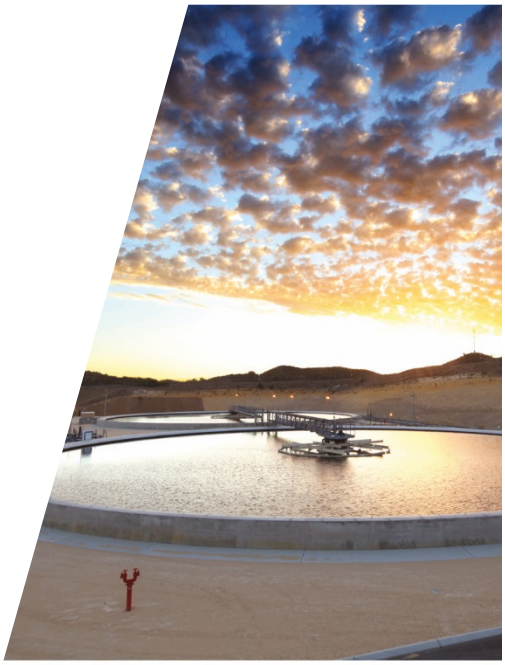


Phase One Environmental Site Assessment

12 and 16 Lock Street
St. Catharines, Ontario

Rankin Construction Inc.



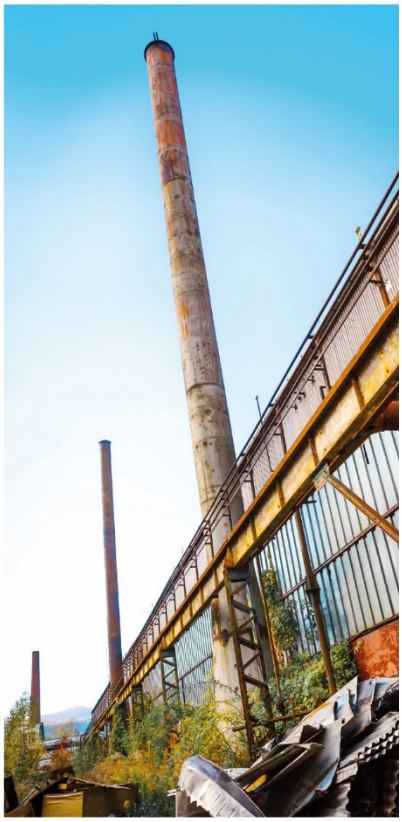






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1. Executive Summary

GHD Limited (GHD) was retained by Rankin Construction Inc. (Rankin) to conduct a Phase One Environmental Site Assessment (ESA) of 12 and 16 Lock Street in St. Catharines, Ontario (Property or Site). The location of the Property is shown on Figure 1 and a Site Plan of the Property is shown on Figure 2.

The Property consists of seven contiguous parcels of land that, combined, are approximately 0.40 hectares (0.98 acres) in size. Four buildings currently occupy the Site. The buildings are approximately 380 square metres (4,100 square feet), 200 square metres (2,150 square feet), 25 square metres (270 square feet) and 215 square metres (2,290 square feet) in size and occupy the south, north northwest and southeast portions of the Property, respectively. The Site was managed by MSI Spergel Inc. as insolvency trustee and was in the process of being acquired by Rankin through receivership. It is GHD's understanding that Rankin intends to redevelop the Property for mixed commercial and residential use and that this Phase One ESA is being completed to support filing a Record of Site Condition (RSC) in accordance with Ontario Regulation 153/04, as amended (O. Reg. 153/04).

The Phase One ESA was conducted in accordance with O. Reg. 153/04 with the exception that the basement, second and third floors of the former hotel building on the southern portion of the Site and building located at 12 Lock Street, on the southeast corner of the Site could not be accessed for detailed inspection due to safety concerns associated with the structure.

Based on the results of the Phase One ESA, including the records review, the Site reconnaissance, and interviews with persons knowledgeable of the historical and current Site operations, and review of information from the Ontario Ministry of Environment, Conservation and Parks (MECP), Potential Contaminating Activities (PCAs) were identified as representing the following Areas of Potential Environmental Concern (APECs) for the Site as defined in Ontario Regulation 153/04, as amended (O. Reg. 153/04):

APEC A (Current Dry Cleaning Facility): An active dry cleaning facility is located approximately 100 m south of the Site. The Operation of Dry Cleaning Equipment is a PCA as defined in O. Reg. 153/04, which, given its proximity, represents an APEC associated with the Site. On this basis, the dry cleaning facility to the south of the Site is identified in this report as APEC A as it represents a potential impact to groundwater quality at the Site with respect to volatile organic compounds (VOCs).

APEC B (Former Underground Storage Tank Associated with Taxi Stand): A taxi stand and gasoline underground storage tank (UST) were identified on the adjacent property approximately 30 metres south of the Site on the south side of Lock Street on the 1962 FIP. Gasoline and Associated Products Storage in Fixed Tanks is a PCA as defined in O. Reg. 153/04, which, given its proximity, represents an APEC associated with the Site. On this basis, the former operation of a gasoline UST to the south of the Site is identified in this report as APEC B as it represents a potential impact to groundwater quality at the Site with respect to petroleum hydrocarbons (PHCs) and VOCs.

APEC C (Former Dry Cleaning Facility): A “Chinese Laundry” was identified on the 1962 fire insurance plan as having been operated on the corner of Gertrude Street and Lock Street, approximately 70 m south of the Site. The Operation of Dry Cleaning Equipment is a PCA, which given its proximity to the Site, represents an APEC associated with the Site. On this basis, the former Chinese Laundry operation to the south of the Site is identified in this report as APEC C as it represents a potential impact to groundwater quality at the Site with respect to VOCs.

APEC D (PAH and Metals Impacted Soil): A 2019 Environmental Screening Program report identified the presence of select PAHs and metals in soils within the northwestern portion of the Property at concentrations exceeding current generic soil quality standards. The presence of elevated concentrations of polycyclic aromatic hydrocarbons (PAHs) and metals in soils within the northwestern portion of the Property has been identified as APEC D.

APEC E (Peat Fill Material): A 2004 Geotechnical Investigation report identified the presence of peat fill across the west central portion of the Site. Investigations into methane gas generation associated with the peat fill identified methane gas concentrations above 500 parts per million (ppm) at soil gas probes installed within the peat material. The presence of peat fill producing methane gas in the central portion of the Site has been identified as APEC E.

APEC F (Fill of Unknown Quality): Fill materials of unknown origin are present across the western portion of the Site. The source and quality of the fill material is not known. Importation of Fill Material of Unknown Quality is a PCA as defined in O. Reg. 153/04 and represents an APEC for the Site. This has been identified as APEC F as it represents a potential impact to soil quality at the Site with respect to VOCs, PAHs, PHCs, and metals.

APEC G (Former Fuel Oil Use): The hotel building that occupies the southern corner of the Property was constructed in 1871. It is likely that this building was heated with either fuel oil or coal at one time. Gasoline and Associated Products Storage in Fixed Tanks is a PCA as defined in O. Reg. 153/04. The former storage of heating oil is a PCA that represents a potential APEC for the Site and has been identified as APEC G as it represents a potential impact to soil and groundwater quality with respect to PHCs and PAHs.

2. Introduction

2.1 Phase One Property Information

GHD was retained by Rankin to conduct a Phase One Environmental Site Assessment (ESA) of the buildings and associated lands located at 12 and 16 Lock Street in St. Catharines, Ontario (hereinafter referred to as Site or Property). The Property is shown on the Site Location Map (Figure 1) and on the Site Plan (Figure 2).

The purpose of the Phase One ESA was to identify the existence of any current or historical potentially contaminating activities (PCAs) within the Phase One Study Area that represent APECs for the Site.

The Property consists of seven parcels of land that, combined, are approximately 0.40 hectares (0.98 acres) in size. Four buildings are currently located at the Site. The buildings are approximately 380 square metres (4,100 square feet), 200 square metres (2,150 square feet), 25 square metres

(270 square feet), and 215 square metres (2,290 square feet) in size occupying the south, north, northwest and southeast portions of the Property, respectively. The Site was managed by MSI Spergel Inc.as insolvency trustee and was in the process of being acquired by Rankin through receivership. The former Site owner was not available for GHD to interview as part of this Phase One ESA.

Contact information for the Property receiver's representative is provided below:

MSI Spergel Inc.
Attention: Evan MCCullagh – Estate Administrator
21 Kings Street West, Suite 1602, Box 54
Hamilton, Ontario L8P4W7

Contact information for Rankin's representative is provided below:

Rankin Construction Inc.
Attention: Mr. Jim Frank, P. Eng., MBA
222 Martindale Road, Box 1116
St. Catharines, Ontario L2R 7A3

It is GHD's understanding that Rankin is in the process of acquiring the Property for mixed residential and commercial redevelopment, and that this Phase One ESA is being completed for the purpose of filing a Record of Site Condition (RSC) in accordance with O. Reg. 153/04 to support the proposed redevelopment.

3. Scope of Investigation

This Phase One ESA was conducted in accordance with the requirements of O. Reg. 153/04 by Ms. Melissa Pley and Mr. Greig Chapman, and was reviewed by Mr. Marc Gaudet, all from GHD. Copies of project personnel curriculum vitae are provided in Appendix A. The following tasks were conducted as part of the Phase One ESA:

- Review of electronic federal, provincial and regional environmental database searches
- Review of Property title records
- Review of historical land records including fire insurance plans, aerial photographs of the Site and surrounding area, regional geological information, and available previous environmental reports pertaining to the Site and surrounding properties
- Review of city directories for past and current Property usage and surrounding property occupancy
- Inspection of the facilities, equipment, utility services, operations and records associated with the Site
- Observations of PCAs that represented APECs for the Site
- Inquiries with regulatory agencies and interviews with persons knowledgeable of the Site, Site history and Site operations

In completing the Phase One ESA, GHD relied upon information received from all parties as being accurate unless contradicted by written documentation or field observations.

The following report summarizes the information gathered by GHD during the Phase One ESA and identifies the existence of PCAs that represent APECs for the Site, if any. As required by O. Reg. 153/04, this Phase One ESA also identifies potential contamination migration pathways and receptors associated with the Property, to the extent that the data compiled allows.

The Phase One ESA was conducted in accordance with O. Reg. 153/04 with the exception that access to basement, second and third floors, and roof of the former hotel building in the southern portion of the Site could not be attained due to safety concerns.

This Phase One ESA report has been prepared for the use of Rankin and may not be relied upon by others without the written consent of GHD and Rankin.

4. Records Review

4.1 General

Historical land use of the Site was investigated by GHD through a review of available fire insurance plans (FIPs), Property title records, historical city directories, environmental databases, aerial photographs and regional geologic and hydrogeological information.

4.1.1 Phase One Study Area Determination

The Phase One Study Area includes the Site and all properties located wholly or partially within 250 metres (m) of the Site boundary. GHD has determined, based on a review of local geology and hydrogeology and the proximity of surface water to the north, east and west, that PCAs beyond 250 m from the Site are not likely to impact the Property. Therefore, GHD's records review and reconnaissance were limited to the 250 m Phase One Study Area.

The off-Site properties within the Phase One Study Area were visually inspected, without accessing the properties, for evidence of existing or potential PCAs. The following buildings or features were located on the neighbouring properties to the Site:

North: The Site is bounded to the north by Lakeport Road and further north by an asphalt paved parking lot, Lakeside Park, Lakeside Park Beach, a municipal pumping station, a carousel ride, walking trails, and small public structures including covered picnic areas and washrooms. Further north of Lakeside Beach is Lake Ontario. The first Welland Canal was historically located along the present-day alignment of Lakeport Road to the north of the Site. The canal was abandoned in the early 1900s and the area reclaimed. A large storm water holding tank associated with the municipal pumping station has since been installed beneath Lakeport Road, adjacent to the north Property boundary. Importation of Fill Material of Unknown Quality is a PCA as defined by O. Reg. 153/04, however, it does not represent an APEC for the Site.

West: The Site is bounded to the west by Main Street and further west by residential properties and Gary Road.

South: The Site is bounded to the south by Lock Street and further south by commercial properties including restaurants, and residential properties. Other properties located further south and southeast include Rennie Park and commercial/retail properties. A dry cleaner is located approximately 100 m south of the Site. The Operation of Dry Cleaning Equipment is a PCA as defined in O. Reg. 153/04, which, given its proximity, represents an APEC associated with the Site. On this basis, the dry cleaning facility to the south of the Site is identified in this report as APEC A as it represents a potential impact to groundwater quality at the Site with respect to VOCs.

East: The Site is bounded to the east by Hogans Alley and further east by a vacant property, commercial and retail buildings, Lakeport Road, landscaped areas, a marina and yacht club and Port Dalhousie Harbour (former Welland Canal).

As discussed in Section 5, GHD interviewed City of St. Catharines representatives and a local historian who have been familiar with the Site since 1986 and 1969, respectively. They were not aware of any environmental impacts to the Site attributable to operations conducted on adjacent lands. No visual evidence of environmental impact to the Property from surrounding land uses was observed by GHD at the time of the Site inspection.

4.1.2 First Developed Use Determination

Based on a review of previous reports, city directories and Property title search information, the Site was first developed by John McNulty for commercial use as a hotel and dry goods store in 1871[1].

4.1.3 Fire Insurance Plans

FIPs assist in the identification of historical land use and commonly indicate the existence and location of aboveground and underground storage tanks, structures, improvements, and facility operations. GHD contracted the Opta Information Intelligence (Opta) to search for available historical FIPs, inspection reports, and Site-specific plans. GHD was provided with a copy of Fire Insurance Plans covering the Site and/or portions of the Phase One Study Area for 1905, 1922 and 1962, copies of which are provided in Appendix B.

The 1905 FIP indicates that six buildings including a hotel (Austin House Hotel) were located on the 16 Lock Street portion of the Property, and one building identified as a grocery store was located on the 12 Lock Street Property at that time. The northwest portion of the Site is not shown on the 1905 FIP. Several retail outlets including a butcher, a pharmacy, an ice house and hotels (Wellington Hotel, Walkerly's House Hotel, and Murrary Hotel) were located east of the Site along Front Street (present-day Lakeport Road) and Lock Street. Residential and commercial properties were identified as occupying lands further south and west of the Site, along Main Street, Canal Street and Gertrude Street. A dry dock with a storage building occupied by A. Muir & Bros is identified further southeast of the Site. A dry dock falls under Port Activities including Operation and Maintenance of Wharves and Docks and is a PCA however, it does not represent an APEC for the Site given its distance from

[1] Heritage Assessment Report – Port Dalhousie Commercial Core, Spencer R.Higgins, Architect Incorporated, May 2005

the Site and the inferred easterly direction of groundwater flow in this area (cross gradient to the Site).

The 1922 FIP indicates that the Site remained generally unchanged from the 1905 FIP with the exception of the addition of a building identified as a 'Lock Up' located on the northwest corner of the Property, an "Ice House" in the central portion of the Property and a "Waiting Room" in the southwest corner of the Property. One of the small un-named buildings present in the central portion of the Property on the 1905 FIP was not present on the 1922 FIP.

Review of the 1922 FIP indicates the Old Welland Canal was present to the east of Front Street, east of the Site. Lock No.1 (of the second canal) was located southeast of the Site. A ship lock falls under Port Activities including Operation and Maintenance of Wharves and Docks and is a PCA however, it does not represent an APEC for the Site given its distance and the inferred easterly direction of groundwater flow in this area (cross gradient to the Site).

The area south of the Site remained unchanged from the 1905 FIP, with the exception of the development of additional residential and commercial buildings, including a bank on Lock Street. Residential dwellings, a school and fire hall were located further south of the Site. A machine shop with a concrete floor and iron storage area were located south of the Site and south of the dry dock. A machine shop falls under Metal Fabrication and is a PCA however, it does not represent an APEC for the Site given its distance and the inferred easterly direction of groundwater flow in this area (cross gradient to the Site). The area located adjacent to the dry dock southeast of the Site was occupied by Canada Steamship Lines. A carpentry shop was also present in this area.

Lands located further north of the Site, as indicated on the 1922 FIP, included three ice houses and a ferry landing/bridge along the former Welland Canal. A ferry landing falls under Port Activities including Operation and Maintenance of Wharves and Docks and is a PCA however, it does not represent an APEC for the Site given its distance and the inferred north easterly direction of groundwater flow in this area (down gradient to the Site).

Review of the 1962 FIP indicates the removal of six buildings in the central and southwest portion of the Site, the addition of two buildings in the central portion of the Property and the construction of two building additions onto the Austin Hotel in the south portion of the Site since 1922. The adjacent properties to the west of the Site are not shown on the 1962 FIP. A taxi stand/office and underground gasoline service tank were identified on the adjacent property approximately 30 metres south of the Site on the south side of Lock Street. Gasoline and Associated Products Storage in Fixed Tanks is a PCA as defined in O. Reg. 153/04, which, given its proximity, represents APEC for the Site. On this basis, the former operation of a gasoline UST to the south of the Site is identified in this report as APEC B as it represents a potential impact to groundwater quality at the Site with respect to petroleum hydrocarbons (PHCs) and VOCs.

The 1962 fire insurance plan indicates that a "Chinese Laundry" was present on the corner of Gertrude Street and Lock Street, approximately 70 m south of the Site. The Operation of Dry Cleaning Equipment is a PCA as defined by O. Reg. 153/04, which given its proximity, represents an APEC for the Site. On this basis, the former Chinese Laundry operation to the south of the Site is identified in this report as APEC C as it represents a potential impact to groundwater quality at the Site with respect to VOCs.

Review of the 1962 FIP indicates that several building additions have been constructed on the commercial and retail buildings east of the Site, adjacent to Lakeport Road. Several buildings and building additions have also been constructed in the area of the dry dock to the southeast of the Site, including a mould loft and punch shed.

The 1962 FIP indicates that Lakeside Park occupied lands north of the Site including a carousel ride, pavilions, shelters and a boat storage and repair facility. A gasoline UST associated with the boat storage and repair facility was located along the western edge of the former Welland Canal. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles is a PCA as defined in O. Reg. 153/04, however, it does not represent an APEC for the Site given its distance and the inferred northerly direction of groundwater flow in this area (down gradient to the Site). The former presence of a gasoline UST is a PCA as Gasoline and Associated Products Storage in Fixed Tanks are defined as such in O. Reg. 153/04. However, the gasoline UST does not represent an APEC given its distance and the inferred northerly direction of groundwater flow in this area (down gradient to the Site).

The 1962 FIP indicates that the properties located southeast of the Site, on the east side of Lakeport Road were occupied by Lake Sand and Building Supplies (two buildings and piled sand), a Legion Hall (equipped with a boiler room), a rowing club (two boat houses and a hall a vacant), a vacant auto service building and associated underground petroleum storage tank, and Lincoln Fabrics (five vacant buildings and a fuel oil tank). The former operation of petroleum storage tanks on the auto garage and Lincoln Fabrics properties falls under Gasoline and Associated Products Storage in Fixed Tanks and are PCAs. In addition, the auto service garage falls under Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles is a PCA. However, they do not represent APECs for the Site given their distance and inferred easterly direction of groundwater flow in this area (cross gradient to the Site). Lincoln Fabrics was operated for Textile Manufacturing and Processing and is a PCA. Lincoln Fabrics does not represent an APEC for the Site due to its distance and the inferred easterly direction of groundwater flow in this area (cross-gradient to the Site).

4.1.4 Chain of Title

GHD contracted Blaylock & Associates to conduct a search of the Property title records. Blaylock & Associates obtained information from the applicable Land Registry Office through access to the electronic Land Titles system.

The Property is described as Part of Lot 21, Concession I, Township of Grantham, now Port Dalhousie Lots 3, 4, 5, 6, 7, 8 and 16. The Property Identification Number (PIN) for the Site is 46195-0690 LT. The following entities were reported to be associated with ownership or occupation of the Property:

Lot 3 – Northwestern Portion of 16 Lock Street

Registered Owner(s)	Ownership Period
Nathan H. Pawling	August 22, 1894 to November 2, 1959
The Corporation of The Village of Port Dalhousie	November 2, 1959 to January 31, 1966

Registered Owner(s)	Ownership Period
The Public Utilities Commission of Port Dalhousie	January 31, 1966 to January 2, 1976
Thomas and Lucy LaFlamme	January 2, 1976 to November 21, 1983
Bernard J. Rowan, Ian T.P. Rowan and Bernard J. Rowan	November 21, 1983 to June 26, 1987
The Rowan Sprinkler Company Ltd.	June 26, 1987 to February 18, 1988
Valarie Ann and Rastislav Kruty	February 18, 1988 to May 30, 1991
Rusty Kruty Realty Inc.	May 30, 1991 to June 19, 1992
Rastislav Kruty	June 19, 1992 to October 31, 1996
Rastislav Kruty in Trust	October 31, 1996 to September 23, 2003
1184557 Ontario Inc.	September 23, 2003 to Unknown
Port Dalhousie Vitalization Corporation	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lots 4 and 5 Part 1 – Southwestern Portion of 16 Lock Street

Registered Owner(s)	Ownership Period
Nathan H. Pawling	September 26, 1896 to July 12, 1913
Annie Holmes	July 12, 1913 to December 23, 1938
Frank Scott, Estate of Frank Scott	December 23, 1938 to November 2, 1959
Murray H. Scott	November 2, 1959 to January 31, 1966
Port Dalhousie Public Utilities Commission	January 31, 1966 to January 2, 1976
Thomas and Lucy LaFlamme	January 2, 1976 to November 21, 1983
Bernard J. Rowan, Ian T.P. Rowan and Bernard J. Rowan	November 21, 1983 to June 26, 1987
The Rowan Sprinkler Company Ltd.	June 26, 1987 to February 18, 1988
Valarie Ann and Rastislav Kruty	February 18, 1988 to May 30, 1991
Rusty Kruty Realty Inc.	May 30, 1991 to September 2, 1999
Rastislav Kruty	September 2, 1999 to September 23, 2003
1149853 Ontario Inc.	September 23, 2003 to Unknown
Port Dalhousie Vitalization Corporation	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lots 4 and 5 Part 2 – Southwestern Portion of 16 Lock Street

Registered Owner(s)	Ownership Period
County of Lincoln	July 30, 1912 to April 5, 1913
John Johnson	April 5, 1913 to December 23, 1938
Frank Scott, Estate of Frank Scott	December 23, 1938 to November 27, 1959
Murray Scott	November 27, 1959 to January 31, 1966
Port Dalhousie Public Utilities Commission	January 31, 1966 to January 2, 1976
Thomas and Lucy LaFlamme	January 2, 1976 to November 21, 1983

Registered Owner(s)	Ownership Period
Bernard J. Rowan, Ian T.P. Rowan and Bernard J. Rowan	November 21, 1983 to June 26, 1987
The Rowan Sprinkler Company Ltd.	June 26, 1987 to February 18, 1988
Valarie Ann and Rastislav Kruty	February 18, 1988 to May 30, 1991
Rusty Kruty Realty Inc.	May 30, 1991 to October 31, 1996
Rastislav Kruty in Trust	October 31, 1996 to September 23, 2003
1184557 Ontario Inc.	September 23, 2003 to Unknown
Port Dalhousie Vitalization Corporation	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lot 6 – Southern Central Portion of the 16 Lock Street

Registered Owner(s)	Ownership Period
Nathan H. Pawling and Robert Laurie	February 23, 1878 to May 27, 1881
Ellen Howse	May 27, 1881 to October 20, 1896
Henry Rolk, Estate of Henry Rolk	October 20, 1896 to June 6, 1901
Catharine Pearson	June 6, 1901 to July 5, 1932
Michael, John and Mary Harrigan and Margaret Howse	July 5, 1932 to January 17, 1947
John Harrigan, Mary Harrigan and the Estate of John Harrigan	January 17, 1947 to April 15, 1948
Peter and Annie Ruddy	April 15, 1948 to December 15, 1972
Margaret Erskine	December 15, 1972 to March 16, 1973
Rita Lake	March 16, 1973 to April 29, 1981
Wilfred Cheredaryk	April 29, 1981 to January 3, 1986
Kurt and Veronica Rathfelder	January 3, 1986 to July 30, 1987
Harold Arthur Coles	July 30, 1987 to April 14, 2000
Valarie Ann Kruty	April 14, 2000 to September 3, 2009
1405230 Ontario Limited	September 3, 2009 to Unknown
Port Dalhousie Vitalization Corporation	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lot 7 – Southeastern Portion of 16 Lock Street

Registered Owner(s)	Ownership Period
Edward McArdle	March 21, 1871 to March 25, 1871
Nathan Pawling	March 25, 1871 to January 30, 1903
Patrick Harrigan and John McNulty	January 30, 1903 to April 3, 1937
Michael J. Harrigan, John Harrigan and Mary Harrigan	April 3, 1937 to November 7, 1951
Austin Hotel Ltd.	November 7, 1951 to May 31, 1954
Harry Winiewski, Garry Winiewski and Stanley Winiewski	May 31, 1954 to Unknown
Mortgage Foreclosure (default)	Unknown to January 16, 1961
Estate of Frank T. Wyman	January 16, 1961 to July 20, 1965

Registered Owner(s)	Ownership Period
Peter J. Ruby and Robez Donnelly Limited	July 20, 1965 to Unknown
George and Grace Hicul	Unknown
Foreclosure (default)	Unknown to June 27, 1966
Robert Donnelly Limited and Peter J. Ruby	June 27, 1966 to July 23, 1969
Joe Rogola Sr., Jow Rogola Jr., and Frank Rogola	July 23, 1969 to October 26, 1970
Michael Panchyshyn	October 26, 1970 to May 8, 1972
Michael and Helen Panchyshyn	May 8, 1972 to August 11, 1976
Albert and Irene Moore	August 11, 1976 to December 21, 1977
Steven Werchohlad and Arthur J. Smith	December 21, 1977 to July 8, 1982
Arthur Smith	July 8, 1982 to July 24, 1987
Norma and Arthur J. Smith	July 24, 1987 to May 3, 1988
Arthur J. Smith	May 3, 1988 to August 29, 2003
Port Dalhousie Projects Inc.	August 29, 2003 to Unknown
Port Dalhousie Vitalization Project	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lot 16 Part 1 – Northeastern Portion of 16 Lock Street

Registered Owner(s)	Ownership Period
Nathan and Mathilda Pawling	July 21, 1888 to December 7, 1916
Bella Dufferin and John Ferguson (died)	December 7, 1916 to August 7, 1925
Minnie Mary Ferguson	August 7, 1925 to August 7, 1951
The Niagara, St. Catharines and Toronto Railway Company	August 7, 1951 to January 22, 1971
Sidney H. Brookson	January 22, 1971 to April 29, 1985
The Corporation of the City of St. Catharines	April 29, 1985 to July 6, 1989
Donatelli Productions Ltd.	July 6, 1989 to October 10, 1996
Lakeport Foods Inc.	October 10, 1996 to December 9, 2003
1184540 Ontario Inc.	December 9, 2003 to Unknown
Port Dalhousie Vitalization Corporation	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lot 16 Part 2 – Eastern Central Portion of 16 Lock Street

Registered Owner(s)	Ownership Period
Edward McArdle	March 24, 1871 to March 25, 1871
Nathan Pawling	March 25, 1871 to May 31, 1878

Registered Owner(s)	Ownership Period
Barney (Bernardd) McGrath	May 31, 1878 to Unknown
John and Michael Rogers	Unknown to Unknown
Mortgage Default	Unknown to August 11, 1881
The Security Loan and Savings Co. St. Catharines	August 11, 1881 to September 17, 1894
Harvey Neelon, Estate of Harvey Neelon	September 17, 1894 to September 23, 1894
Mary A. Neelon	September 23, 1894 to June 29, 1900
John Stanton	June 29, 1900 to February 18, 1905
George F. Peterson	February 18, 1905 to March 30, 1932
Samuel Houston, Estate of Samuel Houston	March 30, 1932 to December 1, 1936
Samuel A. Houston	December 1, 1936 to March 3, 1942
Louis J. Marck	March 3, 1942 to December 4, 1944
Darwin R. Challinger	December 4, 1944 to April 7, 1945
Wilfred H. Maxwell	April 7, 1945 to May 22, 1946
Yoroslaw Knit	May 22, 1946 to July 31, 1951
Dnytro and Anna Chaikowski	July 31, 1951 to November 6, 1953
Albert Plata, Albert Yanik and Stanley Plata	November 6, 1953 to December 12, 1962
Port Hotel Limited	December 12, 1962 to May 31, 1979
Scott A. Pegg	May 31, 1979 to July 6, 1989
Donatelli Productions Limited	July 6, 1989 to October 10, 1996
Lakeport Foods Inc.	October 10, 1996 to December 9, 2003
1184540 Ontario Inc.	December 9, 2003 to Unknown
Port Dalhousie Vitalization Corporation	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lot 8 – 12 Lock Street

Registered Owner(s)	Ownership Period
Elizabeth and Oscar Sharp	Prior to April 22, 1896
James Stanton	April 22, 1896 to June 9, 1943
Sarah Ann Stanton/Elsie Elizabeth Stanton	June 9, 1943 to May 12, 1943
Elsie Elizabeth Stanton and Daisy Y. Bowman	May 12, 1943 to December 7, 1973
Giovani and Nino Donatelli	December 7, 1973 to April 17, 1985
Giovani Donatelli	April 17, 1985 to February 10, 2010
Giovani, Frank, John and Nino Donatelli	February 10, 2010 to May 11, 2012
2283020 Ontario Inc.	May 11, 2012 to Present

Lot 8 – Part of Laneway, east side of 12 Lock Street

Registered Owner(s)	Ownership Period
The Corporation of the City of St. Catharines	Prior to February 12, 1993
Giovani Donatelli	February 12, 1993 to February 10, 2010
Giovani, Frank, John and Nino Donatelli	February 10, 2010 to May 11, 2012
2283020 Onario Inc.	May 11, 2012 to Present

Easements in favour of Bell Canada and The Consumers Gas Company exist along the central portion of the Property and the northwest Property boundary, respectively.

No leases, environmental liens, identified encumbrances, or other interests of potential environmental concern were reported to be associated with the Site through completion of the Property title search. A copy of the Property title search documents that were obtained by GHD are provided in Appendix C.

A survey plan dated 1988 was also included with the chain-of-title information. The survey identifies the three existing buildings in their present-day configuration. A copy of the survey plan is included in Appendix D.

4.1.5 City Directories

Historical city directories generally document the occupants of municipal addresses on a yearly basis. GHD contracted Environmental Risk Information Services (ERIS) to provide historical city directories for the Site. ERIS summarized city directories for the years 1952, 1957, 1962, 1967, 1972, 1977, 1982, 1987,1992, 1997, 2002, 2007 and 2012.

The city directory search indicated that, for the years searched, the Site and surrounding properties have historically consisted of mixed commercial and residential use including retail and restaurant use.

A copy of the city directory search documents that were obtained by GHD are provided in Appendix E.

4.1.6 Environmental Reports

One previous environmental report and one geotechnical report, which included an environmental component are known to have been completed for the Site. The titles of these reports are:

- Environmental Screening, Union Waterfront Property – Port Dalhousie, 16 Lock Street and 12 Lakeport Road, Port Dalhousie, Ontario (GHD Limited, January 2019)
- Geotechnical Investigation, Proposed Commercial/Residential Development, Port Dalhousie, Ontario (Soil-Mat Engineers and Consultants Ltd., July 8, 2004)

A summary of each of the environmental reports reviewed by GHD is provided below and reflects the conditions at the time that the reports were prepared.

4.1.6.1 2019 Environmental Screening

In December 2018 and January 2019, GHD conducted an Environmental Screening Program at the Site on behalf of Rankin. A total of three boreholes were installed and instrumented as groundwater monitoring wells, and four existing on-Site monitoring wells were located as a part of the screening program. Fill materials consisting of silty sand, sandy silt and clayey silt were identified during the drilling activities. Soil and groundwater samples were collected and analyzed and the data were compared against the Table 3 full depth generic site condition standards in a non-potable groundwater condition, residential/parkland/institutional property use, developed by the MECP and presented in "Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (MECP, April 15, 2011)".

The report identified the presence of select PAHs and metals in soils on the northwestern corner of the Property at concentrations exceeding current generic soil quality standards. No elevated contaminant concentrations were identified in the groundwater. The presence of elevated concentrations of PAHs and metals in soils within the northwestern portion of the Property has been identified as APEC D. Methylene chloride was detected in soil on the adjacent property to the east at a concentration exceeding the applicable generic soil quality standards. However, due to the inferred south easterly direction of groundwater flow (down gradient of the Site), it does not represent an APEC for the Site.

4.1.6.2 2004 Geotechnical Investigation

Soil-Mat Engineers and Consultants Ltd. (Soil-Mat) conducted a Geotechnical Investigation at the Site on behalf of the Port Dalhousie Vitalization Corporation. The investigation identified the presence of peat fill across the west central portion of the Site. Investigations into methane gas generation associated with the peat fill identified methane gas concentrations above 500 parts per million (ppm) at soil gas probes installed within the peat material. No other environmental concerns were raised in the report. The presence of peat fill (producing methane gas) in the central portion of the Site has been identified as APEC F.

4.2 Environmental Source Information

4.2.1 Regulatory Review

Facility personnel reported that no concerns, complaints, notices of violation, or directives of an environmental nature have been issued against the Site by federal, provincial, or municipal environmental regulatory agencies. This is consistent with the findings of the environmental databases search presented in Section 4.2.2.

The MECP was contacted by GHD to provide information regarding any past complaints, violations, and/or MECP directives concerning the Site through a Freedom of Information Act request. The response received from the MECP indicates that, after a thorough search of their files, they identified no records associated with the Site. A copy of the MECP response is included in Appendix F.

The Technical Standards and Safety Authority (TSSA) was contacted by GHD and asked to provide information concerning licensed USTs (retail fuel outlets) or registered USTs (private fuel outlets) located at the Site. TSSA personnel provided email correspondence to GHD dated January 17, 2019

indicating that their records did not identify any registered or licensed fuel storage tanks associated with the Site. A copy of the correspondence from the TSSA is provided in Appendix F.

