driveway east from Liverpool Road followed by Durham region pumping station - Residential townhouses with small retail businesses (597-617 Liverpool Road) - Extended driveway to parking lot - Residential townhouses with small retail businesses (619-629 Liverpool Road) - Wharf street (east to west of Liverpool Road)	LOW – The residential properties and pumping station are an unlikely source of environmental contamination.
Northwest	- West side of Liverpool Road - Same townhouses (1295 Wharf St. unit 14-46)	LOW – The residential properties are an unlikely source of environmental contamination.
West	<u>Liverpool Road</u> - 590 Liverpool Road (waterfront restaurant) - 600 Liverpool Road (Frenchmen's Bay Marina)	MEDIUM TO LOW – commercial uses, with potential fuel tanks, located cross gradient for phase One property, potential for impact of groundwater and soils below Phase One property by petroleum hydrocarbons.
East	- Marsh and hedges	LOW – Marsh and hedges to the east present low risk of environmental contamination at the Phase One property.
South	- Lake Ontario and waterfront trail	LOW – Lake Ontario and the trail present low risk of environmental contamination at the Phase One property.

4.0 RECORDS REVIEW

4.1 General

4.1.1 Phase I ESA Study Area Determination

1. The Phase I ESA study area was determined as a radius of 250±m from the boundaries of the Phase One property.

4.2 Legal Description and Development History

1. The Phase One property is divided into three portions, with legal descriptions as follows:
 - Part of Lots 22, Concession 3, Part 3, 4, 7, 8, 11 & 14, Plan 40R8967, S/T D210221 & D210222; Pickering. The property identification number (PIN) is 26326-0141 (LT).
 - Part of Lots 22, Range 3, Concession broken front, Part 1 & 2, Plan 40R21769; T/W easement over Part bed of Lake Ontario lying in front of lot 23, range 3, Concession broken front, pts 1 & 2, 40R18120 as in Lot 937238; Pickering, Regional Municipality of Durham. The property identification number (PIN) is 26326-0158 (LT).



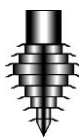
- Part of Lots 22, Range 3, Concession Broken Front, Part 1, Plan 40R9398; Part 1-5, Plan 40R9066; Save and except Parts 1 & 2 Plan 40R21769; S/T D210222; T/W Easement over part bed of Lake Ontario lying in front of lot 23, Range 3, broken front, parts 1 & 2, 40R18120 as in lot 937238; S/T ease parts 1, Plan 40R21256, Pickering, Regional Municipality of Durham. The property identification number (PIN) is 26326-0159 (LT).
2. The relative position of above parcels on the Phase One property are shown on Drawing No. C1.
 3. A title search was completed by the Ecolog ERIS Inc. with findings as presented in Table No. 2, below.

Table No. 2
Land Titles Information.

Date (dd/mm/yyyy)	Instrument Type	Reg. Num.	Grantor	Grantee
<u>26326-0141 (LT)</u>				
02/09/2004	Apl CH Name Owner	DR315886	The Corporation of the Town of Pickering	The Corporation of the City of Pickering
30/06/2016	Apl General	DR1489185	Ontario Clean Water Agency	The Regional Municipality of Durham
<u>26326-0158 (LT)</u>				
29/05/2003	Transfer	DR175567	Pickering Harbour Company Limited	The Corporation of the City of Pickering
<u>26326-0159 (LT)</u>				
11/10/2001	Transfer	DR27602	3444309 Canada Inc.	Pickering Harbour Company (Limited)
17/04/2003	APL CH Name Owner	DR165693	Pickering Harbour Company (Limited)	Pickering Harbour Company, (Limited)
15/05/2003	Transfer easement	DR172497	Pickering Harbour Company (Limited)	The Regional Municipality of Durham
12/11/2008	Notice of lease	DR765969	Pickering Harbour Company, (Limited)	Bell Mobility Inc.
14/01/2010	APL CH Name Owner	DR869670	Pickering Harbour Company, (Limited)	Pickering Harbour Company Limited

4.3 Aerial Photographs

1. Satellite images of the subject Site and vicinity was downloaded from Google Earth (© 2016 Digital globe, Europa Technologies). The photographs, presented as Drawing Nos. B1 and B2 in Appendix "B", shows the subject Site and vicinity, with photo dates listed as October 9, 2016 and November 8, 2002.
2. The images show the northeast side of the property seems to be used as water/sewage treatment facility. Based on the photograph taken in 2016, the building surrounded by concrete walls still exist. In addition, the current parking lots on the both east and northwest sides of the property are partly covered by asphalt and gravel now, while they were not in use in 2002 and covered by grass.
3. Aerial photographs taken in years 1988, 1978, 1960, 1969, 1960, 1946, and 1931 were obtained from the National Air Photo Library (NAPL), and are presented in Appendix "B", Drawing Nos. B3 to B8, respectively.



4. The aerial photos from 1931 to 1988 show that the area remained undeveloped until 1960.
5. The photos from 1969, 1978 and 1988 show the building and adjacent concrete structures on the site in approximate same configuration as present.
6. The aerial photos from 1969 to 1988 showed the treatment plant present at the site with building in approximate present configuration.

4.4 Property Use Records

4.4.1 City Directories and Local History Resources

1. Records of the use of the subject site and the surrounding properties, including historical maps and atlases, municipal directories¹ dating from 1966 to 2000 were examined at the Toronto Reference Library.
2. The Phase One property, under its current address at 591 Liverpool Road, was first found in the 1990 directory and listed as in use by Limons Ltd. The property used by Cool Water Ltd. in 1995 and 2000 directory.
3. Historical atlases for Durham Region² from year 1877 indicated that the occupant of the Phase One property was J Hills.
4. The directories indicated that the majority of the present residential and commercial properties in the Phase One study area were developed in 1975 and following years.
5. No additional historical or present potential contaminating activities were identified within the Phase One study area, from the municipal directories, based on their topographical and geographical location in relation to the Phase One property.

4.4.2 EcoLog ERIS Database Search Report

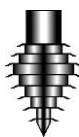
1. An enquiry was made to Ecolog Eris Ltd. for an Ecolog ERIS (Environmental Risk Information Service) report, a copy of which is presented in Appendix "C".
2. The ERIS report indicated that there were 19 and 13 record databases for the study area and within 250m radius surrounding the Phase One property, respectively. The summary of databases is shown in Table No. 3.

Table No. 3.
Summary of record databases in the study area and within 250m radius.

Database	Name	Project Property	Within 0.25 km	Total
BORE	Borehole	0	6	6
CA	Certificate of Approval	2	1	3
EHS	ERIS Historical Searches	1	1	2
GEN	Ontario Regulation 347 Waste Generators Summary	12	0	12
PINC	TSSA Pipeline Incidents	0	1	1
RST	Retail Fuel Storage Tanks	2	2	4
SCT	Scott's Manufacturing Directory	2	0	2

¹ Polk City Directories & Criss Cross Directories, 2001.

² Illustrated Historical Atlas of the county of Ontario, 1877. Published by J. H. Beers & Co.



WWIS	Water Well Information System	0	2	2
Total		19	13	32

3. Entries for the Phase One property are described in further detail as follows:
- Two Certificates was approved for industrial wastewater in 1986 and 1988, and one ERIS historical search was completed for the Subject Property in 2012 (order #20121106061).
 - A List of waste generators registered in Phase One property was summarized in Table No. 4.

Table No. 4.
Waste generators registered on Phase One property.

Issue date	Waste generator	Location	Generator #	Waste description	Associated industry
1993-2001	Coolwater Farms Ltd.	40.2m/SE	ON1766100	- Light fuels - Waste oils & lubricants - Pharmaceuticals	Fish products
2004-2013	The Pickering Harbour Company Limited	40.2m/SE	ON2249997	- Aliphatic solvents - Petroleum distillates - Light fuels - Waste oils & lubricants	Marinas
As of May 2015	The Pickering Harbour Company Limited	40.2m/SE	ON2249997	- Aliphatic solvents and residues - Waste crankcase oils and lubricants - Petroleum distillates - Light fuels	Marinas
2009	Frenchman+s Bay Marina	40.2m/SE	ON4399157	- Light fuels	Marinas
As of Sep 2016	The Pickering Harbour Company Limited	40.2m/SE	ON2249997	- Aliphatic solvents and residues - Waste crankcase oils and lubricants - Petroleum distillates - Light fuels	Marinas

4. Two retail fuel storage tanks were reported in the property; however, no specific details were found in the ERIS report. An inquiry was made to Technical Standards and Safety Authority (TSSA) with regards to their records of the reported tanks and retail fuel outlet on the adjacent property and there was no record available in the TSSA database.
5. As of the date of this report, no response from the above agency has been received. This response will be forwarded as an addendum to this report, when it is received.
6. Two sites registered with Scott's Manufacturing Directories, with registration dates in 1986 and 1988, include the manufacturing of animal aquaculture in 1986 and plastic product, pump, compressor, doll, toy, and game in 1988.

4.5 Review of Previous Reports

4.5.1 Previous Environmental and Geotechnical Reports

1. There were not any previous environmental and geotechnical reports for the Subject Property were available for review.



4.6 Review of Maps

4.6.1 Fire Insurance Plans and Insurance Reports

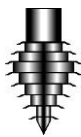
1. Fire Insurance Plans (FIPs) were compiled for purposes of providing insurance companies with information relating to locations of buildings, their construction, types of property use and their conditions, as well as locations of underground and above ground storage tanks (USTs and ASTs) and other potential sources which would be of concern for providing fire insurance to a business. These plans were prepared between years 1875 and 1975.
2. An inquiry for Fire Insurance Plans for the Phase One property and Phase One study area was completed with ERIS.
3. The results of the FIP search indicated that there were no FIPs available for the Phase One property and the Phase One study area, as presented in Appendix "C".
4. The site plan COPE (Construction, Occupancy, Protection, Exposure) report stated the presence of 8 concrete tanks containing 10 million gallons of sewage at the Phase One property in 1985.
5. Multiple reports and plans were made available for the Phase One property at 591 Liverpool Road, dated in 2001, 2000, and 1985. The reports indicate the occupant of the site to be Limnos Limited & Cool Water Farm Inc. since 1972.

4.6.2 Topographic and Geological Maps

1. Topographic information for the vicinity of the Phase One study area was analysed on the Ontario Ministry of Natural Resources website (Make-A-Map). The online map resource indicates that the topography of the Phase One property generally slopes from northwest to southwest.
2. The "Map" on page 12 of the ERIS report also provided elevation data for the Phase One study area and indicated general topography sloping from northwest towards the Lake Ontario on the south.
3. Quaternary geology map of the Phase One study area, i.e. Ontario Geological Survey Map P.2204, Quaternary Geology Toronto and Surrounding Area, Southern Ontario, was reviewed for physiographical information pertaining to the Phase One study area. The map indicates that the prevalent subsoil conditions in the vicinity of the Phase One study area consist of sand, silt, minor gravel, and organic material.

4.6.3 Published MOE Databases

1. The online MOE Brownfields Environmental Registry was searched to find any records pertaining to the subject Site and adjacent properties. No records were found on the Environmental Registry.
2. The Ontario Ministry of Environment (MOE) "Waste Disposal Site Inventory", June 1991, indicates there are no active or closed landfill sites within close proximity to the Phase One study area.
3. The publication "Inventory of Coal Gasification Plant Waste Sites in Ontario", prepared for



Ontario Ministry of Environment by Intera Technologies, Ref H87-017, April 1987, indicate that there no known such sites in close proximity to the Phase One study area.

4. Review of the Ontario Inventory of PCB Waste Storage Sites (MOEE, 1993) database files indicated that there are no known PCB storage sites within the Phase One study area.

4.7 Other Records

4.7.1 Ministry of the Environment – Freedom of Information

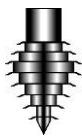
1. An enquiry was made to the Ontario Ministry of Environment Freedom of Information Office (FOI), with regards to their records of the municipal addresses associated with the Phase One property and adjacent properties (see Appendix “C”). As of the date of this report, no response from the above agency has been received. This response will be forwarded as an addendum to this report, when it is received, if the results of the search affect the conclusions made in this report.

4.7.2 Technical Standards and Safety Authority (TSSA)

1. An enquiry was made to the Technical Standards and Safety Authority (TSSA) with regards to their records of the reported tanks and retail fuel outlet on the adjacent property. Based on their databases, no records of fuel storage tanks were identified to exist for the Subject Property.

5.0 GROUNDWATER

1. The ERIS report returned 6 boreholes and 2 monitoring wells carried out within the Phase One study area.
 - Closer monitoring well, located 183.9m northwest of the Phase One property, indicates brown clay stones extending to 1.5±m below existing grade, and blue clay stones from 1.5±m to 4.0±m.
 - The second monitoring well, located 206.7m northwest of the Phase One property, which was abandoned due to water quality.
2. The Ministry of Environment (MOE) “Interactive Map Well records” online database was searched for information relating to available water wells within the area of the Phase One property. Water found at a depth 0.9m below grade for the closer well.



6.0 SITE RECONNAISSANCE

6.1 General

1. The site was visually inspected by Graham Fisher, P.Eng., QP_{ESA} and Golnaz Arab, M.Sc., Environmental Engineer of Haddad Geotechnical Inc., on January 11, 2017, for the purpose of documenting existing site conditions of the subject Site and property as well as a visual examination of the adjacent and nearby properties from visible portion of the subject property and publicly accessible areas.
2. Photographs taken during the site visit are presented in Appendix “D”.

6.2 Interviews

6.2.1 Mr. Harold Hough (owner) and Karen Glendinning (receptionist) at Frenchman’s Bay Marina

1. Mr. Harold Hough, the owner, and Ms. Karen Glendinning, the receptionist, at Frenchman’s Bay Marina at 591 Liverpool Road property were contacted by email by Golnaz Arab of Haddad Geotechnical Inc on March 13, 2017.
2. It was indicated that the property was used as sewage treatment plant from mid 1960s to late 1970s. Mr. Hough and Ms. Glendinning was unsure about the exact date that sewage treatment plant was ceased operation and was decommissioned. The property was vacant before being used as treatment plant (mid 1960s) and was used as a commercial fish hatchery in 1980s.
3. Mr. Harold Hough is the owner of the property since 2001. During the time of Mr. Hough ownership, the property was used as boat storage and vehicle parking.
4. No chemical spills occurred at the property since the ownership of Mr. Hough.
5. It was indicated that a former underground storage tank (UST) located on the west side of the main building in the property was removed in November 2009.

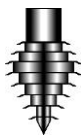
6.3 Adjacent Properties

6.3.1 Properties to the North

1. Immediately to the north of the Phase One property is a driveway (on the east side of the Liverpool Road) followed by a Liverpool Road pumping station, owned by Durham Municipality Region (595 Liverpool Road). There are residential townhouses with small retail businesses from 597 through 617 Liverpool Road. Retail businesses noted at time of site visit are listed below.
 - 597 Liverpool Road: Yogen Fruz shop
 - 607 Liverpool Road: Kimberley Frost -State Farm Insurance Agent
 - 615 Liverpool Road: Soirée giftshop
 - 617 Liverpool Road: Open Studio Art Cafe

6.3.2 Properties to the South

1. Immediately to the south of the Phase One property are marsh and hedges followed by



Lake Ontario.

6.3.3 Properties to the East

1. Immediately to the east of the Phase One property are marsh and hedges.

6.3.4 Properties to the West

1. Immediately to the west of the Phase One property is Liverpool Road. There is a parking lot and a restaurant on the west side of the Liverpool Road.
 - 590 Liverpool Road: Waterfront restaurant
 - 600 Liverpool Road: Frenchmen's Bay Marina
2. There are residential townhouses with small retails in 1295 Wharf Street, unit 14-46.

6.4 Hazardous Building Materials

1. No evidence was observed regarding the potential presence of Asbestos-Containing Materials (ACM), high-content Lead-based paint, PCB-containing electrical equipment, Urea Formaldehyde Foam Insulation (UFFI) or Ozone Depleting substances (ODS).

6.5 Site Operations

6.5.1 Chemical Use and Inventory

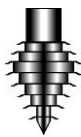
1. According to Mr. Hough, the owner of the property, crank case oil and used antifreeze are used by his costumers for boats motors. These wastes are poured into concrete containers and are emptied by Safety Kleen for off-site disposal, periodically.
2. There were no other chemicals observed within the accessible portions of the phase one property at the time of our site visit.

6.5.2 Materials Handling and Storage

1. Numbers of storage bins and tanks observed during the site visit were listed below.
2. Two propane tanks and a water barrel were located on the east side of the chip truck and on the west side of the property.
3. Two other propane tanks located right in front of the trailer and a locked metal shed, on the east side of the property.
4. Propane cylinder on the east side of the car parking lot and south side of the property.
5. Sierra engine oil on the southeast side of the property.
6. Empty red gas dock on the southeast side of the property.
7. Several barrels, drums, and blocks on the northeast side of the property
8. No visual evidence of fuel or chemical spills or releases was observed during the site visit. All chemical containers appeared to be in good condition with no visual evidence of significant spills.

6.5.3 Waste Handling and Disposal

1. There were two waste services incorporation (WSI) bins located on the northwest of the property, and on the west side of the one-story building.



2. There was a SANIMAX waste bin located on the west side of the property, beside a Chip truck. The bin was probably being used for cooking oil and grease disposal.
3. There were two waste tanks, waste antifreeze tank and waste oil fuel tank, located in a concrete confinement pit, on the north side of the property.

6.5.4 Certificates of Approval

1. Based on the ERIS report, there were two certificates of approval (CA) available for the Phase One property. The CA's were issued to Coolwater Farms Ltd. described as "Fish Farm" and "Fish Hatchery". They were both related to the industrial wastewater issued on 1988 for dissolved and/or suspended solids and phosphorus contamination and 1985 for ammonia, ammonium, phosphorus, dissolved and/or suspended solids.
2. There was also one certificate of approval found in ERIS report for the Liverpool Road Pumping Station, 595 Liverpool Road South, located 130m north of north east side of Phase One property. This certificate of approval which was related to the upgrade to existing pumping station was issued in 2010.

6.5.5. Aboveground and Underground Storage Tanks (ASTs & USTs)

1. There were several UST's associated with the former sewage treatment plant at the site but there is no evidence of any other USTs being present at the Phase One property, at the time of our current assessment.
2. The representative of the owner indicated that a UST located on the west side the main building at the property was removed in 2009.
3. One AST was located on the north side of the property. It was not in used at the time of site visit and was not labeled. In addition, there were two AST's for waste antifreeze and waste oil as described in section 6.5.3 above.

6.5.6 Stains and Odours

1. No unusual odours or stains were encountered within accessible portions of the interior and exterior portions of the Phase One property.

6.5.7 Mould and Water Damage

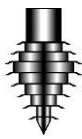
1. No mould or water damage was encountered within the accessible portions of the building on the Phase One property at the time of our site visit.

6.5.8 Heating and Cooling

1. Heating at the Phase One Property was provided by natural gas, with gas meter, mounted on the wall on the west side of the building.

6.5.9 Potable Water Supply

1. The Phase One property is serviced for potable water supply and sanitary/storm sewer services by the City of Pickering and the Regional Municipality of Durham.



6.5.10 Drains, Sumps, Septic Systems, Separators, Hoists and Pits

1. There were two catch basins observed almost at the centre of the property.
2. A concrete water holding pit was observed on the south side of the building.
3. No any other septic systems and hoists observed within the accessible portions of the Phase One property at the time of our site visit.

6.5.11 Lagoons or Holding Ponds

1. There were no lagoons or holding ponds observed at the Phase One property.

6.5.12 Fill Materials

1. There might be some filling materials associated with the former sewage treatment plant; however, there was no evidence of significant fill placement observed on the basis of visual examination of the property.
2. A geotechnical investigation of the site, that was carried out concurrently with this assessment, indicated the presence of fill materials comprised of silty sand, clayey silt, silty clay, and occasional gravel to depth of 8.7ft across the area of the site.

6.5.13 Stressed Vegetation

1. There was no evidence of stressed vegetation observed at the Phase One property.

6.5.14 Wastewater

1. There are no current activities on the site that generate wastewater other than human sewage.
2. Wastewater that was delivered to the former sewage treatment plant of the site is now delivered to the sewage pumping station on the north of the property.

6.5.15 Watercourses, Ditches, or Standing Water

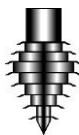
1. There were no watercourses, ditches or standing water observed at the Phase One property. However, there is a watercourse connected to the Lake Ontario on the east and south side of the Phase One study area.

6.5.16 Wells

1. No potable water supply or monitoring wells were observed at the Phase One property.
2. Information regarding monitoring wells in close proximity to the Phase One study area is described in Section 5.0 above.

6.5.17 Roads, Parking, Facilities, and Rights of Way

1. The surfaces surrounding the Phase One property are covered mostly by gravel and some asphalt pavement around the building



6.5.18 Noise

1. There were no operations at the Phase One property resulting in excessive noise.

6.5.19 Air Emissions

1. There were no operations at the Phase One property resulting in excessive air emissions.

7.0 FINDINGS and CONCLUSIONS

1. The results of the Phase One ESA of the subject property indicated that there were several on-site and off-site potentially contaminating activities (PCAs), which could be contributing to area of potential environmental concern (APECs) at the subject site due to prior use of site and adjacent properties;

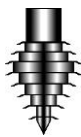
On-Site Potential Contaminating Activities, PCAs:

- The Pickering Harbour Company Limited at 591 Liverpool Road has a registered waste generator (Generator # ON2249997) of aliphatic solvents and residues, waste crankcase oils and lubricants, petroleum distillates, and light fuels from 2004 onwards.
- Coolwater Farms Ltd. was a registered waste generator (Generator # ON1766100) of light fuels, waste oils & lubricants and pharmaceutical from 1993 to 2001 on the Phase One property.
- Reported presence of two retail fuel storage tanks on the property.
- Two Scott's manufacturing directory reports regarding the animal aquaculture on 1986 and plastic product manufacturing, pump and compressor manufacturing, and doll, toy and game manufacturing on 1998.

Off-Site Potential Contaminating Activities, PCAs:

- TSSA pipeline incident at 631 Liverpool Road, 224m north of northwest of the property and upgradient of the Phase One property, in July 2016. *Potential for impact on soils and groundwater in below the Phase One study area.*
- Reported presence of two retail fuel storage tanks in 590 Liverpool Road. *Potential for impact on soils and groundwater in below the Phase One study area.*

On this basis, it is our opinion that there is sufficient uncertainty of the environmental condition of the Phase One property to indicate that a Phase Two Environmental Site Assessment is required.



8.0 QUALIFICATIONS OF ENVIRONMENTAL ASSESSOR

1. The current Phase I Environmental Site Assessment was conducted by Ms. Golnaz Arab, Environmental engineer, under supervision of Mr. D. Graham Fisher, M.E.Sc., P.Eng., QPSA.
2. Ms. Arab has five years of experience in environmental engineering, including environmental site assessment, solid waste management, remediation and process design.
3. Ms. Arab holds degree of Bachelor of Science in Civil Engineering, from Mazandaran University, Iran (2007), and Master of Science in Environmental Engineering, from K.N. Toosi University of Technology, Iran (2010). Ms. Arab is currently a Ph.D. candidate in Environmental Engineering at the University of Alberta, with anticipated completion in 2017.
4. Mr. Fisher has been the President of Haddad Geotechnical Inc. since 1988, and has over thirty years of professional engineering experience, in Alberta and Ontario, in a wide range of geotechnical and environmental engineering projects, including site assessment and remediation.
5. Mr. Fisher holds degrees of Bachelor of Engineering Science in Civil Engineering (1979) and Master of Engineering Science in Geotechnical Engineering (1982), both from the University of Western Ontario. Mr. Fisher is a registered Professional Engineer in the Province of Ontario since 1984, and a designated Consulting Engineer since 1990.
6. Mr. Fisher is recognized as a Qualified Person by Ontario Ministry of the Environment for purpose of submitting Record of Site Condition.

9.0 REPORT LIMITATIONS

1. It should be noted that the information, observations, and recommendations presented in this report are of a general nature only, and are limited to the exposed areas on the site, portions of the surrounding sites visible from the subject site and public areas. Should additional information become apparent upon access to restricted areas, excavation or construction, or further investigation, our office should be contacted so that the situation may be reassessed and alternate recommendations made, if deemed necessary. This assessment is also subject to any restrictions placed by inaccessible areas, time and cost constraints, readily available data, confidentiality, availability of individuals for purpose of interviews, as well as physics obstructions and weather conditions. The information expressed in this report represents conditions documented at the time of collecting data and thus such information is subject to change with time.
2. This Phase One Environmental Site Assessment Report was prepared for the exclusive use of The Pickering Harbour Company Limited.
3. The information provided and recommendations presented in this report reflect the best judgement of Haddad Geotechnical Inc. in light of the information available to it at the time of preparation. Any use which third parties, other than those named above makes of this report or any reliance on or decisions to be based on it are the responsibility of those third parties. Haddad Geotechnical Inc. accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report. The parties relying on this report should also note that this assessment relies on information provided by third party sources and as such Haddad Geotechnical Inc. cannot guarantee the



complete accuracy or completeness of information provided by these sources.

4. The current assessment was based on visual and non-intrusive observations only and did not include an extensive Designated and Hazardous Materials Survey (DSS) where further presence of such materials could be verified. A survey of this nature may be required in the event of future demolition, renovations or other construction at the subject Site.
5. This Phase I Environmental Assessment has been carried out in conformance with CSA Z768-01 "Phase I Environmental Site Assessment".

We trust that the information presented in this report satisfies your present requirements. Should you require further information, please contact our office.

Yours very truly,
HADDAD GEOTECHNICAL INC.

Golnaz Arab, M.Sc., EIT

D. Graham Fisher, M.E.Sc., P. Eng., QP_{ESA}



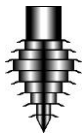
Encs.

Dist:

Pickering Harbour Company Limited - 1 hard copy & pdf

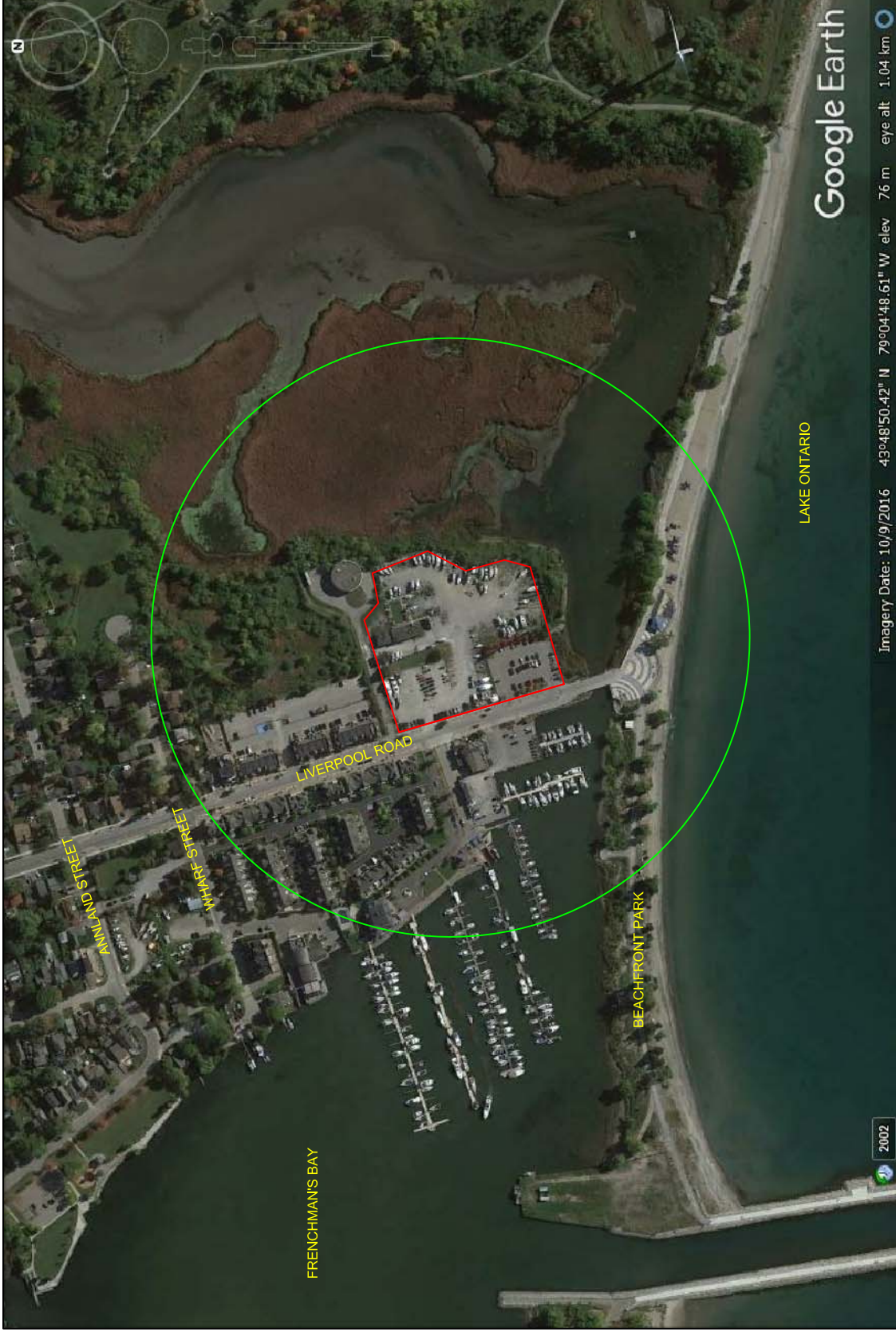
The Biglieri Group - 1 hard copy & pdf

file: 1611612. 591 Liverpool Road.p1esaCSA



REFERENCES

- Ontario Regulation 153/04, as amended.
- Ontario Ministry of Natural Resources (OMNR), LIO Make-A-Map (www.mnr.gov.on.ca).
- Ministry of the Environment (MOE), June 1991, Waste Disposal Site Inventory.
- Ministry of the Environment (MOE), May 1987, Inventory of Coal Gasification Plant Waste Site in Ontario.
- National Pollutant Release Inventory (NPRI) online database (ec.gc.ca/inrp-npri)
- Ministry of the Environment (MOE), (1993), Inventory of PCB Waste Storage Sites in Ontario.
- Hazardous Waste Information Network (HWIN) online database (www.hwini.ca)
- MOE Brownfields Environmental Site Registry (www.ene.gov.on.ca/en/land/brownfields)
- Ontario Geological Survey Special Volume 2, The Physiography of Southern Ontario, Third Edition, Ministry of Natural Resources, 1984, Map P.2715.
- Ecolog ERIS database report, January 11th, 2017.
- Google Earth, 2016 DigitalGlobe©
- Google Maps (maps.google.ca)
- Polk Criss-Cross Directory, 2000 Durham Region, Ontario (1995-2000).
- Might Suburban Metro Toronto Criss-Cross Directories, (1966-1990).
- Illustrated Historical Atlas of the County of Ontario, 1877, Published by J.H. Beers & Co.



PHASE ONE PROPERTY



PHASE ONE STUDY AREA



SCALE



HADDAD GEOTECHNICAL INC.

151 Amber Street, Unit 17, 18
Markham, Ontario L3R 3B3
phone: 905-475-0951, fax: 905-475-8338
info@haddadgeo.com

591 LIVERPOOL ROAD, PICKERING, ONTARIO

PHASE ONE STUDY AREA

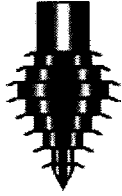
SCALE: AS INDICATED
DRAWN BY: GA

PROJECT: 16-11612
DRAWING No. 1
DATE: January 25, 2016

Appendix “A”

Information Supplied by Client

1. Client Questionnaire completed by Mr. Harold Hough and Ms. Karen Glendinning.



HADDAD GEOTECHNICAL INC.

Geotechnical & Environmental Engineers

Questionnaire Phase 1 Environmental Site Assessment 591 Liverpool Road Pickering, Ontario

Personnel interviewed: Karen Glendinning / Harold Hough
Date: March 13/17
Phone number: 905-839-5036
Email address: info@frenchmansbaymarina.com

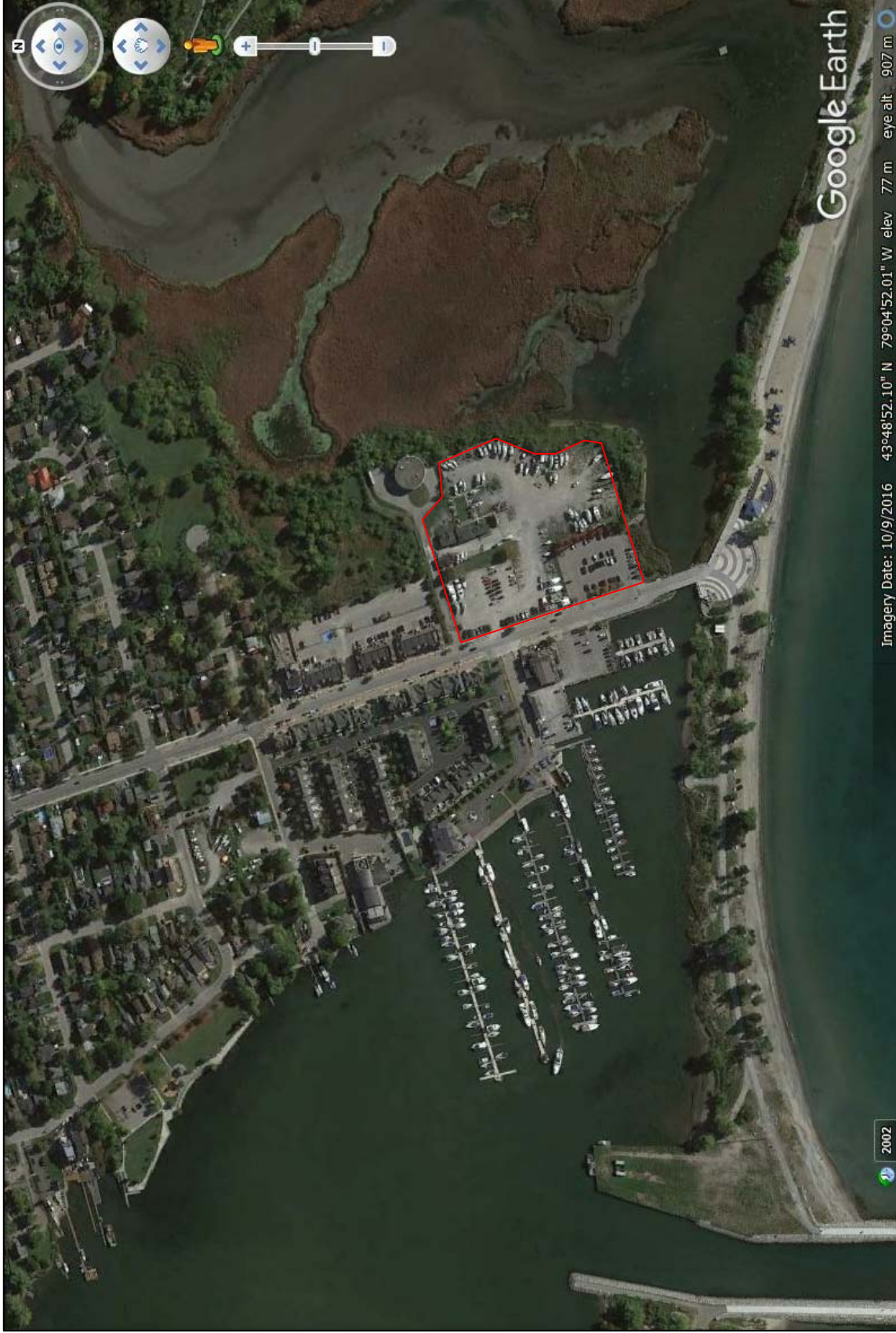
1. What was the nature of the business? Please briefly describe the site operations.
Sewage treatment plant mid-1960s to late 1970s, we think. Then the facility was used in the 1980s as a commercial fish hatchery.
2. How long have you owned the property?
Since Oct. 2001
3. Please describe the operation on the property during the time of your ownership.
boat storage
vehicle parking
4. What was the year building constructed and the years of activity? see #1
5. When was the sewage treatment plant taken out of the site? see #1 - exact date unknown
6. Do you know what was on site before the sewage plant? Nothing - vacant land
7. What chemical were used or stored in the building? unknown
8. Have there been any chemical spills on the property? If so, what chemical, where, amount, and how were they cleaned up? Not since we've owned the property
9. How was wastewater handled/stored/disposed? ?

10. What sanitary sewage system was/is used on site?) municipal sewer system
11. How were/are solid waste disposed of and where?)
12. Were/are there any UST or AST on site? Have there been any reported leaks or spills? No
 Have they been tested? → was removed Nov. 2009
13. What type of insulation was/is used in the building? No insulation. Walls are concrete blocks.
14. Did the facility use radioactive materials? Not since we've owned the property.
15. Was hazardous waste generated on site? Currently, crank case oil + used antifreeze all from our customers' boat motors are poured into concrete containers that are emptied, periodically, by Safety Kleen for disposal off-site.
16. Were/are there any known environmental problems relating to the site, such as any civil, criminal, administrative proceedings or fines which have been assessed? Not known.
17. Have there been occupational health and safety inspections by regulatory agencies? If so, when? Not since we've owned the property.
18. Have there been any fires on the property? Not since we've owned the property.
19. Are there any other relevant contacts which may aid in the assessment?