4.2.2 Environmental Database Search

GHD contracted Environmental Risk Information Services (ERIS) to conduct a search of available federal, provincial, and private environmental databases. Based on the address of the Site, the database search was completed to assess environmental conditions within the Phase One Study Area. The number of records identified for the Site and for the Phase One ESA Study Area is identified in the following table. A distance of 0.25 kilometres was selected to ensure that all properties within the Phase One Study Area were included in the database search. A summary of the pertinent findings from the database search related to the Site is provided below.

Database	Number of Records	
	Phase One Property	Phase One Study Area (0 - 250 m)
Federal Databases		
Dry Cleaning Facilities (**DRYCLEANERS**)	None	0
Environmental Effects Monitoring (**EEM**)	None	0
Environmental Issues Inventory System (**EIIS**)	None	0
Federal Convictions (**FCON**)	None	0
Federal Contaminated Sites (**FCS**)	None	2
A search of the FCS database, covering the period from June 2000 to October 2018, indicates there two records for sites within 250 m of the Site. Both records are associated with contamination on Federal land approximately 150 m northwest of the Site, at the Port Dalhousie Marina. The first record indicates that Fisheries and Oceans Canada reported the presence of a former coal storage area which caused PAH and PHC contamination within the soil. Annual data from 2006-2018 indicates that no remediation has been completed at the Site. The second record indicates a historical review conducted in 2010 shows no contamination identified at the Port Dalhousie Marina and that no further action is required. Based on the distance of the former coal storage from the Site and the inferred northerly direction of groundwater flow (down gradient from the Site), it is unlikely that the PAH and PHC impacted soils have impacted soil or groundwater quality at the Site. Therefore, the PAH and PHC impacted soils do not represent an APEC at the Site.		
Fisheries & Oceans Fuel Tanks (**FOFT**)	None	6
A search of the FOFT database, covering the period of 1964 to September 2017, indicates there are six records within 250 m of the Site. These records are all associated with underground storage tanks (USTs) located approximately 150 m northwest of the Site. They indicate the presence of a 4,500 litre (L) single wall UST for diesel that was installed in 1987 and one 4,500L UST for gasoline that was installed in 1991. It is unclear if the material of construction for these two tanks was steel of fibreglass reinforced plastic. The location of the two USTs is also unclear as the there is reference to the Port Dalhousie Yacht Club, which is located approximately 250 metres northeast of the Site on the east side of the old Welland canal. The presence of underground gasoline/diesel tanks fall under Gasoline and Associated Products Storage in Fixed Tanks and is a PCA however, it does not represent an APEC given its proximity		

Database	Number of Records	
	Phase One Property	Phase One Study Area (0 - 250 m)
to the Site and inferred northerly direction of groundwater flow in this area (down gradient to the Site).		
Greenhouse Gas Emissions from Large Facilities (**GHG**)	None	0
Indian & Northern Affairs Fuel Tanks (**IAFT**)	None	0
National Analysis of Trends in Emergencies System (**NATES**)	None	0
National Defence & Canadian Forces Fuel Tanks (**NDFT**)	None	0
National Defence & Canadian Forces Spills (**NDSP**)	None	0
National Defence & Canadian Forces Waste Disposal Sites (**NDWD**)	None	0
National Energy Board Pipeline Incidents (**NEBI**)	None	0
National Energy Board Wells (**NEBW**)	None	0
National Environmental Emergencies System (**NEES**)	None	0
National PCB Inventory (**NPCB**)	None	0
National Pollutant Release Inventory (**NPRI**)	None	0
Parks Canada Fuel Storage Tanks (**PCFT**)	None	0
Transport Canada Fuel Storage Tanks (**TCFT**)	None	0
Provincial Databases		
Abandoned Aggregate Inventory (**AAGR**)	None	0
Aggregate Inventory (**AGR**)	None	0
Abandoned Mines Information System (**AMIS**)	None	0
Boreholes (**BORE**)	None	1
A search of the BORE database, covering the period of 1875 to July 2014, indicates there is one record for a site within 250 m of the Site. This record indicates the stratigraphy in the area generally consists of sand and gravel fill with silt and wood to approximately 3 metres below ground surface which overlies silt till with sand to a depth of 6.9 metres below ground surface. Weathered shale bedrock is present at approximately 6.9 metres below ground surface.		
Certificates of Approval (**CA**)	2	8
A search of the CA database, dated October 2011, indicates there are two records associated with the Site and 8 records for sites within 250 m of the Site. The first on-Site record was associated with 1049569 Ontario Inc. for an industrial air approval in 1995 and the second record was associated with an industrial air approval for Regional Municipality of Niagara for a standby diesel generator in 1994. The 8 records within 250 m of the Site were associated with the following: • Regional Municipality of Niagara related to the construction of water mains and sewers in 1993 (two records), and municipal sewage in 1994 (one record) • City of St. Catharines related to the municipal water approval in 1993 (two records). • Blue Onion Delhi related to an industrial air approval in 1988 (one record).		

Database	Number of Records	
	Phase One Property	Phase One Study Area (0 - 250 m)
• James Andrew Vanderburgh related to a municipal sewage approval in 1999 (one record). • 768716 Ontario Ltd. for an industrial air approval in 1995 (one record).		
Commercial Fuel Oil Tanks (**CFOT**)	None	0
Coal Gasification Plants (**COAL**)	None	0
Compliance and Convictions (**CONV**)	None	0
Certificates of Property Use (**CPU**)	None	0
Drill Holes (**DRL**)	None	0
Emergency Management Historical Event (**EMHE**)	None	0
Environmental Activity and Sector Registry (**EASR**)	None	0
Environmental Registry (**EBR**)	None	0
Environmental Compliance Approval (**ECA**)	None	2
A search of the ECA database, covering the period from October 2011 to December 2018, indicates there are two records for sites within 250 m of the Site. These records were associated with the approval and revoking and/or replacement of one passive gas venting trench ventilation system in 2001 for the City of St. Catharines.		
Environmental Penalty Annual Report (**MISA PENALTY**)	None	0
List of TSSA Expired Facilities (**EXP**)	None	0
Fuel Storage Tank (**FST**)	None	0
Fuel Storage Tank – Historical (**FSTH**)	None	0
Ontario Regulation 347 Waste Generators Summary (**GEN**)	None	22
A search of the GEN database, covering the period from 1986 to June 2018, indicates there are 22 records for sites within 250 m of the Site. These records are summarized below: • Lincoln Fabrics, located 230 meters southeast of the Site, generator of petroleum distillates, waste oils and lubricants and other specified inorganics • Compressor Systems International Inc. located 150 m south of the Site, generator of waste oils and lubricants • Bell Canada, located 150 m south of the Site, generator of polychlorinated biphenyls (PCB) • Poutsie Dentistry Professional Corp., located approximately 50 m south of the Site, generator of pathological waste No generators of halogenated solvents were identified during the search of the GEN database.		
TSSA Historical Incidents (**HINC**)	None	1
A search of the HINC database, covering the period from 2006 to July 2018, indicates there is one records for a site within 250 m of the Site. This record is associated with a release of natural gas (air) at 12 Main Street, approximately 80 m southwest of the Site which occurred due to a pipeline strike in May 2009.		
TSSA Incidents (**INC**)	None	0

Database	Number of Records	
	Phase One Property	Phase One Study Area (0 - 250 m)
Landfill Inventory Management Ontario (**LIMO**)	None	0
Mineral Occurrences (**MNR**)	None	0
Non-Compliance Reports (**NCPL**)	None	0
Ontario Oil and Gas Wells (**OOGW**)	None	0
Ontario Inventory of PCB Storage Sites (**OPCB**)	None	0
Orders (**ORD**)	None	0
Pesticide Register (**PES**)	None	0
TSSA Pipeline Incidents (**PINC**)	None	0
Private and Retail Fuel Storage Tanks (**PRT**)	None	0
Permit to Take Water (**PTTW**)	None	0
Ontario Regulation 347 Waste Receivers Summary (**REC**)	None	0
Record of Site Condition (**RSC**)	None	0
Ontario Spills (**SPL**)	None	6

A search of the WWIS database, covering the period from 1988 to September 2018, indicates there are six records for sites within 250 m of the Site. These records are summarized below:

- Release of 115 litres of hydraulic oil to pavement from truck equipment failure, 26 Lakeport Road, located adjacent to the Site. Environmental impacts were not anticipated.
- Release of raw unchlorinated sewage from a forcemain break at the corner of Lakeport Street and Lock Street, adjacent to the Site. Environmental impacts were not anticipated'
- Release of an unknown quantity of grease from an overflowing grease bin at the corner of Lock and Main Streets, adjacent to the Site. Given the record indicates the spill was to a lot and nearby catch basins, any releases to the environment at this property are not likely to affect Site soil or groundwater.
- Release of 1,820 litres of diesel fuel on the west side of Twelve Restaurant located at 61 Lakeport Road, approximately 210 m southeast of the Site in 2005. This record indicates that diesel fuel was released to Lake Ontario and surface water pollution may have resulted
- Release of 0.75 cubic metres (m^3) of red shale silt to the beach located at 10 Dalhousie Avenue, approximately 175 m west of the Site. This record does not indicate if there was any environmental impact associated with the spill, however given the limited quantity and distance from the Site, it is unlikely that it would have impacted Site groundwater.
- Release of an unknown quantity of petroleum oil at the St. Catharines Game and Fish Lodge located at 61 Lighthouse Road, approximately 250 m east of the Site. This record indicated that petroleum oil was released onto the launch dock and into Lake Ontario and that minor environmental consequences may have resulted.

Given the types and quantities of materials released and their relative proximity to from the Site, it is unlikely that any of these releases have impacted soil or groundwater quality at the Site.

Database	Number of Records	
	Phase One Property	Phase One Study Area (0 - 250 m)
Wastewater Discharger Registration Database (**SRDS**)	None	0
Variances for Abandonment of Underground Storage Tanks (**VAR**)	None	0
Waste Disposal Sites – MOE CA Inventory (**WDS**)	None	0
Waste Disposal Sites – MOE 1991 Historical Approval Inventory (**WDSH**)	None	1
A search of the WDSH database, dated October 1990, indicated there is one record for a site within 250 m of the Site. The closed record was associated with a property on Lakeport Road approximately 245 m southeast of the Site. No other information was given in the record other than there was no potential for impact to humans or the environment. Given the distance from the site and inferred easterly direction of groundwater flow (cross-gradient to the Site), historical disposal of municipal waste at this location is not likely to have impacted soil or groundwater quality at the Site. Therefore, although waste disposal and waste management is a PCA, this PCA does not represent an APEC at the Site.		
Water Well Information System (**WWIS**)	1	9
A search of the WWIS database, dated December 2017 indicates there is one record associated with the Site and 9 records for sites within 250 m of the Site. The record associated with the Site is for a monitoring well installed to a depth of 9.1 m below ground surface (bgs) in February 2010. The 9 records within 250 m of the Site were associated with the following: • One record for a monitoring well abandonment (9.1 m deep) at 6 Dalhousie Avenue, located approximately 85 m northeast of the Site. • Five records for monitoring wells installed to depths of 7.62, 4.27, 4.27, 4.27, 4.57 m bgs located at 57 Lakeport Road, approximately 140 m southeast of the Site in March 2017. • One record for a monitoring well installed to a depth of 3.75 m bgs located at 80 Lighthouse Road, approximately 250 m northeast of the Site in November 2005. • One record for a monitoring well installed to a depth of 4.57 m bgs located at 6 Gary Road, approximately 200 m northwest of the Site in March 2014. • One record for a monitoring well installed approximately 215 metres south of the Site in March 2016.		
Private Databases		
Anderson's Waste Disposal Sites (**ANDR**)	None	1
A search of the ANDR database, covering the period of 1860 to present, indicates there is one within 250 m of the Site. This record is associated with the former Lakeport Road dump located at the corner of Lakeport Road and Canal Street, approximately 230 m southwest of the Site. The dump was reportedly used for municipal waste disposal in the 1960s and 1970s. Given its proximity to the Site and the inferred easterly direction of groundwater flow in this area (cross gradient to the Site), historical disposal of municipal waste at this location is not likely to have impacted soil or groundwater quality at the Site. Therefore, although waste disposal and waste management is a PCA, this PCA does not represent an APEC at the Site.		
Automobile Wrecking & Supplies (**AUWR**)	None	0
Chemical Register (**CHEM**)	None	0

Database	Number of Records	
	Phase One Property	Phase One Study Area (0 - 250 m)
Compressed Natural Gas Stations (**CNG**)	None	0
ERIS Historical Searches (**EHS**)	1	4
A search of the EHS database, covering the period from 1999 to October 2018, indicates there is one record associated with the Site and 4 records for sites within 250 m of the Site. The record for the Site is dated December 2016. The 4 records for sites with 250 include: • 38 Lakeport Road, adjacent to the Site in June 2012 • 57 Lakeport Road, located approximately 180 m southeast of the Site in June 2013 and August 2016 • 61 and 63 Lakeport Road, located approximately 250 metres south of the Site in November, 2018		
Canadian Mine Locations (**MINE**)	None	0
Oil and Gas Wells (**OGW**)	None	0
Canadian Pulp and Paper (**PAP**)	None	0
Retail Fuel Storage Tanks (**RST**)	None	2
A search of the RST database, covering the period from 1999 to July 2018, indicates there are two records for sites within 250 m of the Site. These two records are associated with the St. Catharines Fish and Game Association located at 61 Lighthouse Road, approximately 250 m east of the Site. No other information was provided in these records. The operation of underground fuel storage tanks fall under Gasoline and Associated Products Storage in Fixed Tanks and is a PCA however, it does not represent an APEC given its proximity to the Site on the opposite side of the old Welland canal.		
Scott's Manufacturing Directory (**SCT**)	None	3
A search of the RST database, covering the period from 1992 to March 2011, indicates there are three records for sites within 250 m of the Site. These three records are all associated with Lincoln Fabrics Limited located at 63 Lakeport Road (230 m southeast of the Site) and described as a broad-woven fabric and man made fiber and silk mill.		
Anderson's Storage Tanks (**TANK**)	None	0

The complete database search report, which also identifies limitations associated with this information, is included in Appendix G.

4.3 Physical Setting Sources

The Site is located in an urban area of St. Catharines. The Site and surrounding area have been developed since at least the mid 1800s for commercial, retail and residential land use.

4.3.1 Aerial Photographs

Aerial photographs were reviewed to generally document the development of the Site and properties in the vicinity of the Site, and to identify the existence of any PCAs or APECs at the Site. Aerial photographs of the Site and surrounding area were obtained by GHD from the National Air Photo Library for the years 1931, 1954, 1965, 1973 and 1988, and for the years 2000, 2002, 2006, 2010,

2013 and 2015 from aerial imagery available through Niagara Navigator[2]. Aerial photographs were chosen for review based on their scale, resolution and coverage. Copies of the aerial photographs obtained from the National Air Photo Library are included in Appendix H. The air photos chosen for review are summarized below.

1931 Aerial Photograph (Scale 1:15,000): Review of the 1931 aerial photograph indicates that the Site was developed at that time. Ten commercial buildings, including three of the four current day buildings (Hotel and the Jail House at 16 Lock Street and one part of the building at 12 Lock Street), were present across the Site. Lock Street bounded the Site to the south and Lakeport Road bounded the Site to the west. The Site was bounded to the east by several commercial buildings. An open space was located north of the Site and Lakeside Beach was located further northwest. Several structures of varying size and geometry were present on Lakeside beach. A large industrial building was located north of the Site, adjacent to the canal wall (identified as boat storage and repair operations on the 1962 FIP). Several commercial buildings occupied the lands to the south Site. Lock No. 1 of the second Welland Canal and dry docks were present to the southeast of the Site. Several freight carrying boats were present to the south and east of the Site within the old Welland canal and Port Dalhousie Harbour. Residential properties were located further west and south from the Site. The Old Welland Canal falls under Port Activities Including the Operation and Maintenance of Wharves and Docks and is a PCA. However, due to its proximity to the Site and easterly direction of groundwater flow (cross gradient from the Site), this PCA does not represent an APEC at the Site.

1954 Aerial Photograph (Scale 1:15,000): Review of the 1954 aerial photograph indicates that there had been no significant changes in land use on the Site since 1931, with the exception of the removal of a large rectangular building (ice house according to the 1922 FIP) in the central portion of the Site. Several additions have been constructed on the adjacent commercial properties to the south and east of the Site. Lock No. 1 had been filled in to facilitate the expansion of Lakeport Road. A replacement lock had been constructed further to the southeast. Large piles of stockpiled material (identified as sand in the 1962 FIP) were present on the property to the east of the former Lock No.1.

1965 Aerial Photograph (Scale 1:15,000): Review of the 1965 aerial photograph indicates that there had been no significant changes in land use on the Site since 1954. Additional commercial buildings were present to the south and east of the Site including the construction of a small building on the corner of Main Street and Lock Street. The 1962 fire insurance plan suggests that this building was operated as a Taxi business. It appears that the entirety of Martindale Pond had been drained upstream of Lock No.1 and that land reclamation around Henley Island to the south of the Site was underway at that time.

1973 Aerial Photograph (Scale 1:20,000): The 1973 aerial photograph indicates that there had been no significant changes in land use on the Site since 1965. The small building on the corner of Main Street and Lock Street on the 1965 aerial photograph was not present on the 1973 aerial photograph. Many of the structures present on Lakeside Beach on the 1965 aerial photograph are no longer present of the 1973 aerial photograph. The dry docks, located southwest of the Site, had been infilled and the alignment of the Welland Canal had been altered significantly since 1965. The spillway north of the Lincoln Fabrics building appears to have been infilled along with the lock

[2] https://maps.niagararegion.ca/navigator/, Niagara Region Navigator

associated with the shipping channel of the Old Welland Canal. The inlet east of the Lincoln Fabrics building had been converted to a marina for leisure and recreational water craft. Weirs associated with the former lock remained in operation to sustain water levels in the upstream portion of Twelve Mile Creek comprising Martindale Pond. The Henley Island land reclamation appears to have been completed.

1988 Aerial Photograph (Scale 1:9,000): The 1988 aerial photograph indicates that that there had been no significant changes in land use on the Site since 1973. A large rectangular building had been constructed on the corner of Main Street and Lock Street. Hogans Alley bounded the Site to the east. The buildings located north of the Site (identified as boat storage and repair operations on the 1962 FIP) were no longer present. A large asphalt parking area had been constructed to the north of the Site. The 1988 aerial photograph also indicates that areas of Martindale Pond southeast of the Site had been infilled and reclaimed for use as parking lots and parkland.

2000-2015 Niagara Navigator Digital Imagery: Review of the aerial imagery from 2000 to 2015 indicate the removal of a large rectangular commercial building in the southwest corner of the Site in 2015 (building foundations remain in place) and the presence of beach volleyball courts in the north central portion of the Site. The current condominium sales office/suites replaced the beach volleyball courts in 2010. The building located at 12 Lock Street was expanded to the north sometime prior to 2000. A small commercial building located on the west side of the Hotel was demolished in approximately 2015. The 2000 to 2015 aerial photographs also indicate the configuration of the marina, east of Lakeport Road has changed significantly. Further land reclamation activities extending into Martindale Pond had been undertaken to the south form the present day Rennie Park.

4.3.2 Topography, Hydrology, Geology

The slope of the Site and surrounding area is shown on the topographic map provided in Appendix I. Site topographic relief is approximately 6 metres, sloping from Lock Street to the south towards Lakeport Road to the north. The elevation of the Site ranges from approximately 83 metres above mean sea level (AMSL) to 77 metres AMSL.

The Site is a part of the Great Lakes – St. Lawrence Basin Watershed[3]. Local hydrology is influenced by the presence of Lake Ontario to the north, the Martindale Pond to the southeast and Twelve Mile Creek to the east of the Site.

Quaternary geological maps indicate that overburden at the Site consists primarily glaciolacustrine nearshore and deltaic sand. Silt and modern beach sand and gravel fill is identified to the north of the Site, at Lakeside Park[4]. Bedrock in the area of the Site is identified as the Queenston Formation, consisting of shale, limestone, dolostone and siltstone[5]. While quaternary mapping indicates that bedrock is approximately 15 to 20 m bgs[6], borehole investigations completed at and in the vicinity of the Site indicate that depth to bedrock at the Site ranges from 6 to 12 m bgs.

[3] Ontario Flow Assessment Tool, Ontario Ministry of Natural Resources and Forestry, 2019
[4] Map 2496, Quaternary Geology of Southern Ontario, Niagara-Welland Sheet, Scale 1:50 000, 1997
[5] Map 2544, Bedrock Geology of Ontario, Southern Sheet; scale 1:1 000 000, 1991
[6] Map P2400, Bedrock Topography of the Niagara and Niagara-on-the-Lake Area, Southern Ontario, Scale 1:50 000, 1981

4.3.3 Fill Materials

Fill materials of unknown origin are present across the western portion of the Site. The source and quality of the fill material is not known. Importation of Fill Material of Unknown Quality and is a PCA as defined in O. Reg. 153/04 and represents an APEC for the Site. This has been identified as APEC F as it represents a potential impact to soil quality at the Site with respect to VOCs, PAHs, PHCs, and metals.

4.3.4 Water Bodies and Areas of Natural Significance

No water bodies are located on the Site. Water bodies located in the Phase One Study Area include the inlet to Lake Ontario (Lower Twelve Mile Creek) located approximately 60 metres east of the Site, Lake Ontario approximately 190 metres north of the Site, the former marina and historical weir outfall area approximately 350 metres southeast of the Site and Martindale Pond located approximately 220 metres to the southeast of the Site.

GHD reviewed the Ontario Ministry of Natural Resources and Forestry's – "Natural Heritage Information Centre" database and the Niagara Peninsula Conservation Authority (NPCA) to identify nearby Areas of Natural or Scientific Interest (ANSI). No ANSIs or significant ecological areas (SEAs) were identified for properties located within the Phase One Study Area.

The NPCA indicated that the Site overlies a highly vulnerable aquifer and the northern approximately 30 metres of the Property are susceptible to shoreline flooding and erosion.

4.3.5 Well Records

Based on a review of the MECP Water Well Information System Database included in the ERIS database search outlined in Section 4.2.1, one water well was identified at the Site. Nine water wells were identified in the WWIS database within the Phase One Study Area. The wells ranged in depth from 3.75 m bgs to 9.1 mbgs. The stratigraphy encountered at these monitoring wells generally consisted of brown fill underlain by brown to grey coarse sand and silt. Bedrock consisting of the Queenston Shale is present at approximately 7 m bgs.

There were no potable groundwater wells identified in the database search at the Site or within the Phase One Study Area.

4.4 Site Operating Records

The 16 Lock Street portion of the Site is currently vacant and has been since the early 2000's with the exception of sales office for the condominium units associated with the redevelopment of the Property, which has been vacant for the past three years. The 12 Lock Street portion of the Property is currently occupied by various restaurants and retail shops. The Site has never been operated as a garage, bulk liquid dispensing facility or as a dry cleaner. On this basis, the Site is not considered an enhanced investigation property under O. Reg. 153/04, and review of Site operating records is not required as part of this Phase One ESA.

5. Interviews

Ms. Melissa Pley and Mr. Greig Chapman of GHD interviewed the following personnel as part of the Phase One ESA:

Facility Contact	Position	Date of Interview	Years Familiar with the Property
Mr. Evan McCullagh	Estate Administrator - Spergel	Jan. 25, 2019	0.5
Ms. Judy Pihach	Manager of Planning Services – City of St. Catharines	Jan. 29, 2019	33
Mr. Doug Todd	Local Resident and Historian	January 31, 2019	49

The above-listed facility personnel were identified to GHD as being the most knowledgeable about the historical and current use of the Property. Mr. Evan McCullagh is the estate administrator for Spergel (receiver of the Property). Mr. McCullagh has only been familiar with the Site since August 2018. Ms. Judy Pihach is the City of St. Catharines' current manager of planning services and has been a resident of the area since 1986. Mr. Doug Todd is a local historian/archeologist and has been a resident of the area from approximately 1969 to the early 2000's.

The interviews completed were focused on the information obtained from the records review, the historical and current use of the Property, and the topics listed in Sections 13 and 14 of Schedule D of O. Reg. 153/04. The information provided to GHD during the interview was compared to other information sources reviewed by GHD. Where contradictions were identified, written documentation was relied upon. Relevant information provided to GHD during the interview has been summarized within the following sections of the report.

6. Site Reconnaissance

6.1 General Requirements

On January 25, 2019, Mr. Greig Chapman and Ms. Melissa Pley of GHD completed a Site inspection of the buildings and lands located at 16 Lock Street and the lands and exterior of the buildings located at 12 Lock Street in St. Catharines, Ontario. Weather conditions during the Site inspection were sunny with an ambient air temperature of approximately -1.5 degrees Celsius. The ground was snow covered. At the time of the Site inspection, the Site was vacant with the exception of a retail store operating at 12 Lock Street. GHD was accompanied by Mr. McCullagh of Spergel during the inspection of the Property. The length of time of the inspection and interview was approximately three hours and commenced at 9:00 am.

The Site reconnaissance included a walk-through of the Property to confirm the current Site conditions and identify any current PCAs that may represent APECs for the Site. Access to basement, second and third floors, and roof of the building in the southern portion of the Site (present day Hotel) and the building located at 12 Lock Street was not provided due to safety concerns. Adjoining and neighbouring properties were observed from the Site and public access ways.

Photographs of the building and Property are included in Appendix J.

6.2 Specific Observations at Phase One Property

6.2.1 Buildings and Property

The Property is approximately 0.40 hectares (0.98 acres) in size and is occupied by four buildings, an asphalt paved parking lot, gravel paved parking areas, and grass/vegetation covered areas. The buildings are approximately 380 square metres (4,100 square feet), 200 square metres (2,150 square feet), 25 square metres (270 square feet) and 215 square metres (2,290 square feet) in size occupying the south, north, northwest and southeast portions of the Property, respectively. Properties adjacent to the Site include asphalt paved roadways and laneways, residences, restaurants, a coffee house, brewery, retail outlets, parkland and parking lots.

The Site buildings included the following:

- Hotel – Three-story building with a basement located in the southeast portion of the Site. The hotel has been vacant and boarded up since approximately 2000. The interior of the hotel was in very poor condition at the time of the Site inspection. Several holes were present throughout the main floor and insulation, wiring, drywall, and tiles were hanging off the walls and ceiling of the building. The main floor of the hotel had been used as a bar/restaurant at one time. An electrical room was located along the north wall of the building. The staircases to the second and third floors had been removed and access to the roof and basement could not be gained due to safety concerns. As such, GHD did not have access to the basement, second floor, third floor, or the roof of the building to complete a detailed visual inspection.

  Based on visual observations and discussions with facility personnel, the hotel appears to have been constructed with a concrete foundation, concrete block exterior walls with brick veneer, and a flat tar and gravel ballast roof. The interior walls of the building are constructed of wood framing with drywall or lath and plaster finish. The main floor of the building was finished with various materials including carpet, ceramic tile, vinyl tile, concrete, and wood. Based on the age of the building (1871) it is possible that hazardous materials including lead based paint, asbestos, polychlorinated biphenyls, and urea formaldehyde insulation may be present.

  According to facility personnel, an elevator is not present in the hotel.

- Sales Office/Show Suites – Single story building with a crawlspace located in the northern portion of the Site. This building was constructed in approximately 2010. Based on visual observations and discussions with facility personnel, the building is constructed of a concrete block foundation, structural wood frame, exterior thermal glazing and vinyl siding, and a flat asphalt/gravel roof. GHD did not have access to inspect the roof or the crawl space at the time of the Site inspection. The interior of the building consists of a furnished two bedroom show suite, office area, and sales area.

- Jail House – Single story building with no basement located in the northwest portion of the Site. This is a designated historic building that was constructed in 1845. The building is constructed of a concrete slab on grade floor, brick and mortar exterior walls, lath and plaster walls interior walls, and a sloped wooden framed roof finished with asphalt shingles. Portions of the wall

plaster material were in poor condition. A fluorescent lighting fixture is located on the central portion of the ceiling.

The restaurants/retail building located at 12 Lock Street was not accessible on the day of the inspection. The exterior of the building was assessed at the time of the inspection, it was identified that the building is two storeys and occupied by a retail shop.

A 3 inch diameter capped plastic pipe is visible protruding from the ground surface adjacent to the southwest corner of the building. The purpose of this plastic pipe could not be confirmed by GHD, however it is not deemed to be associated with a UST due to its plastic construction.

6.2.2 Current Site Operations

There are currently no operations being conducted at the Site with the exception of a retail shop located on the 12 Lock Street portion of the Property. All three on Site buildings located on the 16 Lock Street portion of the Property are vacant and all utility services have been terminated.

6.2.3 Historical Site Operations

The Site was first developed by John McNulty in 1871 for commercial use as a hotel and dry goods store. In 1896, the Property was re-named the 'Austin House Hotel.' This hotel was reportedly the first hotel in the area to have indoor plumbing and electricity. The hotel remained as the 'Austin House Hotel' until 1977, when it was renovated extensively and renamed the 'Lakeside hotel.' The hotel was designated a historic property in 1980 due to it's historical significance to the area [7]. The former hotel currently resides on the southern boundary of the Property, along Lock Street.

The 'Jail House' located on the northwestern corner of the Site was originally built in the 1845, adjacent to the first Welland Canal. Known as being one of Canada's oldest jails, with wood-burning fireplaces, this building was designated historic in 1979[8].

The restaurants/retail building located on the southeast portion of the Property (12 Lock Street) is estimated to have been originally built prior to a fire in 1884, which likely burned down the original structure. The present day building was built around 1897 as a grocery store and post office, and has remained as a commercial building since. [9]

The southwestern portion of the Property was historically occupied by various commercial buildings. A 'Hydro Building' existed at the corner of Lock Street and Main Street from the 1950's until the late 1980s, when the building was converted to a commercial bar[10]. Based on a review of aerial photographs, it is estimated that this building was demolished between 2010 and 2013.

Based on review of historical documentation and conversations with facility personnel, the Site has been used for commercial, retail, and residential use. These operations date back to the time the original buildings were constructed at the Site in the mid-1800s and continued until approximately 2000, when the Site was sold for redevelopment as residential condominiums and retail outlets.

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[7] Heritage Assessment Report – Port Dalhousie Commercial Core, Spencer R.Higgins, Architect Incorporated, May 2005

[8] Heritage Assessment Report – Port Dalhousie Commercial Core, Spencer R.Higgins, Architect Incorporated, May 2005

[9] Heritage Assessment Report – Port Dalhousie Commercial Core, Spencer R.Higgins, Architect Incorporated, May 2005

[10] Heritage Assessment Report – Port Dalhousie Commercial Core, Spencer R.Higgins, Architect Incorporated, May 2005

6.2.4 Utility Services

According to facility personnel and based on a review of available documentation, electrical service to the Site is available through St. Catharines Hydro and natural gas service is available through Enbridge. The Site (hotel and sales center buildings) is serviced with municipal potable water and sanitary sewer services. It is GHDs understanding that electricity, natural gas, and potable water have been turned off at the Site for several years. Storm water is directed overland to catch basins located along Lakeport Road.

According to facility personnel there has never been a water supply well or septic system located at the 16 Lock Street portion of the Site. At the time of the Site inspection, GHD did not observe any evidence suggesting that the Site contains a water supply well or on Site septic system.

The hotel building that occupies the southern corner of the Property was constructed in 1871. It is likely that this building was heated with either fuel oil or coal at one time. Gasoline and Associated Products Storage in Fixed Tanks is a PCA as defined in O. Reg. 153/04. The former storage of heating oil is a PCA that represents a potential APEC for the Site and has been identified as APEC G as it represents a potential impact to soil and groundwater quality with respect to PHCs and PAHs.

6.2.5 Underground Storage Tanks (USTs)

According to facility personnel, no USTs have been or are presently owned or operated at the Site, to their knowledge. No physical evidence suggesting the presence of USTs (e.g., vent pipes, fill pipes, etc.) was observed by GHD at the time of the Site inspection. This is consistent with the findings of the environmental databases review and the information provided by the TSSA.

6.2.6 Above Ground Storage Tanks (ASTs)

According to facility personnel no ASTs are operated at the Site. At the time of the Site inspection, GHD did not observe any active ASTs or evidence suggesting the past presence of ASTs or releases therefrom. However, due to safety concerns, GHD did not have access to inspect the basement of the hotel building. According to facility personnel, the Site may have been heated by fuel oil in the past. The historical use of fuel oil on the Site has been identified as an APEC in Section 6.2.4.

6.2.7 Floor Drains, Pits, and Sumps

Floor drains are located in the washrooms sales office/show suite building. These floor drains are reportedly connected to the municipal sanitary sewer system. Due to the very poor condition of the hotel building and the limited access provided during the Phase One inspection, GHD did not observe any floor drains, pits, or sumps, in this building.

No other floor drains, pits, or sumps were observed by GHD during the Site inspection.

6.2.8 Wastewater/Sewers

No wastewaters are currently generated at the Site.

6.2.9 Storm Water/Surface Water

Storm water generated at the Site consists of rainfall that is collected on the building roofs and exterior asphalt/gravel covered, and grassed areas. Storm water from the building roofs is directed to rainwater leaders which discharge to ground surface. Storm water collected on the ground surface is routed by overland flow to the north where it is collected by catch basins and discharged to the municipal storm sewer system.

Storm water runoff from some of the adjacent properties to the east is directed towards the Site. At the time of the Site inspection, no visual evidence of impact from storm water run-on from the adjacent properties was observed.