Appendix “B”

Satellite Images and Aerial Photographs

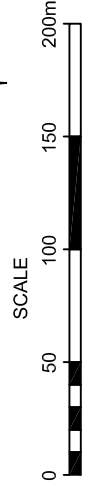
Drawing No. B1	Downloaded from Google Earth (© 2016 Digital globe, Europa Technologies), satellite image from 2016.
Drawing No. B2	Downloaded from Google Earth (© 2016 Digital globe, Europa Technologies), satellite image from 2002.
Drawing No. B3	Aerial photograph of subject site and vicinity, 1988, National Aerial Photo Library
Drawing No. B4	Aerial photograph of subject site and vicinity, 1978, National Aerial Photo Library
Drawing No. B5	Aerial photograph of subject site and vicinity, 1969, National Aerial Photo Library
Drawing No. B6	Aerial photograph of subject site and vicinity, 1960, National Aerial Photo Library
Drawing No. B7	Aerial photograph of subject site and vicinity, 1946, National Aerial Photo Library
Drawing No. B8	Aerial photograph of subject site and vicinity, 1931, National Aerial Photo Library



Imagery Date: 10/9/2016 43°48'52.10" N 79°04'52.01" W elev 77 m eye alt 907 m

Google Earth

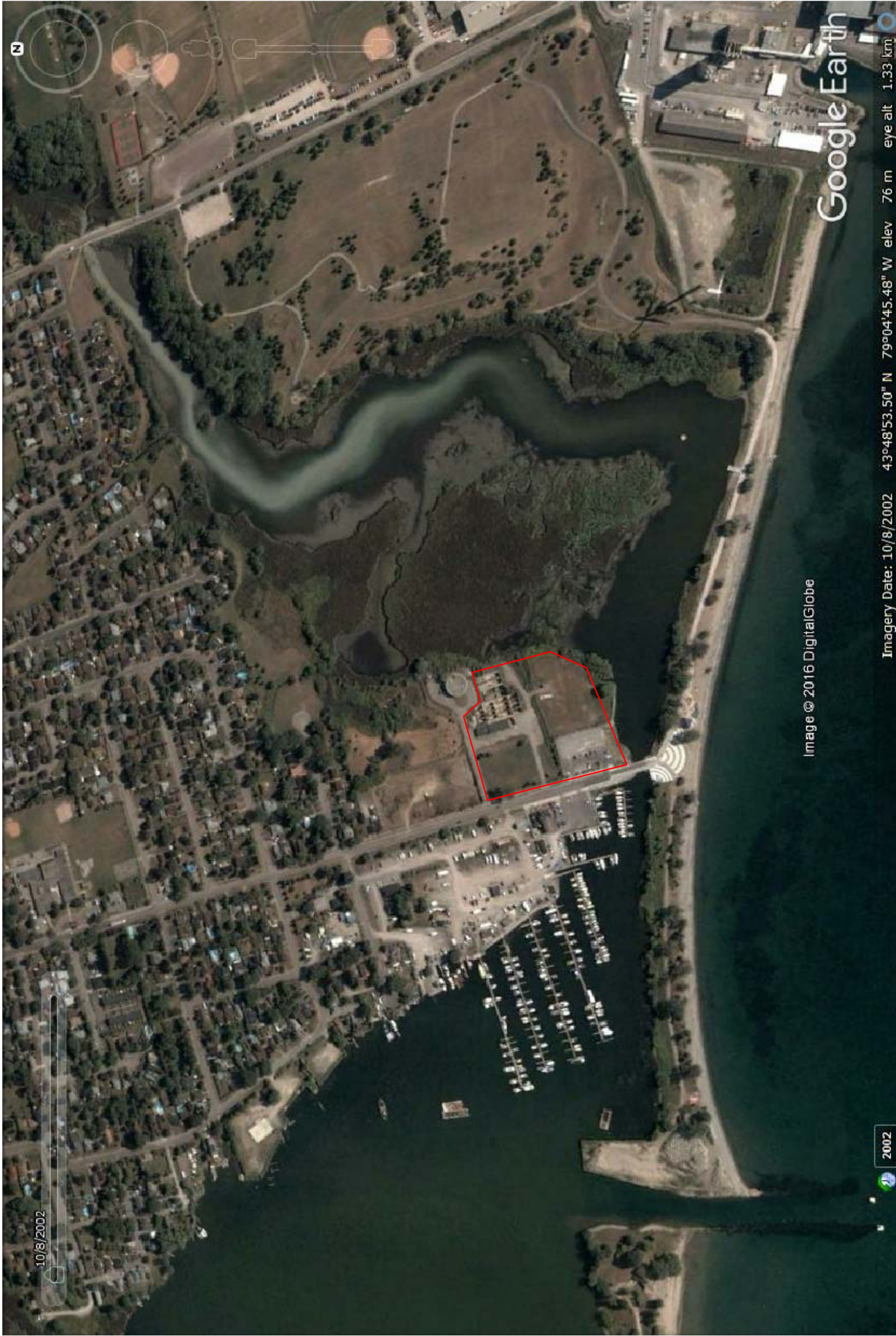
PHASE ONE PROPERTY



HADDAD GEOTECHNICAL INC.
 phone: 905-475-0951, fax: 905-475-8338
 Markham, Ontario L3R 3B3
 info@haddadgeo.com

591 Liverpool Road, Pickering, Ontario
 AERIAL PHOTO 2016
 GOOGLE EARTH ©2017

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 PROJECT: 16-11612
 DRAWING No. B1
 DATE: January 25, 2016



PHASE ONE PROPERTY



SCALE



HADDAD GEOTECHNICAL INC.
 151 Amber Street, Unit 17, 18
 Markham, Ontario L3R 3E3
 phone: 905-475-0951, fax: 905-475-6338
 info@haddageo.com

591 Liverpool Road, Pickering, Ontario

GOOGLE EARTH ARCHIVE, 2002

SCALE: AS INDICATED
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PROJECT: 16-11612
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 DATE: January 25, 2016



PHASE ONE PROPERTY



SCALE



HADDAD GEOTECHNICAL INC.

151 Amber Street, Unit 17, 18
Markham, Ontario, Canada L3R 3B3

905-475-0951, 1-888-214-214-4285
fax 905-475-8338 info@haddadgeo.com

591 LIVERPOOL ROAD, PICKERING, Ontario

NATIONAL COLLECTION AERIAL
1988

SCALE AS NOTED
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PROJECT: 16-11612
DRAWING No. B3
DATE: January 26, 2017



PHASE ONE PROPERTY



HADDAD GEOTECHNICAL INC.

151 Amber Street, Unit 17, 18
Markham, Ontario, Canada L3R 3B3

905-475-0951, 1-888-214-214-4285
fax 905-475-8338 info@haddadgeo.com

591 LIVERPOOL ROAD, PICKERING, Ontario

NATIONAL COLLECTION AERIAL
1978

SCALE AS NOTED
DRAWN BY: GA

PROJECT: 16-11612
DRAWING No. B4
DATE: January 26, 2017



101 A. 20263



PHASE ONE PROPERTY



HADDAD GEOTECHNICAL INC.

151 Amber Street, Unit 17, 18
Markham, Ontario, Canada L3R 3B3

905-475-0951, 1-888-214-214-4285
fax 905-475-8338 info@haddadgeo.com

591 LIVERPOOL ROAD, PICKERING, Ontario

NATIONAL COLLECTION AERIAL

1969

SCALE AS NOTED
DRAWN BY: GA

PROJECT: 16-11612
DRAWING No. B5
DATE: January 26, 2017



PHASE ONE PROPERTY



HADDAD GEOTECHNICAL INC.

151 Amber Street, Unit 17, 18
Markham, Ontario, Canada L3R 3B3

905-475-0951, 1-888-214-214-4285
fax 905-475-8338 Info@haddadgeo.com

591 LIVERPOOL ROAD, PICKERING, Ontario

NATIONAL COLLECTION AERIAL
1960

SCALE AS NOTED
DRAWN BY: GA

PROJECT: 16-11612
DRAWING No. B6
DATE: January 26, 2017



PHASE ONE PROPERTY



SCALE



HADDAD GEOTECHNICAL INC.

151 Amber Street, Unit 17, 18
Markham, Ontario, Canada L3R 3B3

905-475-0951, 1-888-214-214-4285
fax 905-475-8338 info@haddadgeo.com

591 LIVERPOOL ROAD, PICKERING, Ontario

NATIONAL COLLECTION AERIAL
1946

SCALE AS NOTED
DRAWN BY: GA

PROJECT: 16-11612
DRAWING No. B7
DATE: January 26, 2017



PHASE ONE PROPERTY



SCALE



HADDAD GEOTECHNICAL INC.

151 Amber Street, Unit 17, 18
Markham, Ontario, Canada L3R 3B3

905-475-0951, 1-888-214-214-4285
fax 905-475-8338 info@haddadgeo.com

591 LIVERPOOL ROAD, PICKERING, Ontario

NATIONAL COLLECTION AERIAL

1931

SCALE AS NOTED
DRAWN BY: GA

PROJECT: 16-11612
DRAWING No. B8
DATE: January 26, 2017

Appendix "C"

Contact with Regulatory Agencies

CONTACTS - RECORDS SEARCH

Ministry of Environment and Energy, Freedom of Information Office

Ecolog ERIS Ltd.

- Ecolog ERIS report, for 591 Liverpool Road, dated January 11, 2017
- Opta Information Intelligence, Enviroscan Report, January 12, 2017.

Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties.

Requester Data			For Ministry Use Only		
Name, Company Name, Mailing Address and Email Address of Requester Graham Fisher Haddad Geotechnical Inc. 151 Amber Street, Unit 17 Markham, Ontario L3R 3R3 Email address: gfisher@haddadgeo.com			FOI Request No.		FOI Co-ordinator Review Date
			Date Request Received		Fee Paid ACCT CHQ VISA MC CASH
			Response Due Date		
Telephone/Fax Nos. Tel. (905) 475-0951 Fax (905) 475-8338	Your Project/Reference No. 16-11612	Signature/Print/Name of Requester	G CNR G ER G NOR G SWR G WCR G SAC G IEB G APB G		
Request Parameters					
Municipal Address / Lot, Concession, Geographic Township (Metro Toronto must have municipal address) 591 Liverpool Road, Pickering					
Present Property Owner(s) and Date(s) of Ownership Pickering Harbour Company Limited (2001 - 2017)					
Previous Property Owner(s) and Date(s) of Ownership 3444309 Canada Inc. (-2001)					
Present/Previous Tenant(s), (if applicable) Cool Water Ltd (1990-1995), Limnos Ltd. (1985), Town of Pickering Sewage Treatment Plant					
Search Parameters				Specify Year(s) Requested	
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>					
Environmental concerns				all years available	
Orders				all years available	
Spills				all years available	
Charges/prosecutions (Owner/tenant information must be provided)				all years available	
Certificates of Approval (Owner/tenant information must be provided)					
<i>1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, check SD box.</i>					
				SD	Specify Years Requested
air - emissions					all years available
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)					all years available
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations					all years available
waste water - industrial discharges					all years available
waste sites - disposal, landfill, transfer stations, processing, incinerator					all years available
waste systems - PCB destruction, haulers - sewage, non-hazardous and hazardous waste, mobile waste processing units					all years available
pesticides - licenses					all years available

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



DATABASE REPORT

Project Property: 591 LIVERPOOL RD
591 Liverpool Rd
Pickering ON L1W1R1
16-11612

Project No:

Report Type: Standard Report

Order No: 20170105114

Requested by: Haddad Geotechnical Inc.

Date Completed: January 11, 2017

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

www.erisinfo.com

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

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Executive Summary

Property Information:

Project Property: 591 LIVERPOOL RD
591 Liverpool Rd Pickering ON L1W1R1

Project No: 16-11612

Coordinates:

Latitude: 43.813685
Longitude: -79.079871
UTM Northing: 4,852,971.34
UTM Easting: 654,426.82
UTM Zone: UTM Zone 17T

Elevation: 249 FT
75.85 M

Order Information:

Order No: 20170105114
Date Requested: January 5, 2017
Requested by: Haddad Geotechnical Inc.
Report Type: Standard Report

Historical/Products:

Aerial Photographs National Collection - Digital (PDF)
Insurance Products Fire Insurance Maps/Inspection Reports/Site Specific Plans
Land Title Search Title Search
Topographic Map National Topographic Maps
Topographic Map ANSI Map & Ontario Base Map (OBM)

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	6	6
CA	<i>Certificates of Approval</i>	Y	2	1	3
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	1	1	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	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	12	0	12
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>TSSA Incidents</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBW	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	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	0	0
PINC	<i>TSSA Pipeline Incidents</i>	Y	0	1	1
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	2	2	4
SCT	<i>Scott's Manufacturing Directory</i>	Y	2	0	2
SPL	<i>Ontario Spills</i>	Y	0	0	0
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>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	2	2
Total:			19	13	32

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
2	CA	COOLWATER FARMS LTD.	591 LIVERPOOL RD. PICKERING TOWN ON L1W 1R1	SE/40.2	0.00	15
2	CA	COOLWATER FARMS LTD.	591 LIVERPOOL RD. PICKERING TOWN ON L1W 1R1	SE/40.2	0.00	15
2	GEN	COOLWATER FARMS LIMITED	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE/40.2	0.00	15
2	GEN	COOLWATER/3444309 CANADA INC.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE/40.2	0.00	16
2	GEN	COOLWATER	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE/40.2	0.00	16
2	GEN	THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE/40.2	0.00	16
2	GEN	THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE/40.2	0.00	17
2	GEN	THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE/40.2	0.00	17
2	GEN	Frenchman+s Bay Marina	591 Liverpool Road Pickering ON L1W 1R1	SE/40.2	0.00	18
2	GEN	THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE/40.2	0.00	18
2	GEN	THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE/40.2	0.00	18
2	GEN	THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE/40.2	0.00	19
2	GEN	THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON	SE/40.2	0.00	19
2	GEN	THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE/40.2	0.00	20
2	RST	FRENCHMAN'S BAY MARINA	591 LIVERPOOL RD PICKERING ON L1W 1R1	SE/40.2	0.00	20
2	RST	FRENCHMAN'S BAY MARINA	591 LIVERPOOL RD PICKERING ON L1W1R1	SE/40.2	0.00	20
2	SCT	COOLWATER FARMS LTD.	591 LIVERPOOL RD PICKERING ON L1W 1R1	SE/40.2	0.00	20

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
2	SCT	Hy-Plant Watering Systems Inc.	591 Liverpool Rd Pickering ON L1W 1R1	SE/40.2	0.00	21
3	EHS		Frenchman's Bay, 591 Liverpool Rd Pickering ON L1W 1R1	SE/55.2	0.00	21

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
1	BORE		ON	ESE/29.2	0.00	21
4	BORE		ON	NE/84.6	0.00	22
5	BORE		ON	E/87.9	0.00	22
6	BORE		ON	NNE/95.6	0.00	23
7	RST	SWANS YACHT SALES	590 LIVERPOOL RD PICKERING ON L1W 1P9	WNW/95.7	0.00	24
7	RST	SWANS YACHT SALES	590 LIVERPOOL RD PICKERING ON L1W1P9	WNW/95.7	0.00	24
8	BORE		ON	NE/109.4	0.00	24
9	BORE		ON	NE/116.5	0.00	24
10	CA	Liverpool Road Pumping Station	595 Liverpool Road South Pickering ON	NNE/130.0	0.00	25
10	EHS		Liverpool Road Pickering ON	NNE/130.0	0.00	25
11	WWIS		lot 23 con 3 ON	NW/183.9	2.84	26
12	WWIS		PICKERING ON	NNW/206.7	4.00	28
13	PINC		631 LIVERPOOL ROAD, PICKERING ON	NNW/224.1	4.00	28

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2014 has found that there are 6 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	ESE	29.22	<u>1</u>
	ON	NE	84.60	<u>4</u>
	ON	E	87.92	<u>5</u>
	ON	NNE	95.65	<u>6</u>
	ON	NE	109.38	<u>8</u>
	ON	NE	116.46	<u>9</u>

CA - Certificates of Approval

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
COOLWATER FARMS LTD.	591 LIVERPOOL RD. PICKERING TOWN ON L1W 1R1	SE	40.23	<u>2</u>
COOLWATER FARMS LTD.	591 LIVERPOOL RD. PICKERING TOWN ON L1W 1R1	SE	40.23	<u>2</u>
Liverpool Road Pumping Station	595 Liverpool Road South Pickering ON	NNE	130.02	<u>10</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 2016 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>
	Frenchman's Bay, 591 Liverpool Rd Pickering ON L1W 1R1	SE	55.21	<u>3</u>
	Liverpool Road Pickering ON	NNE	130.02	<u>10</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Sep 2016 has found that there are 12 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>
THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE	40.23	2
THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON	SE	40.23	2
COOLWATER FARMS LIMITED	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE	40.23	2
THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE	40.23	2
THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE	40.23	2
THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE	40.23	2
Frenchman+s Bay Marina	591 Liverpool Road Pickering ON L1W 1R1	SE	40.23	2
COOLWATER/3444309 CANADA INC.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE	40.23	2
COOLWATER	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE	40.23	2
THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE	40.23	2
THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE	40.23	2
THE PICKERING HARBOUR COMPANY LTD.	591 LIVERPOOL ROAD PICKERING ON L1W 1R1	SE	40.23	2

PINC - TSSA Pipeline Incidents

A search of the PINC database, dated Oct 31, 2016 has found that there are 1 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>
	631 LIVERPOOL ROAD, PICKERING ON	NNW	224.07	13

RST - Retail Fuel Storage Tanks

A search of the RST database, dated Oct 31, 2016 has found that there are 4 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>
FRENCHMAN'S BAY MARINA	591 LIVERPOOL RD PICKERING ON L1W1R1	SE	40.23	2
FRENCHMAN'S BAY MARINA	591 LIVERPOOL RD PICKERING ON L1W 1R1	SE	40.23	2

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
SWANS YACHT SALES	590 LIVERPOOL RD PICKERING ON L1W 1P9	WNW	95.69	7
SWANS YACHT SALES	590 LIVERPOOL RD PICKERING ON L1W1P9	WNW	95.69	7