6.2.10 Enhanced Investigation Property

In accordance with O. Reg. 153/04 subsections 13(3) and 32(1)(b), a Phase One ESA Property is considered to be an Enhanced Investigation Property if it is currently used or has ever been used in whole or in part for industrial use, or as an automotive repair garage, a bulk liquid dispensing facility (including a gasoline outlet), or for the operation of dry cleaning equipment. The Site is not currently in use and has not historically been used for these purposes. As such, the Site is not considered an Enhanced Investigation Property.

All reasonable inquiries were made to obtain and review the material referred to in Section 4.4 by GHD with respect to the former use at the Site, however no records were available. According to Site personnel, no records associated with the historical Site operations exist.

6.3 Written Description of Investigation

The Phase One ESA included a records review, interviews with facility personnel, Site reconnaissance, and a review and evaluation of the information obtained during the assessment. The Site reconnaissance included a walk-through of the Property to confirm the current Site conditions and identify any PCAs that represent APECs for the Site. Adjoining and neighbouring properties were observed from the Site and public access ways and land usage within the Phase One Study Area was reviewed.

The findings from the assessment carried out pursuant to Sections 13 and 14 of Schedule D of O. Reg. 153/04 were previously discussed in Section 4 (records review) and Section 6 (interviews and Site reconnaissance).

7. Review and Evaluation of Information

7.1 Current and Past Uses

A summary of the current and past uses of the Site is provided below.

Lot 3 – Northwestern Portion of 16 Lock Street

Registered Owner(s)	Ownership Period
Nathan H. Pawling	August 22, 1894 to November 2, 1959
The Corporation of The Village of Port Dalhousie	November 2, 1959 to January 31, 1966
The Public Utilities Commission of Port Dalhousie	January 31, 1966 to January 2, 1976
Thomas and Lucy LaFlamme	January 2, 1976 to November 21, 1983
Bernard J. Rowan, Ian T.P. Rowan and Bernard J. Rowan	November 21, 1983 to June 26, 1987
The Rowan Sprinkler Company Ltd.	June 26, 1987 to February 18, 1988
Valarie Ann and Rastislav Kruty	February 18, 1988 to May 30, 1991
Rusty Kruty Realty Inc.	May 30, 1991 to June 19, 1992
Rastislav Kruty	June 19, 1992 to October 31, 1996
Rastislav Kruty in Trust	October 31, 1996 to September 23, 2003
1184557 Ontario Inc.	September 23, 2003 to Unknown
Port Dalhousie Vitalization Corporation	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lots 4 and 5 Part 1 – Southwestern Portion of 16 Lock Street

Registered Owner(s)	Ownership Period
Nathan H. Pawling	September 26, 1896 to July 12, 1913
Annie Holmes	July 12, 1913 to December 23, 1938
Frank Scott, Estate of Frank Scott	December 23, 1938 to November 2, 1959
Murray H. Scott	November 2, 1959 to January 31, 1966
Port Dalhousie Public Utilities Commission	January 31, 1966 to January 2, 1976
Thomas and Lucy LaFlamme	January 2, 1976 to November 21, 1983
Bernard J. Rowan, Ian T.P. Rowan and Bernard J. Rowan	November 21, 1983 to June 26, 1987
The Rowan Sprinkler Company Ltd.	June 26, 1987 to February 18, 1988
Valarie Ann and Rastislav Kruty	February 18, 1988 to May 30, 1991
Rusty Kruty Realty Inc.	May 30, 1991 to September 2, 1999
Rastislav Kruty	September 2, 1999 to September 23, 2003
1149853 Ontario Inc.	September 23, 2003 to Unknown
Port Dalhousie Vitalization Corporation	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lots 4 and 5 Part 2 – Southwestern Portion of 16 Lock Street

Registered Owner(s)	Ownership Period
County of Lincoln	July 30, 1912 to April 5, 1913
John Johnson	April 5, 1913 to December 23, 1938
Frank Scott, Estate of Frank Scott	December 23, 1938 to November 27, 1959
Murray Scott	November 27, 1959 to January 31, 1966
Port Dalhousie Public Utilities Commission	January 31, 1966 to January 2, 1976
Thomas and Lucy LaFlamme	January 2, 1976 to November 21, 1983
Bernard J. Rowan, Ian T.P. Rowan and Bernard J. Rowan	November 21, 1983 to June 26, 1987
The Rowan Sprinkler Company Ltd.	June 26, 1987 to February 18, 1988
Valarie Ann and Rastislav Kruty	February 18, 1988 to May 30, 1991
Rusty Kruty Realty Inc.	May 30, 1991 to October 31, 1996
Rastislav Kruty in Trust	October 31, 1996 to September 23, 2003
1184557 Ontario Inc.	September 23, 2003 to Unknown
Port Dalhousie Vitalization Corporation	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lot 6 – Southern Central Portion of the 16 Lock Street

Registered Owner(s)	Ownership Period
Nathan H. Pawling and Robert Laurie	February 23, 1878 to May 27, 1881
Ellen Howse	May 27, 1881 to October 20, 1896
Henry Rolk, Estate of Henry Rolk	October 20, 1896 to June 6, 1901
Catharine Pearson	June 6, 1901 to July 5, 1932
Michael, John and Mary Harrigan and Margaret Howse	July 5, 1932 to January 17, 1947
John Harrigan, Mary Harrigan and the Estate of John Harrigan	January 17, 1947 to April 15, 1948
Peter and Annie Ruddy	April 15, 1948 to December 15, 1972
Margaret Erskine	December 15, 1972 to March 16, 1973
Rita Lake	March 16, 1973 to April 29, 1981
Wilfred Cheredaryk	April 29, 1981 to January 3, 1986
Kurt and Veronica Rathfelder	January 3, 1986 to July 30, 1987
Harold Arthur Coles	July 30, 1987 to April 14, 2000
Valarie Ann Kruty	April 14, 2000 to September 3, 2009
1405230 Ontario Limited	September 3, 2009 to Unknown
Port Dalhousie Vitalization Corporation	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lot 7 – Southeastern Portion of 16 Lock Street

Registered Owner(s)	Ownership Period
Edward McArdle	March 21, 1871 to March 25, 1871
Nathan Pawling	March 25, 1871 to January 30, 1903
Patrick Harrigan and John McNulty	January 30, 1903 to April 3, 1937
Michael J. Harrigan, John Harrigan and Mary Harrigan	April 3, 1937 to November 7, 1951
Austin Hotel Ltd.	November 7, 1951 to May 31, 1954
Harry Winiewski, Garry Winiewski and Stanley Winiewski	May 31, 1954 to Unknown
Mortgage Foreclosure (default)	Unknown to January 16, 1961
Estate of Frank T. Wyman	January 16, 1961 to July 20, 1965
Peter J. Ruby and Robez Donnelly Limited	July 20, 1965 to Unknown
George and Grace Hicul	Unknown
Foreclosure (default)	Unknown to June 27, 1966
Robert Donnelly Limited and Peter J. Ruby	June 27, 1966 to July 23, 1969
Joe Rogola Sr., Jow Rogola Jr., and Frank Rogola	July 23, 1969 to October 26, 1970
Michael Panchyshyn	October 26, 1970 to May 8, 1972
Michael and Helen Panchyshyn	May 8, 1972 to August 11, 1976
Albert and Irene Moore	August 11, 1976 to December 21, 1977
Steven Werchohlad and Arthur J. Smith	December 21, 1977 to July 8, 1982
Arthur Smith	July 8, 1982 to July 24, 1987
Norma and Arthur J. Smith	July 24, 1987 to May 3, 1988
Arthur J. Smith	May 3, 1988 to August 29, 2003
Port Dalhousie Projects Inc.	August 29, 2003 to Unknown
Port Dalhousie Vitalization Project	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lot 16 Part 1 – Northeastern Portion of 16 Lock Street

Registered Owner(s)	Ownership Period
Nathan and Mathilda Pawling	July 21, 1888 to December 7, 1916
Bella Dufferin and John Ferguson (died)	December 7, 1916 to August 7, 1925
Minnie Mary Ferguson	August 7, 1925 to August 7, 1951
The Niagara, St. Catharines and Toronto Railway Company	August 7, 1951 to January 22, 1971
Sidney H. Brookson	January 22, 1971 to April 29, 1985
The Corporation of the City of St. Catharines	April 29, 1985 to July 6, 1989

Registered Owner(s)	Ownership Period
Donatelli Productions Ltd.	July 6, 1989 to October 10, 1996
Lakeport Foods Inc.	October 10, 1996 to December 9, 2003
1184540 Ontario Inc.	December 9, 2003 to Unknown
Port Dalhousie Vitalization Corporation	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lot 16 Part 2 – Eastern Central Portion of 16 Lock Street

Registered Owner(s)	Ownership Period
Edward McArdle	March 24, 1871 to March 25, 1871
Nathan Pawling	March 25, 1871 to May 31, 1878
Barney (Bernardd) McGrath	May 31, 1878 to Unknown
John and Michael Rogers	Unknown to Unknown
Mortgage Default	Unknown to August 11, 1881
The Security Loan and Savings Co. St. Catharines	August 11, 1881 to September 17, 1894
Harvey Neelon, Estate of Harvey Neelon	September 17, 1894 to September 23, 1894
Mary A. Neelon	September 23, 1894 to June 29, 1900
John Stanton	June 29, 1900 to February 18, 1905
George F. Peterson	February 18, 1905 to March 30, 1932
Samuel Houston, Estate of Samuel Houston	March 30, 1932 to December 1, 1936
Samuel A. Houston	December 1, 1936 to March 3, 1942
Louis J. Marck	March 3, 1942 to December 4, 1944
Darwin R. Challinger	December 4, 1944 to April 7, 1945
Wilfred H. Maxwell	April 7, 1945 to May 22, 1946
Yoroslaw Knit	May 22, 1946 to July 31, 1951
Dnytro and Anna Chaikowski	July 31, 1951 to November 6, 1953
Albert Plata, Albert Yanik and Stanley Plata	November 6, 1953 to December 12, 1962
Port Hotel Limited	December 12, 1962 to May 31, 1979
Scott A. Pegg	May 31, 1979 to July 6, 1989
Donatelli Productions Limited	July 6, 1989 to October 10, 1996
Lakeport Foods Inc.	October 10, 1996 to December 9, 2003
1184540 Ontario Inc.	December 9, 2003 to Unknown
Port Dalhousie Vitalization Corporation	Unknown to June 13, 2017
Union Waterfront Inc.	June 13, 2017 to Present

Lot 8 – 12 Lock Street

Registered Owner(s)	Ownership Period
Elizabeth and Oscar Sharp	Prior to April 22, 1896
James Stanton	April 22, 1896 to June 9, 1943
Sarah Ann Stanton/Elsie Elizabeth Stanton	June 9, 1943 to May 12, 1943
Elsie Elizabeth Stanton and Daisy Y. Bowman	May 12, 1943 to December 7, 1973
Giovani and Nino Donatelli	December 7, 1973 to April 17, 1985
Giovani Donatelli	April 17, 1985 to February 10, 2010
Giovani, Frank, John and Nino Donatelli	February 10, 2010 to May 11, 2012
2283020 Ontario Inc.	May 11, 2012 to Present

Lot 8 – Part of Laneway, east side of 12 Lock Street

Registered Owner(s)	Ownership Period
The Corporation of the City of St. Catharines	Prior to February 12, 1993
Giovani Donatelli	February 12, 1993 to February 10, 2010
Giovani, Frank, John and Nino Donatelli	February 10, 2010 to May 11, 2012
2283020 Onario Inc.	May 11, 2012 to Present

7.2 Potentially Contaminating Activities and Areas of Potential Environmental Concern

The MECP provides a list of PCAs in Schedule D of Ontario Regulation 153/04, as amended under the Environmental Protection Act. The PCAs identified in the Phase One Study Area are presented on Figure 3. The following Environmental Issues Matrix summarizes PCAs that have been identified to be on, in, or under the Phase One Property, or located within the Phase One Study Area and having the potential to contribute to an APEC. The APECs identified for the Phase One Property are presented on Figure 4.

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Area of Potential Environmental Concern	Location of Potential Environmental Concern on Phase One Property	Potential Contaminating Activity (PCA)	Location of PCA	Source of Information	Contaminants of Potential Concern	Media Potentially Impacted
APEC A: Current Dry Cleaning Operations	Southwest Portion of the Phase One Property	Operation of Dry Cleaning Equipment	Off-Site	Records Review, Site Reconnaissance	VOCs	Groundwater
APEC B: Former UST – Associated with Taxi Stand	Southwest Portion of the Phase One Property	Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	Interviews, Historical Records Review	PHCs and VOCs	Groundwater
APEC C: Former Dry Cleaning Operations	Southwest Portion of the Phase One Property	Operation of Dry Cleaning Equipment	Off-Site	Historical Records Review	VOCs	Groundwater
APEC D: PAH and Metals Impacted Soil	Northwest Portion of the Phase One Property	Not Applicable – Known Condition	On-Site	Previous Environmental Reports	PAHs and metals	Soil
APEC E: Peat Fill Material	West Central Portion of the Phase One Property	Not Applicable – Potential Condition	On-Site	Previous Environmental Reports	Methane Gas	Soil Vapour
APEC F: Fill of Unknown Quality	Western Portion of the Phase One Property	Importation of Fill Material of Unknown Quality	On-Site	Interviews, Historical Records Review	PAHs, PHCs, VOCs, and metals	Soil
APEC G: Former Fuel Oil Use	Southeast Portion of the Phase One Property in Hotel	Former Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Interviews, Site Reconnaissance	PAHs and PHCs	Soil and Groundwater

Notes: VOCs – volatile organic compounds, PAHs – polycyclic aromatic hydrocarbons, PCBs – polychlorinated biphenyls, UFFI – urea formaldehyde foam insulation

7.3 Phase One Conceptual Site Model

The Site is located in an urban area of the City of St. Catharines with history related to the Welland Canal Lock support operations and Lakeside Beach dating back to the mid 1800s. The Phase One Study Area largely consists of lands that were used for commercial, retail, and residential purposes.

It is GHD's understanding that the Phase One ESA is being completed to support potential redevelopment of the Site for mixed commercial and residential land use. As such, the fling of an RSC in accordance with O. Reg. 153/04 is required.

Site topographic relief is six metres, sloping from Lock Street to the south towards Lakeport Road and Port Dalhousie Harbour/Lakeside Beach to the north. The elevation of the Site ranges from 83 metres AMSL to approximately 77 metres AMSL.

Overburden at the Site consists primarily anthropogenic fill material that is likely associated with the construction of the former Welland Canal. Bedrock in the area of the Site forms part of a group belonging to the Queenston Formations, consisting of shale, limestone, dolostone and siltstone, and is approximately 15 to 20 m bgs. The regional groundwater flow direction is expected to be predominantly northerly and easterly towards Lake Ontario and/or Port Dalhousie Harbour.

No water bodies are located on the Site. Port Dalhousie Harbour is located approximately 50 metres east of the Site. Lands to the south, east and west are predominantly commercial, retail and residential. Lands to north are recreational (beach and marina). GHD reviewed the Ontario Ministry of Natural Resources and Forestry's – "Natural Heritage Information Centre" database to identify areas registered as ANSIs. GHD also consulted the ERIS ANSI database. No ANSIs or SEAs were identified for properties located within the Phase One Study Area.

Historical operations at the Site and at off-Site locations as outlined in Section 4 through Section 6, have potentially impacted the environmental quality of the Site. The current and past uses of the Site are summarized in tabular format in Section 7.1. The APECs and contaminants of concern (COCs) are summarized in tabular format in Section 7.2.

The Phase One Conceptual Site Model is shown on Figure 4. The Phase One Conceptual Site Model is based on the information obtained and evaluated as part of this Phase One ESA. While all reasonable inquiry has been made in accordance with O. Reg. 153/04, the accuracy and completeness of all information obtained as part of the Phase One ESA cannot be confirmed. The Phase One Conceptual Site Model evaluated PCAs for the Phase One Study Area based upon diligent professional effort and assessment of the information from the various resources available. Given the inherent limitations of some of the information obtained as part of the Phase One ESA, the Phase One Conceptual Site Model may not represent actual conditions and should only be used by Qualified Persons.

8. Conclusions

8.1 Summary of APECs

Based on the results of the Phase One ESA, including the records review, the Site reconnaissance, and interviews with persons knowledgeable of the historical and current Site operations, and review of information from the MECP, PCAs were identified as representing the following APECs for the Site as defined in O. Reg. 153/04:

APEC A (Current Dry Cleaning Facility): An active dry cleaning facility is located approximately 100 m south of the Site. The Operation of Dry Cleaning Equipment is a PCA as defined in O. Reg. 153/04, which, given its proximity, represents an APEC associated with the Site. On this basis, the dry cleaning facility to the south of the Site is identified in this report as APEC A as it represents a potential impact to groundwater quality at the Site with respect to VOCs.

APEC B (Former Underground Storage Tank Associated with Taxi Stand): A taxi stand and gasoline underground storage tank (UST) were identified on the adjacent property approximately 30 metres south of the Site on the south side of Lock Street on the 1962 FIP. Gasoline and Associated Products Storage in Fixed Tanks is a PCA as defined in O. Reg. 153/04, which, given its proximity, represents APEC associated with the Site. On this basis, the former operation of a gasoline UST to the south of the Site is identified in this report as APEC B as it represents a potential impact to groundwater quality at the Site with respect to petroleum hydrocarbons (PHCs) and VOCs.

APEC C (Former Dry Cleaning Facility): A “Chinese Laundry” identified on the 1962 fire insurance plan as having been operated on the corner of Gertrude Street and Lock Street, approximately 70 m south of the Site. The Operation of Dry Cleaning Equipment is a PCA, which given its proximity to the Site, represents an APEC associated with the Site. On this basis, the former Chinese Laundry operation to the south of the Site is identified in this report as APEC C as it represents a potential impact to groundwater quality at the Site with respect to VOCs.

APEC D (Fill of Unknown Quality): Fill materials of unknown origin are present across the western portion of the Site. The source and quality of the fill material is not known. Importation of Fill Material of Unknown Quality is a PCA as defined in O. Reg. 153/04 and represents an APEC for the Site. This has been identified as APEC D as it represents a potential impact to soil quality at the Site with respect to VOCs, PAHs, PHCs, and metals.

APEC E (PAH and Metals Impacted Soil): A 2019 Environmental Screening Program report identified the presence of select PAHs and metals in soils within the northwestern portion of the Property at concentrations exceeding current generic soil quality standards. The presence of elevated concentrations of PAHs and metals in soils within the northwestern portion of the Property has been identified as APEC E.

APEC F (Peat Fill Material): A 2004 Geotechnical Investigation report identified the presence of peat fill across the west central portion of the Site. Investigations into methane gas generation associated with the peat fill identified methane gas concentrations above 500 parts per million (ppm) at soil gas probes installed within the peat material. The presence of peat fill producing methane gas in the central portion of the Site has been identified as APEC F.

APEC G (Former Fuel Oil Use): The hotel building was constructed in 1871. It is likely that this building was either heated with fuel oil or coal at one time. Gasoline and Associated Products Storage in Fixed Tanks is a PCA as defined in O. Reg. 153/04. The former storage of heating oil is a PCA that represents a potential APEC for the Site and has been identified as APEC H as it represents a potential impact to soil and groundwater quality with respect to PHCs and PAHs.

8.2 Phase Two Requirement Before an RSC is Submitted

Based on the information obtained in completing this Phase One ESA, a Phase Two ESA is required before an RSC can be filed with the MECP. The Phase Two ESA should evaluate the risk of soil and/or groundwater impact to the Site from all identified APECs in accordance with the requirements of O. Reg. 153/04 as well as the potential for methane gas generation from reported buried peat at the Site.

8.3 Record of Site Condition Based on Phase One ESA Alone

Based on the information obtained in completing this Phase One ESA, a Phase Two ESA is required to support the filing of an RSC for residential redevelopment of the Property. A Phase One ESA alone cannot be used to support an RSC filing for the Property for residential land use given that PCAs representing APECs for the Property have been identified.

8.4 Signatures

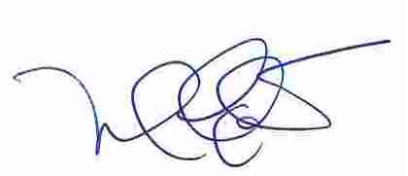
The Phase One ESA was completed by the GHD employees named herein. All findings and conclusions of the Phase One ESA are included in the report.

All of Which is Respectfully Submitted,

GHD



Greig Chapman, P. Eng.



Marc Gaudet, P. Eng.

9. References

1) Higgins, S. R. (2005). Heritage Assessment Report, Port Dalhousie Commercial Core. Architect Incorperated.

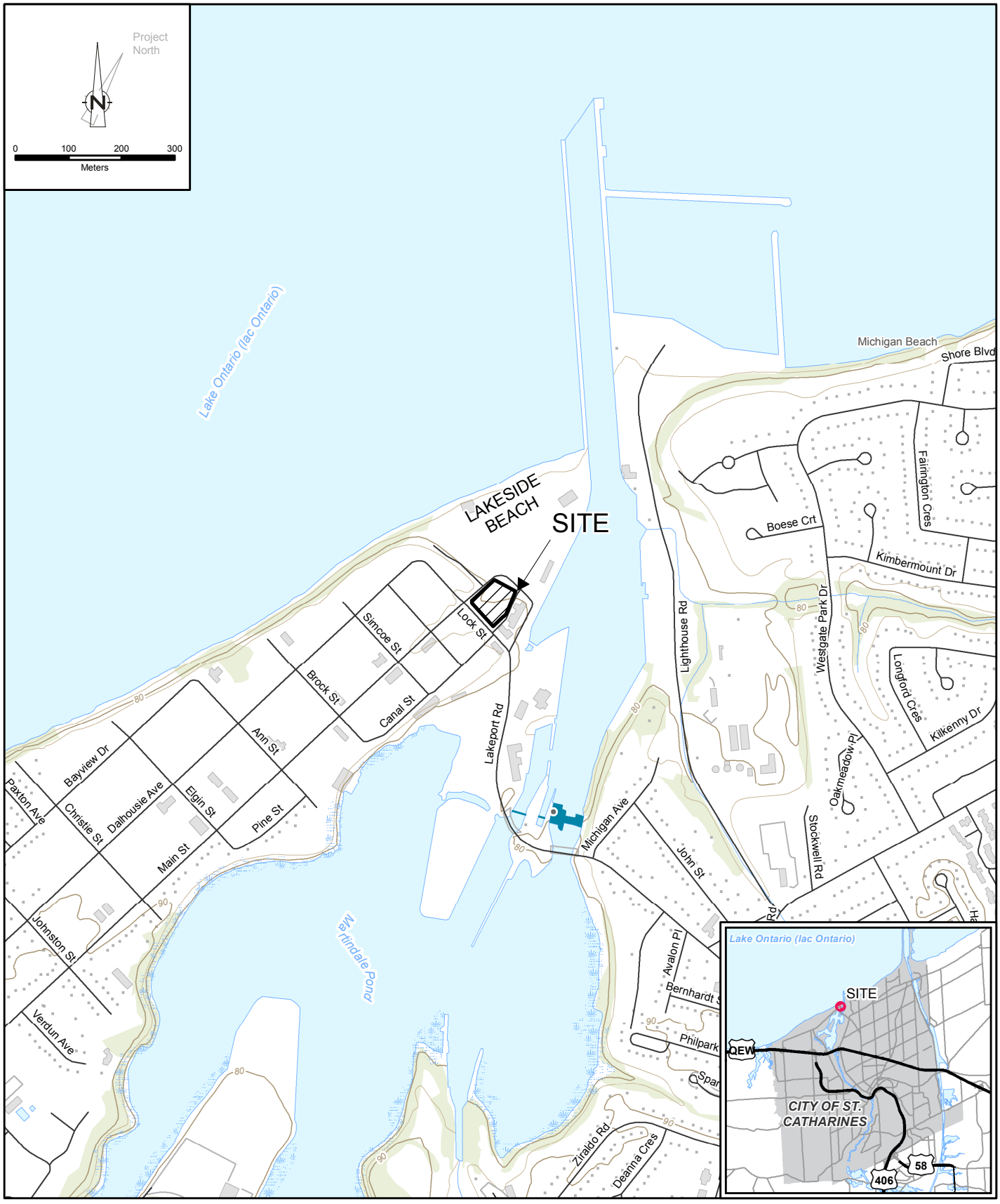
2) Mapp 2544, Bedrock Geology of Ontario, Southern Sheet, Scale 1:1,000,000. (1991). Ontario Ministry of Northern Dewvelopment and Mines.

3) Feenstra, B.H. (1997, October 21). Map 2496, Quartenary Geology of Southern Ontario, Niagara-Welland Sheet, Scale 1:50,000. Ontario Ministry of Natural Resources.

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5) Beard, C. (2017). Historic Welland Canals Mapping Project (HWCMP). Retrieved from Brock University Maps, Data & GIS: https://www.arcgis.com/apps/webappviewer/index.html?id=aaa35c3cd89e4cb3b63dc27f4d4e94ee&extent=-8837403.0349%2C5326659.1192%2C-8800713.2613%2C5346322.5448%2C102100

Figures



Source: MNRF NRVIS, 2019. Produced by GHD under licence from Ontario Ministry of Natural Resources and Forestry, © Queen's Printer 2019.
Coordinate System: NAD 1983 UTM Zone 17N

RANKIN CONSTRUCTION INC.
12 AND 16 LOCK STREET, ST. CATHARINES, ONTARIO
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

11189766-00
May 8, 2019

SITE LOCATION MAP

FIGURE 1

GIS File: Q:\GIS\PROJECTS\11189000s\11189766\Layouts\001\11189766-00(001)GIS-OT001.mxd

LEGEND

PROPERTY BOUNDARY

SHORELINE

LAKESIDE BEACH

MUNICIPAL PUMP STATION

ASPHALT - PAVED PARKING LOT

LANDSCAPED

GARY ROAD

RESIDENTIAL

MAIN STREET

JAIL HOUSE

LAKEPORT ROAD

SALES OFFICE

GRASS/VEGETATIVE COVERED

ASPHALT -PAVED PARKING LOT

RESIDENTIAL

MAIN STREET

COMMERCIAL/RETAIL

LOCK STREET

COMMERCIAL/RETAIL

GRAVEL COVERED

HOGAN'S ALLEY

VACANT LOT

HOTEL

RESTAURANTS/RETAIL

COMMERCIAL/ RETAIL

LANDSCAPED

OLD WELLAND CANAL

COMMERCIAL/ RETAIL

RESIDENTIAL

CANAL STREET

COMMERCIAL/RETAIL

COMMERCIAL/RETAIL

0 8 16 24m

PROJECT NORTH

RANKIN CONSTRUCTION INC.
12 AND 16 LOCK STREET, ST. CATHARINES, ONTARIO
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

11189766-00

May 8, 2019

SITE PLAN

FIGURE 2

CAD File: P:\drawings\11189000s\11189766\11189766-REPORT\11189766-00(001)\11189766-00(001)GN\11189766-00(001)GN-WA001.dwg

LEGEND

PROPERTY BOUNDARY

SHORELINE

POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

PCA#1	UKNOWN FILL
PCA#2	DRY CLEANING FACILITY
PCA#3	FORMER FUEL OIL USE
PCA#4	DRY DOCK
PCA#5	LOCKS AND CANALS
PCA#6	WELD SHOP/METAL FABRICATION
PCA#7	FERRY LANDING
PCA#8	FORMER FUEL UST
PCA#9	FORMER DRY CLEANING FACILITY
PCA#10	BOAT STORAGE AND REPAIR FACILITY
PCA#11	AUTO SERVICE GARAGE
PCA#12	LINCOLN FABRICS
PCA#13	PEAT FILL
PCA#14	LAKEPORT ROAD DUMP
PCA#15	BULK STORAGE OF SAND

LAKESIDE BEACH

PCA#8

DALHOUSIE AVENUE

GARY ROAD

MUNICIPAL PUMP STATION

PCA#1

ASPHALT - PAVED PARKING LOT

LANDSCAPED

PCA#5

LAKEPORT ROAD

RESIDENTIAL

JAIL HOUSE

PCA#14

SALES OFFICE

PCA#10

PCA#8

MAIN STREET

GRASS/VEGETATIVE COVERED

PCA#1

PCA#9

ASPHALT -PAVED PARKING LOT

PCA#1

PCA#7

PCA#5

GERTRUDE STREET

RESIDENTIAL

HOGAN'S ALLEY

PCA#1

VACANT LOT

GRAVEL COVERED

MAIN STREET

COMMERCIAL/RETAIL

PCA#8

LOCK STREET

HOTEL

PCA#3

RESTAURANTS/ RETAIL

COMMERCIAL/ RETAIL

LANDSCAPED

COMMERCIAL/RETAIL

PCA#2

PCA#9

COMMERCIAL/ RETAIL

OLD WELLAND CANAL

PCA#1

PCA#16

PCA#5

RESIDENTIAL

CANAL STREET

COMMERCIAL/RETAIL

PCA#11

PCA#8

PCA#5

COMMERCIAL/RETAIL

PCA#8

LAKEPORT ROAD

PCA#5

PCA#6

PCA#4

PCA#1

PCA#15

PCA#8

PCA#12

0 10 20 30m

PROJECT NORTH

RANKIN CONSTRUCTION INC.
12 AND 16 LOCK STREET, ST. CATHARINES, ONTARIO
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

SITE PLAN OF
POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

11189766-00

May 8, 2019

FIGURE 3

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LEGEND

PROPERTY BOUNDARY

SHORELINE

LAKESIDE BEACH

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
(APECs)

APEC A	CURRENT DRY CLEANING FACILITY
APEC B	FORMER UST - ASSOCIATED WITH FORMER TAXI STAND
APEC C	FORMER DRY CLEANING FACILITY
APEC D	FILL OF UNKNOWN QUANTITY
APEC E	PAH AND METALS IMPACTED SOIL
APEC F	PEAT FILL
APEC G	FORMER FUEL OIL USE

GARY ROAD

MUNICIPAL PUMP STATION

ASPHALT - PAVED PARKING LOT

LANDSCAPED

RESIDENTIAL

MAIN STREET

APEC D

JAIL HOUSE

LAKEPORT ROAD

APEC E

SALES OFFICE

GRASS/VEGETATIVE COVERED

APEC F

ASPHALT -PAVED PARKING LOT

APEC A
APEC B
APEC C

HOGAN'S ALLEY

VACANT LOT

GRAVEL COVERED

HOTEL

APEC G

RESTAURANTS/RETAIL

COMMERCIAL/ RETAIL

LOCK STREET

COMMERCIAL/RETAIL

COMMERCIAL/ RETAIL

OLD WELLAND CANAL

COMMERCIAL/RETAIL

CANAL STREET

RESIDENTIAL

COMMERCIAL/RETAIL

0 8 16 24m

PROJECT NORTH

RANKIN CONSTRUCTION INC.
12 AND 16 LOCK STREET, ST. CATHARINES, ONTARIO
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

11189766-00

May 8, 2019

CONCEPTUAL SITE MODEL

FIGURE 4

CAD File: P:\drawings\11189000s\11189766\11189766-REPORT\11189766-00(001)\11189766-00(001)GN\11189766-00(001)GN-WA004.dwg

Appendices

Appendix A
Project Personnel Curriculum Vitae

Marc Gaudet

Qualified: Bachelor of Applied Science (B.A.Sc.) – Civil Engineering/Water Resources Option (The University of Waterloo)

Connected: Registered Professional Engineer (Ontario); Qualified Person (QP) as defined in Ontario Regulation 153/04; Executive Member of Niagara PEO Chapter; Director, BLOOM (not for profit organization whose mission is to bring together public and private sector stakeholders to achieve sustainable outcomes that manage risk and deliver economic, environmental and social benefit)

Professional Summary: Mr. Gaudet has over 24 years of professional experience in environmental engineering and remediation with areas of specialty in brownfield redevelopment and environmental due diligence. Mr. Gaudet has been extensively involved in Site Investigations, Phase One and Phase Two ESAs, Site Remediation, and Brownfield Redevelopment in Canada and the United States. Past experience also includes the planning and implementation of Environmental Compliance Assessments in Canada and the United States.

Decommissioning/Brownfield Redevelopment

- Project Manager responsible for overseeing an MOECC approved Risk Assessment and Risk Management Plan on behalf of LIUNA for implementation at a former commercial/residential block in downtown Hamilton, Ontario to support a Record of Site Condition filing and facilitate its redevelopment as a high rise residential and commercial condominium.
- Project Manager responsible for overseeing environmental due diligence including a Phase I ESA, a Phase II ESA and remediation on behalf of LIUNA at the former Lister Building in downtown Hamilton, Ontario to facilitate its redevelopment as a high rise residential and commercial condominium.
- Project Manager responsible for overseeing the development and implementation of a decommissioning and remediation plan for a 100-year old farm implement manufacturing plant for Deere and Company in Welland, Ontario including the successful filing of a Record of Site Condition to facilitate sale and redevelopment of the property.
- Project Manager responsible for overseeing environmental due diligence including completion of a Phase One ESA, a Phase Two ESA, Risk Assessment, and filing of a Record of Site Condition for a former chemical blending plant on behalf of Arkema Canada Inc. in Oakville, Ontario to successfully facilitate its sale for redevelopment.
- Project Manager responsible for overseeing the completion of a building decommissioning assessment on behalf of Libbey Glass at their former glass plant in City of Industry, California. Included preparation and oversight of a decommissioning plan, completion of a Phase I ESA, Phase II ESA, arsenic contaminated soil remediation, and preparation of a Risk Assessment to address chlorinated solvent impacted groundwater. Project successfully supported the sale of the property for redevelopment as a shipping and receiving terminal.