SCT - Scott's Manufacturing Directory

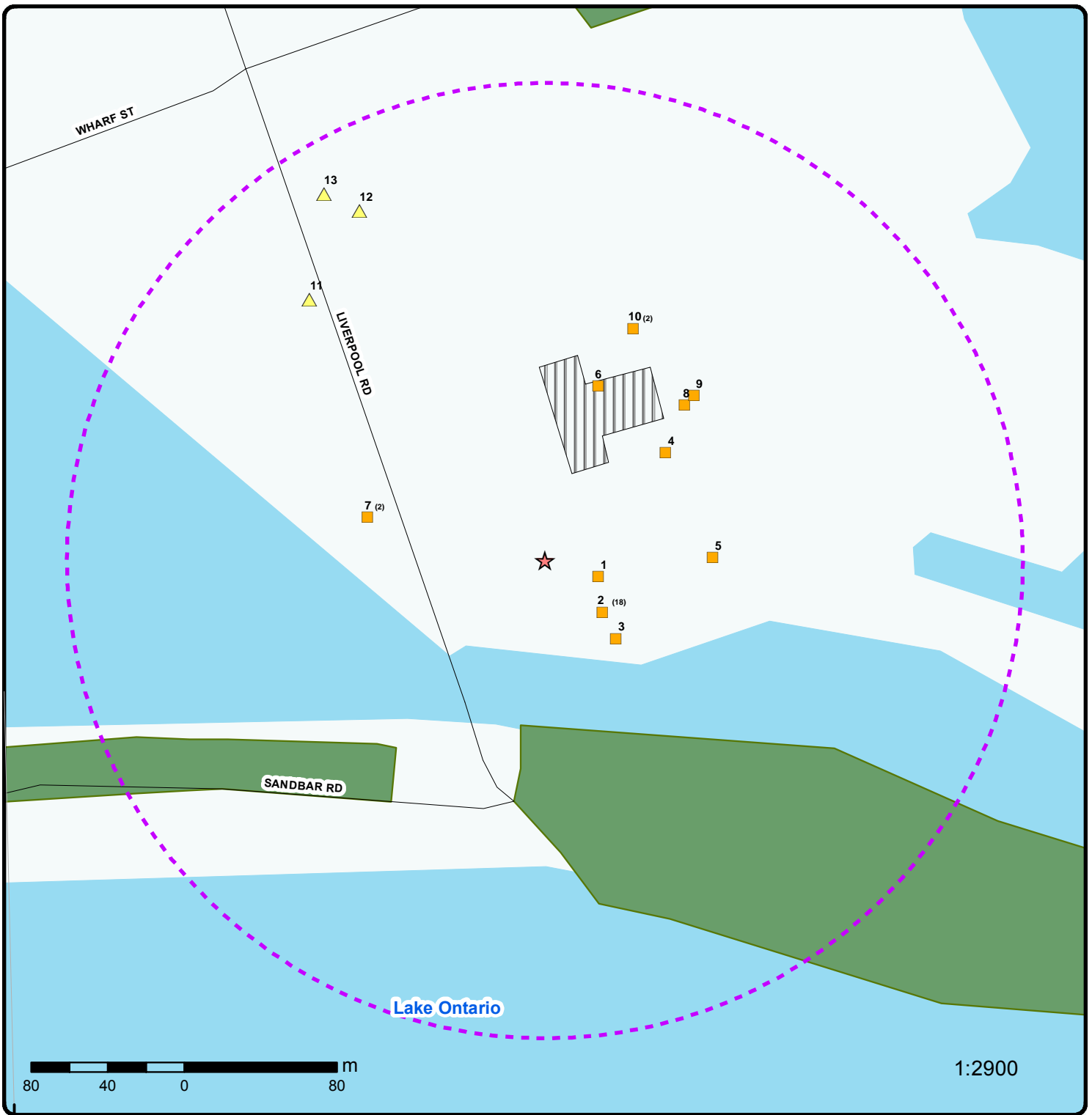
A search of the SCT database, dated 1992-Mar 2011* has found that there are 2 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
COOLWATER FARMS LTD.	591 LIVERPOOL RD PICKERING ON L1W 1R1	SE	40.23	2
Hy-Plant Watering Systems Inc.	591 Liverpool Rd Pickering ON L1W 1R1	SE	40.23	2

WWIS - Water Well Information System

A search of the WWIS database, dated Jun 30, 2016 has found that there are 2 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	NW	183.87	11
	PICKERING ON	NNW	206.73	12



Map : 0.25 Kilometer Radius

Order No: 20170105114

Address: 591 Liverpool Rd, Pickering, ON, L1W1R1



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		



Aerial

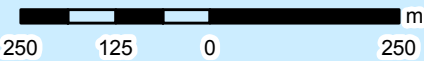
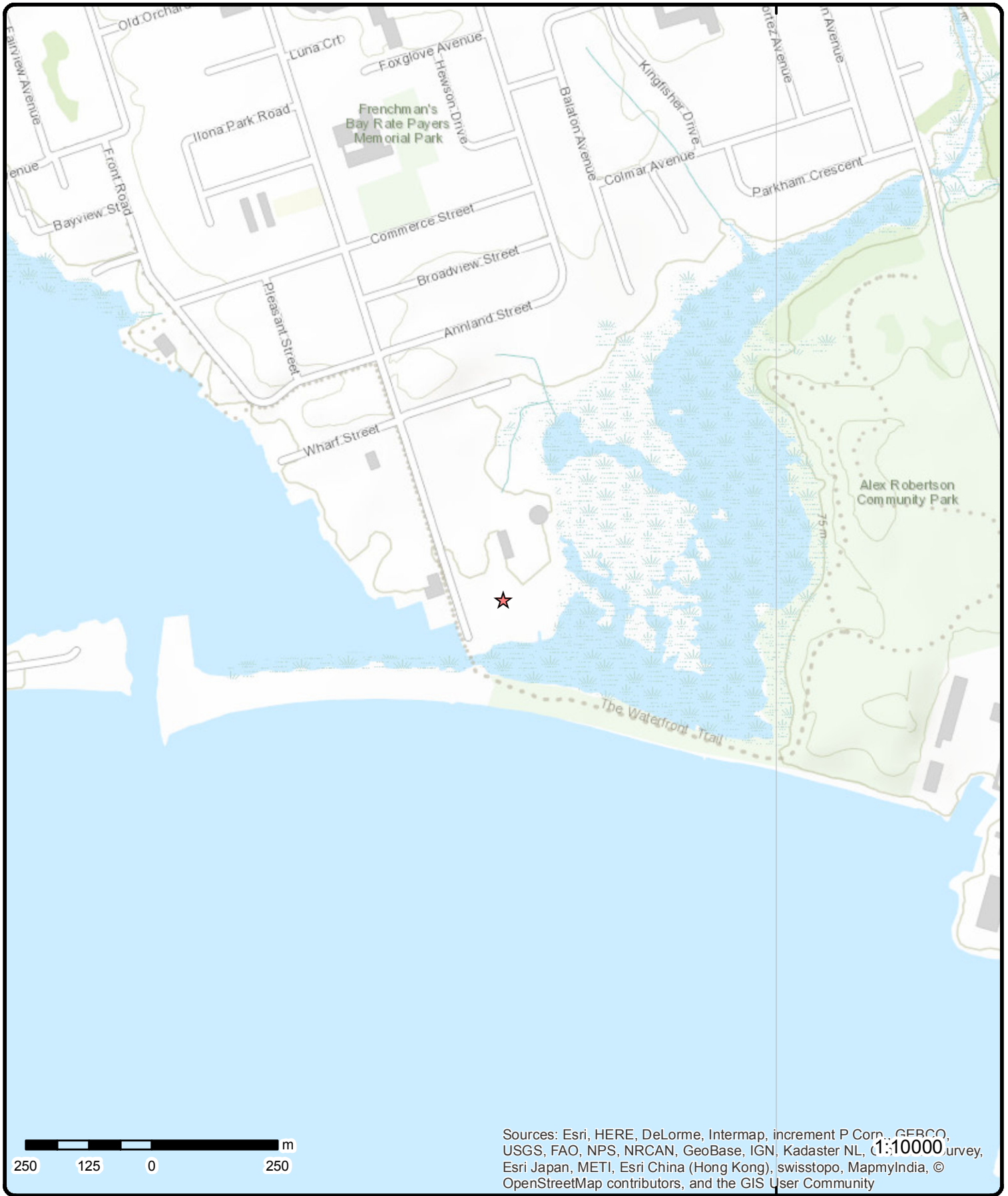
Address: 591 Liverpool Rd, Pickering, ON, L1W1R1

Source: ESRI World Imagery

Order No: 20170105114



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Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, (1:10000)urvey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Topographic Map

Address: 591 Liverpool Rd, Pickering, ON, L1W1R1

Source: ESRI World Topographic Map

Order No: 20170105114



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
2	1 of 18	SE/40.2	75.8	COOLWATER FARMS LTD. 591 LIVERPOOL RD. PICKERING TOWN ON L1W 1R1	CA
<p>Certificate #: 4-0042-88- Application Year: 88 Issue Date: 7/28/1988 Approval Type: Industrial wastewater Status: Approved Application Type: Client Name:: Client Address:: Client City:: Client Postal Code:: Project Description:: FISH FARM Contaminants:: Dissolved And/Or Suspended Solids, Phosphorus Emission Control:: No Controls</p>					
2	2 of 18	SE/40.2	75.8	COOLWATER FARMS LTD. 591 LIVERPOOL RD. PICKERING TOWN ON L1W 1R1	CA
<p>Certificate #: 4-0065-85-866 Application Year: 85 Issue Date: 7/7/86 Approval Type: Industrial wastewater Status: Received in 1985, Issued in 1986 Application Type: Client Name:: Client Address:: Client City:: Client Postal Code:: Project Description:: FISH HATCHERY Contaminants:: Nitrogen - Ammonia & Ammonium, Phosphorus, Dissolved And/Or Suspended Solids Emission Control:: Sedimentation/Clarificat.</p>					
2	3 of 18	SE/40.2	75.8	COOLWATER FARMS LIMITED 591 LIVERPOOL ROAD PICKERING ON L1W 1R1	GEN
<p>PO Box Num: Status: Country: Generator #: ON1766100 Approval Yrs:: 93,94,95,96,97 SIC Code: 1021 SIC Description: FISH PRODUCTS IND.</p>					
<p>--Details-- Waste Code: 221 Waste Description: LIGHT FUELS</p>					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
Waste Code:		261			
Waste Description:		PHARMACEUTICALS			
2	4 of 18	SE/40.2	75.8	COOLWATER/3444309 CANADA INC. 591 LIVERPOOL ROAD PICKERING ON L1W 1R1	GEN
PO Box Num:					
Status:					
Country:					
Generator #:		ON1766100			
Approval Yrs.:		98			
SIC Code:		1021			
SIC Description:		FISH PRODUCTS IND.			
--Details--					
Waste Code:		221			
Waste Description:		LIGHT FUELS			
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
Waste Code:		261			
Waste Description:		PHARMACEUTICALS			
2	5 of 18	SE/40.2	75.8	COOLWATER 591 LIVERPOOL ROAD PICKERING ON L1W 1R1	GEN
PO Box Num:					
Status:					
Country:					
Generator #:		ON1766100			
Approval Yrs.:		99,00,01			
SIC Code:		1021			
SIC Description:		FISH PRODUCTS IND.			
--Details--					
Waste Code:		221			
Waste Description:		LIGHT FUELS			
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
Waste Code:		261			
Waste Description:		PHARMACEUTICALS			
2	6 of 18	SE/40.2	75.8	THE PICKERING HARBOUR COMPANY LTD. 591 LIVERPOOL ROAD PICKERING ON L1W 1R1	GEN
PO Box Num:					
Status:					
Country:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Generator #:		ON2249997			
Approval Yrs.:		04,05,06,07,08			
SIC Code:		713930			
SIC Description:		Marinas			
--Details--					
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
Waste Code:		221			
Waste Description:		LIGHT FUELS			
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			

2	7 of 18	SE/40.2	75.8	THE PICKERING HARBOUR COMPANY LTD. 591 LIVERPOOL ROAD PICKERING ON L1W 1R1	GEN
PO Box Num:					
Status:					
Country:					
Generator #:		ON2249997			
Approval Yrs.:		As of May 2015			
SIC Code:					
SIC Description:					
--Details--					
Waste Code:		212			
Waste Description:		Aliphatic solvents and residues			
Waste Code:		252			
Waste Description:		Waste crankcase oils and lubricants			
Waste Code:		213			
Waste Description:		Petroleum distillates			
Waste Code:		221			
Waste Description:		Light fuels			

2	8 of 18	SE/40.2	75.8	THE PICKERING HARBOUR COMPANY LTD. 591 LIVERPOOL ROAD PICKERING ON L1W 1R1	GEN
PO Box Num:					
Status:					
Country:					
Generator #:		ON2249997			
Approval Yrs.:		2009			
SIC Code:		713930			
SIC Description:		Marinas			
--Details--					
Waste Code:		212			
Waste Description:		ALIPHATIC SOLVENTS			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Waste Code: 213 Waste Description: PETROLEUM DISTILLATES					
Waste Code: 221 Waste Description: LIGHT FUELS					
Waste Code: 252 Waste Description: WASTE OILS & LUBRICANTS					
2	9 of 18	SE/40.2	75.8	Frenchman+s Bay Marina 591 Liverpool Road Pickering ON L1W 1R1	GEN
PO Box Num: Status: Country: Generator #: ON4399157 Approval Yrs::: 2009 SIC Code: 713930 SIC Description: Marinas					
--Details-- Waste Code: 221 Waste Description: LIGHT FUELS					
2	10 of 18	SE/40.2	75.8	THE PICKERING HARBOUR COMPANY LTD. 591 LIVERPOOL ROAD PICKERING ON L1W 1R1	GEN
PO Box Num: Status: Country: Generator #: ON2249997 Approval Yrs::: 2010 SIC Code: 713930 SIC Description: Marinas					
--Details-- Waste Code: 213 Waste Description: PETROLEUM DISTILLATES					
Waste Code: 252 Waste Description: WASTE OILS & LUBRICANTS					
Waste Code: 221 Waste Description: LIGHT FUELS					
Waste Code: 212 Waste Description: ALIPHATIC SOLVENTS					
2	11 of 18	SE/40.2	75.8	THE PICKERING HARBOUR COMPANY LTD. 591 LIVERPOOL ROAD PICKERING ON L1W 1R1	GEN
PO Box Num: Status: Country: Generator #: ON2249997					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Approval Yrs:: SIC Code: SIC Description:		2011 713930 Marinas			
--Details--					
Waste Code: Waste Description:		212 ALIPHATIC SOLVENTS			
Waste Code: Waste Description:		213 PETROLEUM DISTILLATES			
Waste Code: Waste Description:		252 WASTE OILS & LUBRICANTS			
Waste Code: Waste Description:		221 LIGHT FUELS			

2	12 of 18	SE/40.2	75.8	THE PICKERING HARBOUR COMPANY LTD. 591 LIVERPOOL ROAD PICKERING ON L1W 1R1	GEN
PO Box Num: Status: Country: Generator #: Approval Yrs:: SIC Code: SIC Description:		ON2249997 2012 713930 Marinas			
--Details--					
Waste Code: Waste Description:		212 ALIPHATIC SOLVENTS			
Waste Code: Waste Description:		213 PETROLEUM DISTILLATES			
Waste Code: Waste Description:		221 LIGHT FUELS			
Waste Code: Waste Description:		252 WASTE OILS & LUBRICANTS			

2	13 of 18	SE/40.2	75.8	THE PICKERING HARBOUR COMPANY LTD. 591 LIVERPOOL ROAD PICKERING ON	GEN
PO Box Num: Status: Country: Generator #: Approval Yrs:: SIC Code: SIC Description:		ON2249997 2013 713930 MARINAS			
--Details--					
Waste Code: Waste Description:		212 ALIPHATIC SOLVENTS			
Waste Code:		252			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Waste Description:		WASTE OILS & LUBRICANTS			
Waste Code:		221			
Waste Description:		LIGHT FUELS			
Waste Code:		213			
Waste Description:		PETROLEUM DISTILLATES			
2	14 of 18	SE/40.2	75.8	THE PICKERING HARBOUR COMPANY LTD. 591 LIVERPOOL ROAD PICKERING ON L1W 1R1	GEN
PO Box Num:					
Status:		Registered			
Country:		Canada			
Generator #:		ON2249997			
Approval Yrs.:		As of Sep 2016			
SIC Code:					
SIC Description:					
--Details--					
Waste Code:		212 L			
Waste Description:		Aliphatic solvents and residues			
Waste Code:		252 T			
Waste Description:		Waste crankcase oils and lubricants			
Waste Code:		213 I			
Waste Description:		Petroleum distillates			
Waste Code:		221 I			
Waste Description:		Light fuels			
2	15 of 18	SE/40.2	75.8	FRENCHMAN'S BAY MARINA 591 LIVERPOOL RD PICKERING ON L1W 1R1	RST
Code:		00824400			
Facility:		MARINAS			
Description:					
List Name:					
2	16 of 18	SE/40.2	75.8	FRENCHMAN'S BAY MARINA 591 LIVERPOOL RD PICKERING ON L1W1R1	RST
Code:		00824400			
Facility:		MARINAS			
Description:					
List Name:					
2	17 of 18	SE/40.2	75.8	COOLWATER FARMS LTD. 591 LIVERPOOL RD PICKERING ON L1W 1R1	SCT
Established:		1986			
Plant Size (ft²):		0			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Employment:		24			
--Details--					
Description:		ANIMAL AQUACULTURE			
SIC/NAICS Code:		273			
<u>2</u>	18 of 18	SE/40.2	75.8	Hy-Plant Watering Systems Inc. 591 Liverpool Rd Pickering ON L1W 1R1	SCT
Established:		1998			
Plant Size (ft²):					
Employment:					
--Details--					
Description:		All Other Plastic Product Manufacturing			
SIC/NAICS Code:		326198			
Description:		Pump and Compressor Manufacturing			
SIC/NAICS Code:		333910			
Description:		Doll, Toy and Game Manufacturing			
SIC/NAICS Code:		339930			
<u>3</u>	1 of 1	SE/55.2	75.8	Frenchman's Bay, 591 Liverpool Rd Pickering ON L1W 1R1	EHS
Postal Code:					
City:					
Address2:					
Address1:					
Provstate:					
Order No.:		20121106061			
Addit. Info Ordered::					
Report Date:		15-NOV-12			
Report Type:		Standard Select Report			
Search Radius (km):		.25			
<u>1</u>	1 of 1	ESE/29.2	75.8	ON	BORE
Borehole ID:		629948		Type: Borehole	
Use:		Geotechnical/Geological Investigation			
Drill Method::		Power auger			
Easting::		654455			
Location Accuracy::					
Elev. Reliability Note::					
Total Depth m::		4.1			
Township::					
Lot::					
Completion Date::		SEP-1959			
Primary Water Use::		Not Used			
Status::					
UTM Zone::		17			
Northing::		4852963			
Orig. Ground Elev m::		74.9			
DEM Ground Elev m::		74.5			
Primary Name::					
Concession::					
Municipality:					
Static Water Level::		.1			
Sec. Water Use::					
--Details--					
Stratum ID:		218454942			
Bottom Depth(m):		1.2		Top Depth(m): 0.0	
		Stratum Desc: CLAY,SILT,ORGANIC. BROWN,STIFF,AGE POST-GLACIAL.			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Stratum ID: Bottom Depth(m):	218454943 2.1			Top Depth(m): Stratum Desc:	1.2 SILT,SAND,GRAVEL. BROWN,DENSE,AGE POST-GLACIAL, WATER STABLE AT 245.4 FEET.
Stratum ID: Bottom Depth(m):	218454944 3.4			Top Depth(m): Stratum Desc:	2.1 TILL. GREEN,GLACIAL,VERY DENSE, AGE GLACIAL.
Stratum ID: Bottom Depth(m):	218454945 4.1			Top Depth(m): Stratum Desc:	3.4 SILT,SAND-FINE TO MEDIUM,GRAVEL. GREEN,GLACIAL,DENSE, AGE GLACIAL. 000000190004001800068061001100

4 1 of 1 NE/84.6 75.8 ON BORE

Borehole ID:	629774	Type:	Borehole
Use:	Geotechnical/Geological Investigation	Status::	
Drill Method::	Power auger	UTM Zone::	17
Easting::	654490	Northing::	4853028
Location Accuracy::		Orig. Ground Elev m::	74.6
Elev. Reliability Note::		DEM Ground Elev m::	74.9
Total Depth m::	5	Primary Name::	
Township::		Concession::	
Lot::		Municipality:	
Completion Date::	SEP-1959	Static Water Level::	-999.9
Primary Water Use::	Not Used	Sec. Water Use::	

--Details--

Stratum ID: Bottom Depth(m):	218454301 1.0	Top Depth(m): Stratum Desc:	0.6 PEAT,CLAY,SILT,SAND.GREEN,LOOSE.
Stratum ID: Bottom Depth(m):	218454302 1.5	Top Depth(m): Stratum Desc:	1.0 CLAY,SILT,SAND, GRAVEL. GREEN,LOOSE.
Stratum ID: Bottom Depth(m):	218454303 4.0	Top Depth(m): Stratum Desc:	1.5 SILT,CLAY,SAND, GRAVEL. BROWN,STIFF.
Stratum ID: Bottom Depth(m):	218454304 4.7	Top Depth(m): Stratum Desc:	4.0 SAND,SILT. GREEN,DENSE.
Stratum ID: Bottom Depth(m):	218454305 5.0	Top Depth(m): Stratum Desc:	4.7 SILT,SAND,BOULDERS, GRAVEL. GREEN,DENSE. 00020004000320050005007800153052ND
Stratum ID: Bottom Depth(m):	218454300 0.6	Top Depth(m): Stratum Desc:	0.0 PEAT. WET.