Remedial Design

- Project Manager overseeing a chlorinated solvent impacted groundwater investigation on behalf of Toronto Transit Commission involving 150 potentially impacted residential dwellings including source area investigation, groundwater monitoring, soil vapour monitoring, residential indoor air quality monitoring and a Risk Assessment to develop soil vapour and groundwater target concentrations for chlorinated solvents. Included extensive client representation to MOECC and Toronto Public Health.
- Project Manager responsible for overseeing a 3,000-tonne soil and associated groundwater remediation project on behalf of Court Holdings Inc. related to historical petroleum hydrocarbon releases beneath a former plating plant building floor in St. Catharines, Ontario.
- Project Manager responsible for a 5,000-tonne soil and associated groundwater remediation project on behalf of Court Holdings Inc. related to historical petroleum hydrocarbon releases beneath a former tool and die shop building floor in Beamsville, Ontario.
- Project Manager responsible for remediation/management of chlorinated solvent contaminated soil and groundwater on behalf of Libbey Glass at their former glass plant in Wallaceburg, Ontario. Remediation included chemical oxidation of chlorinated solvent impacted soil and groundwater, groundwater quality monitoring, indoor air quality monitoring, and implementation of a passive soil vapour venting system including application for and receipt of all necessary MOECC approvals.

Environmental Due Diligence

- Completion of multiple Phase I ESAs and Phase II ESAs on behalf of St. Clair College as pre-purchase/sale environmental due diligence including:
  - A vacant property on Crawford Avenue in Windsor, Ontario preparatory to purchase by St. Clair for redevelopment.
  - A vacant building and associated land in Windsor, Ontario preparatory to purchase by St. Clair for redevelopment.
  - The former Thamesview Lodge long-term care facility in Windsor, Ontario preparatory to purchase by St. Clair for redevelopment.
- Completion of over 500 Phase I Environmental Site Assessments and Phase II Environmental Site Assessments at facilities in Canada and the United States. Selected experience listed below:
  - Steel manufacturing plants
  - Bus maintenance garages
  - Automotive parts manufacturing
  - Large aggregate extraction and processing.
  - Closed and operating landfill sites
  - International equipment manufacturer and retailer
  - 1.5-million-square-foot diesel electric locomotive and light armored vehicle manufacturing facility
  - Funeral homes, cemeteries, and crematories
  - Metal fabrication facilities
  - Chemical blending facilities
  - Paint manufacturing facility
  - Refrigerated warehouse facility
  - Trucking and distribution facilities
  - Drycleaning facilities
  - Railway lines and service facilities
  - Numerous rental car facilities
  - Dairy facilities
  - Lighting fixture manufacturing facilities
  - Glass manufacturing facilities

Work history

May 1991 – present	Principal/Vice President, GHD (formerly Conestoga-Rovers & Associates), St. Catharines, ON
	Named Principal, 2007
	Named Associate, 2002

Greig Chapman

Qualified: Civil Engineering, Water Resources, University of Waterloo, Civil Engineering, University of New Brunswick

Connected: Registered Professional Engineer – Alberta (APEGA), Saskatchewan (APEGS), and Ontario (PEO)

Professional Summary: Greig has over 20 years of professional experience in environmental engineering, remediation, and project management. This experience includes conducting Phase I Environmental Site Assessments; Environmental Compliance Assessments; development and implementation of Phase II environmental site investigations; risk assessment; landfill site design and monitoring; design and implementation of remedial systems; and site decommissioning. Greig has managed numerous multi-disciplinary commercial and industrial projects across Canada and the United States.

Site Investigation, Remediation, and Project Management

Portfolio Manager
Shell Canada Limited and Shell Global Solutions Canada | 2010 - present

Responsibilities include client interface and management; health and safety stewardship, development of E2E strategies, providing technical guidance and support to internal project managers, identification of cost savings and cost avoidance opportunities, and ensuring projects are completed on time and within budget.

Shell's downstream portfolio consists of approximately 100 sites of varying complexity from annual monitoring to active remediation, risk assessment, and decommissioning. These sites are located across Canada.

Shell's upstream portfolio consists of approximately 60 sites located primarily in the foothills of western Alberta. The projects are provided by both Legacy and Decommissioning and Reclamation (DAR) groups and include Phase 1 and 2 Environmental Site Assessments, remediation, and reclamation activities.

Project Manager
Environmental Site Assessments/Remediation | Urban Centers | Alberta | 2007 - present

Project Manager responsible for the completion of over 100 Phase I and II ESAs, risk assessments, remediation's, and site decommissioning's at commercial/industrial facilities located in Edmonton, Calgary, Lethbridge, Lloydminster, Grande Prairie, Red Deer, Peace River, High Level and Medicine Hat. The work included discussions and negotiations with regulatory agencies, municipalities and various other stakeholders.

Project Manager
Environmental Site Assessments | Various Projects | Canada and the USA | 1996 - present

Project Manager for the completion of over 300 Phase I ESAs at commercial/industrial facilities across Canada and the United States. Operations assessed at these facilities included machining, painting, forging, stamping, wastewater treatment, asphalt manufacturing, pipeline yards, wood processing, carbon graphite manufacturing, food production, assembly, maintenance, refuelling, wood product manufacturing, paper production facilities, aerospace manufacturing, and warehousing. These assessments were conducted in accordance with CSA and ASTM standards.

Project Manager for approximately 100 Environmental Compliance Assessments of commercial/industrial facilities across Canada and the United States.

Project Coordinator
Environmental Site Assessments | Major Oil and Gas Producer | AB | 2008 - 2012

Project Coordinator responsible for the design and implementation Phase 2 ESAs at more than 20 sites across Alberta. The information obtained during the Phase 2 ESAs was used to design and implement annual groundwater monitoring programs and remedial systems.

Project Director
Pigment Manufacturer | North and South America | 1998 - 2010

Project Director responsible for the assessment, investigation, compliance, and remediation for several organic and inorganic pigment manufacturing facilities located in North and South America. Duties also included asset liability and negotiations with regulatory bodies associated with acquisitions and divestitures.

Project Manager
Automotive Tire Manufacturer | Canada | 2007 - 2009

Project Manager responsible for the assessment and removal of numerous underground storage tanks at retail facilities across Canada.

Design Coordinator
Automotive Parts Manufacturing Facility | MI | 2002 - 2007

Design Coordinator for the development and preparation of a Remedial Design work plan and Remedial Design report in accordance with a Unilateral Administrative

Order, issued by the US EPA for a site in Michigan. The Remedial Design Work Plan involved the collection and chemical analyses of approximately 600 soil, groundwater, and sediment samples from a former automotive parts manufacturing facility. The Remedial Design included site assessment, building decommissioning and removals, removal of impacted soils and sediments, removal of designated substances, and construction of a bentonite slurry cut off wall equipped with permeable reactive barrier gates.

Project Manager
Adhesives Manufacturing Facility | Toronto, ON | 2002 - 2007

Project Manager responsible for the assessment and remediation of solvent-impacted soil and groundwater. Remedial activities included soil removal and the installation of a groundwater collection and treatment system in fractured bedrock.

Project Manager
Various Facilities | Canada and the USA | 2005 - 2010

Project Manager responsible for the design and implementation and assessment of groundwater pumping tests to evaluate hydraulic conductivities and yield at several sites across Canada and the United States.

Project Manager
Confectionary Manufacturing Facility | Toronto ON | 2000 - 2005

Project Manager responsible for the development and implementation of a groundwater cut-off wall and LNALP pump and treatment system in Toronto, Ontario. The project including negotiating with numerous stakeholders including residential neighbours, current and past landowners, Ontario Ministry of the Environment, and the City of Toronto.

Design Coordinator
General Motors, Ford, Chrysler | MI | 2002 - 2008

Design Coordinator for the implementation of a steel LNAPL product cut-off wall and product recovery collection trench at a surface water recreational facility in Michigan. The LNAPL contained PCBs. The work was conducted in accordance with an Administrative Order by Consent, issued by the US EPA.

Design Coordinator
Form Coal Gasification Facility | Barrie ON | 1997 - 1999

Design Coordinator during the construction of sheet pile cut-off wall and groundwater collection system to prevent the migration of coal tar into a nearby water body in Barrie, Ontario.

Project Manager
UST Removals | Various Clients | Canada 1998 - present

Project Manager for the removal of more than 200 underground storage tanks and associated infrastructure at various facilities located across Canada. These tanks contained various liquids, including petroleum hydrocarbon products, solvents, paints, plating fluids, wastewater, etc.

Project Manager
Site Decommissioning | Various Clients | Canada and USA | 2000 - present

Project Manager for the decommissioning and closure of several industrial manufacturing facilities located across Canada and the United States. Operations conducted at these facilities included textile manufacturing, metal plating, oil blending, automotive parts manufacturing, plastic extrusion, and painting.

Project Director
Wetlands Assessment | Major Construction Company | AB | 2007 - 2009

Project Director responsible for the assessment and negotiations of several wetlands being disturbed as part of infrastructure improvement projects in Edmonton and Calgary.

Landfill Site Design/Monitoring

Project Manager
Landfill Monitoring | Lethbridge, AB | 2009 - 2012

Project Manager responsible for the development and implementation of annual landfill gas and groundwater monitoring programs at closed and active landfill sites in Lethbridge, Alberta. Advocated on the City's behalf to use real-time landfill gas monitoring equipment rather than sample collecting and analyses at a laboratory. Alberta Environment agreed to the use of real-time monitoring, which resulted in a significant annual cost savings.

Project Manager
Landfill Gas Collection System Expansion | Edmonton, AB | 2008 - 2009

Project manager responsible to peer review the design and construction of a landfill gas collection system expansion for a private solid waste site in Edmonton, Alberta.

Project Director
Biogas Flare System Upgrades | Fort Saskatchewan, AB | 2015 - present

Project Director responsible for the evaluation and design of biogas flare system upgrades at the wastewater treatment plant in Fort Saskatchewan, Alberta.

Project Coordinator
Stormwater Upgrades | Active Landfills | ON | 2009
Project coordinator for the design and implementation of improvements to the stormwater collection system at several active landfills in Ontario, Canada.

Project Coordinator
Active Landfill Expansion | Lloydminster, AB | 2012 - 2014
Project coordinator for the preparation of design and operation plan for the expansion of the City of Lloydminster landfill. The plan included the construction of a new recycling centre.

Project Engineer
Landfill Upgrades | Keele Valley Landfill | ON | 1996 - 1999
Project Engineer involved with the detailed design including, civil works, equipment selection, and cost estimating of the gas collection and flaring system expansion at the Keele Valley Landfill site. Also responsible for the preparation of contract specifications for the cleaning and video inspection of the leachate collection system at the landfill.

Site Engineer
Active Landfill Expansion | Peterborough, ON | 2000 - 2001
Site Engineer responsible for the construction oversight of the construction of a new landfill cell and installation of a leachate collection system at the Bensfort Road Landfill Site in Peterborough, Ontario. Work included contract administration, on-site supervision, and preparation of as-recorded drawings.

Other related areas of interest

Recognized (Certifications/Trainings)

- ACSA
- Ground Disturbance, Level II
- H2S Alive
- Petroleum Oriented Safety Training
- First Aid/CPR
- Construction Safety
- TDG Training Canada
- HAZWOPER Bullet

Work history

1994 – present	Principal GHD (formerly Conestoga-Rovers & Associates), Calgary, AB
	Named Principal 2013
	Named Associate 2008

Melissa Pley

Junior Engineer

Qualified: B.A.Sc. Geological Engineering, 2017

Professional Summary: Melissa has experience in conducting Phase One and II Environmental Site Assessments, project coordination, geologic mapping, groundwater flow mapping, underground excavation design, construction and geo-hazard mitigation, materials testing, core logging, slump tests, soil sampling, and groundwater sampling.

Junior Engineer
Ambient Air Quality Monitoring, Effluent Water Quality Monitoring and Record of Site Condition | OxyVinyls Canada | Thorold, ON

Performed Integrated ambient air monitoring and daily effluent water sampling as requested by the Ontario Ministry of Environment and Climate Change (MOECC) for a polyvinyl chloride processing facility which included perimeter, source area and rail car ambient air monitoring.

Prepared Record of Site Condition as requested by the MOECC outlining the opening of Vinyl Chloride Storage Spheres for inspection and maintenance and air quality monitoring in compliance with Site Specific Vinyl Chloride Standards.

- Effluent Water Sampling
- Ambient Air Quality Monitoring

Junior Engineer
Phase One Environmental Site Assessment | Asta Gardens Inc. | St. Catharines, ON

Prepared Phase One Environmental Site Assessment for the purpose of filing a Record of Site Condition with the MOECC on a commercial property being re-developed as residential townhomes.

Junior Field Technician
Phase II Environmental Site Assessment | Rankin Construction Inc. | Port Colborne, ON

Phase II Environmental Site Investigation Activities aimed to investigate identified subsurface contamination related to historical manufacturing activities at the Site.

- Groundwater Sampling
- Site Surveying

Junior Field Technician
Environmental Monitoring | QM Environmental | Niagara-on-the Lake, ON

Provided oversight of excavation activities and performed dust monitoring during the excavation of landfill material and rifle range to ensure compliance with the Ministry of the Environment and Climate Change (MOECC) Standards.

Junior Field Technician
Annual Groundwater Sampling | Boart Longyear Company | Mississauga, ON

Assisted in Annual groundwater sampling as a part of Environmental Due Diligence Activities aimed to investigate potential subsurface contamination at the Site.

- Groundwater Sampling

Junior Field Technician
Semi-Annual Groundwater Sampling | Opta Minerals | Waterdown, ON

Assisted in Semi-annual groundwater sampling aimed to investigate groundwater quality on Site in accordance with the C of A's Groundwater and Surface Monitoring Work Plan.

- Groundwater Sampling

Junior Field Technician
UST Removal | Nortrax | Stoney Creek, ON

Assisted in excavation oversight and confirmatory soil sampling aimed to investigate the quality of the soil surrounding an underground storage tank (UST).

- Soil Sampling
- Excavation Oversight

Other related areas of interest

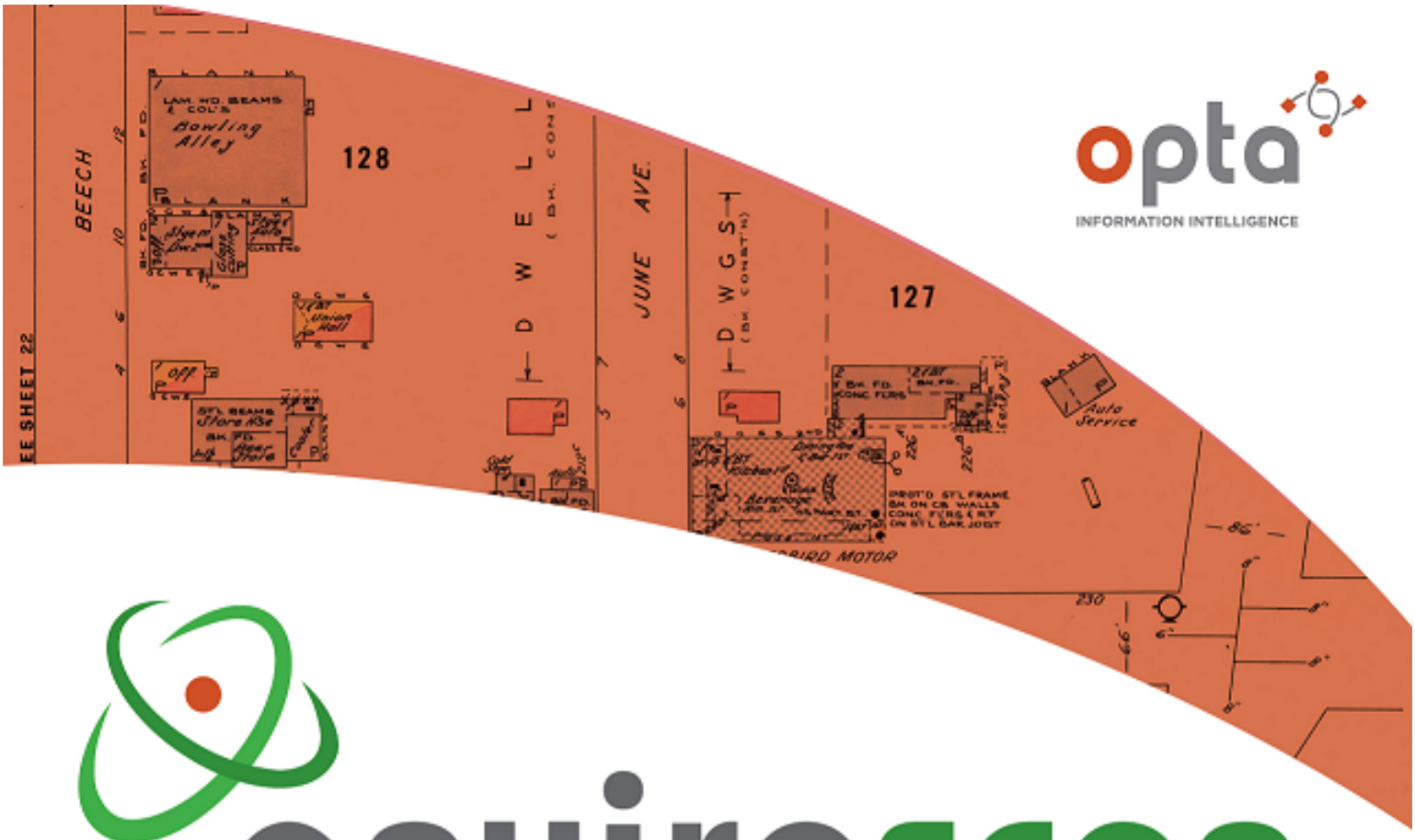
Recognized (Certifications/Trainings)

- Canadian Transportation of Dangerous Goods Training (TDG)
- Petroleum Oriented Safety Training (POST)
- Electrical Safety and Awareness Training
- Working at Heights – Fundamentals of Fall arrest Training
- eRailSafe – Certified contractor for Canadian Pacific and Canadian National
- First Aid Training
- Trade NAFTA (TN) Permit

Work history

2017 – present	GHD, St. Catharines, ON

Appendix B
Fire Insurance Plans



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INFORMATION INTELLIGENCE

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An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Sunita

Site Address:

Hogans Alley St. Catharines ON Canada

Project No:

1262018

Opta Order ID:

56245

Requested by:

Melissa Pley
GHD Limited

Date Completed:

12/12/2018 11:51:49 AM

Project Name: Port Dalhousie Environmental Investigation

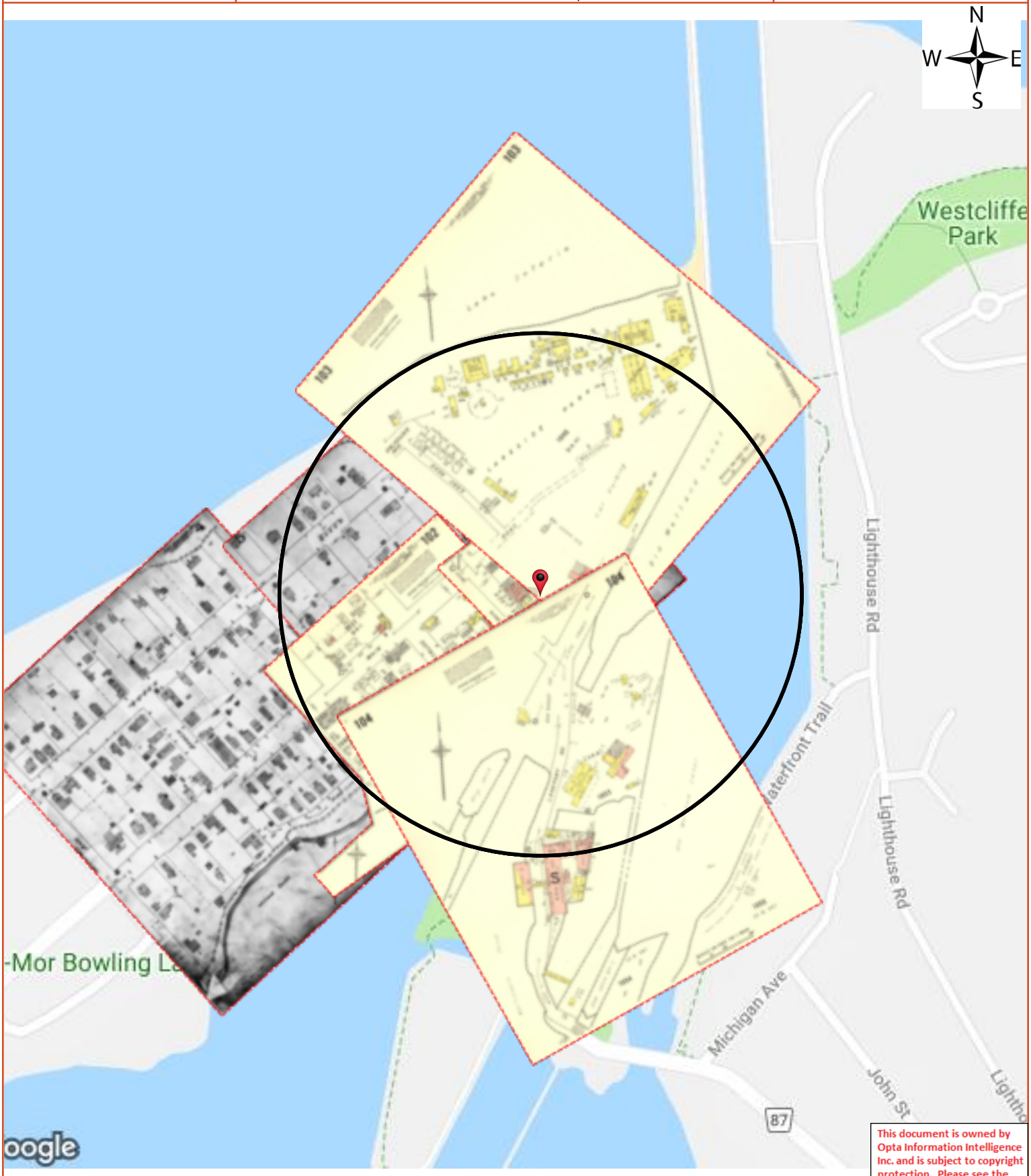
Project #: 1262018

ENVIROSCAN Report

Search Area: Hogans Alley St. Catharines ON Canada

Requested by:
Melissa Pley
Date Completed: 12/12/2018 11:51:49

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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.

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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.

ENVIROSCAN Report

Report Index

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6	(1905) Volume: Ontario Miscellaneous Firemap: 1
8	(1922) Volume: Port Dalhousie Firemap: 4
10	(1922) Volume: Port Dalhousie Firemap: 5
12	(1962) Volume: St Catharines Volume 1 Firemap: 102
14	(1962) Volume: St Catharines Volume 1 Firemap: 102
16	(1962) Volume: St Catharines Volume 1 Firemap: 103
18	(1962) Volume: St Catharines Volume 1 Firemap: 104

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ENVIROSCAN Report

1905 Volume: Ontario Miscellaneous Firemap: 1
Port Dalhousie Plan: 1568 (1887)
Sheet: 1 (1905)

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1905 Volume: Ontario Miscellaneous Firemap: 1
Port Dalhousie Plan: 1568 (1887)
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ENVIROSCAN Report

1922 Volume: Port Dalhousie Firemap: 4
Port Dalhousie Plan: 1569 (1909)
Sheet: 4 (1922)

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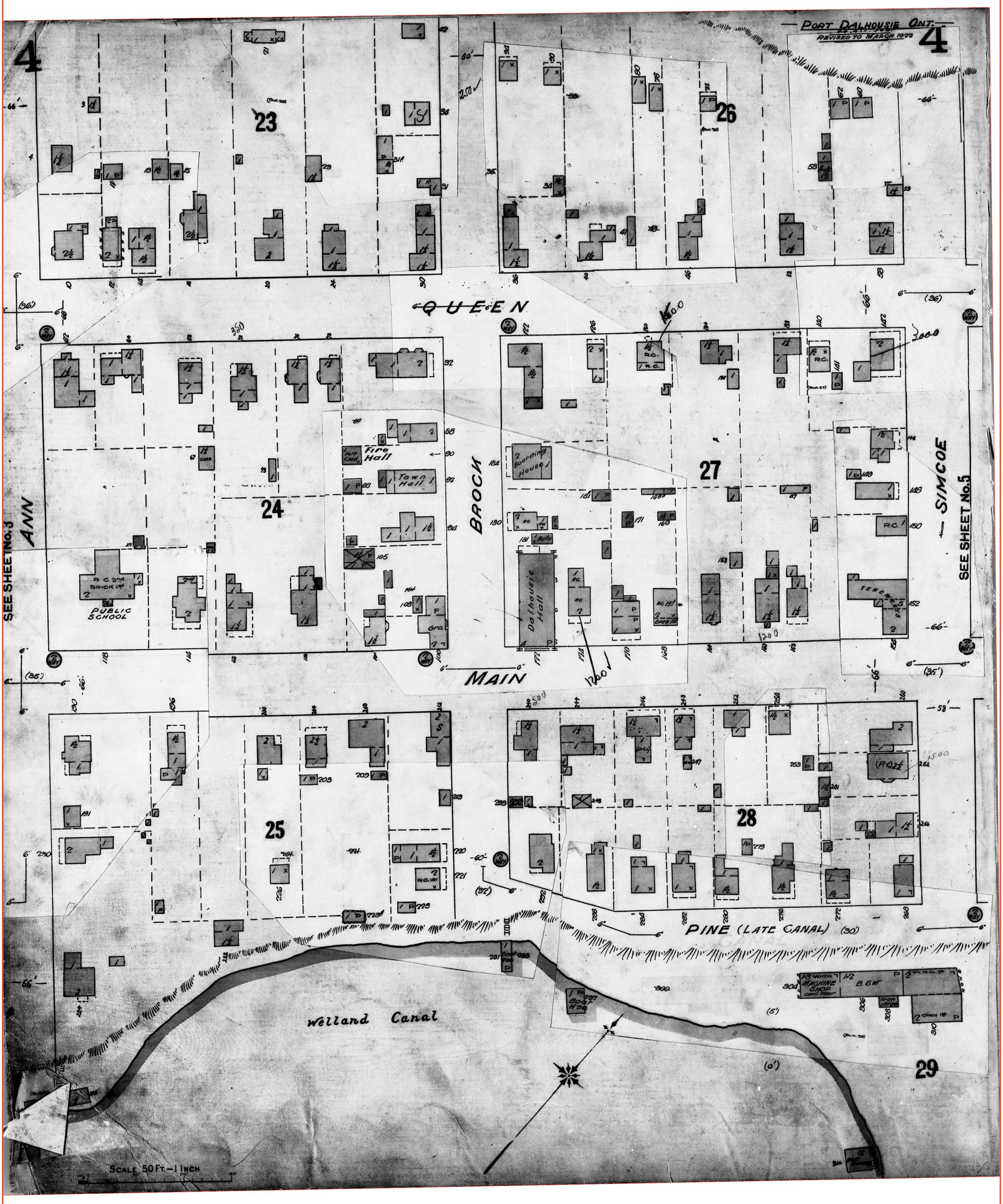


ENVIROSCAN Report

1922 Volume: Port Dalhousie Firemap: 4
Port Dalhousie Plan: 1569 (1909)
Sheet: 4 (1922)

Requested by:
Melissa Pley
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ENVIROSCAN Report

1922 Volume: Port Dalhousie Firemap: 5
Port Dalhousie Plan: 1569 (1909)
Sheet: 5 (1922)

Requested by:
Melissa Pley
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FIP Locator Map
The detailed FIP is on the following page



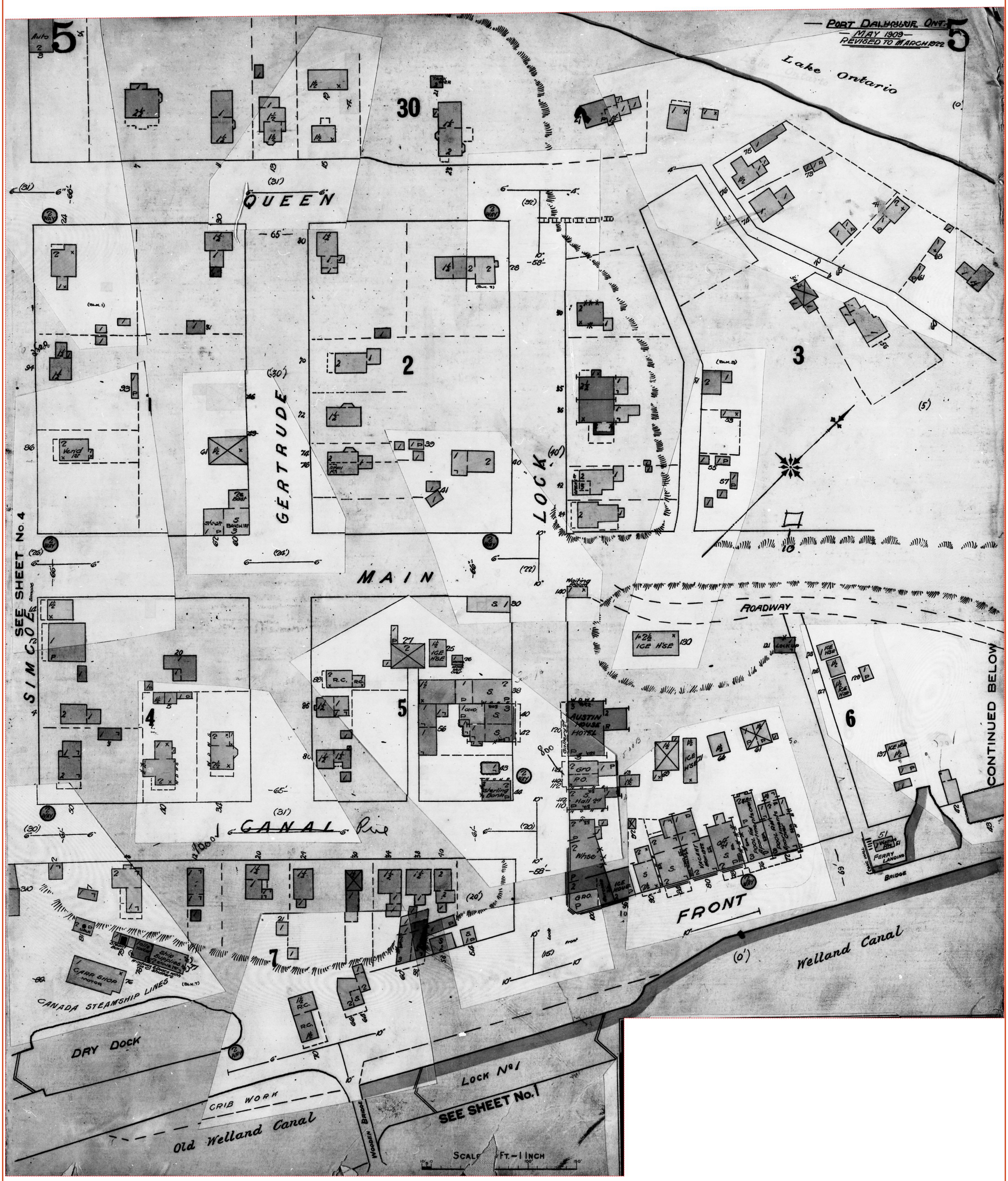
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ENVIROSCAN Report

1922 Volume: Port Dalhousie Firemap: 5
Port Dalhousie Plan: 1569 (1909)
Sheet: 5 (1922)

Requested by:
Melissa Pley
Date Completed: 12/12/2018 11:51:49

opta
INFORMATION INTELLIGENCE
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ENVIROSCAN Report

1962 Volume: St Catharines 1 Firemap: 102
City of St. Catharines Vol.1 Plan: 1685 (1963)
Sheet: 102 (1962)

Requested by:
Melissa Pley
Date Completed: 12/12/2018 11:51:49

enviroscan
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FIP Locator Map
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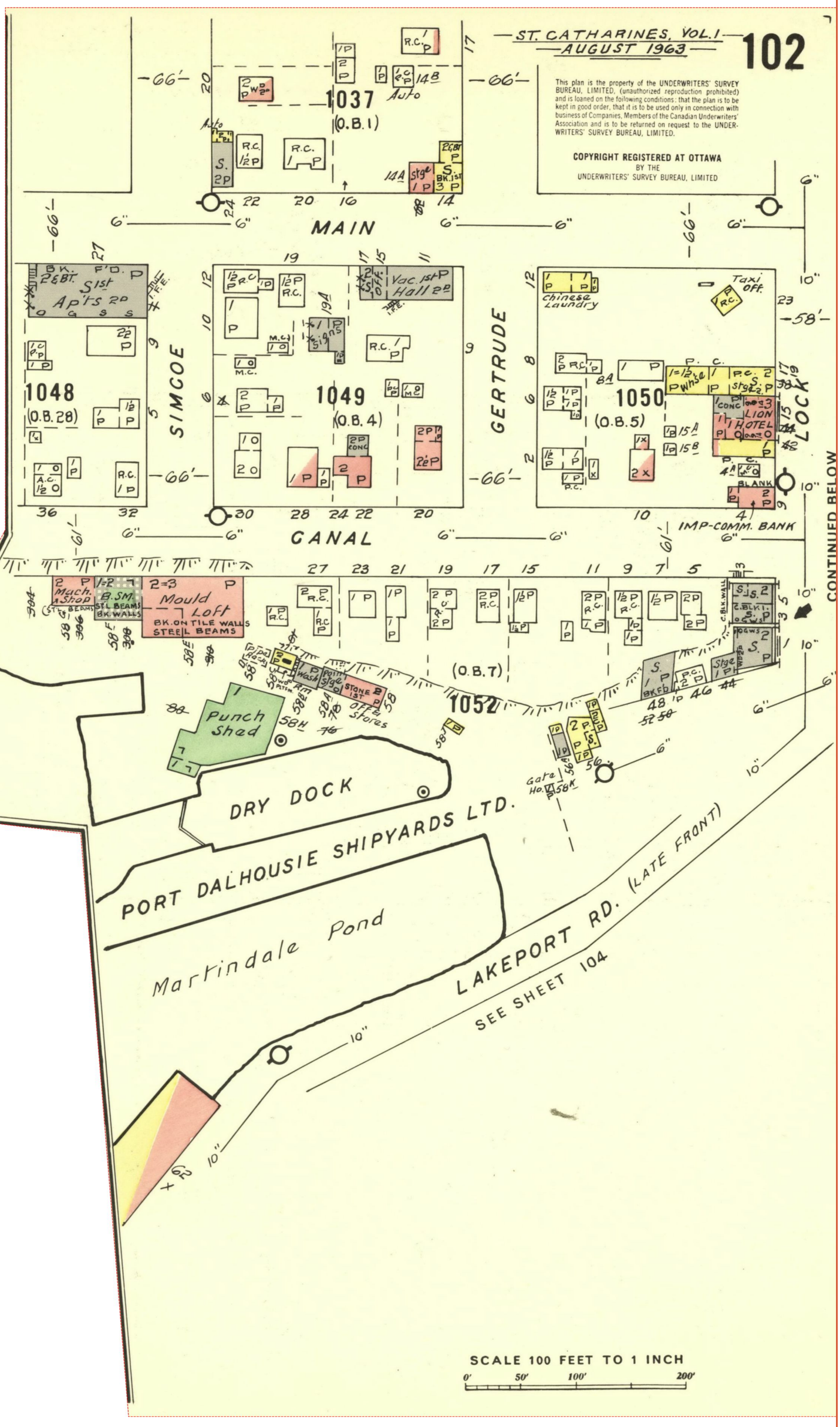


ENVIROSCAN Report

1962 Volume: St Catharines 1 Firemap: 102
City of St. Catharines Vol.1 Plan: 1685 (1963)
Sheet: 102 (1962)

Requested by:
Melissa Pley
Date Completed: 12/12/2018 11:51:49

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ENVIROSCAN Report

1962 Volume: St Catharines 1 Firemap: 102
City of St. Catharines Vol.1 Plan: 1685 (1963)
Sheet: 102 (1962)

Requested by:
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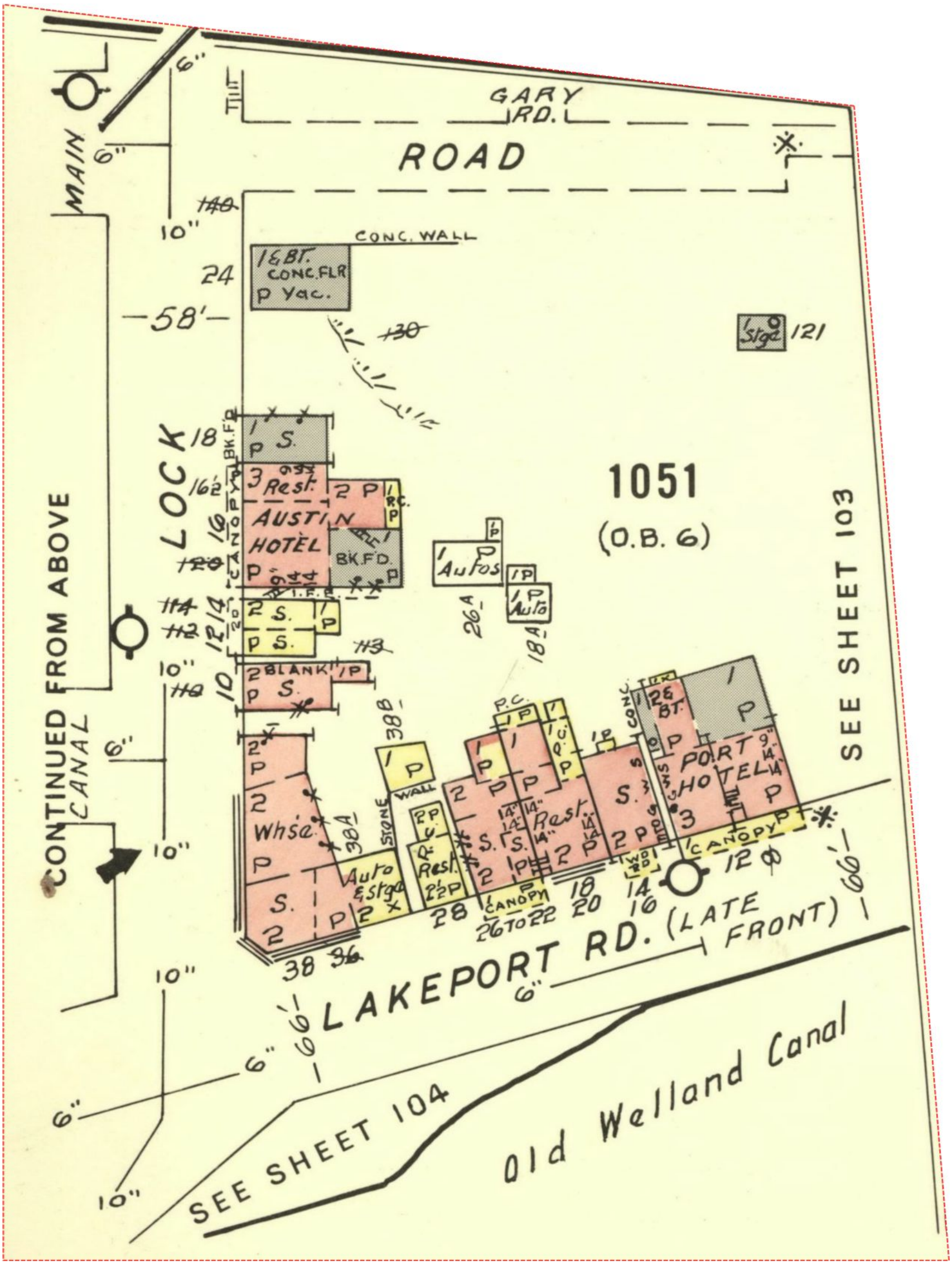


ENVIROSCAN Report

1962 Volume: St Catharines 1 Firemap: 102
City of St. Catharines Vol.1 Plan: 1685 (1963)
Sheet: 102 (1962)

Requested by:
Melissa Pley
Date Completed: 12/12/2018 11:51:49

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Project Name: Port Dalhousie Environmental Investigation

Project #: 1262018

ENVIROSCAN Report

1962 Volume: St Catharines 1 Firemap: 103
City of St. Catharines Vol.1 Plan: 1685 (1963)
Sheet: 103 (1962)

Requested by:
Melissa Pley
Date Completed: 12/12/2018 11:51:49

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FIP Locator Map
The detailed FIP is on the following page



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103

— ST. CATHARINES, VOL. 1 —
— AUGUST 1963 —

103

Lake Ontario

Band Stand

DALHOUSIE AVE.

GARY ROAD

Summer Cottages

Ride

Ride

Ride

Ride

Bathing Pavilion

Fire Hose Reel

LAKESIDE PARK

1040

(O.B. 31)

Lav's

R.C.

Bleachers

Grand Stand

Shelters

Dancing Pavilion

Vac.

LAKESIDE INN

Shelter & Rest.

Administration Bldg.

ROAD

SEE SHEET 102

car parking

M.C. Boat Stge & Repairs

PORT HOTEL

LAKEPORT RD.

CONC. BRIDGE

Old Welland Canal

SEE SHEET 105

SCALE 100 FEET TO 1 INCH
0' 50' 100' 200'

ENVIROSCAN Report

1962 Volume: St Catharines 1 Firemap: 104
City of St. Catharines Vol.1 Plan: 1685 (1963)
Sheet: 104 (1962)

Requested by:
Melissa Pley
Date Completed: 12/12/2018 11:51:49

enviroscan
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FIP Locator Map
The detailed FIP is on the following page



ENVIROSCAN Report

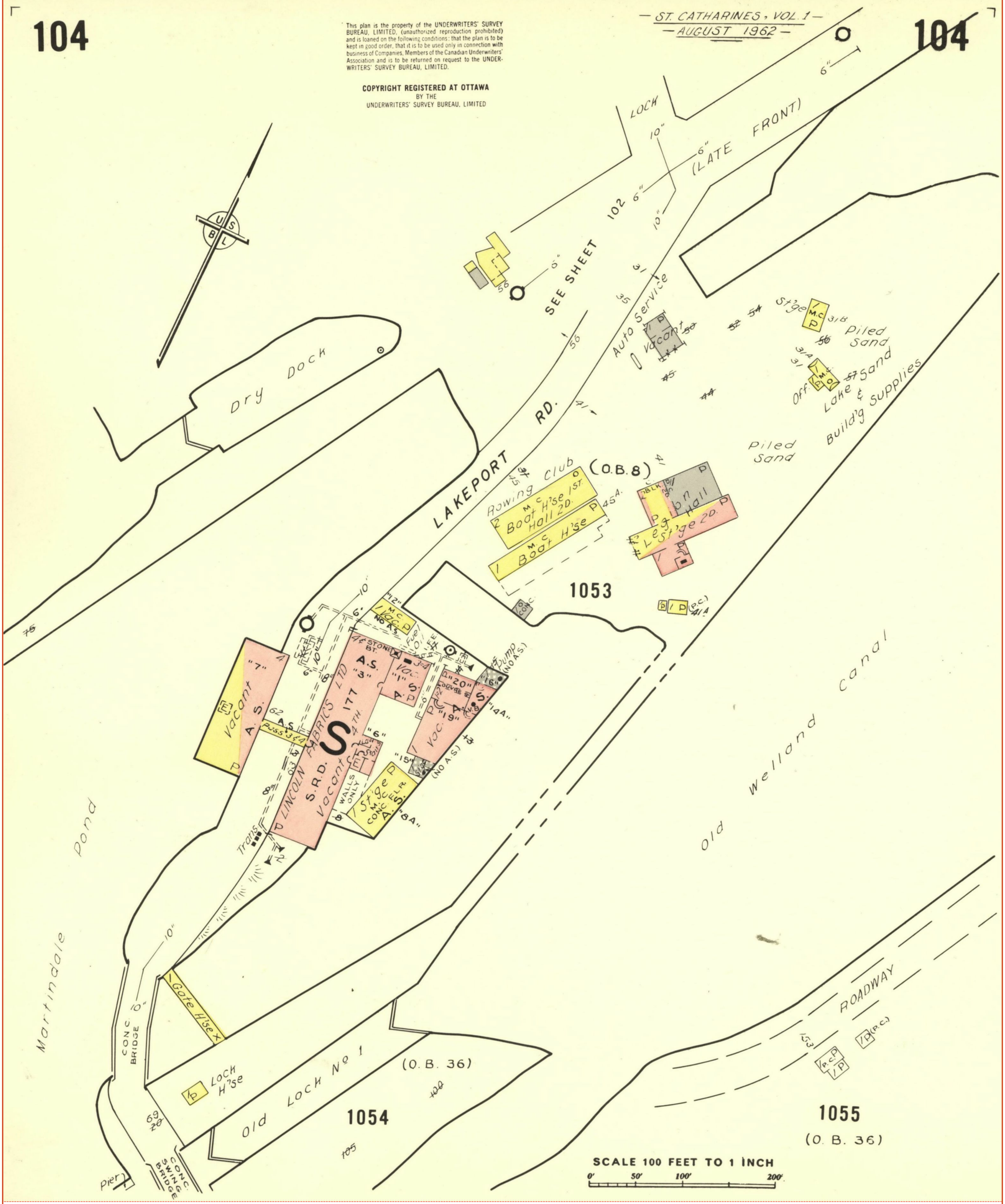
1962 Volume: St Catharines 1 Firemap: 104
City of St. Catharines Vol.1 Plan: 1685 (1963)
Sheet: 104 (1962)

Requested by:
Melissa Pley
Date Completed: 12/12/2018 11:51:49

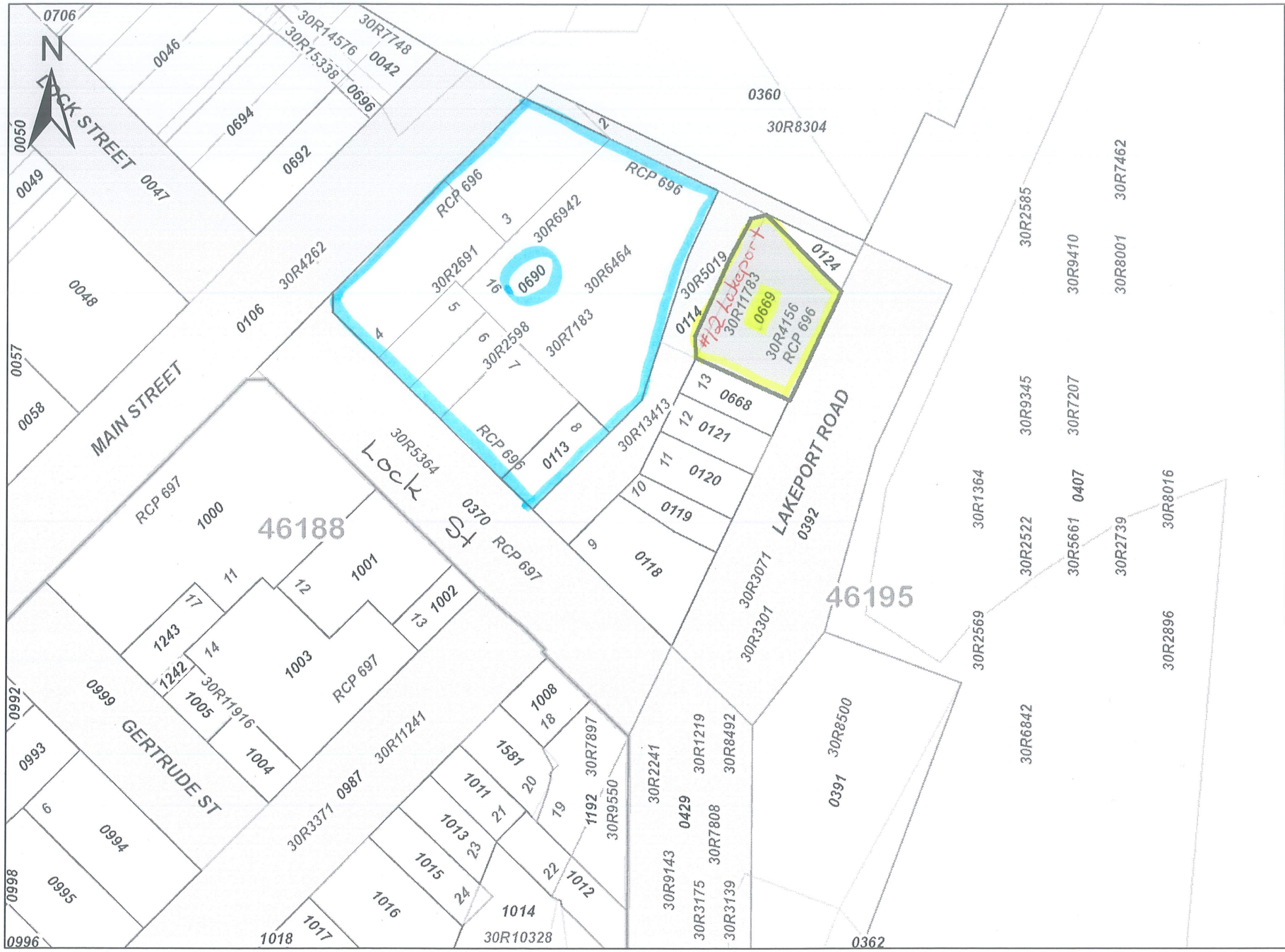
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Appendix C
Property Chain of Title Documents



ServiceOntario

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FOR SB

SCALE

0 30 meters

PROPERTY INDEX MAP

NIAGARA(No. 30)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

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FOR SB

SCALE

0 30 meters

PROPERTY INDEX MAP

NIAGARA(No. 30)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

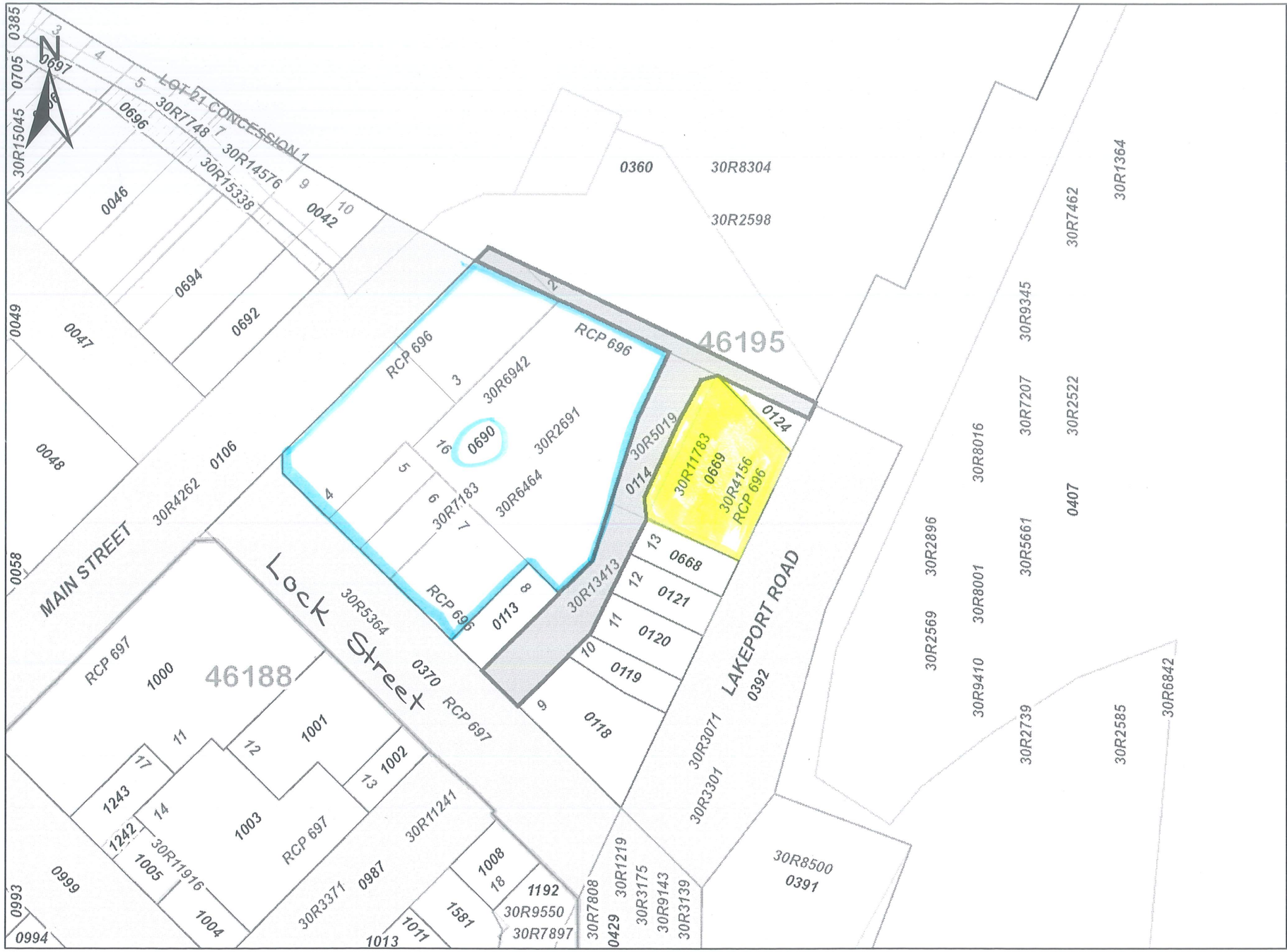
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

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ServiceOntario

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FOR SB

SCALE

0 30 meters

PROPERTY INDEX MAP

NIAGARA(No. 30)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

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PROPERTY OF THE
REGISTRY OFFICE

Plan 696
Registrar's Compiled Plan
Scale 1 in = 50 ft

LOT 21

PART 1

PLAN 71

REGIONAL ROAD NO. 87

MAIN STREET

BY-LAW 81-49 REG'D NO. 562731

PART 1 30R6364

UNASSUMED PUBLIC ALLEY

30R2691

CLOSED BY ORDER NO. 662212

UNNAMED PUBLIC ALLEY (HOGANS ALLEY) CLOSED BY BY-LAW 88-197 REG'D & BY-LAW 88-198 REG'D NO. 566192 PARTS 1, 2, 3 on 30R5019, & BY-LAW 90-0 PART 1 on 30R6464, & BY-LAW 91-123 REG'D NO. 626804 PART 15 on 30R6464, REG'D NO. 607458 PART 5 on 30R6464.
PART 3 SUBJ. TO EASEMENT 497010
PART 4 30R4156
SUBJ. TO EASEMENT 497009

4 3 2 1

15 16 17

5 6 7 8 9 10 11 12 13 14 15 16

30R6464 PART 4 PART 6

UN-NUMBERED LOT SURROUNDED BY ALLEYS

PART 7

PART 1 30R5019

PART 2 30R5019

PART 3 30R5019

PART 4 30R5019

PART 5 30R5019

PART 6 30R5019

PART 1 30R4156

PART 5 30R4156

PART 4 30R2990

RT-OF-WAY 496262

BY-LAW NO. 61-1

LAKEPORT ROAD (FORMERLY FRONT STREET)

PART 14

30R3301

PART 7

PORT DALHOUSIE HARBOUR

PART 1 30R2739

PROPERTY OF THE
REGISTRY OFFICE

PLAN # 31

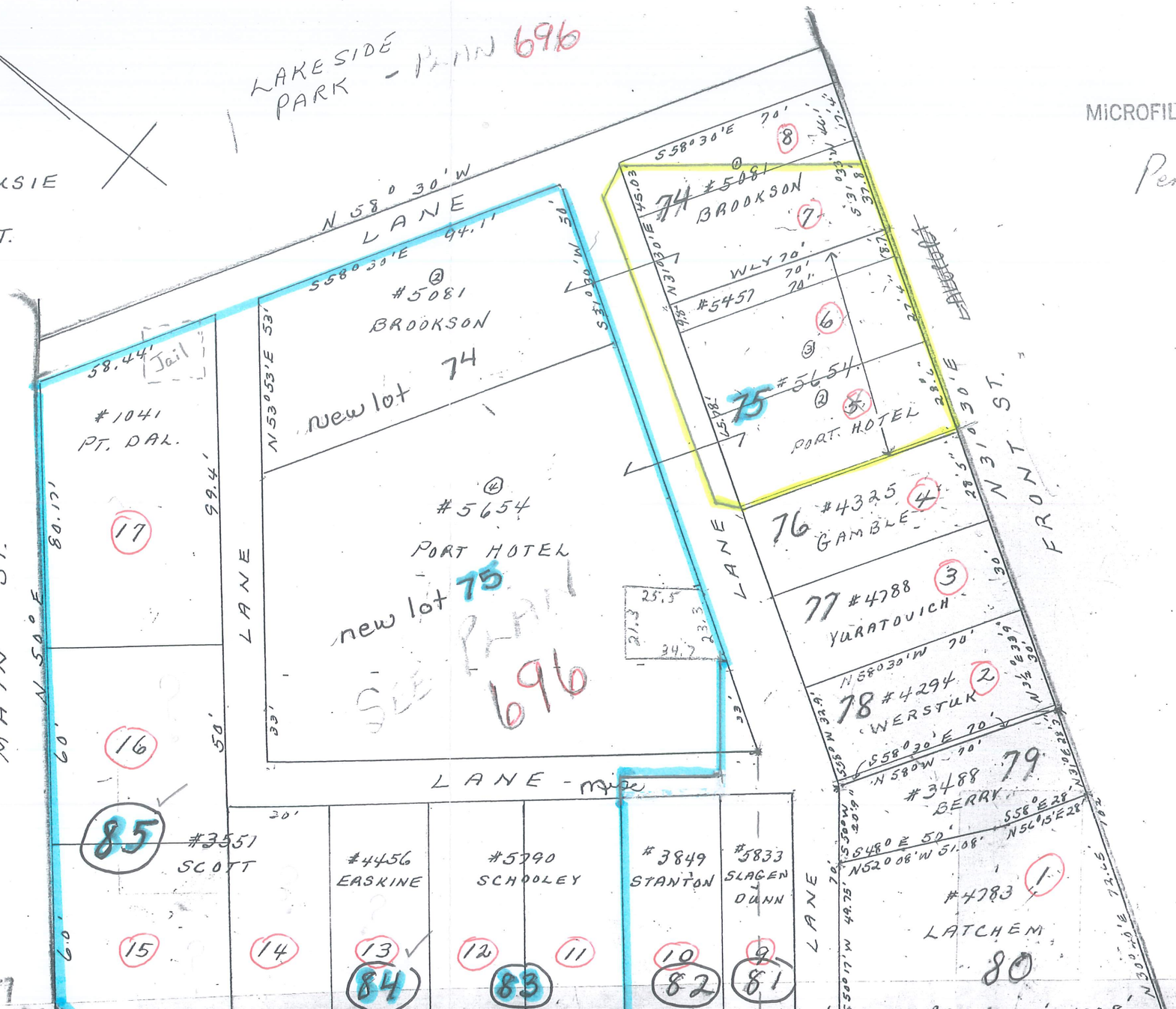
N 31 PT. DALHOUSIE

LE 1 INCH = 40 FT.

LAKESIDE PARK - PLAN 696

MICROFILMED

Pencil - Faint



Lots 1-7 West Side Lot 25 Con 1

Lot 20 Con 1

Plan 31

Plan 55

Section 12 Blk 6

Chain Of Title (6)

for PID 46195-0690 LT

Lands in blue

Lots 3, 4, 5, 6, 7 + 16 RC Pl 696

Chain Of Title

PIN 46195-0690 LT

Lands in blue

#1041 Aug 22, 1894 — Nathan H. Pawling

↓ To

#47827 Nov 2, 1959 — The Corporation Of The Village Of Port Dalhousie

↓ To

#133951 Jan 31, 1966 — The Public Utilities Commission Of Port Dalhousie

↓ To

#327741 Jan 2, 1976 — Thomas LaFlamme
Lucy LaFlamme

↓ To

Bernard J. Rowan
Dan T.P. Rowan
Bernard J. Rowan

#470951 Nov 21, 1983 — Bernard J. Rowan
Ian T. P. Rowan
Bernard J. Rowan

↓ To

#543859 June 26, 1987 — The Rowan Sprinkler Company Ltd.

↓ To

#558020 Feb 18, 1988 — Valerie Ann Krusty
Rastislav Krusty

↓ To

#628778 May 30, 1991 — Rusty Krusty Realty Inc.

↓ To

#650251 June 19, 1992 — Rastislav Krusty

↓ To

#717563 Oct 31, 1996 — Rastislav Krusty in trust

↓ To

1184557 Ontario Inc.

NR 5337 Sept 23, 2003 1184557 Ontario Inc.

To

Port Dalhousie
Vitalization Corporation

NR 449747 June 13, 2017 Name Change to

Union Waterfront Inc.
present owner

Chain Of Title

PIN 46195-0690 LT

Lands in blue

# 1120 Sept 26, 1896	Nathan H. Pawling
	To ↓
# 1949 July 12, 1913	Annie Holmes
	To ↓
# 3551 Dec 23/1938	Frank Scott Estate of Frank Scott
	To ↓
# 47828 Nov 2, 1959	Murray H. Scott
	To ↓
# 133951 Jan 31 1966	Port Dalhousie Public Utilities

327741 Jan 2, 1976 Thomas LaFlamme
Lucy LaFlamme

To

470951 Nov 21, 1983 Bernard J. Rowan
Ian T.P. Rowan
Bernard J. Rowan

To

543859 June 26, 1987 The Rowan Sprinkler
Company Ltd.

To

558020 Feb 18, 1988 Valerie Ann Kruty
Rastislav Kruty

To

628778 May 30, 1991 Rusty Kruty Realty Inc.

NR 5336 Sept 23, 2003 1149853 Ontario Inc

To

Port Dalhousie Vitalization Corporation

NR 449747 June 13, 2017 Name change to

Union Waterfront Inc.
present owner

Chain Of Title

PIN 46195 - 0690 LT

Lands in blue

# 1876 July 30, 1912 Tax Deed	?? of County Of Lincoln
	To ↓
# 1935 April 5, 1913	John Johnson
	To ↓
# 3551 Dec 23, 1938	Frank Scott Estate of Frank Scott
	To ↓
# 47828 Nov 27, 1959	Murray Scott
	To ↓
# 133951 Jan 31, 1966	Port Dalhousie Public Utilities Commission
	To ↓
	Thomas La Flamme Lucy La Flamme

327741 Jan 2, 1976 — Thomas LaFlamme, Lucy LaFlamme

To

470951 Nov 21, 1983 — Bernard J. Rowan, Dan T. P. Rowan, Bernard Rowan

To

543859 Jun 26, 1987 — The Rowan Sprinkler Company Ltd.

To

558020 Feb 18, 1988 — Valerie Ann Krusty, Rastislav Krusty

To

628778 May 30, 1991 — Rusty Krusty Realty Inc.

To

717563 Oct 31, 1996 — Rastislav Krusty in trust

To

1184557 Ontario Inc.

NR 5337 Sept 23, 2003 1184557 Ontario Inc.

To ↓

Port Dalhousie Vitalization Corporation

* NR 449747 June 13, 2017 Name change to

Union Waterfront Inc.
present owners

Chain Of Title

PIN 46195-0690LT

Lands in blue

\# 434 Feb 23, 1878 — Nathan H. Pawlenz, Robert Laurie

↓ To

\# 583 May 27, 1881 — Ellen Howse

↓ To

Henry Rolls

\# 1128 Oct 20, 1896 — Estate of Henry Rolls

↓ To

\# 1338 June 6, 1901 — Catharine Pearson

↓ To

Michael Harrigan
John Harrigan
Mary Harrigan
Margaret Howse

3303 July 5, 1932 — John Harrigan, Mary Harrigan, Michael Harrigan, Margaret Howse

↓ To

John Harrigan, Mary Harrigan

4261 Jan 17, 1947 — Estate of John Harrigan

↓ To

4456 April 15, 1948 — Peter Ruddy, Annie Ruddy

↓ To

258518 Dec 15, 1972 — Margaret Erskine

↓ To

263721 Mar 16, 1973 — Rita Lake (Rita)

↓ To

Wilfred Cheredaryk

#430821 April 29, 1981 Wilfred Cheredaryk

To ↓

#510188 Jan 3, 1986 Kurt Rathfelder
Veronica Rathfelder

↓ To

#546348 July 30, 1987 Harold Arthur Coles

To ↓

#766708 April 14, 2000 Valerie Ann Kruty

↓ To

#814582 Sept 3, 2009 1405230 Ontario Limited

To ↓

Port Dalhousie Vitalization Corporation

NR449747 June 13, 2017 Name change to Union Waterfront Inc.

present owners

Chain Of Title

PIN 46195-0690 LT

Lands in blue

#98 March 24, 1871 — Edward Mc Ardle

↓ To

#100 March 25, 1871 — Nathan Pawling

↓ To

#1348 Jan 30, 1903 — Patrick Harrigan
John McNulty (McNulty)

↓ To

#3450 April 3, 1937 — Michael J. Harrigan
John Harrigan
Mary Harrigan

↓ To

#5159 Nov 7, 1951 — Austin Hotel Ltd.

↓ To

Harry Wisniewski
Harry Wisniewski
Stanley Wisniewski

#140657 June 27, 1966 — Robert Donnelly Limited
Peter J. Ruby

↓ To

#193406 July 23, 1969 — Joe Rogola Sr.
Joe Rogola Jr.
Frank Rogola

To ↓

#214366 Oct 26, 1970 — Michael Panchyshyn

↓ To

#244017 May 8, 1972 — Michael Panchyshyn
Helen Panchyshyn

To ↓

#339712 Aug 11, 1976 — Albert Moore
Irene Moore

↓ To

Steven Werchohlad
Arthur J. Smith

5790 May 31, 1954 Harry Wisniewski
Harry Wisniewski
Stanley Wisniewski

To

William F Schooley
Anne Schooley

Mtge foreclosure (default)

62878 Jan 16, 1961 Estate of Frank T. Wyman

To

? July 20, 1965 Peter J. Ruby
Robert Donnelly Limited

To

George Hucul (Hicul)
Grace Hucul

Foreclosure (default)

369889 Dec 21, 1977 — Arthur J Smith, Steven Werchohlad

To

447591 July 8, 1982 — Arthur Smith

To

546028 July 24, 1987 — Norma Smith, Arthur J. Smith

To

562261 May 3, 1988 — Arthur J. Smith

To

RO814485 Aug 29, 2003 — Port Dalhousie Projects Inc.