5 1 of 1 E/87.9 75.8 ON BORE

Borehole ID:	629946	Type:	Borehole
Use:	Geotechnical/Geological Investigation	Status::	
Drill Method::	Power auger	UTM Zone::	17
Easting::	654515	Northing::	4852973
Location Accuracy::		Orig. Ground Elev m::	74.6
Elev. Reliability Note::		DEM Ground Elev m::	74.3
Total Depth m::	-999	Primary Name::	
Township::		Concession::	
Lot::		Municipality:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Completion Date::	SEP-1959			Static Water Level::	-999.9
Primary Water Use::	Not Used			Sec. Water Use::	
--Details--					
Stratum ID:	218454931			Top Depth(m):	0.0
Bottom Depth(m):	1.5			Stratum Desc:	PEAT. WET.
Stratum ID:	218454932			Top Depth(m):	1.5
Bottom Depth(m):	2.3			Stratum Desc:	CLAY,SILT. DARK,SOFT.
Stratum ID:	218454933			Top Depth(m):	2.3
Bottom Depth(m):	3.0			Stratum Desc:	SILT,GRAVEL,CLAY, SAND. BROWN,LOOSE.
Stratum ID:	218454934			Top Depth(m):	3.0
Bottom Depth(m):	3.9			Stratum Desc:	SILT,SAND,GRAVEL. BROWN,DENSE.
Stratum ID:	218454935			Top Depth(m):	3.9
Bottom Depth(m):	5.3			Stratum Desc:	TILL. GREEN,GLACIAL,VERY DENSE, AGE GLACIAL.
Stratum ID:	218454936			Top Depth(m):	5.3
Bottom Depth(m):	6.5			Stratum Desc:	TILL. GREEN,GLACIAL,DENSE.
Stratum ID:	218454937			Top Depth(m):	6.5
Bottom Depth(m):				Stratum Desc:	BEDROCK. LACUSTRINE. 00050008000750080009705100127083

6

1 of 1

NNE/95.6

75.8

ON

BORE

Borehole ID:	629773			Type:	Borehole
Use:	Geotechnical/Geological Investigation			Status::	
Drill Method::	Power auger			UTM Zone::	17
Easting::	654455			Northing::	4853063
Location Accuracy::				Orig. Ground Elev m::	75
Elev. Reliability Note::				DEM Ground Elev m::	76
Total Depth m::	5.2			Primary Name::	
Township::				Concession::	
Lot::				Municipality:	
Completion Date::	SEP-1959			Static Water Level::	0
Primary Water Use::	Not Used			Sec. Water Use::	
--Details--					
Stratum ID:	218454297			Top Depth(m):	1.8
Bottom Depth(m):	2.1			Stratum Desc:	SAND,GRAVEL. WET,AGE POST-GLACIAL.
Stratum ID:	218454298			Top Depth(m):	2.1
Bottom Depth(m):	3.9			Stratum Desc:	SILT,SAND,GRAVEL, BOULDERS. GREEN,GLACIAL,DENSE, AGE GLACIAL.
Stratum ID:	218454299			Top Depth(m):	3.9
Bottom Depth(m):	5.2			Stratum Desc:	TILL. VERY DENSE,AGE GLACIAL. 00020020000450810006904000129084
Stratum ID:	218454294			Top Depth(m):	0.0
Bottom Depth(m):	0.6			Stratum Desc:	PEAT. BLACK,SURFACE,WET, AGE QUATERNARY.
Stratum ID:	218454295			Top Depth(m):	0.6
Bottom Depth(m):	1.4			Stratum Desc:	CLAY,SILT,SAND. GREEN,VERY STIFF, AGE POST-GLACIAL, WATER STABLE AT 245.8 FEET.

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Stratum ID: Bottom Depth(m):	218454296 1.8			Top Depth(m): Stratum Desc:	1.4 SILT,CLAY,SAND, GRAVEL. BROWN,VERY DENSE, AGE POST-GLACIAL.
<u>7</u>	1 of 2	WNW/95.7	75.8	SWANS YACHT SALES 590 LIVERPOOL RD PICKERING ON L1W 1P9	RST
Code: Facility: Description: List Name:		00824400 MARINAS			
<u>7</u>	2 of 2	WNW/95.7	75.8	SWANS YACHT SALES 590 LIVERPOOL RD PICKERING ON L1W1P9	RST
Code: Facility: Description: List Name:		00824400 MARINAS			
<u>8</u>	1 of 1	NE/109.4	75.8	ON	BORE
Borehole ID: Use: Drill Method:: Easting:: Location Accuracy:: Elev. Reliability Note:: Total Depth m:: Township:: Lot:: Completion Date:: Primary Water Use::	629775 Geotechnical/Geological Investigation Power auger 654500 7.8			Type: Status:: UTM Zone:: Northing:: Orig. Ground Elev m:: DEM Ground Elev m:: Primary Name:: Concession:: Municipality: Static Water Level:: Sec. Water Use::	Borehole 17 4853053 74.6 74.5 -999.9
--Details--					
Stratum ID: Bottom Depth(m):	218454306 1.5			Top Depth(m): Stratum Desc:	0.0 PEAT. BLACK,WET.
Stratum ID: Bottom Depth(m):	218454307 2.1			Top Depth(m): Stratum Desc:	1.5 CLAY,SAND-VERY FINE TO FINE. GREEN.
Stratum ID: Bottom Depth(m):	218454308 2.5			Top Depth(m): Stratum Desc:	2.1 CLAY,SILT. GREY,BROWN,STIFF.
Stratum ID: Bottom Depth(m):	218454309 3.6			Top Depth(m): Stratum Desc:	2.5 SILT,CLAY,SAND, GRAVEL. BROWN,LOOSE.
Stratum ID: Bottom Depth(m):	218454310 6.2			Top Depth(m): Stratum Desc:	3.6 TILL. GREEN,GLACIAL,DENSE.
Stratum ID: Bottom Depth(m):	218454311 7.8			Top Depth(m): Stratum Desc:	6.2 BEDROCK,LIMESTONE. G
<u>9</u>	1 of 1	NE/116.5	75.8	ON	BORE

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Borehole ID:	629947			Type: Borehole	
Use:	Geotechnical/Geological Investigation			Status::	
Drill Method::	Power auger			UTM Zone::	17
Easting::	654505			Northing::	4853058
Location Accuracy::				Orig. Ground Elev m::	74.6
Elev. Reliability Note::				DEM Ground Elev m::	74.3
Total Depth m::	4.6			Primary Name::	
Township::				Concession::	
Lot::				Municipality:	
Completion Date::	SEP-1959			Static Water Level::	-999.9
Primary Water Use::	Not Used			Sec. Water Use::	
--Details--					
Stratum ID:	218454938			Top Depth(m):	0.0
Bottom Depth(m):	1.1			Stratum Desc:	PEAT. BLACK,WET,AGE QUATERNARY.
Stratum ID:	218454939			Top Depth(m):	1.1
Bottom Depth(m):	2.7			Stratum Desc:	SILT,SAND,GRAVEL. GREEN,LOOSE,AGE POST-GLACIAL.
Stratum ID:	218454940			Top Depth(m):	2.7
Bottom Depth(m):	3.2			Stratum Desc:	TILL. GREEN,DENSE,AGE GLACIAL.
Stratum ID:	218454941			Top Depth(m):	3.2
Bottom Depth(m):	4.6			Stratum Desc:	TILL. GREEN,VERY DENSE,AGE GLACIAL. 000350080009002200106092

10	1 of 2	NNE/130.0	75.8	Liverpool Road Pumping Station 595 Liverpool Road South Pickering ON	CA
Certificate #:	1-484-77-006				
Application Year:	01				
Issue Date:	10/10/01				
Approval Type:	Municipal & Private sewage				
Status:	Approved				
Application Type:	Notice				
Client Name::	The Corporation of the Regional Municipality of Durham				
Client Address::	105 Consumers Drive				
Client City::	Whitby				
Client Postal Code::	L1N 1C4				
Project Description::	Upgrade to existing Liverpool Road Sewage Pumping Station.				
Contaminants::					
Emission Control::					

10	2 of 2	NNE/130.0	75.8	Liverpool Road Pickering ON	EHS
Postal Code:					
City:	Pickering				
Address2:					
Address1:	Liverpool Road				
Provstate:	ON				
Order No.:	20160127074				
Addit. Info Ordered::					
Report Date:	03-FEB-16				
Report Type:	Standard Report				
Search Radius (km):	.25				

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
11	1 of 1	NW/183.9	78.7	lot 23 con 3 ON	WWIS
Well ID:		4601887		Lot:	023
Construction Date::				Concession:	03
Primary Water Use::		Domestic		Concession Name:	RANGE
Sec. Water Use::				Easting NAD83::	
Final Well Status::		Water Supply		Northing NAD83::	
Specific Capacity::				Zone::	
Municipality:		PICKERING TOWN		UTM Reliability::	
County:		DURHAM			
Bore Hole Information					
--					
Bore Hole ID:		10293252			
DP2BR:					
Code OB:		0			
Code OB Description:		Overburden			
Open Hole:					
Date Completed:		04-JUN-63			
Remarks:					
Zone:		17			
East 83:		654303.8			
North 83:		4853108			
UTMRC:		5			
UTMRC Description:		margin of error : 100 m - 300 m			
Location Method:		p5			
Org CS:					
Elevation:		77.87			
Elevrc:					
Elevrc Description:					
Location Source Date:					
Source Revision Comment:					
Improvement Location Source:					
Improvement Location Method:					
Supplier Comment:					
Spatial Status:					
--					
Overburden and Bedrock					
Materials Interval					
--					
Formation ID:		931946794			
Layer:		1			
General Color:		BROWN			
Most Common Material:		CLAY			
Other Materials:		STONES			
Other Materials:					
Formation Top Depth:		0			
Formation End Depth:		5			
Formation End Depth UOM:		ft			
--					
Formation ID:		931946795			
Layer:		2			
General Color:		BLUE			
Most Common Material:		CLAY			
Other Materials:		STONES			
Other Materials:					
Formation Top Depth:		5			
Formation End Depth:		13			
Formation End Depth UOM:		ft			
--					
Formation ID:		931946796			
Layer:		3			
General Color:					
Most Common Material:		MEDIUM SAND			
Other Materials:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Other Materials:					
Formation Top Depth:		13			
Formation End Depth:		15			
Formation End Depth UOM:		ft			
--		--			
Formation ID:		931946797			
Layer:		4			
General Color:		BLUE			
Most Common Material:		CLAY			
Other Materials:		MEDIUM SAND			
Other Materials:					
Formation Top Depth:		15			
Formation End Depth:		20			
Formation End Depth UOM:		ft			
--		--			
Method of Construction & Well Use					
--		--			
Method Construction ID:		964601887			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
--		--			
Pipe Information					
--		--			
Pipe ID:		10841822			
Casing Number:		1			
Comment:					
Alt Name:					
--		--			
Construction Record - Casing					
--		--			
Casing ID:		930485177			
Layer:		1			
Open Hole or Material:		CONCRETE			
Depth From:					
Depth To:		20			
Casing Diameter:		30			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
--		--			
Well Yield Testing					
--		--			
Pump Test ID:		994601887			
Pump Set At:					
Static Level:		8			
Final Level After Pumping:					
Recommended Pump Depth:		18			
Pumping Rate:					
Flowing Rate:					
Recommended Pump Rate:		4			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:					
Pumping Duration HR:		1			
Pumping Duration MIN:		0			
Flowing:		N			
--		--			
Water Details					
--		--			
Water ID:		933764191			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Water Found Depth:		13			
Water Found Depth UOM:		ft			
--		--			
--		--			

12	1 of 1	NNW/206.7	79.8	PICKERING ON	WWIS
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Well ID:	1917068	Lot:	
Construction Date::		Concession:	
Primary Water Use::	Not Used	Concession Name:	
Sec. Water Use::		Easting NAD83::	
Final Well Status::	Abandoned-Quality	Northing NAD83::	
Specific Capacity::		Zone::	
Municipality:	PICKERING TOWN	UTM Reliability::	
County:	DURHAM		

Bore Hole Information

--	--
Bore Hole ID:	11105225
DP2BR:	
Code OB:	--
Code OB Description:	No formation data
Open Hole:	
Date Completed:	28-APR-04
Remarks:	
Zone:	17
East 83:	654330
North 83:	4853154
UTMRC:	5
UTMRC Description:	margin of error : 100 m - 300 m
Location Method:	wwr
Org CS:	UTM83
Elevation:	78.34
Elevrc:	
Elevrc Description:	
Location Source Date:	
Source Revision Comment:	
Improvement Location Source:	
Improvement Location Method:	
Supplier Comment:	
Spatial Status:	
--	--
Method of Construction & Well Use	
--	--
Method Construction ID:	961917068
Method Construction Code:	A
Method Construction:	Digging
Other Method Construction:	
--	--
Pipe Information	
--	--
Pipe ID:	11110131
Casing Number:	1
Comment:	
Alt Name:	
--	--

13	1 of 1	NNW/224.1	79.8	631 LIVERPOOL ROAD, PICKERING ON	PINC
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Incident ID:	
Tank Status:	RC Established

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elevation (m)</i>	<i>Site</i>	<i>DB</i>
Attribute Category:				FS-Perform P-line Inc Invest	
Task Number:				6236226	
Type:				FS-Pipeline Incident	
Incident Number:				1897278	
Status Code:				Pipeline Damage Reason Est	
Summary:				631 LIVERPOOL ROAD, PICKERING - PIPELINE HIT - 1"	
Spills Action Centre:					
Reported By:				Dwayne Brewster - ENBRIDGE	
Affiliation:					
Method Details:				E-mail	
Fuel Category:				Natural Gas	
Fuel Occurrence Type:					
Date of Occurrence:					
Occurrence Start Date:				2016/07/07	
Health Impact:					
Occurrence Desc:					
Environment Impact:					
Property Damage:				No	
Service Interupt:					
Fuel Type:					
Enforce Policy:				Yes	
Operation Type:					
Damage Reason:				No notification made to the one call center	
Public Relation:					
Pipeline System:					
Pipeline Type:					
Depth:					
Pipe Material:					
Regualtor Location:					
PSIG:					
Regulator Type:					
Notes:					

Unplottable Summary

Total: **9** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
AAGR		Lot 22 Con 3	Pickering ON	
CA	JESUIT FATHERS OF UPPER CANADA	LIVERPOOL RD.	PICKERING TOWN ON	
CA	R.M. OF DURHAM	LIVERPOOL RD.	PICKERING TOWN ON	
CA	R.M. OF DURHAM	LIVERPOOL RD	PICKERING TOWN ON	
CA	Liverpool Road Townhouse Development	Part of Lot 22, Range 3	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	Trans Northern Pipeline	Lot 23 Concession 3	Pickering ON	L4B 3P6

Unplottable Report

Site: Lot 22 Con 3 Pickering ON **Database:** AAGR

Type: Pit
Region/County: Durham
Township: Pickering
Concession:: 3
Lot:: 22
Size (ha)::
Landuse:: landfill
Comments::

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::

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::

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::

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 Briandcliff 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::

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

Database:
ECA

Record Type:
PDF URL:
Full Address: Brock West Landfill Site Lot 22, Concession 3 Pickering City, Regional Municipality of Durham
CofA Number: 2185-9WNRK5
Date: 6/26/15
Status: Approved
Project Type: Air

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

Database:
GEN

PO Box Num:
Status:
Country:
Generator #: ON4806843
Approval Yrs:: 2011
SIC Code: 623999
SIC Description: All Other Residential Care Facilities

--Details--

Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

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

Database:
GEN

PO Box Num:
Status:
Country:
Generator #: ON4806843
Approval Yrs:: 2010
SIC Code: 623999
SIC Description: All Other Residential Care Facilities

--Details--

Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

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

Database:
GEN

PO Box Num:
Status:
Country:
Generator #: ON8623147
Approval Yrs.: 04
SIC Code: 486910
SIC Description: Pipeline Transportation of Refined Petroleum Products

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 2016

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: Oct 31, 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 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: Oct 31, 2016

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: Oct 31, 2016

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: Oct 31, 2016

Compressed Natural Gas Stations:Private [CNG](#)

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

Government Publication Date: Dec 31, 2012

Inventory of Coal Gasification Plants and Coal Tar Sites:Provincial [COAL](#)

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:Provincial [CONV](#)

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

Government Publication Date: Nov 30, 2016

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: Nov 30, 2016

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: Aug 31, 2015

Environmental Activity and Sector Registry:Provincial [EASR](#)

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

Government Publication Date: Nov 30, 2016

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: Nov 30, 2016

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: Nov 30, 2016

Environmental Effects Monitoring:

Federal [EEM](#)

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private [EHS](#)

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

Government Publication Date: 1999-Aug 2016

Environmental Issues Inventory System:

Federal [EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial [EMHE](#)

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: Oct 31, 2016

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: June 2000-Oct 2015

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-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: Oct 31, 2016

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-Sep 2016

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 2014

TSSA Historic Incidents:

Provincial **HINC**

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal **IAFT**

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial **INC**

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

Government Publication Date: Oct 31, 2016

Landfill Inventory Management Ontario:

Provincial **LIMO**

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

Government Publication Date: Dec 31, 2013

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Feb 2016

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

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

Government Publication Date: Dec 31, 2014

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Wells:

Federal

NEBW

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: Dec 31, 2014

Oil and Gas Wells:

Private

OGW

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

Government Publication Date: 1988-Jun 2016

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: Oct 31, 2016

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: Nov 30, 2016

Canadian Pulp and Paper:

Private

PAP

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

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

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

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

Government Publication Date: Oct 31, 2016

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: Oct 31, 2016

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: Nov 30, 2016

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: Oct 31, 2016

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: Oct 31, 2016

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-Jan 2016

Wastewater Discharger Registration Database:

Provincial **SRDS**

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

Government Publication Date: 1990-2014

Anderson's Storage Tanks:

Private **TANK**

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal **TCFT**

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

Government Publication Date: Jan 31, 2015

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: Oct 31, 2016

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: Nov 30, 2016

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: Jun 30, 2016

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.

PRINTED ON 12 JAN, 2017 AT 13:54:55
FOR EEGOOLAB



PROPERTY INDEX MAP
DURHAM (DRAWING No. C1)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

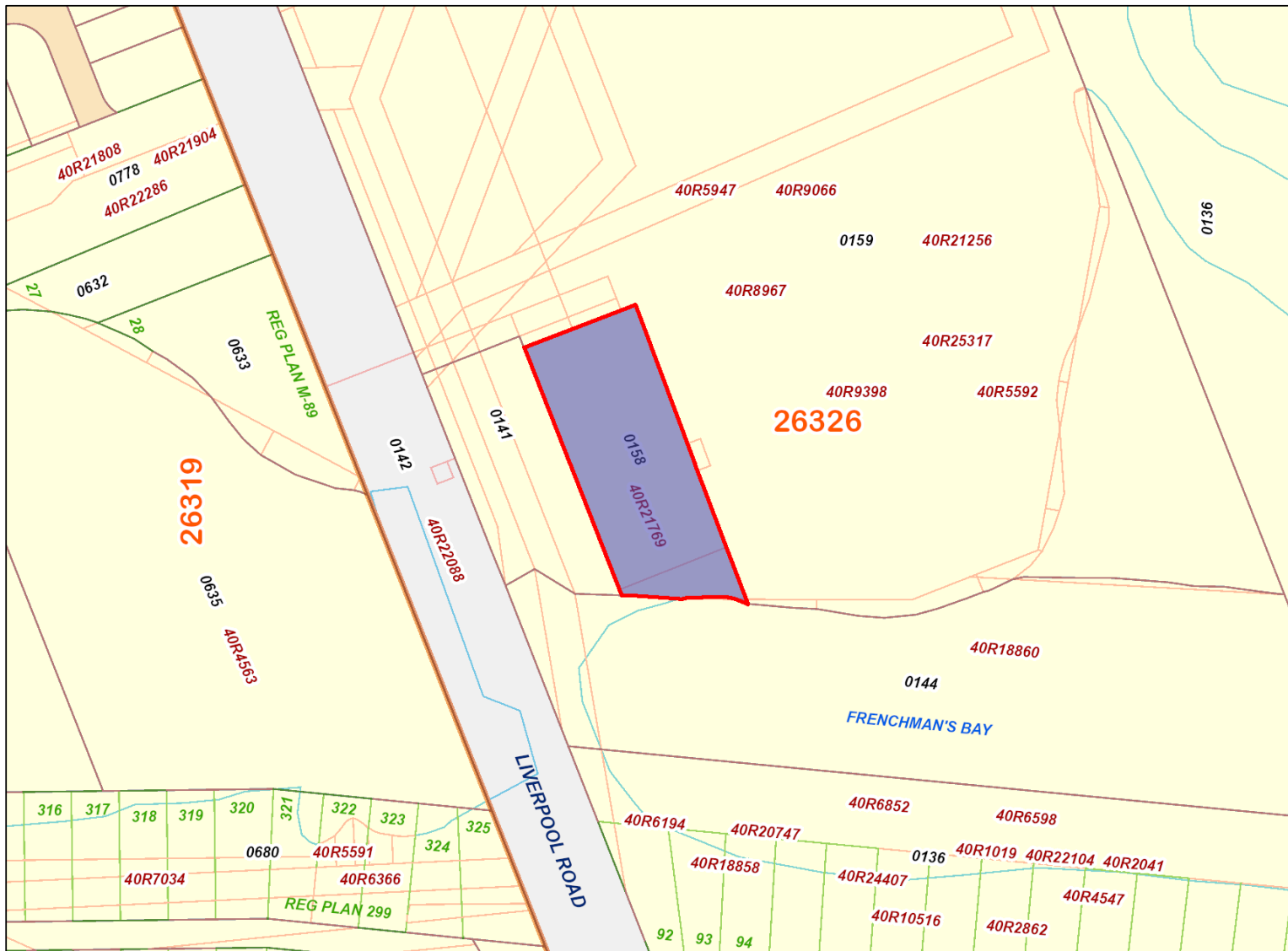
REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

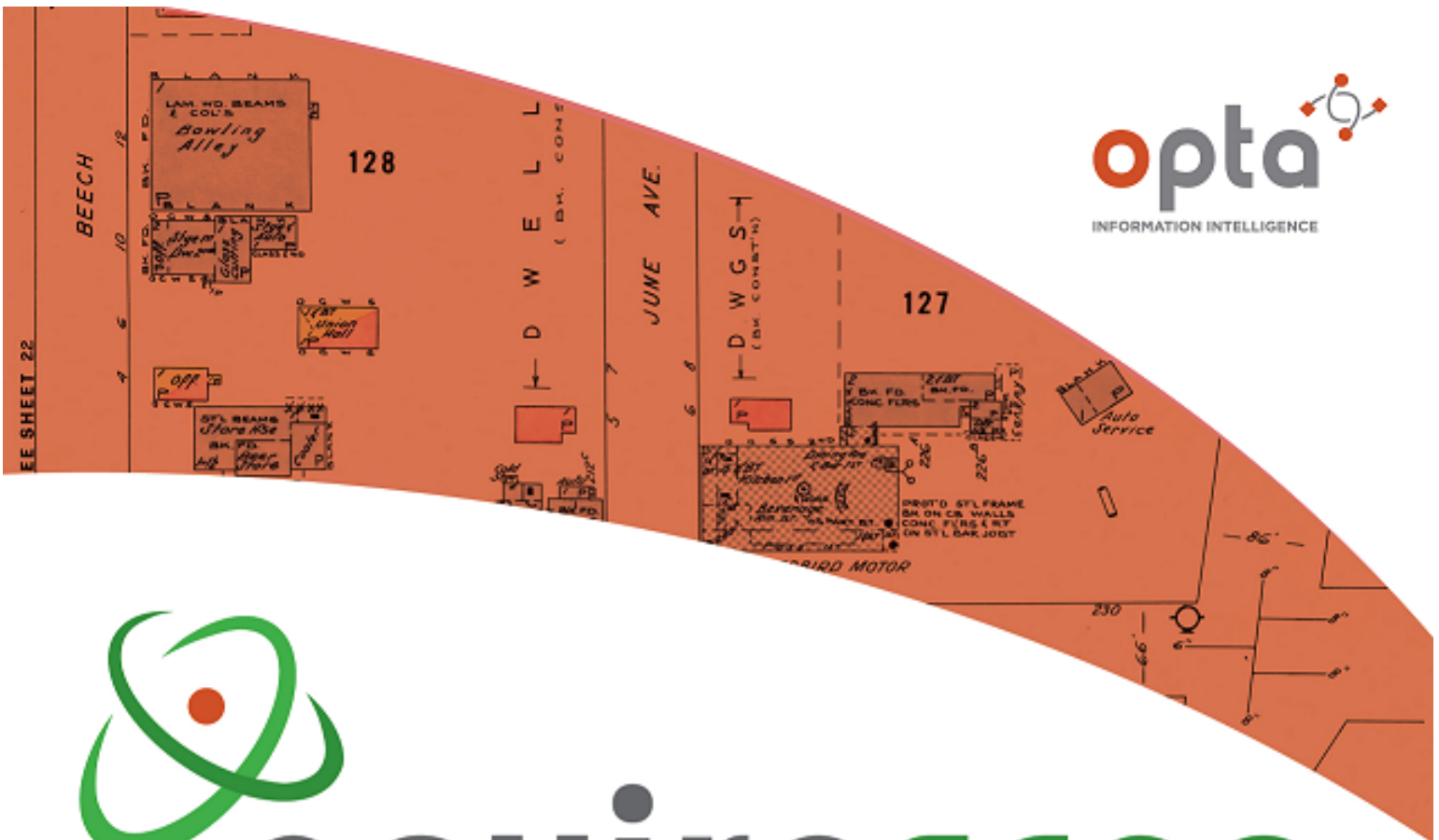
THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:
Anthony

Site Address:

591 Liverpool Road Pickering On

Project No:

20170105114

Opta Order ID:

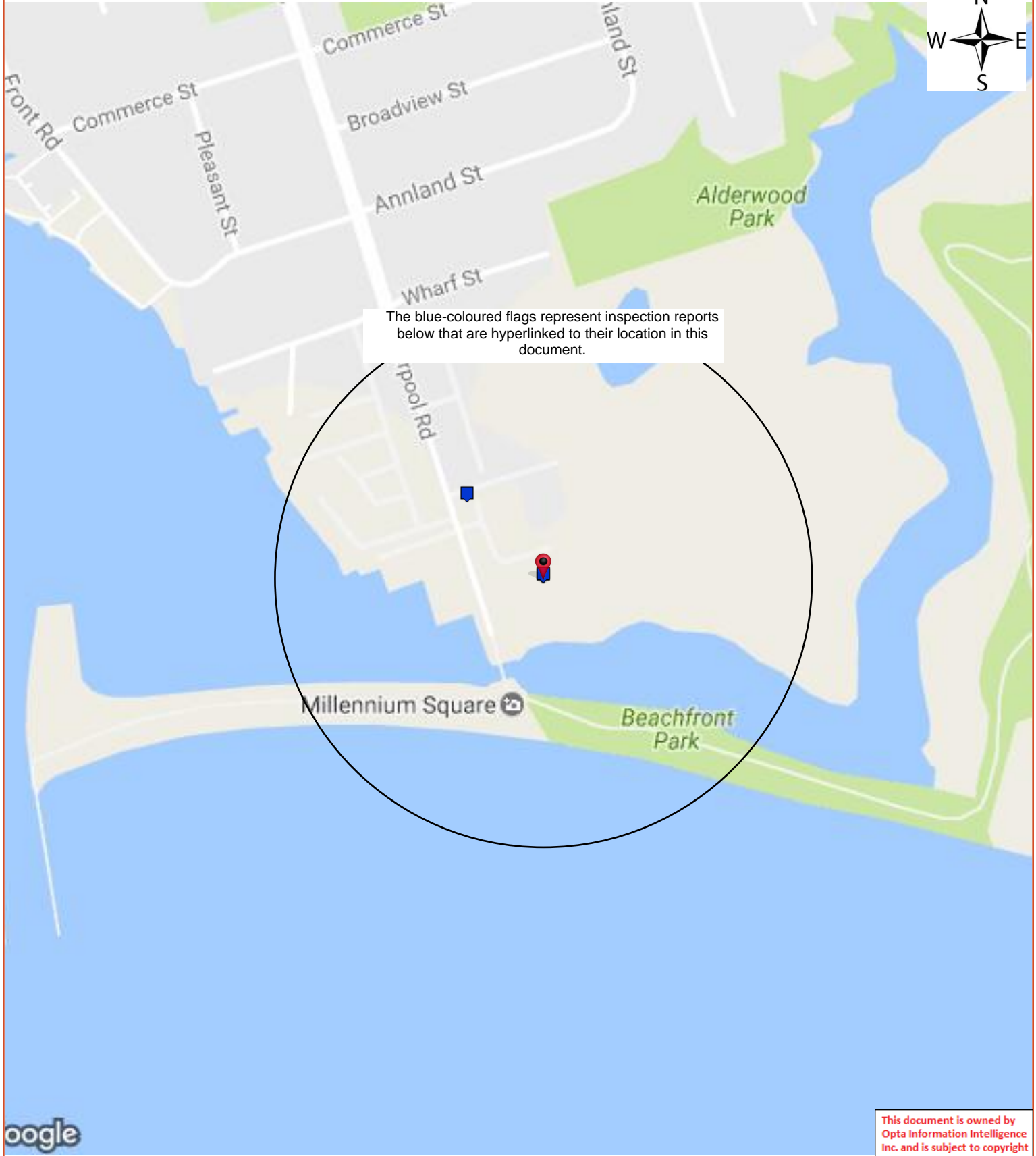
32112

Requested by:

Eleanor Goolab
Ecolog ERIS

Date Completed:

1/12/2017 8:38:20 AM



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

Opta Historical Environmental Services EnviroscanTM 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.

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

Entire Agreement

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

Governing Document

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

Law

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

Page	Report Title
5	(1985) COPE Report - 1985 LIMNOS LTD/COOL WATER FARMS INC 591 LIVERPOOL RD PICKERING ON L1W 1R1 Reference No: 11256782 (distance = 186 metres*)
8	(2001) Confidential Report - 2001 Frenchmans Bay Harbour & Marine Co Ltd 591 Liverpool Rd ICKERING ON g (distance = 0 metres*)
20	(1985) Siteplan Report - 1985 Cool Water Farms 591 Liverpool Rd Pickering ON g (distance = 0 metres*)
22	(1985) Commercial Property Fire Rating Form Report - 1985 Cool Water Farms Inc 591 Liverpool Rd Pickering ON g (distance = 0 metres*)
25	(2000) Siteplan Report - 2000 Frenchmans Bay Harbour & Marine Co Ltd 591 Liverpool Rd Pickering ON g (distance = 0 metres*)





AIS Ref No.: 11256782

INSURERS' ADVISORY ORGANIZATION
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2008-Nov-12
12:05 [Wed]

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COPE (Construction, Occupancy, Protection, Exposure) REPORT

Risk: LIMNOS LIMITED & COOL WATER FARM
591 LIVERPOOL ROAD
PICKERING, ONTARIO
L1W 1R1

Reference No. 11256782 / Building No. 01

(Surveyed By P TOMLINSON on 21-OCT-85)

Please note that the information contained in this report was gathered during
a physical inspection of the risk by an IAO Loss Control Representative.

If you wish to obtain building or contents rates for this risk, please refer
to the Rate Card in the list of products available for this risk.
Please call the IAO Help Desk or your local IAO Representative for help in
obtaining a rate for this risk, or do it yourself by going to www.iao.ca
and using the New X-rate to generate a new rate yourself.

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

----- CODING -----

Industry Code: 098 - Fish Hatcheries
Construction Code: 2 - Non-Combustible / Masonry Walls
Risk Classification: NS - Non-Sprinklered
Protection Code: 3 - Non-Sprinklered, Fully Protected, Gr 4
Combustibility L2

----- CONSTRUCTION -----

WALLS - MASONRY:
100% C.B.B.F. WALLS 200mm Thick C-2 Type: W-1

NON-COMBUSTIBLE FLOORS and ROOFS:
100% CONC/STL BEAMS FLRS/RF C-2

----- SECONDARY CONSTRUCTION -----





AIS Ref No.: 11256782

1985

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HEIGHT:

Number of Storeys: 1
Basements: Y

Combustible Storeys Without Grade Access: 0

VERTICAL OPENINGS:

BST-1ST OPEN Comb.: L2 Const.: 2
Type: Open (V-4) 0 Hrs-Walls/ 0 Hrs-Doors

AREA:

Building Dimensions (m): 27 X 11 14 X 11 0 X 0

Grade: 301 m2 Total: 753 m2 Effective: 301 m2

ROOF SURFACE:

100 % APPROVED

BUILDING CONDITION:

GOOD Type C-.

Year Built: 1950'S Air Conditioning: NIL

Basement: OPEN

Elevators: NIL

COMMON HAZARDS: 7211A1 - GAS FIRED HOT WATER

----- PROTECTION -----

MUNICIPAL PROTECTION:

Distance from Hydrants: STANDARD Congested Area: NO
Distance to Fire Hall: STANDARD Accessibility: GOOD
FUS Protection Class: 04
Revised Class: 04
IAO Protection Class: 04

INTERNAL PROTECTION:

MANUAL FIRE FIGHTING EQUIPMENT: Portable Fire Extinguishers
Standpipe and Hose

----- EXPOSURE -----

NONE NOTED:

----- OCCUPANCY - LIMNOS LTD/COOL WATER FARMS INC. -----

Industry Code: 098 - Fish Hatcheries

Occupancy: 5381 - FISH MACHINERY OFFICE

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AIS Ref No.: 11256782

Location: 591 Area: 753 m2 100.0% of Total

Combustibility Code: L2 - Limited Combustibility

Susceptibility Code: S2 - Slight Damage

1985

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Confidential Report - 2001 Frenchmans Bay Harbour & Marine Co Ltd 591 Liverpool Rd ICKERING ON g





MARINASSURE PROGRAM

CONFIDENTIAL

ING  WELLINGTON

SPECIALTY LINES DIVISION

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

Insured:	<u>Frenchman's Bay Harbour & Marine Co. Ltd.</u>	<input checked="" type="checkbox"/> Original Survey
Location Surveyed:	<u>591 Liverpool Road</u>	<input type="checkbox"/> Follow-up Visit
	<u>Pickering, Ontario</u>	Insurer:
Postal Code:	<u>L1W 1A2</u>	Policy/Reference #:
Person Contacted:	<u>Harold Hough</u>	Telephone #:
Surveyed by:	<u>B. Brown</u>	Date of Survey:
		<u>November 7, 2001</u>

OCCUPANCY

Description of occupancy:

Marina with Restaurant
 with Gas Sales

Boat Dealer
 Boat & Motor Repair Other:

Number of years in business: 1972 Business Hours: various 7 days

Experience of manager/owner: 29 years

Other occupants: to be tenants

FIRE PROTECTION

PUBLIC

F.U.S. Protection Class: 5 Responding Fire Department: Pickering

Full time Volunteer Composite

Distance to Fire Department: 2 miles Roads: Paved Unpaved Accessible Year-round: Yes No

No. Hydrants: 2 within 500 ft. _____ within 501 - 1,000 ft. , None

PRIVATE FIRE PROTECTION

Are the following adequate:

	Yes	NO	Date Last Serviced	Comments
Portable Extinguishers	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<u>none at this time</u>
Standpipe/Inside Hoses	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	
Security Guard Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<u>part time employee</u>
Fire Detection System	<input type="checkbox"/>	<input type="checkbox"/>		

Connected to: ULC Central Station ULC Monitoring Station Unlisted Service Local Only
 Fire/Police Department Other:

Automatic Sprinkler Protection: None Full Premises Partial (describe):
Type of system: Wet Dry

Date system last inspected/serviced: _____ Name of contractor/service company: _____

Fixed Fire Protection System: None
Type of system: _____
Extent of Protection: _____
Date system last inspected/serviced: _____ Name of contractor/service company: _____