To

Port Dalhousie Vitalization Corporation

NR449747 June 13, 2017 Name change to

Union Waterfront Inc.

present owners

PROPERTY DESCRIPTION: LTS 3, 4 & 5 RCP696 GRANTHAM; LTS 6, 7 & 16 RCP 696 GRANTHAM; SUBJECT TO AN EASEMENT AS IN RO662213; SUBJECT TO AN EASEMENT AS IN RO662214; CITY OF ST. CATHARINES

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
CONSOLIDATION FROM 46195-0107, 46195-0108, 46195-0110, 46195-0111, 46195-0112, 46195-0116

PIN CREATION DATE:
2012/04/05

OWNERS' NAMES
UNION WATERFRONT INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2012/04/05 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2003/09/22 **						
RO258518Z	1972/12/15	REST COV APL ANNEX				C
RO263721Z	1973/03/16	REST COV APL ANNEX				C
30R2598	1979/02/23	PLAN REFERENCE				C
30R2691	1979/07/06	PLAN REFERENCE				C
RO411996	1980/01/11	BYLAW				C
RO415143	1980/04/03	NOTICE OF LEASE			MALAFOURIS, DENNIS	C
RO416096	1980/04/30	AGREEMENT REMARKS: SKETCH ATTACHED.			THE CORPORATION OF THE CITY OF ST. CATHARINES	C
RO416097	1980/04/30	AGREEMENT REMARKS: SKETCH ATTACHED. ENCROACHMENT			THE CORPORATION OF THE CITY OF ST. CATHARINES	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
RO428127	1981/02/09	BYLAW				C
	REMARKS: SKETCH ATTACHED.					
RO494153	1985/03/27	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***		
					THE CORPORATION OF THE CITY OF ST. CATHARINES	
	REMARKS: SKETCH ATTACHED. ENCROACHMENT					
RO494154	1985/03/27	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***		
					THE CORPORATION OF THE CITY OF ST. CATHARINES	
	REMARKS: SKETCH ATTACHED. SITE PLAN					
RO500165	1985/07/15	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***		
					THE CORPORATION OF THE CITY OF ST. CATHARINES	
	REMARKS: SKETCH ATTACHED; SITE PLAN AMENDMENT					
RO561203	1988/04/19	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***		
					THE CITY OF ST. CATHARINES	
	REMARKS: SITE PLAN					
RO569444	1988/08/17	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***		
					THE CORPORATION OF THE CITY OF ST. CATHARINES	
	REMARKS: AMENDING SITE PLAN					
30R6464	1990/06/26	PLAN REFERENCE				C
30R6942	1991/08/06	PLAN REFERENCE				C
30R7183	1992/03/31	PLAN REFERENCE				C
RO662213	1993/02/12	TRANSFER EASEMENT			THE CONSUMERS' GAS CO. LTD.	C
	REMARKS: AND RIGHT OF WAY					
RO662214	1993/02/12	TRANSFER EASEMENT			BELL CANADA	C
RO766787	2000/04/19	AGREEMENT		KRUTY, RASTISLAV	1149853 ONTARIO INC.	C
	REMARKS: ENCROACHMENT AGREEMENT					
RO814484	2003/08/29	TRANSFER	$466,667	DONATELLI PRODUCTIONS LIMITED	PORT DALHOUSIE VITALIZATION CORPORATION	C
	REMARKS: PLANNING ACT STATEMENTS					
RO814485	2003/08/29	TRANSFER	$933,333	PORT DALHOUSIE PROJECTS INC.	PORT DALHOUSIE VITALIZATION CORPORATION	C
	REMARKS: PLANNING ACT STATEMENTS					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
RO814582	2003/09/03	TRANSFER	$450,000	1405230 ONTARIO LIMITED	PORT DALHOUSIE VITALIZATION CORPORATION	C
	REMARKS: PLANNING ACT STATEMENTS					
NR5334	2003/09/23	TRANSFER	$300,000	1546834 ONTARIO INC. TOUROUNTZAS, STEPHANIE	PORT DALHOUSIE VITALIZATION CORPORATION	C
NR5336	2003/09/23	TRANSFER	$450,000	1149853 ONTARIO INC.	PORT DALHOUSIE VITALIZATION CORPORATION	C
NR5337	2003/09/23	TRANSFER	$870,000	1184557 ONTARIO INC.	PORT DALHOUSIE VITALIZATION CORPORATION	C
NR12340	2003/12/12	NOTICE OF LEASE	$1	PORT DALHOUSIE VITALIZATION CORPORATION	PORT DALHOUSIE MANAGEMENT CORPORATION	C
	REMARKS: EXPIRY(5 YEARS)DATE: 2008/09/30					
NR16383	2004/02/04	NOTICE OF SUBLEASE	$1	PORT DALHOUSIE MANAGEMENT CORPORATION	1410088 ONTARIO INC.	C
NR18618	2004/03/02	BYLAW		THE CORPORATION OF THE CITY OF ST. CATHARINES		C
	REMARKS: RE: HERITAGE DESIGNATION					
NR159203	2007/11/14	CHARGE		*** DELETED AGAINST THIS PROPERTY *** PORT DALHOUSIE VITALIZATION CORPORATION	FIRSTONTARIO CREDIT UNION LIMITED	
NR159205	2007/11/14	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** PORT DALHOUSIE VITALIZATION CORPORATION	FIRSTONTARIO CREDIT UNION LIMITED	
	REMARKS: NR159203 RENTS					
NR197282	2008/12/15	NOTICE		*** DELETED AGAINST THIS PROPERTY *** PORT DALHOUSIE VITALIZATION CORPORATION	FIRSTONTARIO CREDIT UNION LIMITED	
	REMARKS: NR159203					
NR245325	2010/07/15	NOTICE		THE CORPORATION OF THE CITY OF ST. CATHARINES		C
NR245528	2010/07/16	NOTICE		THE CORPORATION OF THE CITY OF ST. CATHARINES		C
NR245529	2010/07/16	NOTICE		THE CORPORATION OF THE CITY OF ST. CATHARINES		C
NR245530	2010/07/16	NOTICE		THE CORPORATION OF THE CITY OF ST. CATHARINES		C
NR270297	2011/06/03	CHARGE		*** DELETED AGAINST THIS PROPERTY *** PORT DALHOUSIE VITALIZATION CORPORATION	PDVC DEVELOPMENTS INC.	
NR270298	2011/06/03	CHARGE		*** DELETED AGAINST THIS PROPERTY *** PORT DALHOUSIE VITALIZATION CORPORATION	PDVC DEVELOPMENTS INC.	

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
NR281471	2011/10/12	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** PDVC DEVELOPMENTS INC.	2298642 ONTARIO INC.	
	REMARKS: NR270298.					
NR281473	2011/10/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** PDVC DEVELOPMENTS INC.	2298642 ONTARIO INC.	
	REMARKS: POSTPONES NR270297 TO NR281471					
NR281570	2011/10/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2298642 ONTARIO INC.	HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	
	REMARKS: NR270298.					
NR294677	2012/04/02	APL CONSOLIDATE		PORT DALHOUSIE VITALIZATION CORPORATION		C
NR294973	2012/04/04	CHARGE	$10,000,000	PORT DALHOUSIE VITALIZATION CORPORATION	FIRSTONTARIO CREDIT UNION LIMITED	C
NR294976	2012/04/04	NO ASSGN RENT GEN		PORT DALHOUSIE VITALIZATION CORPORATION	FIRSTONTARIO CREDIT UNION LIMITED	C
	REMARKS: NR294973.					
NR295093	2012/04/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** PDVC DEVELOPMENTS INC.		
	REMARKS: NR270297.					
NR295095	2012/04/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION		
	REMARKS: NR270298.					
NR295330	2012/04/12	CHARGE	$1,500,000	PORT DALHOUSIE VITALIZATION CORPORATION	SONI, SANJAY	C
NR295534	2012/04/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRSTONTARIO CREDIT UNION LIMITED		
	REMARKS: NR159203.					
NR297230	2012/05/03	TRANSFER OF CHARGE	$669,700	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330. *CORRECTIONS: AMOUNT CHANGED FROM $0 TO $669700.00 ON 2012/12/28 BY MOZGIEL, MARILYN.*					
NR297897	2012/05/10	TRANSFER OF CHARGE	$493,500	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330. *CORRECTIONS: AMOUNT CHANGED FROM $0 TO $493500.00 ON 2012/12/28 BY MOZGIEL, MARILYN.*					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
NR298934	2012/05/24	LR'S ORDER		LAND REGISTRAR, LRO NO. 30		C
	REMARKS: "S/T TO EASEMENT AS IN RO662214" ADDED TO DESCRIPTION					
NR300870	2012/06/14	NOTICE	$2	PORT DALHOUSIE VITALIZATION CORPORATION	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330					
NR300873	2012/06/14	TRANSFER OF CHARGE	$586,000	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $586000.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR300874	2012/06/14	TRANSFER OF CHARGE	$916,000	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $916000.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR300875	2012/06/14	TRANSFER OF CHARGE	$688,300	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $688300.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR300876	2012/06/14	TRANSFER OF CHARGE	$548,000	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $548000.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR302972	2012/07/06	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** THE KIRKLAND PARTNERSHIP INC. STANFORD DOWNEY ARCHITECTS INC.		
NR303054	2012/07/09	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** THE KIRKLAND PARTNERSHIP INC. STANFORD DOWNEY ARCHITECTS INC.		
	REMARKS: NR302972.					
NR303357	2012/07/13	TRANSFER OF CHARGE	$540,400	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $540400.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR305349	2012/08/01	TRANSFER OF CHARGE	$550,500	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $550500.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR306546	2012/08/17	CHARGE	$3,360,000	PORT DALHOUSIE VITALIZATION CORPORATION	TRAVELERS INSURANCE COMPANY OF CANADA	C
NR306548	2012/08/17	POSTPONEMENT		SONI, SANJAY OLYMPIA TRUST COMPANY	TRAVELERS INSURANCE COMPANY OF CANADA	C
	REMARKS: NR295330 TO NR306546					
NR308599	2012/09/13	TRANSFER OF CHARGE	$564,800	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $564800.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR311204	2012/10/18	NOTICE	$7,968,000	SONI, SANJAY OLYMPIA TRUST COMPANY	SONI, SANJAY	C
	REMARKS: NR295330					
	CORRECTIONS: AMOUNT CHANGED FROM $2 TO $7968000.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR311206	2012/10/18	TRANSFER OF CHARGE	$605,500	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $605500.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR315928	2012/12/19	TRANSFER OF CHARGE	$845,000	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
NR315929	2012/12/19	TRANSFER OF CHARGE	$506,300	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
NR320639	2013/03/08	TRANSFER OF CHARGE	$260,300	SONI, SANJAY	OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
NR320640	2013/03/08	TRANSFER OF CHARGE	$151,700	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
NR339287	2013/11/05	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
NR339288	2013/11/05	CONSTRUCTION LIEN		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				STANFORD DOWNEY ARCHITECTS INC.		
NR340861	2013/11/25	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
	REMARKS: NR339287.					
NR340862	2013/11/25	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
	REMARKS: NR339288.					
NR347039	2014/03/03	APL GOVT ORDER		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF ST. CATHARINES		
	REMARKS: PROPERTY STANDARDS					
NR349433	2014/04/08	NOTICE	$2	SONI, SANJAY OLYMPIA TRUST COMPANY	SONI, SANJAY	C
	REMARKS: NR295330					
NR353024	2014/05/30	TRANSFER OF CHARGE	$432,900	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
NR364768	2014/10/06	TRANSFER OF CHARGE	$329,345	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
NR364769	2014/10/06	TRANSFER OF CHARGE	$202,500	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
NR377526	2015/03/25	APL (GENERAL)		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF ST. CATHARINES		
	REMARKS: DELETE RO494153, RO494154, RO500165, RO561203 & RO569444					
NR388836	2015/08/06	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
NR396145	2015/10/28	CERTIFICATE		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
	REMARKS: CERTIFICATE OF ACTION NR388836					
NR406779	2016/03/04	APL (GENERAL)		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF ST. CATHARINES		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	REMARKS: DELETES NR347039					
NR407615	2016/03/15	TRANSFER OF CHARGE		SONI, SANJAY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.,	C
	REMARKS: NR295330.					
NR410871	2016/04/28	TRANSFER OF CHARGE		OLYMPIA TRUST COMPANY	OLYMPIA TRUST COMPANY	C
	REMARKS: AS TO $44,000.00 NR295330					
NR432105	2016/11/29	APL DEL CONST LIEN		*** COMPLETELY DELETED *** PORT DALHOUSIE VITALIZATION CORPORATION		
	REMARKS: NR388836.					
NR432900	2016/12/06	CHARGE	$2,790,000	PORT DALHOUSIE VITALIZATION CORPORATION	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	C
NR432901	2016/12/06	POSTPONEMENT		OLYMPIA TRUST COMPANY BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	C
	REMARKS: NR295330, NR410871 TO NR432900					
NR432905	2016/12/06	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900.					
NR434829	2016/12/28	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR439607	2017/02/22	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900 AND NR434829 NR432900					
NR440107	2017/02/28	NOTICE	$2	PORT DALHOUSIE VITALIZATION CORPORATION	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR441102	2017/03/09	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: THE ORIGINAL CHARGE IS NR432900. NR432900					
NR442339	2017/03/27	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR443408	2017/04/05	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				OLYMPIA TRUST COMPANY	OLYMPIA TRUST COMPANY	
	REMARKS: NR432900					
NR446504	2017/05/10	NOTICE		PORT DALHOUSIE VITALIZATION CORPORATION	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900, NR443408					
NR446505	2017/05/10	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR448963	2017/06/05	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR449654	2017/06/12	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900, NR448963 NR432900					
NR449747	2017/06/13	APL CH NAME OWNER		PORT DALHOUSIE VITALIZATION CORPORATION	UNION WATERFRONT INC.	C
NR453864	2017/07/21	NOTICE		UNION WATERFRONT INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR453865	2017/07/21	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR449654 NR432900					
NR456457	2017/08/15	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR457596	2017/08/25	TRANSFER OF CHARGE		OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	C
	REMARKS: NR295330.					
NR469472	2017/12/22	CHARGE	$1,000,000	UNION WATERFRONT INC.	1871241 ONTARIO INC.	C
NR469473	2017/12/22	POSTPONEMENT		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	1871241 ONTARIO INC.	C
	REMARKS: NR432900 TO NR469472					
NR469474	2017/12/22	POSTPONEMENT		OLYMPIA TRUST COMPANY	1871241 ONTARIO INC.	C

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: NR295330 TO NR469472				BUSINESS DEVELOPMENT MORTGAGES CANADA INC.		
NR488159	2018/08/08	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE	MSI SPERGEL INC.	C

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Chains Of Title (3)

for PIN 46195-0669LT

Lands in yellow

Lots 14 & pt lot 13 on RC Pl 696

Chain Of Title

PIN 46188-0669 LT

Lands in yellow

#829 July 21, 1888 — Nathan Pawling
Matilda Pawling

↓ To

? Dec 7, 1916 — Bella Duffin
John Ferguson - died

↓ To

LT 2886 Aug 7, 1925 — Minnie Mary Ferguson

↓ To

LT 5081 Aug 7, 1951 — The Niagara, St. Catharines & Toronto Railway Company

↓ To

218380 Jan 22, 1971 — Sidney H. Brookson

↓ To

The Corporation Of The City Of St Catharines

495720 Apr 29, 1985 The Corporation Of The City Of St Catharines

To ↓

589368 July 6, 1989 Donatelli Productions Ltd

To ↓

716732 Oct 10, 1996 Lakeport Foods Inc.

To ↓

NR 12028 Dec 9, 2003 1184540 Ontario Inc.

To ↓

Port Dalhousie Vitalization Corporation

NR 449747 June 13, 2017 Name change to

Union Waterfront Inc.

present owners

Chain Of Title

PIN 46195-0669 LT

Lands in yellow

#558 Oct 28, 1880 — Nathan H. Pauling

To ↓

#2594 Dec 21, 1921 — John Stanton
Estate of John Stanton

To ↓

#3458 May 20, 1937 — Alice Stanton

To ↓

#4325 June 13, 1947 — Wilfred L. Hart
Elsie A. Hart

To ↓

#39903 April 10, 1959 — Robert Gamble
Lillian Gamble

To ↓

Edward Sundborg
Joyce Sundborg

#141587 July 15, 1966 Edward Sunberg
Joyce Sunberg

To ↓

#344603 Nov 2, 1976 Anthony Heim
Gail Heim

↓ To

312351 Ontario Limited
carrying on business as
Arico (Arica) Developments

Mortgage Default

#392309 Jan 3, 1979 Anthony Heim
Gail Heim

To ↓

#421751 Sept 19, 1980 Cameron Thorburn
(Thorburn)

↓ To

Gerald Pietrobon

#464988 July 29, 1983 Gerald Pietrobon

To ↓

#576567 Dec 7, 1988 471749 Ontario Inc.

↓ To

766767 Ontario Inc.

Mortgage Default

#623726 Feb 15, 1991 James Tucker

To ↓

#638793 Nov 7, 1991 918804 Ontario Inc.

↓ To

NR.99534 April 12, 2006 711318 Ontario Inc.

To ↓

Port Dalhousie Vitalization Corporation

#NR449747 June 13, 2017 Name change to

Union Waterfront Inc.

present owners

Chain Of Title

PIN 46195-0669 LT
Lands in yellow

Lot 5 Port Dalhousie

#98 March 24/1871 Edward McArdle

↓ To

#103 March 25, 1871 Nathan Pawling

↓ To

#445 May 31, 1878 Barney McGrath (Bernard)

↓ To

John Rogers
Michael Rogers

Mortgage Default

#831 Aug 11, 1881 The Sec (Security) Loan & Savings Co. St. Catharines

↓ To

Harvey Neelon

#1047 Sept 17, 1894 Estate of Harvey Neelon

To ↓

#1119 Sept 23, 1894 Mary A. Neelon

↓ To

#1299 June 29, 1900 John Stanton

To ↓

#1404 Feb 18, 1905 George F. Peterson

↓ To

Samuel Houston

#3298 March 30 1932 Estate of Samuel Houston

To ↓

#3424 Dec 1, 1936 Samuel A. Houston

↓ To

Louis J. Marck

3720 March 3, 1942 — Louis Marck

↓ To

3997 Dec 4, 1944 — Darwin R. Challinger

↓ To

4023 April 7, 1945 — Wilfred H. Maxwell

↓ To

4161 May 22, 1946 — Yoroslaw Kmit

↓ To

5078 July 31, 1951 — Dmytro Chaikowski
Anna Chaikowski

↓ To

5654 Nov 6, 1953 — Albert Plata
Albert Yanuk
Stanley Plata

↓ To

Port Hotel Ltd.

86608 Dec 12, 1962 Port Hotel Ltd. Limited

↓ To

399850 May 31, 1979 Scott A. Pegg

To ↓

589368 July 6, 1989 Donatelli Productions Limited

↓ To

716732 Oct 10, 1996 Lakeport Foods Inc.

To ↓

NR 12028 Dec 9/2003 1184540 Ontario Inc.

↓ To

Port Dalhousie Vitalization Corporation

NR 449747 June 13, 2017 Name Change to

Union Waterfront Inc.
Present owners

PROPERTY DESCRIPTION: LT 14 RCP 696 S/T RO497010; PT LT 13 RCP 696, PT 2 30R11783 GRANTHAM;ST. CATHARINES

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
CONSOLIDATION FROM 46195-0123, 46195-0667

PIN CREATION DATE:
2006/05/01

OWNERS' NAMES
UNION WATERFRONT INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/05/01 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2003/09/22 **						
30R2598	1979/02/23	PLAN REFERENCE				C
RO416096	1980/04/30	AGREEMENT			THE CORPORATION OF THE CITY OF ST. CATHARINES	C
	REMARKS: SKETCH ATTACHED.					
RO416097	1980/04/30	AGREEMENT			THE CORPORATION OF THE CITY OF ST. CATHARINES	C
	REMARKS: SKETCH ATTACHED. ENCROACHMENT					
RO423334	1980/10/23	AGREEMENT			THE CORPORATION OF THE CITY OF ST. CATHARINES	C
	REMARKS: ENCROACHMENT					
RO465534	1983/08/10	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY ***		
	REMARKS: DISCHARGED BY NR128131					
	CORRECTIONS: DELETED ON 2013/06/14 BY PIRSON, NANCY.					
RO468312	1983/09/29	CERT A CONST LIEN		*** DELETED AGAINST THIS PROPERTY ***		
	REMARKS: RO465534					

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
RO494153	1985/03/27	AGREEMENT			THE CORPORATION OF THE CITY OF ST. CATHARINES	C
	REMARKS: SKETCH ATTACHED. ENCROACHMENT					
RO494154	1985/03/27	AGREEMENT			THE CORPORATION OF THE CITY OF ST. CATHARINES	C
	REMARKS: SKETCH ATTACHED. SITE PLAN					
30R4156	1985/04/22	PLAN REFERENCE				C
RO496311	1985/05/07	DIS CONSTRUCT LIEN		*** DELETED AGAINST THIS PROPERTY ***		
	REMARKS: RO465534; DISCHARGED BY NR128131					
	CORRECTIONS: DELETED ON 2013/06/14 BY PIRSON, NANCY.					
RO497010	1985/05/24	TRANSFER EASEMENT			THE REGIONAL MUNICIPALITY OF NIAGARA	C
RO500165	1985/07/15	AGREEMENT			THE CORPORATION OF THE CITY OF ST. CATHARINES	C
	REMARKS: SKETCH ATTACHED; SITE PLAN AMENDMENT					
30R5019	1987/07/29	PLAN REFERENCE				C
RO569444	1988/08/17	AGREEMENT			THE CORPORATION OF THE CITY OF ST. CATHARINES	C
	REMARKS: AMENDING SITE PLAN					
NR12028	2003/12/09	TRANSFER	$1,690,000	1184540 ONTARIO INC.	PORT DALHOUSIE VITALIZATION CORPORATION	C
NR12334	2003/12/12	CHARGE		*** DELETED AGAINST THIS PROPERTY *** PORT DALHOUSIE VITALIZATION CORPORATION	FIRSTONTARIO CREDIT UNION LIMITED	
NR12337	2003/12/12	CHARGE		*** DELETED AGAINST THIS PROPERTY *** PORT DALHOUSIE VITALIZATION CORPORATION	FIRSTONTARIO CREDIT UNION LIMITED	
NR12340	2003/12/12	NOTICE OF LEASE	$1	PORT DALHOUSIE VITALIZATION CORPORATION	PORT DALHOUSIE MANAGEMENT CORPORATION	C
	REMARKS: EXPIRY(5 YEARS)DATE: 2008/09/30					
NR12352	2003/12/12	NO ASSG LESSOR INT		*** DELETED AGAINST THIS PROPERTY *** PORT DALHOUSIE VITALIZATION CORPORATION	FIRSTONTARIO CREDIT UNION LIMITED	
	REMARKS: NR12340, NR12334, NR12337					
30R11783	2006/03/27	PLAN REFERENCE				C
NR99534	2006/04/12	TRANSFER	$1	711318 ONTARIO INC.	PORT DALHOUSIE VITALIZATION CORPORATION	C
	REMARKS: PLANNING ACT STATEMENT ON PT 2 ON 30R11783					

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
NR100226	2006/04/20	APL CONSOLIDATE		PORT DALHOUSIE VITALIZATION CORPORATION PORT DALHOUSIE VITALIZATION CORPORATION		C
NR128131	2007/01/12	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED ***	F. GROSSI CONSTRUCTION LTD	
	REMARKS: RE: RO468312 RO468312					
NR159203	2007/11/14	CHARGE		*** DELETED AGAINST THIS PROPERTY *** PORT DALHOUSIE VITALIZATION CORPORATION	FIRSTONTARIO CREDIT UNION LIMITED	
NR159205	2007/11/14	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** PORT DALHOUSIE VITALIZATION CORPORATION	FIRSTONTARIO CREDIT UNION LIMITED	
	REMARKS: NR159203 RENTS					
NR174076	2008/04/28	CHARGE		*** COMPLETELY DELETED *** PORT DALHOUSIE VITALIZATION CORPORATION	KING'S POINT (NIAGARA) LIMITED	
NR185831	2008/08/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** KING'S POINT (NIAGARA) LIMITED		
	REMARKS: RE: NR174076					
NR197282	2008/12/15	NOTICE		*** DELETED AGAINST THIS PROPERTY *** PORT DALHOUSIE VITALIZATION CORPORATION	FIRSTONTARIO CREDIT UNION LIMITED	
	REMARKS: NR159203					
NR245325	2010/07/15	NOTICE		THE CORPORATION OF THE CITY OF ST. CATHARINES		C
NR245528	2010/07/16	NOTICE		THE CORPORATION OF THE CITY OF ST. CATHARINES		C
NR245529	2010/07/16	NOTICE		THE CORPORATION OF THE CITY OF ST. CATHARINES		C
NR245530	2010/07/16	NOTICE		THE CORPORATION OF THE CITY OF ST. CATHARINES		C
NR268621	2011/05/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRSTONTARIO CREDIT UNION LIMITED		
	REMARKS: NR12334.					
NR268627	2011/05/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRSTONTARIO CREDIT UNION LIMITED		
	REMARKS: NR12337.					
NR269125	2011/05/24	APL (GENERAL)		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				FIRSTONTARIO CREDIT UNION LIMITED		
	REMARKS: DELETE NR12352					
NR270297	2011/06/03	CHARGE		*** DELETED AGAINST THIS PROPERTY *** PORT DALHOUSIE VITALIZATION CORPORATION	PDVC DEVELOPMENTS INC.	
NR270298	2011/06/03	CHARGE		*** DELETED AGAINST THIS PROPERTY *** PORT DALHOUSIE VITALIZATION CORPORATION	PDVC DEVELOPMENTS INC.	
NR279446	2011/09/19	APL COURT ORDER		PORT DALHOUSIE VITALIZATION CORPORATION	PORT DALHOUSIE VITALIZATION CORPORATION	C
	REMARKS: PART LOT CONTROL PROVISION OF PLANNING ACT					
NR281471	2011/10/12	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** PDVC DEVELOPMENTS INC.	2298642 ONTARIO INC.	
	REMARKS: NR270298.					
NR281473	2011/10/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** PDVC DEVELOPMENTS INC.	2298642 ONTARIO INC.	
	REMARKS: POSTPONES NR270297 TO NR281471					
NR281570	2011/10/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2298642 ONTARIO INC.	HARBOUREDGE MORTGAGE INVESTMENT CORPORATION	
	REMARKS: NR270298.					
NR294871	2012/04/03	LR'S ORDER		LAND REGISTRAR, LRO NO. 30		C
	REMARKS: DESCRIPTION					
NR294973	2012/04/04	CHARGE	$10,000,000	PORT DALHOUSIE VITALIZATION CORPORATION	FIRSTONTARIO CREDIT UNION LIMITED	C
NR294976	2012/04/04	NO ASSGN RENT GEN		PORT DALHOUSIE VITALIZATION CORPORATION	FIRSTONTARIO CREDIT UNION LIMITED	C
	REMARKS: NR294973.					
NR295093	2012/04/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** PDVC DEVELOPMENTS INC.		
	REMARKS: NR270297.					
NR295095	2012/04/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** HARBOUREDGE MORTGAGE INVESTMENT CORPORATION		
	REMARKS: NR270298.					
NR295330	2012/04/12	CHARGE	$1,500,000	PORT DALHOUSIE VITALIZATION CORPORATION	SONI, SANJAY	C
NR295534	2012/04/13	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				FIRSTONTARIO CREDIT UNION LIMITED		
	REMARKS: NR159203.					
NR297230	2012/05/03	TRANSFER OF CHARGE	$669,700	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $669700.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR297897	2012/05/10	TRANSFER OF CHARGE	$493,500	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $493500.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR300870	2012/06/14	NOTICE	$2	PORT DALHOUSIE VITALIZATION CORPORATION	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330					
NR300873	2012/06/14	TRANSFER OF CHARGE	$586,000	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $586000.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR300874	2012/06/14	TRANSFER OF CHARGE	$916,000	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $916000.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR300875	2012/06/14	TRANSFER OF CHARGE	$688,300	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $688300.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR300876	2012/06/14	TRANSFER OF CHARGE	$548,000	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $548000.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR302972	2012/07/06	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** THE KIRKLAND PARTNERSHIP INC. STANFORD DOWNEY ARCHITECTS INC.		
NR303054	2012/07/09	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** THE KIRKLAND PARTNERSHIP INC.		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				STANFORD DOWNEY ARCHITECTS INC.		
	REMARKS: NR302972.					
NR303357	2012/07/13	TRANSFER OF CHARGE	$540,400	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $540400.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR305349	2012/08/01	TRANSFER OF CHARGE	$550,500	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $550500.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR306546	2012/08/17	CHARGE	$3,360,000	PORT DALHOUSIE VITALIZATION CORPORATION	TRAVELERS INSURANCE COMPANY OF CANADA	C
NR306548	2012/08/17	POSTPONEMENT		SONI, SANJAY OLYMPIA TRUST COMPANY	TRAVELERS INSURANCE COMPANY OF CANADA	C
	REMARKS: NR295330 TO NR306546					
NR308599	2012/09/13	TRANSFER OF CHARGE	$564,800	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $564800.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR311204	2012/10/18	NOTICE	$7,968,000	SONI, SANJAY OLYMPIA TRUST COMPANY	SONI, SANJAY	C
	REMARKS: NR295330					
	CORRECTIONS: AMOUNT CHANGED FROM $2 TO $7968000.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR311206	2012/10/18	TRANSFER OF CHARGE	$605,500	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
	CORRECTIONS: AMOUNT CHANGED FROM $0 TO $605500.00 ON 2012/12/28 BY MOZGIEL, MARILYN.					
NR315928	2012/12/19	TRANSFER OF CHARGE	$845,000	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
NR315929	2012/12/19	TRANSFER OF CHARGE	$506,300	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
NR320639	2013/03/08	TRANSFER OF CHARGE	$260,300	SONI, SANJAY	OLYMPIA TRUST COMPANY	C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	REMARKS: NR295330.					
NR320640	2013/03/08	TRANSFER OF CHARGE	$151,700	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
NR339287	2013/11/05	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
NR339288	2013/11/05	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
NR340861	2013/11/25	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
	REMARKS: NR339287.					
NR340862	2013/11/25	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
	REMARKS: NR339288.					
NR349433	2014/04/08	NOTICE	$2	SONI, SANJAY OLYMPIA TRUST COMPANY	SONI, SANJAY	C
	REMARKS: NR295330					
NR353024	2014/05/30	TRANSFER OF CHARGE	$432,900	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
NR364768	2014/10/06	TRANSFER OF CHARGE	$329,345	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
NR364769	2014/10/06	TRANSFER OF CHARGE	$202,500	SONI, SANJAY	SONI, SANJAY OLYMPIA TRUST COMPANY	C
	REMARKS: NR295330.					
NR388836	2015/08/06	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
NR396145	2015/10/28	CERTIFICATE		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
	REMARKS: CERTIFICATE OF ACTION NR388836					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
NR407615	2016/03/15	TRANSFER OF CHARGE		SONI, SANJAY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.,	C
	REMARKS: NR295330.					
NR410871	2016/04/28	TRANSFER OF CHARGE		OLYMPIA TRUST COMPANY	OLYMPIA TRUST COMPANY	C
	REMARKS: AS TO $44,000.00 NR295330					
NR432105	2016/11/29	APL DEL CONST LIEN		*** COMPLETELY DELETED *** PORT DALHOUSIE VITALIZATION CORPORATION		
	REMARKS: NR388836.					
NR432900	2016/12/06	CHARGE	$2,790,000	PORT DALHOUSIE VITALIZATION CORPORATION	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	C
NR432901	2016/12/06	POSTPONEMENT		OLYMPIA TRUST COMPANY BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	C
	REMARKS: NR295330, NR410871 TO NR432900					
NR432905	2016/12/06	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900.					
NR434829	2016/12/28	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR439607	2017/02/22	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900 AND NR434829 NR432900					
NR440107	2017/02/28	NOTICE	$2	PORT DALHOUSIE VITALIZATION CORPORATION	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR441102	2017/03/09	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: THE ORIGINAL CHARGE IS NR432900. NR432900					
NR442339	2017/03/27	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR443408	2017/04/05	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
NR446504	2017/05/10	NOTICE		PORT DALHOUSIE VITALIZATION CORPORATION	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900, NR443408					
NR446505	2017/05/10	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR448963	2017/06/05	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR449654	2017/06/12	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900, NR448963 NR432900					
NR449747	2017/06/13	APL CH NAME OWNER		PORT DALHOUSIE VITALIZATION CORPORATION	UNION WATERFRONT INC.	C
NR453864	2017/07/21	NOTICE		UNION WATERFRONT INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR453865	2017/07/21	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR449654 NR432900					
NR456457	2017/08/15	TRANSFER OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR432900					
NR457596	2017/08/25	TRANSFER OF CHARGE		OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	C
	REMARKS: NR295330.					
NR469472	2017/12/22	CHARGE	$1,000,000	UNION WATERFRONT INC.	1871241 ONTARIO INC.	C
NR469473	2017/12/22	POSTPONEMENT		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	1871241 ONTARIO INC.	C
	REMARKS: NR432900 TO NR469472					
NR469474	2017/12/22	POSTPONEMENT		OLYMPIA TRUST COMPANY BUSINESS DEVELOPMENT MORTGAGES CANADA INC.	1871241 ONTARIO INC.	C
	REMARKS: NR295330 TO NR469472					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
NR488159	2018/08/08	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE	MSI SPERGEL INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

By-Laws + Reference Plans

Closing old Laneways included in our present day lands.

No chain of title completed on these laneways.

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

662212
NUMBER
CERTIFICATE OF REGISTRATION
93 FEB 12 15:38
NIAGARA NORTH NO. 30
ST. CATHARINES
LAND REGISTRAR

(1) Registry XX Land Titles ☐ (2) Page 1 of 4 pages

(3) Property Identifier(s) Block Property Additional: See Schedule ☐

(4) Nature of Document
JUDGMENT, ss. 88(1), Registry Act

(5) Consideration
N/A Dollars $ n/a

(6) Description
Part of the Alleys surrounding the Unnumbered Lot, Plan No. 31, in the City of St. Catharines, in the Regional Municipality of Niagara, (formerly in Town of Port Dalhousie, in the County of Lincoln), designated as Parts 8, 9, 10, 11, 12, 13 and 14 on Reference Plan 30R-6464.