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

FLOODDistance to nearest body of water: 0' south None determinedEvidence of water damage: No Yes: Describe:History of Flooding: Yes No None determinedDescribe: South side of property to inlet of Lake Ontario, rear to marsh**EXPOSURES TO PROPERTY**

	Distance	Height	Construction	Occupancy	Opening in Facing Wall	
					Yes	No
Front	<u>road</u> ft.	____ sto.			<input type="checkbox"/>	<input type="checkbox"/>
Rear	<u>120</u> ft.	<u>1=2</u> sto.	<u>fire resistive</u>	<u>water pumping station,</u> <u>marsh beyond</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Left	<u>open field</u> ft.	____ sto.			<input type="checkbox"/>	<input type="checkbox"/>
Right	<u>lake inlet</u> ft.	____ sto.		<u>2500' to nuclear station</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Neighbourhood: Industrial Commercial Residential RuralAppears to be: Stable Changing via: Expansion/growth Renovation DeteriorationRemarks: Water pumping station is 120' from main building. Other buildings may be built as close as 40'**DISTRIBUTION OF VALUES**Storage of boats between buildings: Yes No Describe: Additional buildings to be built in time. See remarks.Describe concentration of values in any one building: Not applicable at this time

BUILDING

	Building #1	Building #	Building #
Occupancy	<i>to be offices, plus tenants</i>		
Year Built	<i>1965</i>		
Additions	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes What Year(s)	<input type="checkbox"/> No <input type="checkbox"/> Yes What Year(s):	<input type="checkbox"/> No <input type="checkbox"/> Yes What Year(s)
Building Renovated	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes 19 Stores: <i>1</i> Height: <i>16'</i>	<input type="checkbox"/> No <input type="checkbox"/> Yes 19 Stores: _____ Height:	<input type="checkbox"/> No <input type="checkbox"/> Yes 19 Stores: _____ Height:
Building Dimensions	<i>115 ft. x 33,30 ft.</i>	_____ ft. x _____ ft.	_____ ft. x _____ ft.
Ground Floor Area	<i>3675 ft²</i>	_____ ft ²	_____ ft ²
Total Area	<i>3675 ft²</i>	_____ ft ²	_____ ft ²
Store Area	_____ ft ²	_____ ft ²	_____ ft ²
Basement Area	<i>2475 ft²</i>	_____ ft ²	_____ ft ²
Building Condition: Describe	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <i>structure is in sound condition</i>	<input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
Wall Construction	Non-Combustible: _____ % Solid Masonry: <i>100</i> % Brick Veneer: _____ % Wood Frame: _____ % Load Bearing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>cbbf</i>	Non-Combustible: _____ % Solid Masonry: _____ % Brick Veneer: _____ % Wood Frame: _____ % Load Bearing: <input type="checkbox"/> Yes <input type="checkbox"/> No	Non-Combustible: _____ % Solid Masonry: _____ % Brick Veneer: _____ % Wood Frame: _____ % Load Bearing: <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe Roof Type	<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Sloped <input type="checkbox"/> Peaked <input type="checkbox"/> Other:	<input type="checkbox"/> Flat <input type="checkbox"/> Sloped <input type="checkbox"/> Peaked <input type="checkbox"/> Other:	<input type="checkbox"/> Flat <input type="checkbox"/> Sloped <input type="checkbox"/> Peaked <input type="checkbox"/> Other:
Roof Construction:	<input type="checkbox"/> Wood Joist, <input type="checkbox"/> Concrete <input type="checkbox"/> Steel deck <input type="checkbox"/> I <input type="checkbox"/> II <input checked="" type="checkbox"/> Other: <i>speciality asbestos form. See remarks</i>	<input type="checkbox"/> Wood Joist, <input type="checkbox"/> Concrete <input type="checkbox"/> Steel deck <input type="checkbox"/> I <input type="checkbox"/> II <input type="checkbox"/> Other:	<input type="checkbox"/> Wood Joist, <input type="checkbox"/> Concrete <input type="checkbox"/> Steel deck <input type="checkbox"/> I <input type="checkbox"/> II <input type="checkbox"/> Other:
Roof Covering	<input checked="" type="checkbox"/> Tar & Gravel <input type="checkbox"/> Metal <input type="checkbox"/> Shingles <input type="checkbox"/> Other:	<input type="checkbox"/> Tar & Gravel <input type="checkbox"/> Metal <input type="checkbox"/> Shingles <input type="checkbox"/> Other:	<input type="checkbox"/> Tar & Gravel <input type="checkbox"/> Metal <input type="checkbox"/> Shingles <input type="checkbox"/> Other:
Resurfaced	<input type="checkbox"/> No <input type="checkbox"/> Yes 19	<input type="checkbox"/> No <input type="checkbox"/> Yes 19	<input type="checkbox"/> No <input type="checkbox"/> Yes 19
Floor Construction	Concrete <i>100</i> % Wood Joist _____ % Concrete on Metal Pan _____ % <input type="checkbox"/> Other _____ %	Concrete _____ % Wood Joist _____ % Concrete on Metal Pan _____ % <input type="checkbox"/> Other _____ %	Concrete _____ % Wood Joist _____ % Concrete on Metal Pan _____ % <input type="checkbox"/> Other _____ %
Vertical Openings:	<input type="checkbox"/> None <input checked="" type="checkbox"/> Stairs <input type="checkbox"/> Elevator <input type="checkbox"/> Other:	<input type="checkbox"/> None <input type="checkbox"/> Stairs <input type="checkbox"/> Elevator <input type="checkbox"/> Other:	<input type="checkbox"/> None <input type="checkbox"/> Stairs <input type="checkbox"/> Elevator <input type="checkbox"/> Other:
Proper Protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Horizontal Separation			
Major Partition Construction	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Concrete Block <input type="checkbox"/> Frame <input type="checkbox"/> Other:	<input type="checkbox"/> N/A <input type="checkbox"/> Concrete Block <input type="checkbox"/> Frame <input type="checkbox"/> Other:	<input type="checkbox"/> N/A <input type="checkbox"/> Concrete Block <input type="checkbox"/> Frame <input type="checkbox"/> Other:
Proper Opening Protection	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Combustible Concealed Spaces	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proper Protection:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Non - Combustible Concealed Spaces	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proper Protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

Remarks: *Basement is partial and part above grade. The roof is hard formed asbestos (suspect aggregate). Stated to be satisfactory but no drilling, cutting or otherwise disturbing is permitted. Adjacent and to one side are several, large old fish hatchery tanks. These open top tanks (drained) are concrete and average 10 feet below grade. Plans are to either fill these tanks to grade and erect buildings or to install flooring/platforms at grade to construct buildings with basements. The area with tanks is some 150' by 150'. Construction work on these will not commence for at least a year and probably only one building at a time will be constructed. Filling and platforms will be done first. Please note that these tanks are of superior construction.*

	<u>Building #</u>	<u>Building #</u>	<u>Building #</u>
Occupancy	<input type="checkbox"/> No <input type="checkbox"/> Yes What Year(s)	<input type="checkbox"/> No <input type="checkbox"/> Yes What Year(s):	<input type="checkbox"/> No <input type="checkbox"/> Yes What Year(s)
Year Built	<input type="checkbox"/> No <input type="checkbox"/> Yes 19	<input type="checkbox"/> No <input type="checkbox"/> Yes 19	<input type="checkbox"/> No <input type="checkbox"/> Yes 19
Additions	<input type="checkbox"/> No <input type="checkbox"/> Yes 19	<input type="checkbox"/> No <input type="checkbox"/> Yes 19	<input type="checkbox"/> No <input type="checkbox"/> Yes 19
Building Renovated	Storeys: _____ Height: _____ ft. x _____ ft.	Storeys: _____ Height: _____ ft. x _____ ft.	Storeys: _____ Height: _____ ft. x _____ ft.
Building Dimensions	_____ ft ²	_____ ft ²	_____ ft ²
Ground Floor Area	_____ ft ²	_____ ft ²	_____ ft ²
Total Area	_____ ft ²	_____ ft ²	_____ ft ²
Store Area	_____ ft ²	_____ ft ²	_____ ft ²
Basement Area	_____ ft ²	_____ ft ²	_____ ft ²
Building Condition: Describe	<input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor
Wall Construction	Non-Combustible: _____ % Solid Masonry: _____ % Brick Veneer: _____ % Wood Frame: _____ % Load Bearing: <input type="checkbox"/> Yes <input type="checkbox"/> No	Non-Combustible: _____ % Solid Masonry: _____ % Brick Veneer: _____ % Wood Frame: _____ % Load Bearing: <input type="checkbox"/> Yes <input type="checkbox"/> No	Non-Combustible: _____ % Solid Masonry: _____ % Brick Veneer: _____ % Wood Frame: _____ % Load Bearing: <input type="checkbox"/> Yes <input type="checkbox"/> No
Describe			
Roof Type	<input type="checkbox"/> Flat <input type="checkbox"/> Sloped <input type="checkbox"/> Peaked <input type="checkbox"/> Other:	<input type="checkbox"/> Flat <input type="checkbox"/> Sloped <input type="checkbox"/> Peaked <input type="checkbox"/> Other:	<input type="checkbox"/> Flat <input type="checkbox"/> Sloped <input type="checkbox"/> Peaked <input type="checkbox"/> Other:
Roof Construction:	<input type="checkbox"/> Wood Joist, <input type="checkbox"/> Concrete <input type="checkbox"/> Steel deck <input type="checkbox"/> I <input type="checkbox"/> II <input type="checkbox"/> Other:	<input type="checkbox"/> Wood Joist, <input type="checkbox"/> Concrete <input type="checkbox"/> Steel deck <input type="checkbox"/> I <input type="checkbox"/> II <input type="checkbox"/> Other:	<input type="checkbox"/> Wood Joist, <input type="checkbox"/> Concrete <input type="checkbox"/> Steel deck <input type="checkbox"/> I <input type="checkbox"/> II <input type="checkbox"/> Other:
Roof Covering	<input type="checkbox"/> Tar & Gravel <input type="checkbox"/> Metal <input type="checkbox"/> Shingles <input type="checkbox"/> Other:	<input type="checkbox"/> Tar & Gravel <input type="checkbox"/> Metal <input type="checkbox"/> Shingles <input type="checkbox"/> Other:	<input type="checkbox"/> Tar & Gravel <input type="checkbox"/> Metal <input type="checkbox"/> Shingles <input type="checkbox"/> Other:
Resurfaced	<input type="checkbox"/> No <input type="checkbox"/> Yes 19	<input type="checkbox"/> No <input type="checkbox"/> Yes 19	<input type="checkbox"/> No <input type="checkbox"/> Yes 19
Floor Construction	Concrete _____ % Wood Joist _____ % Concrete on Metal Pan _____ % <input type="checkbox"/> Other _____ %	Concrete _____ % Wood Joist _____ % Concrete on Metal Pan _____ % <input type="checkbox"/> Other _____ %	Concrete _____ % Wood Joist _____ % Concrete on Metal Pan _____ % <input type="checkbox"/> Other _____ %
Vertical Openings:	<input type="checkbox"/> None <input type="checkbox"/> Stairs <input type="checkbox"/> Elevator <input type="checkbox"/> Other: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> None <input type="checkbox"/> Stairs <input type="checkbox"/> Elevator <input type="checkbox"/> Other: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> None <input type="checkbox"/> Stairs <input type="checkbox"/> Elevator <input type="checkbox"/> Other: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Proper Protection			
Horizontal Separation			
Major Partition Construction	<input type="checkbox"/> N/A <input type="checkbox"/> Concrete Block <input type="checkbox"/> Frame <input type="checkbox"/> Other:	<input type="checkbox"/> N/A <input type="checkbox"/> Concrete Block <input type="checkbox"/> Frame <input type="checkbox"/> Other:	<input type="checkbox"/> N/A <input type="checkbox"/> Concrete Block <input type="checkbox"/> Frame <input type="checkbox"/> Other:
Proper Opening Protection	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Combustible Concealed Spaces	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proper Protection:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Non - Combustible Concealed Spaces	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proper Protection	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Remarks:			

COMMON HAZARDS

	Extent of Exposure				Remarks
	None	Slight	Moderate	Severe	
Smoking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>shut off and drained til needed</i>
Electrical Service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>adequate but to be worked</i>
Housekeeping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>clean up underway</i>

HEATING

Forced warm air: _____% Electric Gas Oil Other: _____
 Suspended unit heaters: _____% Electric Gas Oil Other: _____
 Portable heaters: _____% Electric Gas Oil Other: _____
 Electric baseboard units: _____%
 Hot water/steam: 100% Electric Gas Oil Other: _____
 Wood Stove _____% **If Wood Burning Appliance complete Supplement**
 Boiler: No Yes Age and Make: 15-20 years Raypak
 Date of last Boiler Inspection: to be cert. Inspection Certificate Posted: Yes No
 Other: _____% Electric Gas Oil Other: _____
 Heating Appliances enclosed in a non-combustible room: Yes No Not required
 Combustible materials stored in room: Yes No Not applicable
 Fuel Tanks: None Inside Outside above ground Outside underground Cannot be confirmed
 Fill and vent piping outdoors: Yes No
 Chimneys: Masonry ULC Factory built Unlabeled pre-fab Other:
 Standard Non-standard
 Installation appears safe: Yes No to be serviced before use
 Installation replaced: No Yes 1980's 100%

ELECTRICAL

Type: Conduit BX Non-metallic cable Other:
 Overcurrent protection: Circuit breakers Type P fuses Type D fuses Other fuses:
 Condition: Good Fair Poor
 Installation appears safe: Yes No system to be renovated for occupancy
 Installation replaced: No Yes 19_____%
 Remarks:
 Partial Changes/Extensions: No Yes Describe:
 Emergency Power Generator: None Diesel Oil Oil Gas Other:

PLUMBING - (PRESSURIZED PIPING ONLY)

Type: Copper Galvanized Plastic Other:
 Condition: Good Fair Poor Installation replaced: No Yes 19_____%
 Remarks: extensive piping from tanks, to be fully shut off.

SPECIAL HAZARDS

Flammable and Combustible Liquids (Solvents, Gasoline and Diesel Fuel):

Storage: Standard Non-standard Room In the open
 Tanks Cabinets

Handling Safe Unsafe *no flammables*

Use of labeled safety cans: Yes No Bonding/Grounding practices followed: Yes No

Ventilation Adequate: Yes No

Dirty rags stored in: Metal ULC labeled cans Plastic open top containers Other:

Smoking Restricted: Yes No "NO SMOKING" signs posted: Yes No Enforced: Yes No

Maintenance: Good Fair Poor Housekeeping: Good Fair Poor

Deep fat fryers properly protected Yes No N/A

Hot work area properly protected Yes No N/A

Woodworking shop safely protected Yes No N/A

Mechanic Shop safely arranged Yes No N/A *see remarks*

Machine Shop safely arranged Yes No N/A

COLLAPSE

Heavy Snowbelt area: Yes No

Evident Water Ponding: Yes No

Unusual Roof Loading (i.e. equipment): Yes No

Changes in Roof Elevation: Yes No

Evident Sagging: Yes No

Walls Floor Roof Porch/Awning

Earthquake Zone: 1

TRANSIT EXPOSURE

Usual Radius of operations (for pick-up & delivery): No transit except for boat moving with 2 Travel Lifts.

If over 100 Miles (160 Km): to/from

times per year:

Any exposure in USA: No Yes Describe:

Average value of load: \$

Maximum value of load: \$

Transported by: Public Carriers: No Yes _____%

Owned vehicles: No Yes _____%

Other No Yes _____% Describe: *see remarks*

STORAGE OPERATIONS

Storage Operation: Yes No Number of boats stored: Summer 300-350, Winter 300-350

Values: Any one boat in storage: Maximum; \$400K Average: \$30K All boats in storage: \$9M

Maximum possible inside exposure: \$none at this time

Maximum possible outside exposure: \$9M

Method of Storage: Blocking Cradles Other: Describe:

Is a work-order or storage receipt used: No Yes (attach copy), OMOA/AQIN Form, Other

What protection for customer goods is available:

- Fenced lot Fenced compound
- Stored inside building Fire/burglar alarms On racks
- Wheels on trailers removed Shrink wrapped
- Other: Describe: cctv and alarm at 1295 to be cctv outside at 591 plus alarm in building.

LIABILITY

Premises

	Extent of Exposure			Describe	
	Slight	Moderate	Severe		
Slipping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>building and site to be developed. No public exposure at this time.</i>	
Trip and Fall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Stairs / Ramps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Allurements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Electrical Outlets / GFCI's	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Cleaning Materials / Chemicals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
General Housekeeping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Parking Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Traffic Controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Snow & Ice Removal Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Docks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<i>none</i>
Overhead Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Obstructions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Customers Restricted from Work Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<i>n.a.</i>

Other Features and Remarks: *some of above not applicable at this time*

Garage Auto Exposure

Snowmobiles:

Sales	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Servicing	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Storage	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Number of Units:	Value: \$	
Demonstrators	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Number of Units:		

Other Sales;

All Terrain Vehicles	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Servicing	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Motorcycles	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Servicing	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Automobiles	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Servicing	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Customer automobiles

On site parking	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Vehicles moved by marina employees	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Keys retained by	<input checked="" type="checkbox"/> Customer		<input type="checkbox"/> Marina		

Operations

Rental: No Yes Signed Rental Agreement obtained: No Yes

Proof of identity obtained: No Yes, Describe:

Personal Floatation Devices and equipment required by law supplied by insured: No Yes

Other water/land/snow machines sold, serviced or rented: No Yes, Describe:

Condition of Rental Units: Good Fair Describe:

Type of Rental	Rowboats	Number of Units:	Maximum Size:
	Canoes	Number of Units:	Maximum Size:
	Personal Watercraft	Number of Units:	Maximum HP:
	ATV	Number of Units:	
	Outboard motors	Number of Units:	Maximum HP:
	Other:	Number of Units:	

Personal Watercraft Rentals: Demonstration of operation given to customer No Yes

Customer sign "Waiver of Liability" (in rental agreement) No Yes

Minimum Age requirement for rental No Yes _____ years

Rules and regulations posted re: Safe Operations No Yes

When not in use, rental units are stored: inside a building inside locked, fenced compound

restrained by chain withdrawn from water

Sales and Service

Sale of Boats Yes No Servicing Yes No

Authorized dealer for manufacturer: Yes No Name:

Sale of Motors Yes No Servicing of Motors Yes No

Authorized dealer for manufacturer: Yes No Name:

Number of employees: Full-time: 6 Seasonal:

Demonstrate/test drive or repair boats: No Yes

Test driving restricted to marina principals/mechanics/sales personnel: Yes No

If No, explain:

How extensive is service work done on customers boats:

How extensive is service work done on customers motors:

Any Woodworking/Fibreglassing done in marina buildings: No Yes; Describe: possible by future tenant(s)

Restaurant on premises: No Yes Describe: possible future tenant

Year round Seasonal When:

Licensed: No Yes

Deep Fat Frying: No Yes

Approved fire extinguishing system

No Yes

Service Contract in force: No Yes

Date last tested:

Food/Liquor sales ratio: ___/___

Obtain actual receipts figures: ___ (food) / ___ (liquor)

Have personnel taken Smart Serve Program: Yes No

Yes No

Other operations conducted: No Yes

Cabin Rental Room Rental Swimming Pool (s) Tennis Courts Water Taxi

Cottage Maintenance Barge Propane refills Auto sales

Charters: Describe: Other:

Any commercial type watercraft moored, stored, docked or serviced: No Yes, Describe:

Is there a travel-lift: No Yes, Make: 2 Travel Lifts Capacity: 50,000lbs

Swimming Pools: No Yes

Supervised: No Yes

Size:

Other exposures: No Yes

Describe:

Pollution Potential None

Sale of GAS DIESEL OIL PROPANE

Litres sold last year Yes No Yes No Yes No Yes No

Number of Tanks Yes No Yes No Yes No Yes No

Capacity of Tanks (L) Yes No Yes No Yes No Yes No

Age of Tank/Date of Installation ___/19 ___/19 ___/19 ___/19

Construction (Steel/Fibreglas/Other) Yes No Yes No Yes No Yes No

Is there Cathodic Protection provided Yes No Yes No Yes No Yes No

Above Ground Yes No Yes No Yes No Yes No

Below Ground Yes No Yes No Yes No Yes No

Date Last Inspected Yes No Yes No Yes No Yes No

Dyked Yes No Yes No Yes No Yes No

Protected from vehicle impact Yes No Yes No Yes No Yes No

Distance from Water Yes No Yes No Yes No Yes No

Distance from Buildings Yes No Yes No Yes No Yes No

How often dipped/levels checked Yes No Yes No Yes No Yes No

Tanks monitored for leaks: No Yes, Describe:

Pump maintenance contract: No Yes, With whom:

Waste tanks emptied by: Insured Others:

Total Annual Income

Boat and Motor Storage	\$ 625,598+
Sale of Boats, Motors, Trailers	\$
Sale of Snowmobiles	\$
Repairs & Service (parts & labour)	\$
Restaurant/snack bar/Food	\$
Liquor	\$
Sale of fuel (including oil)	\$
Rentals (specify)	\$
Other (describe)	\$ 15,000+
Total:	\$ 650,000

Comments: \$15,000 from harbour management and tenant rental income

CRIME

Neighbourhood

Crime Experience: Low Moderate High
 Residential Commercial Industrial Rural Isolated
Appears to be: Stable Changing via: Expansion/growth Renovation Deterioration

General Protection

Effective exterior lighting Yes No Effective interior lighting Yes No
Premises fully fenced Yes No Regular Police Patrols Yes No Distance from Police: 2 km
Fenced compound Yes No Owned and customer boats stored here: Yes No
How high is fence 2 m. Is fence topped with barbed wire: Yes No
Watchman/security guard service: None For Buildings

Security System: Applicable to Building(s) #to be monitored security by Voxcom in #591

Premises alarm system: Yes No N/A Extent of protection: Perimeter Space/area Not determined
Monitored by ULC central/monitoring station Unlisted service Local alarm
Line security: Dedicated line Other:
Guard Dogs Yes No Are signs posted: Yes No

Describe area protection and controls for customers when "Off Duty": to be determined for 591

Physical Protection:

Door locks: Deadbolt Spring Other:

Disabling devices on boats, motors and stock outside:

Chained stock: Yes No

Removal of wheels from trailers: Yes No

OVERALL ASSESSMENT

The contact was: Cooperative Uncooperative, explain:

Recommendations were: Discussed with contact Not discussed with contact

Comment: minor recommendation only.

Risk was: Above Average Average Below Average

Comment: Average for it's class at this time.

REMARKS NOT OTHERWISE NOTED

This risk has been in operation since 1853 with the insured purchasing the land in 1965 then constructing a marina and buildings at 1295 Warf Street in 1972. In September 2001, the insured acquired the property across the street at 591 Liverpool Road. This property comprises some 6 acres and has one building, which in the past was used as a fish hatchery. There are several inground, concrete tanks which are now drained. These tanks are to be filled and / or covered so that buildings may be constructed on them. Such construction will not take place for at least one year. At least one building at 1295 will be moved to this location.

The operation will be basically the same but expanding to the new property. The insured will utilize part of the building for offices. Remaining areas of the building will be rented to others including retail boat accessories and offices presently at 1291. Most of the relocation should be complete by Summer 2002.

Presently, the property is a little rough with old sheds and equipment but work is underway to remove these as well as grade the land. Maintenance and housekeeping are expected to be good. The insured is aware of the type of roof on the building and has knowledge of required procedures.

As new buildings are constructed, they may be tenanted by boat and motor repair occupancies.

The contact was receptive to the survey and states that there have been no losses or claims. Only one minor recommendation is offered at this time.

RECOMMENDATIONS

None made at this time.

01-1 One ULC labelled, 2A-10B,C rated fire extinguisher should be provided on the grade floor plus a unit in the basement. These units should be mounted in accessible areas and serviced and tagged on an annual basis to ensure proper working order.

Page: 20
Project Name: 591 LIVERPOOL
RD

Project #: 20170105114
P.O. #: 1611612

ENVIROSCAN Report

**Siteplan Report - 1985 Cool Water Farms 591
Liverpool Rd Pickering ON g**

Requested by:
Eleanor Goolab

Date Completed: January 12, 2017 08:38:20

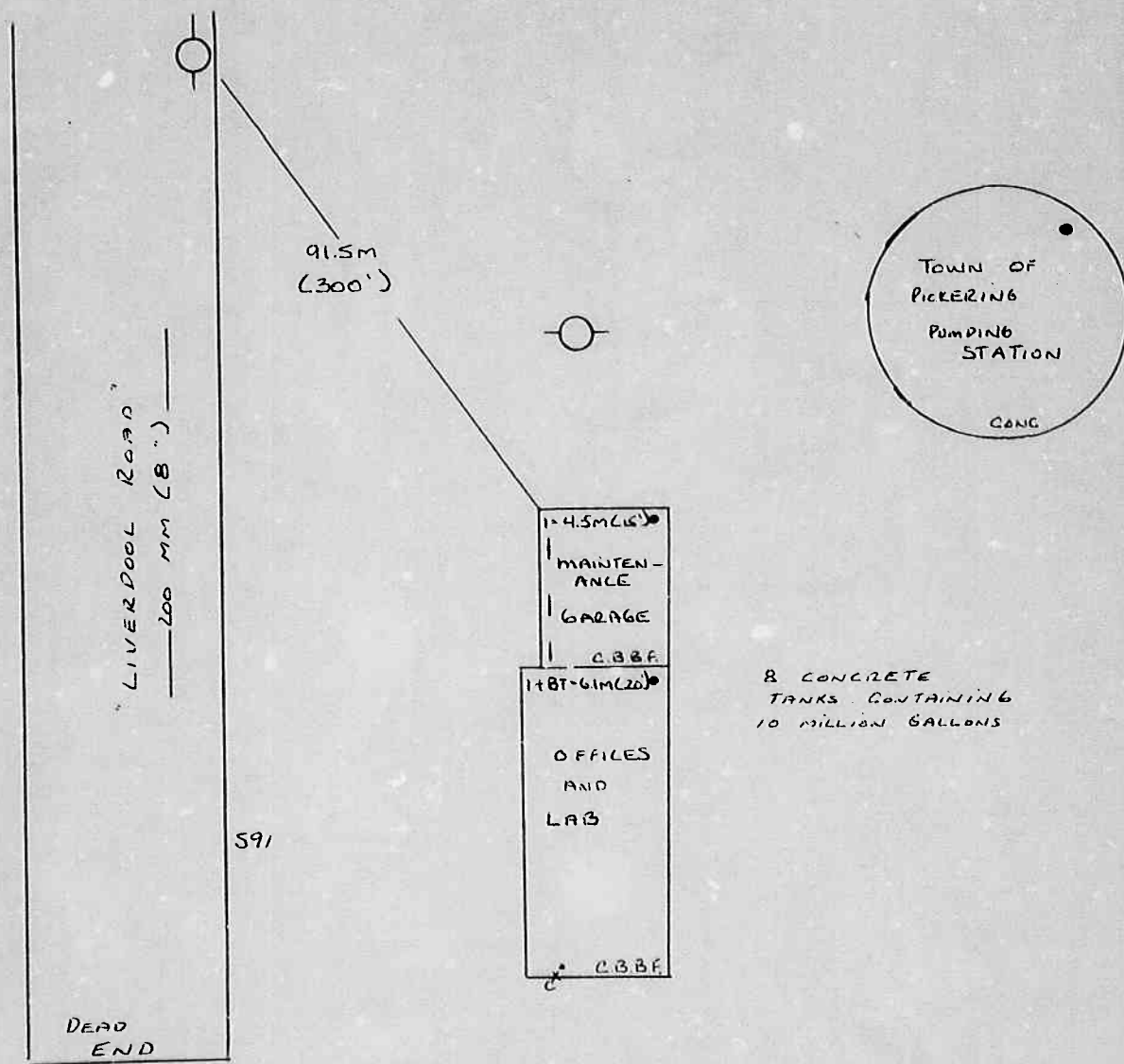


OPTA INFORMATION INTELLIGENCE

Siteplan Report - 1985 Cool Water Farms 591 Liverpool Rd Pickering ON g

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FILE NO. MERCANTILE
 LIMNOS LIMITED + COOL WATER FARMS
 INC.
 391 LIVERPOOL ROAD
 PICKERING
 Sheet: NOD Block: NOD Scale: 1" = 50 0'
 2 SCHE 15.2M
 INSURERS' ADVISORY ORGANIZATION
 ONTARIO

LAKE
 ONTARIO.

Date: OCT 18 1985 Field Rep: P.L.T.

Commercial Property Fire Rating Form Report - 1985 Cool Water Farms Inc 591 Liverpool Rd Pickering ON g





COMMERCIAL PROPERTY FIRE RATING FORM

CODING

IND.	TERR.	CONS.	PROT.
098	90	1	3

LOCATION PICKERING NAME LIMNOS LIMITED - COOL WATER FILE NO. MERCANTILE
 ADDRESS 591 LIVERPOOL ROAD Insp'd. by FACMS INC PT Date 18-10-85
 Rated by _____ Date 21-10-85

BASIC CONSTRUCTION: (SECTION II)

WALLS (ITEMS 210-215)

Construction Class _____ Bldg. Comb. Class _____

WALL AREA	MASONRY		FIRE RES.		NON COMB	COMB	DETAIL OF WALL CONSTRUCTION	% OF WALL PERIM	POINTS
	Wall Type	Wall Thick.	Dam. Type	Fire Res.					
	W-		D-	HR				% X	
	W-		D-	HR				% X	
	W-		D-	HR				% X	
	W-		D-	HR				% X	
	W-		D-	HR				% X	
Columns in (or adjacent to) non-bearing masonry walls: Unprot. metal <input type="checkbox"/> Comb. <input type="checkbox"/>								% X	
Panels in masonry or fire resistive walls: Comb. <input type="checkbox"/> Non-comb. <input type="checkbox"/> Glass <input type="checkbox"/> Slow burning <input type="checkbox"/>								% X	
Special Conditions (Describe).....								% X	

FLOOR(S) AND ROOF (ITEMS 220-223)

LEVEL	DIMENSIONS	MAS. or F.R.		NON COMB	COMB	DETAILS OF FLOOR/ROOF MATERIALS	% of Total Floor/Roof Area	POINTS
		Dam. Type	Fire Res.					
Grade		D-	HR				% X	
		D-	HR				% X	
		D-	HR				% X	
		D-	HR				% X	
Roof		D-	HR				% X	

BLDG 2 - TANKS

Total Basic Construction Charges:
 Schedule Base +
 Building Base =

Building Base x _____ Comb. Modifier (ITEM 230) x .001 = **BASIC BUILDING RATE:**

150

(carried fwd. overleaf)*

SECONDARY CONSTRUCTION: (SECTION III)

							% Charge
Height: (ITEM 300) Nbr. Storeys _____ Bast. _____ Comb. Stories without ground level access. _____							
Vertical Openings: (ITEM 310)	Type	From	To	Enclosure	Doors	% Chge.	
						1st.	
							+
No. of Elevators: Passenger; Freight							
Area: (ITEM 320) _____ x _____, _____ x _____, _____ x _____							
Grade Floor Area _____ Total Area _____ Effective Area _____							
Roof Surface: (ITEM 330) Approved <input type="checkbox"/> Other (Described).....							
Combustible Concealed Spaces: (ITEM 340) Roof Space; Percentage of total roof area _____ %							
Ceiling Space; Percentage of total floor area _____ %							
Combustible Interior Construction: (ITEM 350)							
Floor Surfacing; Percentage of total floor area _____ %							
Interior Walls or Partitions; Percentage of total exterior wall area _____ %							
Mezzanines or Decks; Percentage of total floor/roof area _____ %							
Combustible Interior Finish or Insulation: (ITEM 360)							
Walls: Percentage of total area of exterior walls; Ord. Dam. _____ % Spec. Dam. _____ %							
Roof & Floor(s): Percentage of total area of ceilings; Ord. Dam. _____ % Spec. Dam. _____ %							
Combustible Exterior Finish or Attachments: (ITEM 370)							
Building Condition: (ITEM 380) Good <input type="checkbox"/> ; Average <input type="checkbox"/> ; Poor <input type="checkbox"/> ;							
Built in; Est. <input type="checkbox"/> Additions Built in; Est. <input type="checkbox"/>							
Air Conditioning: % Central <input type="checkbox"/> ; Window <input type="checkbox"/>							
Basement: Finished <input type="checkbox"/> ; Partially Finished <input type="checkbox"/> ; Unfinished <input type="checkbox"/>							
Total Secondary Construction Charges:							

OCCUPANCY: (SECTION IV, V, VI & VII)

St. No. Floor	Floor Area	% of Total Area	Occ'y Item No.	Name and Description of Occupancy and Hazards	Basic Occ'y Charge	Hazard Charges	Sep'd. Occ'y Factor	Total Occ'y Charge	Comb. Cl.	Susc. Cl.	Ind. Code
Common Hazards Applicable to Building											
				Pg A-20 YARD Property							
				22 a(i) Concrete tanks	.08						
				+ .25 (Ren O.C.)	.25						
					<u>.33</u>						
				coue	.098						
				BIP6 + LIS	.33						
								<u>.24</u>			
TOTAL											Building IND. CODE

- Major Occupancy Charge %
- 20% of _____ (next 10 highest additional Total Occupancy Charges) %
- Common Hazards applicable to the Building %
- Net Occupancy Charge %
- L1, L2 Area _____ %
- Net Occupancy Charge x _____ Occ'y Mod. Factor (ITEM 418) = _____ %
- **Total Secondary Construction Charge (brought forward from overleaf) + _____ %

*E. C. EXTRA		
IND. CODE	PERIL	ADD'L RATE

EXPOSURE: (SECTION VIII)

Non Chargeable

Facing Wall of Exposure					Facing Wall of Risk				Exposure Distance
Mas. Semi Prot.	Mas. Unprot.	Non Comb.	Comb.	Comb. Class	Lth/Ht	Comb. & Masonry Non Comb	Masonry Unprot.	Masonry Semi Prot.	

- Exposure Charge + _____ %
- Party Wall Charge (ITEM 831) + _____ %
- Communication Charge (ITEM 832) + _____ %
- + 100 %

(brought forward from overleaf) BASIC BUILDING RATE _____ x _____ % = UNPROTECTED BLDG. RATE _____

MUNICIPAL PROTECTION: (SECTION IX)

F.U.S. Prot. Class _____ Revised Prot. Class _____
 Dist. to Hydrants: Stdr. Non Stdr. m. Accessibility: Good Poor
 Dist. to Fire Hall: Stdr. Non Stdr. km. Congested Area: Yes No

Unprotected Bldg. Rate x _____ Protection Class Factor..... = PROTECTED BLDG. RATE _____

BUILDING ADJUSTMENT FACTOR: (SECTION XI)

Protected Bldg. Rate x _____ Building Adjustment Factor..... = GROSS BLDG. RATE _____

INTERNAL PROTECTION: (SECTION XII)

Extinguishers Stdr. _____% Credit W. & C. Stdr. _____% Credit
 S.P. & H. Stdr. _____% Credit Automatic Fire Detection System Stdr. _____% Credit
 Automatic Sprinklers (Describe)..... _____% Credit
 Other Auto. Protection (Describe)..... _____% Credit
 GROSS BLDG. RATE _____ Less _____% = _____ Less _____% = _____ Less _____% = FINAL BLDG. RATE _____

CONTENTS RATES (SECTION XII)

ITEM → 1200 1210 1220

Ind. Code	Susc. Class	OCCUPANCY	Susc. Charge	Hazards Adj.	Conts. Adj. Factor	Adj. Conts. Charge	Gross Bldg. Rate	Gross Conts. Rate	Int. Prot. Factor	FINAL CONTS. RATE
				X	X	=	+	=	√	=
				X	X	=	+	=	X	=
				X	X	=	+	=	X	=
				X	X	=	+	=	X	=
				X	X	=	+	=	X	=
				X	X	=	+	=	X	=

Indicate with * any rate subject to E. C. Extra.

Siteplan Report - 2000 Frenchmans Bay Harbour & Marine Co Ltd 591 Liverpool Rd Pickering ON g



THE PICKERING HARBOUR COMPANY LTD.

Incorporated in England & Wales

REGISTERED OFFICE: 10, WARE STREET, LIVERPOOL, ENGLAND.



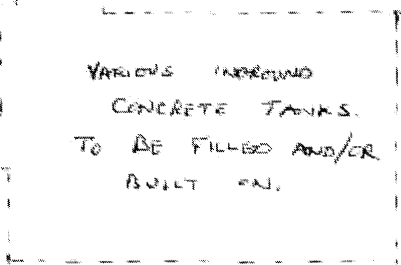
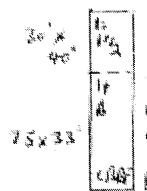
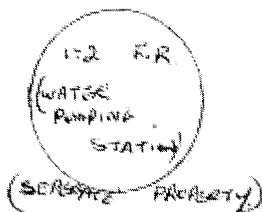
To 1295

WARE STREET

PICKERING ON T.

LIVERPOOL ROAD

GREEN FRONT PARK

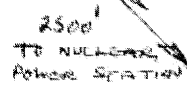


SCALE 1" = 100' APPROX.

TO BE OPEN BOAT STORAGE.

PROPERTY AREA NOT TO SCALE

6 ACRES.



Appendix "D" - Photographs

Taken by G. Arab on January 11, 2017



Photograph 1: General view of the parking lot on the southwest side of the 591 Liverpool Road.



Photograph 2: View of the boats parking lot on the southeast side of the 591 Liverpool Road.



Photograph 3: View of blocks, drums, and barrels on the northeast side of the 591 Liverpool Road.



Photograph 4: View of the one-story building located on the north side of the 591 Liverpool Road.



Photograph 5: View of concrete duct reaching concrete water holding pit located on the south side of the building.



Photograph 6: View of concrete water holding pit located on the south side of the building.