New Property Identifiers Additional: See Schedule ☐

Executions Additional: See Schedule ☐

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ✓ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

See Attached Schedule

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s)
THE CORPORATION OF THE CITY OF ST. CATHARINES
by its solicitor

Signature(s)
Denis Squires

Date of Signature Y M D
1992 06 09

(11) Address for Service City Hall, 50 Church Street, P. O. Box 3012, St. Catharines, Ontario L2R 7C2

(12) Party(ies) (Set out Status or Interest)
Name(s)

Signature(s)

Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property

(15) Document Prepared by:
ANNETTE LEMELIN, City Solicitor
City Hall, 50 Church Street
P. O. Box 3012
St. Catharines, Ontario
L2R 7C2

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	27—
Total	27—

April, 1985

Court File No. 29,653/92

ONTARIO COURT

(GENERAL DIVISION)

THE HONOURABLE MR. JUSTICE KOVACS

) TUESDAY, THE 2nd DAY OF
) June, 1992.
)

IN THE MATTER of the Registry Act, R.S.O. 1990, c. R.20, ss.88(1);

AND IN THE MATTER of an application by The Corporation of the City of St. Catharines for an order closing part of the Alleys surrounding the Unnumbered Lot, Plan 31, formerly in the Town of Port Dalhousie, in the City of St. Catharines, in the Regional Municipality of Niagara

B E T W E E N:

THE CORPORATION OF THE CITY OF ST. CATHARINES

Applicant

-and-

DONATELLI PRODUCTIONS LIMITED, RUSTY KRUTY REALTY INC., RASTISLAV KRUTY IN TRUST, VALERIE ANN KRUTY, PORT DALHOUSIE PROJECTS INC., GIOVANI DONATELLI and THE ESTATE OF NATHAN PAWLING, DECEASED

Respondents

JUDGMENT

THIS APPLICATION was heard this day at the Court House, 59 Church Street, St. Catharines, Ontario, service upon the Respondent, The Estate of Nathan Pawling, deceased, having been dispensed with, and in the presence of counsel for all other parties,

ON READING THE NOTICE OF APPLICATION AND THE EVIDENCE FILED BY THE PARTIES, and on hearing the submission of counsel for the parties,

THIS COURT ORDERS that the highway hereinafter described be and the same is hereby permanently closed:

Part of the Alleys surrounding the Unnumbered Lot, Plan 31, City of St. Catharines, Regional Municipality of Niagara, (formerly in the Town of Port Dalhousie, in the County of Lincoln), designated as Parts 8, 9, 10, 11, 12, 13 and 14 on Reference Plan 30R-6464.

J. D. [illegible]

Entered at ST. CATHARINES
Inscrit à ST. CATHARINES
in BOOK No. 92
au REGISTRE N°
as Document No. 1933
comme Document N°
on / le June 2 1993
By / Par

4

Court File No. 29,653/92

THE CORPORATION OF THE CITY OF ST. CATHARINES - and -
DONATELLI PRODUCTIONS LIMITED, RUSTY KRUTY REALTY INC., RASTISLAV KRUTY IN TRUST,
VALERIE ANN KRUTY, PORT DALHOUSIE PROJECTS INC., GIOVANI DONATELLI AND
THE ESTATE OF NATHAN PAWLING, DECEASED

ONTARIO COURT
(GENERAL DIVISION)

JUDGMENT

DENIS SQUIRES
Assistant City Solicitor
City Hall
50 Church Street
P. O. Box 3012
St. Catharines, Ontario
L2R 7C2

(416) 688-5600

Solicitor for the Applicant

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

NUMBER 566190
CERTIFICATE OF REGISTRATION
'88 JUN 30 12:31
NIAGARA NORTH NO. 30
ST. CATHARINES
John Grenmore
LAND REGISTRAR

(1) Registry [X] Land Titles [ ] (2) Page 1 of 4 pages MK

(3) Property Identifier(s) Block Property Additional: See Schedule [ ]

(4) Nature of Document

By-law No. 88-197

(5) Consideration

Not applicable Dollars $ n/a

(6) Description

In the City of St. Catharines, in the Regional Municipality of Niagara, formerly in the Town of Port Dalhousie, composed of part of the unnamed public alley (known as Hogan's Alley), Registered Plan No. 31, designated as Part 6 on Plan 30R-5019.

New Property Identifiers Additional: See Schedule [ ]

Executions Additional: See Schedule [ ]

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch [ ] (b) Schedule for: Description [X] Additional Parties [ ] Other [X]

(8) This Document provides as follows:

See schedule attached

Continued on Schedule [ ]

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D
THE CORPORATION OF THE CITY OF ST. CATHARINES by its City Solicitor	Annette Lemelin ANNETTE LEMELIN	1988	06	20

(11) Address for Service City Hall, P.O. Box 3012, St. Catharines, Ontario. L2R 7C2

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D

(13) Address for Service

(14) Municipal Address of Property

Not assigned

(15) Document Prepared by:

City Solicitor
City of St. Catharines
City Hall, P.O.Box 3012
St. Catharines, Ontario
L2R 7C2
/eh

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	20 -
Total	

April, 1985

CERTIFIED COPY

CITY OF ST. CATHARINES

BY-LAW NO. 88-197

A By-law to authorize the stopping up and closing and the leasing or selling of part of an unnamed public alley shown on Registered Plan No. 31 and known as Hogan's Alley.

WHEREAS Section 298, subsection 1, of the Municipal Act, R.S.O. 1980, Chapter 302, provides that the Council of every municipality may pass by-laws for stopping up any highway or part of a highway and for leasing or selling the same;

AND WHEREAS the Council of the Corporation of the City of St. Catharines deems it desirable to stop up and close that part of Hogan's Alley, described in Schedule "A" attached hereto;

AND WHEREAS The Council of The Corporation of the City of St. Catharines has caused to be published in the St. Catharines Standard, in its issues of April 18th, April 25th, May 2nd and May 9th 1988, a notice pursuant to Section 301 of the Municipal Act, of its intention to consider and, if approved, to pass a by-law stopping up and closing and authorizing the leasing or selling of that part of Hogan's Alley described in Schedule "A" attached hereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. CATHARINES enacts as follows:

1. That part of Hogan's Alley, as described in Schedule "A" attached hereto, be and the same is hereby stopped up and closed.

2. That the portion of Hogan's Alley so stopped up and closed may be sold to any person, firm or corporation who shall have the right to

purchase the same in accordance with the provisions of the Municipal Act, upon such terms and conditions as may be approved by resolution of Council or may be leased to any person, firm or corporation upon such terms and conditions as may be approved by resolution of Council.

3. That the Mayor and Clerk are hereby authorized to execute a conveyance or conveyances or lease or leases of the said lands described in Schedule "A" attached hereto, and any other document or documents necessary to carry out the intent of this By-law, and the Clerk is hereby authorized to affix the corporate seal thereto and to deliver the same.

Read a first and second time this 16th day of May 1988.

Read a third time and passed this 16th day of May 1988.

DEPUTY CLERK

MAYOR.

CERTIFIED under the Hand of the Clerk and the Seal of the CORPORATION OF THE CITY OF ST. CATHARINES to be a TRUE COPY of By-law 88-197 of the Corporation of the City of St. Catharines

DATED the 17th day of May 1988

Deputy Clerk of the Corporation of the City of St. Catharines

No Objection by the Council of the Regional Municipality of Niagara, June 16, 1988

A.R. Alkerson, Regional Clerk

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of St. Catharines, in the Regional Municipality of Niagara, formerly in the Town of Port Dalhousie, in the County of Lincoln, and being composed of part of the unnamed public alley (known as Hogan's Alley), Registered Plan No. 31, designated as Part 6 on a Reference Plan deposited in the Registry Office for the Registry Division of Niagara North as No. 30R-5019.

Chain Of Title

12 Lock St
Port Dalhousie
St. Catharines, Ont.
PIN 46195-0113 LT
Originally lot 10 on Plan 31
& pt of the unnamed alleyway
Now known as lot 8 on Plan 696
Subject to easement (rt of way)
in favour of The Consumers' Gas Co. Ltd.

\# 1101
April 22, 1896 — Elizabeth Sharp
Oscar Sharp

↓ To

James Stanton - died

\# 3849
June 9, 1943 — Estate of James Stanton
(originally dated Aug 6, 1927
but registered Jun 9, 1943)

↓ To

Sarah Ann Stanton - died
Elsie Elizabeth Stanton

\# 3840
May 12, 1943 — Elsie Elizabeth Stanton

↓ To

\# 282462
Dec 7, 1973 — Elsie Elizabeth Stanton
Daisy T. Bowman

↓ To

Giovani Donatelli
Nino Donatelli

495148
April 17, 1985

Giovani Donatelli
Nino Donatelli

To

Giovani Donatelli

Re: pt of the alleyway
(no chain available)

662225
Feb 12, 1993

The Corporation Of
The City Of St.
Catharines

To

Giovanni Donatelli

NR 231580
Feb 10, 2010

Giovani Donatelli
Giovanni Donatelli

To

NR 298089
May 11, 2012

Giovanni Donatelli
Frank Donatelli
John Donatelli
Nino Donatelli

To

2283020 Ontario Inc.

Present Owners.

1101

STATUTORY DEED

Sold by Joseph Doust, Law Stationer, 56 Adelaide Street East, Toronto

This Indenture

made in duplicate the Twentieth day of April
one thousand eight hundred and ninety six
In pursuance of the
Act respecting Short Forms of Conveyances:

Between Elizabeth Sharp wife of Oscar Sharp of the village of Port Dalhousie in the County of Lincoln, Liveryman and the said Oscar Sharp

of the First Part

and

James Stanton of the village of Port Dalhousie aforesaid Post Master

Of the Second Part.

Witnesseth that in consideration of the sum of One

Dollars of lawful money of Canada, now paid by the said party of the second part, to the said parties of the First Part (the receipt whereof is hereby by them acknowledged) they the said parties of the First Part Do Grant unto the said party of the second part, in fee simple

All and Singular that certain parcel or tract of land and premises situate, lying and being in the village of Port Dalhousie in the County of Lincoln, situate on Lock Street in said village of Port Dalhousie Commencing where a Post has been planted on the Northern side of said Lock Street adjoining a lot owned by John Deuton, thence North forty degrees West along the edge of Lock Street thirty feet, thence North fifty degrees East twenty feet, thence South forty degrees East thirty feet, thence South fifty degrees West twenty feet to the place of beginning being part of lot number twenty on the first Concession of the Township of Grantham and being a lot in the village of Port Dalhousie.

Form 147—EXECUTORS DEED

3849

United Typewriter Co., Limited, Toronto

June 9/1943

This Indenture

made the SIXTH day of AUGUST
one thousand nine hundred and TWENTY-SEVEN.

In Pursuance of the Short Forms of Conveyance Act

Between

SARAH ANN STANTON, of the Village of Port Dalhousie, in the County of Lincoln, Widow,

The Executrix of the last Will and Testament of JAMES STANTON, late of the Village of Port Dalhousie in the County of Lincoln, Grocer, deceased, Hereinafter called the Grantor of the First Part, and

SARAH ANN STANTON, Widow, - and - ELSIE ELIZABETH STANTON, Spinster, her daughter, both of the Village of Port Dalhousie, County of Lincoln, As Joint Tenants, and not as Tenants-in-Common, Hereinafter called the Grantees of the Second Part.

Whereas the said JAMES STANTON was at the time of his decease seized of an estate of inheritance in fee simple in the lands hereinafter described and before his decease did duly make and publish in writing his last Will and Testament bearing date the 17th day of March one thousand nine hundred and Seventeen wherein he appointed SARAH ANN STANTON to be Executrix of his said Will

And Whereas the said JAMES STANTON departed this life on the 13th day of July, one thousand nine hundred and Twenty-five without revoking or otherwise cancelling or altering his said Will.

And Whereas Probate of the said Will was granted to the said Grantor by the Surrogate Court of the County of Lincoln on or about the Sixth day of AUGUST 1925.

And registered on the 15 day of Nov. 1926 as No 3287 L.R.

3849

Now this Indenture Witnesseth, that in pursuance of the power vested in them the said Grantor as personal representative of the said JAMES STANTON,

..... deceased and in Consideration of

Dollars

now paid by the said Grantee to the said Grantor the receipt whereof is hereby by h er acknowledged, she the said Grantor Doth Grant unto the said Grantees in fee simple ALL AND SINGULAR that certain parcel of land and premises situate lying and being in the Village of Port Dalhousie, in the County of Lincoln, situate on Lock Street in said Village of Port Dalhousie; COMMENCING where a post has been planted on the Northern side of said Lock Street adjoining a lot owned by John Denton; THENCE North forty degrees West along the edge of Lock Street, thirty feet; THENCE North fifty degrees East seventy feet; THENCE South forty degrees East thirty feet; THENCE South fifty degrees West seventy feet to the place of beginning, being a part of Lot Number Twenty-One in the First Concession of the Township of Grantham, and being Lot Number TEN of Gibson's Survey of part of said Village of Port Dalhousie. PLAN NO. 31

as Joint Tenants,

#1121.

3840 May 12/1943

Form 101 Deed Without Dower. (Printed Sept. 1942)

Underwood Elliott Fisher Limited, Legal Form Dept.
135 Victoria St., Toronto 5M-229

This Indenture

made (in duplicate) the TWENTY-SECOND day of MARCH,

one thousand nine hundred and FORTY-THREE,

In Pursuance of the Short Forms of Conveyances Act,

Between

ELSIE ELIZABETH STANTON, of the Village of Port Dalhousie, in the County of Lincoln, Spinster,

(Hereinafter called the "GRANTOR")

OF THE FIRST PART :

- a n d -

the said ELSIE ELIZABETH STANTON, - and - DAISY Y. BOWMAN, of the City of St. Catharines, in the County of Lincoln, Widow, as Joint Tenants,

(Hereinafter called the "GRANTEES")

OF THE SECOND PART :

Witnesseth, that in consideration of ONE. . . . . (\$1.00). . . . . Dollars, of lawful money of Canada, now paid by the said Grantees to the said Grantor , the receipt whereof is hereby by her acknowledged, she the said Grantor Do th Grant unto the said Grantees in fee simple as Joint Tenants and not as Tenants in Common,

All and Singular that certain parcel ~~extract~~ of land and premises situate, lying and being in the Village of Port Dalhousie, in the County of Lincoln, situate on Lock Street in said Village of Port Dalhousie; COMMENCING where a post has been planted on the Northern side of said Lock Street adjoining a lot owned by John Denton; THENCE North 40 degrees West along the edge of Lock Street, 30 feet; THENCE North 50 degrees East 70 feet; THENCE South 40 degrees East 30 feet; THENCE South 50 degrees West 70 feet to the place of beginning, being a part of Lot No. 21 in the First Concession of the Township of Grantham, and being Lot No. 10 of Gibson's Survey, registered Plan No. 31, of part of the said Village of Port Dalhousie.

5

Deed without Dower
Form 100
Newsome and Gilbert, Limited, Toronto

Dec 7, 1973

282462

This Indenture

made in duplicate the twenty second day of November
one thousand nine hundred and seventy - three

In Pursuance of the Short Forms of Conveyances Act:

Between ELSIE ELIZABETH STANTON, of the City of St. Catharines, In the Regional Municipality of Niagara, and DAISY X. WILLS, of the same place, as joint tenants, and not as tenants in common,

Hereinafter called the "GRANTORS"
of the First Part;

- and -

GIOVANI DONATELLI, of the City of St. Catharines, in the Regional Municipality of Niagara, and NINO DONATELLI, of the same place, as joint tenants and not as tenants in common,

Hereinafter called the "GRANTEES"
of the Second Part;

Witnesseth that in consideration of other good and valuable consideration and the sum of ONE ----------

---

----------($1.00)----------dollar of lawful money of Canada now paid by the said grantee to the said grantor (the receipt whereof is hereby by them acknowledged) t hey the said grantor s DO GRANT unto the said grantee s in fee simple as joint tenants and not as tenants in common

ALL and Singular that certain parcel or tract of land and premises, situate, lying and being in the City of St. Catharines, in the Regional Municipality of Niagara, formerly in the Village of Port Dalhousie, in the County of Lincoln, being lot number 10 of Gibson's Survey registered Plan No. 31, of part of the said Village of Port Dalhousie, more particularly described as follows:

COMMENCING at the south-east corner of lot 10; THENCE north 40 degrees west, 30 feet to a point; THENCE north 50 degrees east, 70 feet; THENCE south 40 degrees east, 30 feet; THENCE south 50 degrees west, 70 feet to the place of beginning.

495148

Form L101 or L142
Page 1M or F
Deed
(Revised 1980)

©UNIFAX 1983
30 Production Drive, Scarborough

This Deed

made in duplicate the 10th day of November, one thousand nine hundred and eighty-two.

In Pursuance of the Short Forms of Conveyances Act:

Between

GIOVANI DONATELLI, of the City of St. Catharines, in the Regional Municipality of Niagara, and NINO DONATELLI, of the same place, as joint tenants and not as tenants in common,

Hereinafter called the "GRANTORS" OF THE FIRST PART;

- and -

GIOVANI DONATELLI, of the City of St. Catharines, in the Regional Municipality of Niagara,

Hereinafter called the "GRANTEE" OF THE SECOND PART.

Witnesseth that in consideration of other good and valuable consideration and the sum of ONE----------($1.00)----------DOLLAR now paid by the said Grantee to the said Grantors, the receipt of which is hereby acknowledged by the said Grantors, the said Grantors GRANT to the said Grantee in fee simple **All and Singular** that certain parcel or tract of land and premises situate, lying and being in the City of St. Catharines, in the Regional Municipality of Niagara, formerly in the Village of Port Dalhousie, in the County of Lincoln, being lot number 10 of Gibson's Survey registered Plan No. 31, of part of the said Village of Port Dalhousie, more particularly described as follows: COMMENCING at the south-east corner of lot 10; THENCE north 40 degrees west, 30 feet to a point; THENCE north 50 degrees east, 70 feet; THENCE south 40 degrees east, 30 feet; THENCE south 50 degrees west, 70 feet to the place of beginning, BEING THE LANDS MORE PARICULARLY DESCRIBED IN REGISTERED DEED NO. 282462

Province of Ontario

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

FOR OFFICE USE ONLY

662225
NUMBER
CERTIFICATE OF REGISTRATION
93 FEB 12 16:01
NIAGARA NORTH NO. 30
ST. CATHARINES
R.H. Lagoose
LAND REGISTRAR

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry XX Land Titles ☐ (2) Page 1 of 2 pages

(3) Property Identifier(s) Block Property — Additional: See Schedule ☐

(4) Consideration
ONE THOUSAND THREE HUNDRED AND SIXTY ---------- Dollars $ 1,360.00

(5) Description This is a: Property Division ☐ Property Consolidation ☐

Part of the Alleys surrounding the Unnumbered Lot, Registered Plan No. 31, in the City of St. Catharines, (formerly in the Town of Port Dalhousie), in the Regional Municipality of Niagara, designated as Part 13 on Reference Plan 30R-6464, closed by order contained in Judgment registered as Instrument No. 662212 SUBJECT to an easement in favour of The Consumers' Gas Company Ltd. for the purposes set out in Instrument No. 662213

(6) This Document Contains (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☐

(7) Interest/Estate Transferred
Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee ~~and certifies that the transferor is at least eighteen years old and that~~

WHEREAS this deed was authorized by By-law No. 90-63 of the City of St. Catharines.

Name(s)	Signature(s)	Date of Signature Y	M	D
THE CORPORATION OF THE CITY OF ST. CATHARINES	Joseph McCaffery - Mayor	1992	07	02
	Thomas Derreck - City Clerk	1992	07	02

We are authorized to bind the Corporation.

Registered for Registration by SOLICITOR CLERK

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)	Signature(s)	Date of Signature Y	M	D

(10) Transferor(s) Address for Service
City Hall, 50 Church Street, P. O. Box 3012, St. Catharines, Ontario L2R 7C2

(11) Transferee(s)

	Date of Birth Y	M	D
DONATELLI, Giovanni	1920	01	25

(12) Transferee(s) Address for Service c/o R. R. 1, 2220 Effingham Road, Ridgeville, Ontario, L0S 1M0

Planning Act — OPTIONAL

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Signature ..... Date of Signature Y M D

Signature ..... Date of Signature Y M D

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and Address of Solicitor

Signature ..... Date of Signature Y M D

Affix Statement by Solicitor for Transferee(s) here if necessary

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor

Signature ..... Date of Signature Y M D

(15) Assessment Roll Number of Property	City.	Mun.	Map	Sub.	Par.	Not Assigned

(16) Municipal Address of Property
Not Assigned

(17) Document Prepared by:
ANNETTE LEMELIN, City Solicitor
City Hall, 50 Church Street
P. O. Box 3012, St.Catharines
Ontario L2R 7C2

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	6.80
Land Transfer Tax	27
Total	33.80

April, 1985

Properties

PIN	46195 – 0113 LT	*Interest/Estate*	Fee Simple
Description	LT 8 RCP 696 GRANTHAM; S/T RO662213; ST. CATHARINES		
Address	00012 LOCK ST ST. CATHARINES		

Consideration

Consideration $1.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name DONATELLI, GIOVANI
Address for Service 12 Lock Street
St. Catharines, Ontario

I am at least 18 years of age.
The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.
This document is not authorized under Power of Attorney by this party.

Name DONATELLI, GIOVANNI
Address for Service 12 Lock Street
St. Catharines, Ontario

I am at least 18 years of age.
The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.
This document is not authorized under Power of Attorney by this party.

Transferee(s)

		Capacity	*Share*
Name	DONATELLI, GIOVANNI	Joint Tenants	
Date of Birth	1920 01 25		
Address for Service	00012 LOCK ST ST. CATHARINES		
Name	DONATELLI, FRANK	Joint Tenants	
Date of Birth	1959 04 10		
Address for Service	11 Neptune Drive ST. CATHARINES ON L2M 2S1		
Name	DONATELLI, JOHN	Joint Tenants	
Date of Birth	1957 02 15		
Address for Service	671 Powell Court BURLINGTON, ON L7R 2E7		
Name	DONATELLI, NINO	Joint Tenants	
Date of Birth	1949 08 21		
Address for Service	91 Westgate Park Drive ST. CATHARINES, ON L2N 5X1		

Signed By

Albertus Johannus Bakker
570 Welland Ave.
St. Catharines
L2M 5V6
acting for Transferor(s)
Signed 2010 02 10

Tel 905-688-9352
Fax 9056889353

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

Properties

PIN	46195 – 0113 LT *Interest/Estate* Fee Simple
Description	LT 8 RCP 696 GRANTHAM; S/T RO662213; ST. CATHARINES
Address	00012 LOCK ST ST. CATHARINES

Consideration

Consideration $575,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name DONATELLI, FRANK

Address for Service 101 Allan Drive
St. Catharines, ON
L2N 1G1

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

This document is not authorized under Power of Attorney by this party.

Name DONATELLI, GIOVANNI

Address for Service 101 Allan Drive
St. Catharines, ON
L2N 1G1

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

I,John Donatelli say that to the best of my knowledge and belief, the power of attorney is still in full force and effect and the principal had the capacity to give the power of attorney when giving it and was at least 18 years of age when the power of attorney was executed. The power of attorney was registered as number NR297721 registered on 2012/05/08 .

I,H.A. Patrick Little, confirm that I have reviewed the power of attorney with the attorney, and the attorney has confirmed that 1. The attorney is the lawful party named in the power of attorney, 2. The attorney is acting within the scope of the authority granted under the power of attorney, and 3. To the best of the attorney's knowledge, information and belief the power of attorney was lawfully given and has not been revoked.

Name DONATELLI, JOHN

Address for Service 101 Allan Drive
St. Catharines, ON
L2N 1G1

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

This document is not authorized under Power of Attorney by this party.

Name DONATELLI, NINO

Address for Service 101 Allan Drive
St. Catharines, ON
L2N 1G1

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
Name 2283020 ONTARIO INC.	Registered Owner	

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #30

46195-0113 (LT)

PREPARED FOR SB
ON 2019/04/09 AT 12:13:04

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

PROPERTY DESCRIPTION: LT 8 RCP 696 GRANTHAM; S/T RO662213; CITY OF ST. CATHARINES

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 46195-0536

PIN CREATION DATE:
2003/09/22

OWNERS' NAMES
2283020 ONTARIO INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/09/19 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2003/09/22 **						
RO495148	1985/04/17	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	DONATELLI, GIOVANI	
RO497838	1985/06/05	AGREEMENT			THE CORPORATION OF THE CITY OF ST. CATHARINES	C
	REMARKS: SKETCH ATTACHED. SITE PLAN					
30R6464	1990/06/26	PLAN REFERENCE				C
RO616584	1990/09/24	AGREEMENT			THE CORPORATION OF THE CITY OF ST. CATHARINES	C
	REMARKS: SITE PLAN					
RO662213	1993/02/12	TRANSFER EASEMENT			THE CONSUMERS' GAS CO. LTD.	C
	REMARKS: AND RIGHT OF WAY					
RO662225	1993/02/12	TRANSFER		*** COMPLETELY DELETED ***	DONATELLI, GIOVANNI	
NR231580	2010/02/10	TRANSFER		*** COMPLETELY DELETED *** DONATELLI, GIOVANI	DONATELLI, GIOVANNI	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				DONATELLI, GIOVANNI	DONATELLI, FRANK DONATELLI, JOHN DONATELLI, NINO	
NR298089	2012/05/11	TRANSFER	$575,000	DONATELLI, FRANK DONATELLI, GIOVANNI DONATELLI, JOHN DONATELLI, NINO	2283020 ONTARIO INC.	C
	REMARKS: PLANNING ACT STATEMENTS					
NR298090	2012/05/11	CHARGE		*** COMPLETELY DELETED *** 2283020 ONTARIO INC.	DONATELLI, GIOVANNI DONATELLI, FRANK DONATELLI, JOHN DONATELLI, NINO	
NR324966	2013/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** DONATELLI, GIOVANNI DONATELLI, FRANK DONATELLI, JOHN DONATELLI, NINO		
	REMARKS: NR298090.					
NR327148	2013/06/12	CHARGE		*** COMPLETELY DELETED *** 2283020 ONTARIO INC. MARTIN, DEREK	370271 ONTARIO LIMITED QUINCY INVESTMENTS LTD. FORT 1 INC. DOUBILET, DAVID MARK	
NR339285	2013/11/05	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
NR339286	2013/11/05	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
NR340859	2013/11/25	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
	REMARKS: NR339285.					
NR340860	2013/11/25	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
	REMARKS: NR339286.					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
NR346800	2014/02/27	CHARGE	$3,700,000	2283020 ONTARIO INC. MARTIN, DEREK	CENTRO MORTGAGE INC.	C
NR346804	2014/02/27	TRANSFER OF CHARGE		CENTRO MORTGAGE INC.	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR346800.					
NR347045	2014/03/03	APL GOVT ORDER		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF ST. CATHARINES		
NR349330	2014/04/04	TRANSFER OF CHARGE		CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR346800.					
NR351118	2014/05/02	TRANSFER OF CHARGE		CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR346800.					
NR353698	2014/06/05	TRANSFER OF CHARGE		CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	C
	REMARKS: NR346800.					
NR353747	2014/06/06	APL (GENERAL)		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF ST. CATHARINES		
	REMARKS: NR347045					
NR366049	2014/10/23	APL GOVT ORDER		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF ST. CATHARINES		
	REMARKS: PROPERTY STANDARDS					
NR370121	2014/12/08	APL (GENERAL)		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF ST. CATHARINES		
	REMARKS: DELETES NR366049					
NR388835	2015/08/06	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
NR396144	2015/10/28	CERTIFICATE		*** COMPLETELY DELETED *** STANFORD DOWNEY ARCHITECTS INC.		
	REMARKS: CERTIFICATE OF ACTION NR388835					
NR433226	2016/12/08	APL DEL CONST LIEN		*** COMPLETELY DELETED *** 2283020 ONTARIO INC.		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	REMARKS: NR388835. NR396144					
NR433928	2016/12/16	APL CH NAME INST		CENTRO MORTGAGE INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	C
	REMARKS: NR353698.					
NR435554	2017/01/06	CHARGE	$700,000	2283020 ONTARIO INC. FORTRESS PORT PLACE (2014) INC.	OYLMPIA TRUST COMPANY MAGNETIC CAPITAL GROUP INC.	C
NR435557	2017/01/09	POSTPONEMENT		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	COOPER, KATHRYN OLYMPIA TRUST COMPANY	C
	REMARKS: NR346800 TO NR435554					
NR435572	2017/01/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** 370271 ONTARIO LIMITED QUINCY INVESTMENTS LTD. FORT 1 INC. DOUBILET, DAVID MARK		
	REMARKS: NR327148.					
NR475898	2018/03/13	CHARGE	$1,470,000	2283020 ONTARIO INC. FORTRESS PORT PLACE (2014) INC.	MAGNETIC CAPITAL GROUP INC. CANADIAN WESTERN TRUST	C
NR494634	2018/10/19	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE	FAAN MORTGAGE ADMINISTRATORS INC.	C
NR495227	2018/10/26	TRANSFER OF CHARGE		MAGNETIC CAPITAL GROUP INC.	CANADIAN WESTERN TRUST COMPANY MAGNETIC CAPITAL GROUP INC.	C
	REMARKS: NR435554. NR435554					

Province of Ontario

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

FOR OFFICE USE ONLY

662213

NUMBER
CERTIFICATE OF REGISTRATION
'93 FEB 12 15:40
NIAGARA NORTH NO. 30
ST. CATHARINES
R.H. Lagoni
LAND REGISTRAR

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 5 pages

(3) Property Identifier(s) Block Property — Additional: See Schedule ☐

(4) Consideration

---------- TWO ---------- 00/100 Dollars $ 2.00

(5) Description This is a: Property Division ☐ Property Consolidation ☐

Part of the alley surrounding the unnumbered lot shown on Registered Plan No. 31 for the Village of Port Dalhousie, now in the City of St. Catharines, in the Regional Municipality of Niagara designated as Parts 11, 12 & 13 on Reference Plan 30R-6464, closed by court order registered as instrument No. 662212.

(6) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☐

(7) Interest/Estate Transferred
XXXXXXXXXX
Easement and Right-of-Way

(8) Transferor(s) The transferor hereby transfers the land to the transferee and ~~certifies that the transferor is at least eighteen years old and that~~

Name(s)	Signature(s)		Date of Signature Y	M	D
THE CORPORATION OF THE CITY OF ST. CATHARINES	Joseph McCaffery	Mayor	1991	07	08
Authorized by By-law No. 91-238	Thomas Derreck	Clerk	1991	07	08

We are authorized to bind the Corporation.

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)	Signature(s)	Date of Signature Y	M	D

(10) Transferor(s) Address for Service City Hall, 50 Church Street, P.O. Box 3012, St. Catharines, Ontario L2R 7C2

(11) Transferee(s)

			Date of Signature Y	M	D
THE CONSUMERS' GAS COMPANY LTD.	Per:	G. T. WAUGH VICE PRESIDENT & COMPTROLLER	1991	06	20
	Per:	R.I. Reid Corporate Secretary	1991	06	20

APPROVED
LAND DEPT.
CONSUMERS' GAS

(12) Transferee(s) Address for Service P.O. Box 650, Scarborough, Ontario M1K 5E3

Planning Act — OPTIONAL

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Date of Signature Y M D — Signature

Date of Signature Y M D — Signature

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and Address of Solicitor — Signature — Date of Signature Y M D

Affix Statement by Solicitor for Transferee(s) here if necessary

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor — Signature — Date of Signature Y M D

(15) Assessment Roll Number of Property — Cty. | Mun. | Map | Sub. | Par. | Not Assigned

(16) Municipal Address of Property
Not Assigned

(17) Document Prepared by:
The Consumers' Gas Company Ltd.
Land Department (L-20674)
P.O. Box 650
Scarborough, Ontario
M1K 5E3

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Fees and Tax	
Registration Fee	27-
Land Transfer Tax	
Total	27-

CG.0(7.00)INT.05/90

shell/6022(lprpt/21.1)

Additional Property Identifier(s) and/or Other Information

SCHEDULE

Form 5-Land Registration Reform Act, 1984

INTEREST/ESTATE TRANSFERRED

1. The Transferors hereby transfer, sell, grant and convey in perpetuity to the Transferee its successors and assigns, a free and unencumbered easement in, under and/or through the lands described in box (5) herein, hereinafter referred to as the Easement Lands, to survey, lay, construct, operate, use, inspect, remove, renew, replace, alter, enlarge, reconstruct, repair, expand and maintain pipelines and all works, appurtenances, attachments, apparatus, appliances, markers, fixtures and equipment which the Transferee may deem necessary or convenient thereto for the transmission of natural and/or manufactured gas, together with a right-of-way to the Transferee, its successors, assigns, servants and agents for ingress and egress at any time and from time to time over, along and upon the Easement Lands on foot and/or with vehicles, supplies, machinery and equipment necessary or incidental to the exercise and enjoyment of the easement hereby transferred; subject to the prior written consent of the Transferor to the placement of an above ground regulator station which the Transferee proposes to install on or over the surface of the Easement Lands.

2. The Transferee shall have the right at any time and from time to time to remove any boulder or rock and to sever, fell, remove or control the growth of any roots, trees, stumps, brush or other vegetation on or under the Easement Lands subject, however, to the prior consent of the Transferor to the removal of healthy trees of greater trunk diameter than 150 millimeters.

3. The rights of the Transferee herein shall be of the same force and effect as a covenant running with the Easement Lands and shall be appurtenant to the lands and premises described in this Schedule as the Transferee's Lands.

4. Except for an inter-company transfer or company name change, whereupon the nature of the Transferee's normal business operation remains significantly unchanged, the Transferee shall not assign or transfer its rights hereunder in whole or part without the written consent of the Transferor. Such consent shall not be unreasonably withheld and conditional upon the Transferee delivering to the Transferor a copy of any proposed assignment or transfer.

5. This Transfer shall extend to, be binding upon and enure to the benefit of the respective heirs, executors, administrators, successors and assigns of the parties hereto and the rights, privileges and easement hereby transferred shall continue in perpetuity or until the Transferees execute and deliver a surrender thereof. Whenever the singular or masculine is used it shall, when necessary, be construed as if the plural or feminine or neuter had been used and vice versa, as the case may be. The Transferors hereby agree that all provisions herein are reasonable and valid and if any provision herein is determined to be unenforceable, in whole or in part, it shall be severable from all other provisions and shall not affect or impair the validity of all other provisions.

6. The Transferors shall have the right to use and enjoy the Easement Lands except that such use and enjoyment shall not interfere with the rights of the Transferee hereunder. Without limiting the generality of the foregoing, the Transferors shall not without the prior written consent of the Transferee, place or erect on the Easement Lands any building, structure or fence and shall not excavate, alter the grading, drill, install thereon any pit, well, foundation and/or pavement which will obstruct or prevent the exercise and enjoyment by the Transferee of its rights hereunder.

7. Notwithstanding any rule of law or equity, any pipeline constructed by the Transferee together with all works, appurtenances, attachments, apparatus, appliances, markers, fixtures and equipment shall be deemed to be the property of the Transferee even though the same may have become annexed or affixed to the Easement Lands.

FOR OFFICE USE ONLY

Additional Property Identifier(s) and/or Other Information

8. The Transferee shall at its own expense as soon as reasonably possible after the construction of its pipeline or other exercise of its rights hereunder, remove all surplus soil and debris from the Easement Lands and restore them to their former state so far as is reasonably practicable. In particular, but without limiting the generality of the foregoing, the Transferee shall restore any gravel, bituminous, concrete or other pavement that the Transferor may cause to be placed upon the Easement Lands.

TRANSFEREE'S LANDS (DOMINANT TENEMENT)

FIRSTLY:

In the City of Niagara Falls (formerly Township of Stamford), in the Regional Municipality of Niagara (formerly County of Welland), and being composed of part of Township Lot No. 28 in the said Township of Stamford, which said parcel is more particularly described by R. J. Matthews, O.L.S. of the office of R. Blake Erwin, O.L.S. as follows:

COMMENCING at an iron stake planted at the northeast corner of the lands described in Registered Instrument No. 54465, which said point of commencement is located as follows:
BEGINNING at the northwest corner of Township Lot No. 28 in the Township of Stamford;
THENCE southerly in the westerly limit of said Township Lot No. 28, 722.30 feet to its intersection with the southerly limit of Mountain Road;
THENCE north 89 degrees, 24 minutes east in the southerly limit of said Mountain Road, 446.8 feet to the point of commencement aforesaid;
THENCE continuing north 89 degrees 24 minutes east in the southerly limit of said Mountain Road 135.0 feet to an iron stake;
THENCE south 0 degrees, 56 minutes east, 150.0 feet to an iron stake;
THENCE south 89 degrees 24 minutes west parallel to the southerly limit of said Mountain Road, 135.0 feet to an iron stake planted at the southeast angle of the lands described in said Registered Instrument No. 54465;
THENCE north 0 degrees 56 minutes west in the easterly limit of the lands described in said Registered Instrument No. 54465, 150.0 feet to the point of commencement.

As described in Instrument No. 90797A.

SECONDLY:

In the Town of Pelham (formerly Township of Pelham), in the Regional Municipality of Niagara (formerly County of Welland), Province of Ontario, and being composed of part of Lot No. 6 in the Second Concession of the said Township, containing by admeasurement 0.482 of an acre be the same more or less and which said parcel may be more particularly described as follows:

COMMENCING at a point in the westerly limit of a public travelled road known as the Pelham Road, which said point may be located in the following manner:

BEGINNING at the north-west angle of lot no. 6 in the Third Concession of the said Township as established by the Hydro-Electric Power Commission of Ontario;
THENCE south 1 degree and 13 minutes east in the easterly limit of the unopened road allowance between lots no. 6 and 7 a distance of 732.75 feet to the northerly limit of the lands acquired by the Hydro-Electric Power Commission of Ontario by Instrument No. 17656;
THENCE north 81 degrees and 55 minutes and 30 seconds east in the said northerly limit a distance of 1086.64 feet to an iron bar planted in the westerly limit of the Pelham Road;
THENCE north 38 degrees and 15 minutes east along the said westerly limit a distance of 100.0 feet to an angle therein;
THENCE north 37 degrees and 02 minutes east continuing along the said westerly limit a distance of 90.67 feet to an angle therein;
THENCE north 27 degrees and 40 minutes east continuing along the said westerly limit a distance of 191.4 feet to an angle therein;

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Additional Property Identifier(s) and/or Other Information

THENCE north 20 degrees and 21 minutes east continuing along the said westerly limit a distance of 211.9 feet to an angle therein;
THENCE north 9 degrees and 31 minutes east continuing along the said westerly limit a distance of 124.4 feet to a point in the southerly limit of a public travelled road running westerly through the said lot;
THENCE north 7 degrees and 36 minutes west a distance of 42.5 feet to the intersection of the northerly limit of the said public travelled road with the westerly limit of the Pelham Road;
THENCE north 1 degree and 19 minutes east along the said westerly limit of Pelham Road a distance of 132.0 feet to an angle therein;
THENCE north 85 degrees and 11 minutes west continuing along the said westerly limit a distance of 9.7 feet to an angle therein;
THENCE north 1 degree and 32 minutes west continuing along the said westerly limit a distance of 1775.6 feet to a stake; which said stake marks the place of beginning of the herein described parcel
THENCE north 1 degree and 32 minutes west along the said westerly limit a distance of 100.0 feet to a stake;
THENCE south 87 degrees and 25 minutes west a distance of 210.0 feet to a stake;
THENCE south 1 degree and 32 minutes east a distance of 100.0 feet to a stake;
THENCE north 87 degrees and 25 minutes east a distance of 210.0 feet more or less to the place of beginning.

As described in Instrument No. 90796A.

FOR OFFICE USE ONLY

Form 1 — Land Transfer Tax Affidavit — Residence and Value of Consideration

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF *(insert brief description of land)* Pt. of the alley surrounding the unnamed lot shown on Reg. Plan #31 for the Vil. Of Pt. Dalhousie, now in the City of St. Catharines, in the Reg. Mun. of Niagara design. as Pts 11, 12 & 13 on Ref. Pl. 30R-6464.

BY *(print names of all transferors in full)* Closed by court order reg. as Inst. #
The Corporation Of The City Of St. Catharines

TO *(see instruction 1 and print names of all transferees in full)* The Consumers' Gas Company Ltd.

I, *(see instruction 2 and print name(s) in full)* Christopher L. Herriott

MAKE OATH AND SAY THAT:

1. I am *(place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s))*: *(see instruction 2)*

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☒ (d) The authorized agent of ~~(a)(b)(c)~~ acting in this transaction for *(insert name(s) of principal(s))* The Consumers' Gas Company Ltd.

described in paragraph(s) (a), (b), (c) above; *(strike out references to inapplicable paragraphs)*

- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for *(insert name(s) of corporation(s))*

described in paragraph(s) (a), (b), (c) above; *(strike out references to inapplicable paragraphs)*

- ☐ (f) A transferee described in paragraph( ) *(insert only one of paragraph (a), (b) or (c) above, as applicable)* and am making this affidavit on my own behalf and on behalf of *(insert name of spouse)* who is my spouse described in paragraph ( ) *(insert only one of paragraph (a), (b) or (c) above, as applicable)* and as such, I have personal knowledge of the facts herein deposed to.

2. *(To be completed where the value of the consideration for the conveyance exceeds $400,000).*

I have read and considered the definition of "single family residence" set out in clause 1(1)(ja) of the Act. The land conveyed in the above-described conveyance

- ☐ contains at least one and not more than two single family residences.
- ☐ does not contain a single family residence.
- ☐ contains more than two single family residences. *(see instruction 3)*

Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of $400,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom,or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. *(see instructions 4 and 5)* The Consumers' Gas Company Ltd.

4. **THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:**

(a) Monies paid or to be paid in cash	$ 2.00	
(b) Mortgages (i) Assumed *(show principal and interest to be credited against purchase price)*	$ nil	
(ii) Given back to vendor	$ nil	
(c) Property transferred in exchange *(detail below)*	$ nil	
(d) Securities transferred to the value of *(detail below)*	$ nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	$ nil	
(f) Other valuable consideration subject to land transfer tax *(detail below)*	$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX *(Total of (a) to (f))*	$ 2.00	$ 2.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property *(Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1990, c.454, as amended)*		$ nil
(i) Other consideration for transaction not included in (g) or (h) above		$ nil
(j) TOTAL CONSIDERATION		$ 2.00

All Blanks Must Be Filled In. Insert "Nil" Where Applicable.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. *(see instruction 6)* N/A

6. If the consideration is nominal, is the land subject to any encumbrance? N/A

7. Other remarks and explanations, if necessary. Exempt from Land Transfer Tax under Ontario Regulation 568-80. This instrument conveys only an Easement. The total consideration therefore is set out as above. If encumbrances exist, they are not being assumed by the Grantee. No monies are passing directly or indirectly.

Sworn before me at the City of North York
in the Municipality of Metropolitan Toronto
this 24th day of June
WILLIAM [illegible] SOLOICOTT, a Commissioner, etc., Province of Ontario, for The Consumers' Gas Company Ltd., and its subsidiary, associated and affiliated Companies. Expires June 1, 1993.

A Commissioner for taking Affidavits, etc.

C. Herriott
Christopher L. Herriott

Property Information Record

A. Describe nature of instrument: Grant of Easement

B. (i) Address of property being conveyed *(if available)* N/A

(ii) Assessment Roll No. *(if available)* N/A

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) P.O. Box 650, Scarborough, Ontario M1K 5E3

D. (i) Registration number for last conveyance of property being conveyed *(if available)* N/A

(ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☐ No ☐ Not known ☐

E. Name(s) and address(es) of each transferee's solicitor. Aird & Berlis, Barristers & Solicitors, 145 King Street West, 15th Floor Toronto, Ontario M5H 2J3 (File No. L-20674)

For Land Registry Office Use Only	
Registration No.	
Registration Date	Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

(a) Are all individual transferees Roman Catholic? Yes ☐ No ☐
(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
(c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐
(d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐
NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).

shell/6023.5/insert/0009.1



ServiceOntario

PRINTED ON 09 APR, 2019 AT 12:15:03
FOR SB

SCALE

0 30
meters

PROPERTY INDEX MAP

NIAGARA(No. 30)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

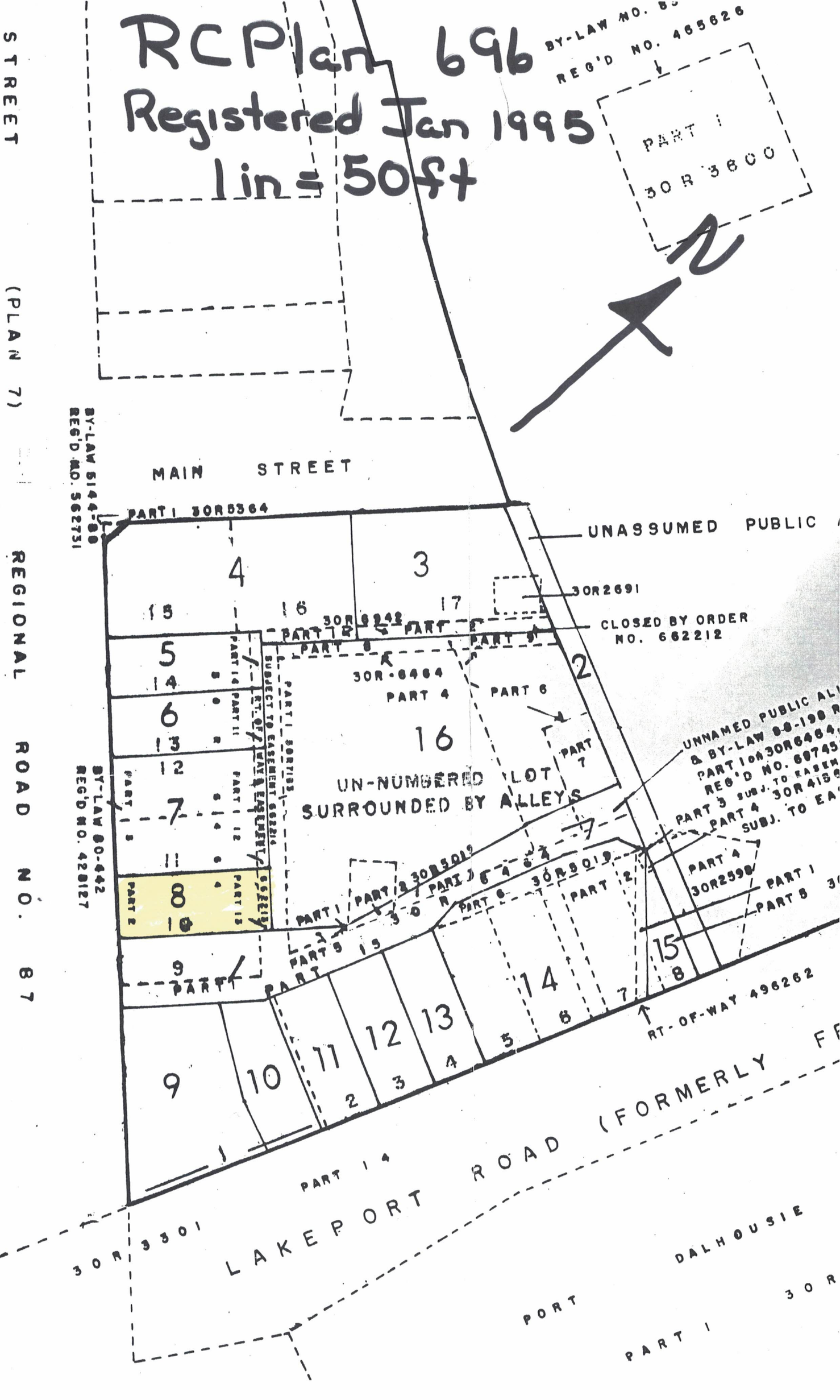
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

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RCPlan 696
Registered Jan 1995
1 in = 50ft
BY-LAW NO. 85
REG'D NO. 465626
PART 1
30R 3800
MAIN STREET
BY-LAW 5144-88
REG'D NO. 562731
PART 1 30R5364
UNASSUMED PUBLIC
30R2691
CLOSED BY ORDER
NO. 662212
30R 6242
PART 2
PART 3
PART 8
30R 6464
PART 4
PART 6
UN-NUMBERED LOT
SURROUNDED BY ALLEYS
PART 7
UNNAMED PUBLIC ALL
& BY-LAW 88-198 R
PART 1 OF 30R6464,
REG'D NO. 68745
PART 5 SUBJ. TO EASEM
PART 4 SUBJ. TO EA
SUBJECT TO EASEMENT
PART 1 30R5019
PART 2 30R5019
PART 3 30R5019
PART 4 30R5019
PART 5 30R5019
PART 6 30R5019
PART 2
PART 4
30R2598
PART 1
PART 5
BY-LAW 80-442
REG'D NO. 428127
RT-OF-WAY 496262
LAKEPORT ROAD (FORMERLY
PART 14
30R 3301
DALHOUSIE
PORT
PART 1
REGIONAL ROAD NO. 87
(PLAN 7)
STREET

Plan 31
Registered Dec 1870

1 in = 80 ft

This Plan is correct and is prepared under the provisions of the Registration of Titles (Ontario) Act.

Geo. Gibson P.L.S.

December 1870.



INVOICE

BLAYLOCK & ASSOCIATES

40 HILL PARK LANE
ST. CATHARINES, ON L2N 1C7

Office: 905-937-1303

№ 16149

Date: April 8, 2019

CLIENT GHD

ATTENTION Melissa Pley

FILE 12 Lock St. Pt Dalhousie
Chain of Title + copies

SUBSEARCH ☐ SEARCH ☒ REGISTRATION ☐ CLOSING ☐ OTHER ☐

FEES	$ 150.00	
~~TELEPHPHONE~~		
~~OTHER~~		
~~R137314647~~		
TOTAL FEES		$ 150.00

AGENCY DISBURSEMENTS

BOOK/ABSTRACT COPIES	33.20	
WHITE PRINTS		
EXECUTIONS		
PHOTOCOPIES ~~07~~ (16)	8.00	
OTHER Blk & Map	1.00	
TOTAL DISBURSEMENTS		42.20

BALANCE DUE $ 192.20

ACCOUNTS ARE DUE WHEN RENDERED
2% Interest after 30 days

Appendix D
Property Survey

TOPOGRAPHIC SURVEY

OF

LOTS 3 to 14, (Incl.) and LOT 16,
PART OF LOT 2,
ALL OF HOGAN'S ALLEY
REGISTRAR'S COMPILED PLAN 696
FORMERLY TOWN OF PORT DALHOUSIE
NOW IN THE
© CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:250

0 2.50 5.00 10.00 15.00 METRES 25.00

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

ELEVATIONS

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES TO CANADIAN GEODETIC DATUM

BENCH MARK

BENCH MARK: 0011922U2501 ELEVATION = 89.662
PORT DALHOUSIE ST. JOHN'S CHURCH PARISH HALL, AT CORNER OF MAIN AND ANN STREETS, BOLT IN SOUTH OR MAIN STREET WALL, IN CONCRETE FOUNDATION, 74 CM WEST OF THIRD BUTTRESS FROM SOUTHEAST CORNER, 10 CM BELOW BRICKWORK.

AREA

0.6711 Ha., (1.658 Acres).

CAUTION
UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

LEGEND

MHH	DENOTES HYDRO MANHOLE	FH	DENOTES FIRE HYDRANT
MHS	DENOTES SEWER MANHOLE	WM	DENOTES WATER METER
MHT	DENOTES TELEPHONE MANHOLE	WVS	DENOTES WATER VALVE (Service)
MHTR	DENOTES TRAFFIC MANHOLE	WVM	DENOTES WATER VALVE (Main)
MHW	DENOTES WATER MANHOLE	GM	DENOTES GAS METER
CB	DENOTES CATCH BASIN	GV	DENOTES GAS VALVE
DCB	DENOTES DOUBLE CATCH BASIN	HM	DENOTES HYDRO METER
LSc	DENOTES LIGHT STANDARD CONCRETE	PedT	DENOTES TELEPHONE PEDESTAL
LSs	DENOTES LIGHT STANDARD STEEL	PedCTV	DENOTES CABLE TV PEDESTAL
LSw	DENOTES LIGHT STANDARD WOOD	TRs	DENOTES TRAFFIC SIGN
UPc	DENOTES UTILITY POLE CONCRETE	TRsg	DENOTES TRAFFIC SIGNAL
UPs	DENOTES UTILITY POLE STEEL	TRsb	DENOTES TRAFFIC SIGNAL BOX
UPw	DENOTES UTILITY POLE WOOD	TH	DENOTES TESTHOLE
GP	DENOTES GUY POLE	BM	DENOTES BENCH MARK
GW	DENOTES GUY WIRE	HCP	DENOTES HORIZONTAL CONTROL POINT
Bol	DENOTES BOLLARD	VCP	DENOTES VERTICAL CONTROL POINT
PM	DENOTES PARKING METER		DENOTES SHRUB
TOC	DENOTES TOP OF CURB	SC	DENOTES SEWER CLEANOUT
BOC	DENOTES BOTTOM OF CURB	INV	DENOTES INVERT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED DT AND CT RESPECTIVELY.
A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR (NTS) NOT TO SCALE.

C	DENOTES OVERHEAD CABLE TV LINE
G (pipe size) G	DENOTES GAS LINE
H H	DENOTES OVERHEAD HYDRO LINE
CS (pipe size) CS	DENOTES COMBINED SEWER
SA (pipe size) SA	DENOTES SANITARY SEWER
ST (pipe size) ST	DENOTES STORM SEWER
T T	DENOTES OVERHEAD TELEPHONE LINE
W (pipe size) W	DENOTES WATER LINE

UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "u" (CABLE = uC HYDRO = uH TELEPHONE = uT)

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99983772

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

SIB	DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB	DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB	DENOTES 16mm X 16mm X 0.61m IRON BAR
IB ø	DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC	DENOTES CUT-CROSS
CP	DENOTES 5mm X 50mm STEEL PIN
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT.	DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
(S)	DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
ORP	DENOTES OBSERVED REFERENCE POINT

SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.

(S/P)	DENOTES SET PROPORTIONALLY	(OU)	DENOTES ORIGIN UNKNOWN
(P)	DENOTES PLAN 30R-4156	(P1)	DENOTES PLAN 30R-11783
(P2)	DENOTES PLAN 30R-13413	(P3)	DENOTES PLAN 30R-5364
(P4)	DENOTES PLAN 30R-6464		
(1744)	DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.		
(744)	DENOTES R. J. MATTHEWS, O.L.S.		

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4784700.463	E640888.390
ORP-B	N4784774.431	E640819.729
ORP-C	N4784774.494	E640927.624

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 18th. DAY OF NOVEMBER, 2016.

DATE NOVEMBER 29, 2016.

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
for VERHAEGEN · STUBBERFIELD · HARTLEY
BREWER · BEZAIRE INC.

WINDSOR
944 Ottawa Street
N8X 2E1
Ph: (519)258-1772
Fax: (519)258-1791

VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.
ONTARIO LAND SURVEYORS
www.vshbbsurveys.com

LEAMINGTON
187 Talbot Street East
N8H 1L8
Ph: (519)322-2375
Fax: (519)322-2675

DRAWN BY: CMM	CAD Date: November 29, 2016 2:03 PM		
CHECKED BY: A.S.M.	CAD File: 51340000.dwg		
WORK ORDER: 5-13400	FILE NO.: St. Catharines-R.C.P. 696-0	PLAN FILE NO.: H-1596	

Appendix E
City Directory Search

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

CITY DIRECTORY

Project Property: *Hogan's Alley, St. Catharines, Ontario*
Report Type: *City Directory*
Order No: *20190116227*
Information Source: *Vernon's Saint Catharines, Ontario City Directory*
Date Completed: *25/02/2019*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

City Directory Information Source
Vernon's Saint Catharines, Ontario City Directory

PROJECT NUMBER: 20190116227	
Site Address:	Hogan's Alley, St. Catharines, Ontario
Year: 2012	
Site Listing:	-No Civic Listing
Adjacent Properties:	
80 Front Street	-Street Not Listed
90 Front Street	-Street Not Listed
96 Front Street	-Street Not Listed
100 Front Street	-Street Not Listed
80 Gertrude	-Address Not Listed
1 Lakeport Road	-Lakeside Park Carousel
10A Lakeport Road	-Address Not Listed

12 Lakeport Road	-Dalhousie Princess Cruises -Port Mansion Dinner & Theatre Restaurant -Tropical Rebel -PM Night Clib in the Port Mansion
14 Lakeport Road	-Delylas Gourmet Pizza & Italian Eatery
18A Lakeport Road	-Address Not Listed
26 Lakeport Road	-Residential (1 Tenant)
28 Lakeport Road	-Old Port Candy & Sweets -Red Hots Patio Bar
38 Lakeport Road	-Residential (1 Tenant) -DLR Clothing Accessories -Murphy's Restaurant & Tavern -Ziegler South Pacific
69 Lakeport Road	-Heywood Generating Station
78 Lakeport Road	-Residential (1 Tenant)
84 Lakeport Road	-Address Not Listed

1 Lock Street	-Marie's Seafood Tavern -Portview Restaurant
5 Lock Street	-Mina's Restaurant
9 Lock Street	-Dalhousie Princess Cruises
10 Lock Street	-Address Not Listed
12 Lock Street	-Spice of Life -St Cathatines Craft Guild & Co-Operative
15 Lock Street	-Lion Hotel
16 Lock Street	-My Cottage BBQ Brew -PDMC
17 Lock Street	-Arezzo -Candie's Ice Creamery -D'Angelo F -Everyday Well Being -Gifts of the Earth -Kilt & Clover -Medical Office -My Walk in Closet

	-Port Dalhousie Business Association -Scorecard Harry's Inc -Sips 'n' Sweets Café and Bake Shop
28 Lock Street	-Residential (1 Tenant)
30 Lock Street	-Residential (1 Tenant)
33 Lock Street	-Multi-Tenant Residential
37 Lock Street	-Residential (1 Tenant)
40 Lock Street	-Address Not Listed
110 Lock Street	-Address Not Listed
112 Lock Street	-Address Not Listed
114 Lock Street	-Address Not Listed
120 Lock Street	-Address Not Listed
2 Main Street	-Address Not Listed

Site Address:	Hogan's Alley, St. Catharines, Ontario
Year: 2007	
Site Listing:	-No Civic Listing
Adjacent Properties:	
80 Front Street	-Street Not Listed
90 Front Street	-Street Not Listed
96 Front Street	-Street Not Listed
100 Front Street	-Street Not Listed
80 Gertrude	-Address Not Listed
1 Lakeport Road	-Address Not Listed
10A Lakeport Road	-Address Not Listed
12 Lakeport Road	-Port Mansion Dinner & Theatre Restaurant -Dalhousie Princess Cruises -Tropical Rebel

14 Lakeport Road	-Da Pizza Joint LTD
18A Lakeport Road	-No Listed Designations -Magic Mountain Trading Co
26 Lakeport Road	-Windsand Clothier -Residential (1 Tenant)
28 Lakeport Road	-Old Port Candy & Sweets -Red Hots Patio Bar
38 Lakeport Road	-Murphy's Restaurant & Tavern -Brick Room Gallery -Residential (1 Tenant) -DLR Clothing Accessories
69 Lakeport Road	-Address Not Listed
78 Lakeport Road	-Residential (1 Tenant)
84 Lakeport Road	-Address Not Listed
1 Lock Street	-Marie's Seafood Tavern -Susgin Construction LTD

5 Lock Street	-Wiseguys Italian Eatery -Residential (1 Tenant)
9 Lock Street	-Cooke's Cycle -Dalhousie Princess Cruises
10 Lock Street	-Address Not Listed
12 Lock Street	-Spice of Life -St Cathatines Craft Guild & Co-Operative
15 Lock Street	-Lion Hotel -Residential (1 Tenant) -Medical Office
16 Lock Street	-My Cottage -Port Dalhousie Management Corp -Multi-Tenant Residential
17 Lock Street	-Medical Office -Scorecard Harry's Inc -The Kilt and Clover -Little Shop of Candles -Nook & Cranny Shop -Olson Foods & Bakery

	-Harbour Gift Shoppe -Monika's Casuals -Candie's Ice Creamery -Port Dalhousie Business Association -Gifts of the Earth
28 Lock Street	-Residential (1 Tenant)
30 Lock Street	-Residential (1 Tenant)
33 Lock Street	-Multi-Tenant Residential
37 Lock Street	-Residential (1 Tenant)
40 Lock Street	-Address Not Listed
110 Lock Street	-Address Not Listed
112 Lock Street	-Address Not Listed
114 Lock Street	-Address Not Listed
120 Lock Street	-Address Not Listed
2 Main Street	-Address Not Listed

PROJECT NUMBER: 20190116227	
Site Address:	Hogan's Alley, St. Catharines, Ontario
Year: 2002	
Site Listing:	-No Civic Listing
Adjacent Properties:	
80 Front Street	-Street Not Listed
90 Front Street	-Street Not Listed
96 Front Street	-Street Not Listed
100 Front Street	-Street Not Listed
80 Gertrude	-Address Not Listed
1 Lakeport Road	-Address Not Listed
10A Lakeport Road	-Address Not Listed
12 Lakeport Road	-Port Mansion Dinner & Theatre Restaurant -Residential (1 Tenant)

14 Lakeport Road	-Da Pizza Joint LTD
18A Lakeport Road	-No Listed Designations -Magic Mountain Trading Co
26 Lakeport Road	-Windsand Clothier
28 Lakeport Road	-Old Port Candy & Sweets
38 Lakeport Road	-Murphy's Restaurant & Tavern -Tony's Harbourfront Catering Inc -Brick Room Gallery -Residential (1 Tenant)
69 Lakeport Road	-Address Not Listed
78 Lakeport Road	-Residential (1 Tenant)
84 Lakeport Road	-Address Not Listed
1 Lock Street	-Marie's Seafood Tavern
5 Lock Street	-Wiseguys Italian Eatery

9 Lock Street	-Cooke's Cycle -Residential (1 Tenant)
10 Lock Street	-Address Not Listed
12 Lock Street	-Spice of Life -St Cathatines Craft Guild & Co-Operative
15 Lock Street	-Lion Hotel -Residential (1 Tenant)
16 Lock Street	-Muy Cottage -1307597 Ontario LTD -Residential (3 Tenants)
17 Lock Street	-Medical Office -Scorecard Harry's Inc -Kilt & Clover
28 Lock Street	-Residential (1 Tenant)
30 Lock Street	-Residential (1 Tenant)
33 Lock Street	-Multi-Tenant Residential

37 Lock Street	-Residential (1 Tenant)
40 Lock Street	-Address Not Listed
110 Lock Street	-Address Not Listed
112 Lock Street	-Address Not Listed
114 Lock Street	-Address Not Listed
120 Lock Street	-Address Not Listed
2 Main Street	-Address Not Listed

PROJECT NUMBER: 20190116227	
Site Address:	Hogan's Alley, St. Catharines, Ontario
Year: 1997	
Site Listing:	-No Civic Listing
Adjacent Properties:	
80 Front Street	-Street Not Listed

90 Front Street	-Street Not Listed
96 Front Street	-Street Not Listed
100 Front Street	-Street Not Listed
80 Gertrude	-Address Not Listed
1 Lakeport Road	-Address Not Listed
10A Lakeport Road	-Address Not Listed
12 Lakeport Road	-Port Mansion Restaurant -L A Nights at the Port Mansion
14 Lakeport Road	-Da Pizza Joint LTD -Taco Tequila
18A Lakeport Road	-No Listed Designations -Magic Mountain Trading Co
26 Lakeport Road	-Windsand Clothier -Read 'em Books
28 Lakeport Road	-Residential (1 Tenant)

38 Lakeport Road	-Murphy's Restaurant & Tavern -Tony's Harbourfront Catering Inc -Brick Room Gallery -Regatta Sport -Riverbank Traders Inc
69 Lakeport Road	-Address Not Listed
78 Lakeport Road	-Residential (1 Tenant)
84 Lakeport Road	-Address Not Listed
1 Lock Street	-Marie's Seafood Tavern -Rockway Sales
5 Lock Street	3-5 – Old Lock One Restaurant
9 Lock Street	-Vacant
10 Lock Street	-Address Not Listed
12 Lock Street	-St Cathatines Craft Guild & Co-Operative -Dalhousie Gallery -Murder & Mayhem

	-Riverbank Gifts & Lighthouse Tea Room -Selected Artisans Gallery
15 Lock Street	-Lion Tavern
16 Lock Street	-Lakeside Hotel
17 Lock Street	-Medical Office -Scorecard Harry's Inc -Lola in Port -Natalie's Sewing Services
28 Lock Street	-Residential (1 Tenant)
30 Lock Street	-Residential (2 Tenants)
33 Lock Street	-Multi-Tenant Residential
37 Lock Street	-Residential (1 Tenant)
40 Lock Street	-Address Not Listed
110 Lock Street	-Address Not Listed
112 Lock Street	-Address Not Listed

114 Lock Street	-Address Not Listed
120 Lock Street	-Address Not Listed
2 Main Street	-Address Not Listed

PROJECT NUMBER: 20190116227	
Site Address:	Hogan's Alley, St. Catharines, Ontario
Year: 1992	
Site Listing:	-No Civic Listing
Adjacent Properties:	
80 Front Street	-Street Not Listed
90 Front Street	-Street Not Listed
96 Front Street	-Street Not Listed
100 Front Street	-Street Not Listed
80 Gertrude	-Address Not Listed

1 Lakeport Road	-Address Not Listed
10A Lakeport Road	-Address Not Listed
12 Lakeport Road	-Port Mansion Restaurant
14 Lakeport Road	-No Return
18A Lakeport Road	-No Listed Designations -Magic Mountain Trading Co -Residential (1 Tenant)
26 Lakeport Road	-Wind Sand Clothier -Read 'Em Books
28 Lakeport Road	-Kettle Creek Canvas Co -Residential (1 Tenant)
38 Lakeport Road	-Murphy's Restaurant & Tavern -Tony's Harbourfront Catering Inc -Brick Room Gallery -Port Pourri -Dominick Stephen Photographer -Regatta Sport

69 Lakeport Road	-Address Not Listed
78 Lakeport Road	-Residential (1 Tenant)
84 Lakeport Road	-No Return
1 Lock Street	-Marie's Seafood Tavern
5 Lock Street	3-5 – Old Lock One Ice Cream Parlour
9 Lock Street	-Canadian Imperial Bank of Commerce
10 Lock Street	-Address Not Listed
12 Lock Street	-St Cathatines Craft Guild & Co-Operative -Sundance -Dalhousie Gallery -Murder & Mayhem
15 Lock Street	-Lion Tavern -Sodamistic
16 Lock Street	-Lakeside Hotel
17 Lock Street	-Medical Office

	-Scorecard Harry's Inc -Henley Café
28 Lock Street	-Residential (1 Tenant)
30 Lock Street	-Residential (2 Tenants)
33 Lock Street	-Multi-Tenant Residential
37 Lock Street	-Residential (1 Tenant)
40 Lock Street	-Address Not Listed
110 Lock Street	-Address Not Listed
112 Lock Street	-Address Not Listed
114 Lock Street	-Address Not Listed
120 Lock Street	-Address Not Listed
2 Main Street	-Address Not Listed

PROJECT NUMBER: 20190116227	
Site Address:	Hogan's Alley, St. Catharines, Ontario

Year: 1987	
Site Listing:	-No Civic Listing
Adjacent Properties:	
80 Front Street	-Street Not Listed
90 Front Street	-Street Not Listed
96 Front Street	-Street Not Listed
100 Front Street	-Street Not Listed
80 Gertrude	-Address Not Listed
1 Lakeport Road	-Address Not Listed
10A Lakeport Road	-Address Not Listed
12 Lakeport Road	-Port Mansion Restaurant
14 Lakeport Road	-Address Not Listed

18A Lakeport Road	-No Listed Designations -Southern Limits -Residential (1 Tenant)
26 Lakeport Road	-Insite Design -Pierrot Designer Clothing -Read 'Em Books
28 Lakeport Road	-Kettle Creek Canvas Co -Residential (1 Tenant)
38 Lakeport Road	-Murphy's Restaurant & Tavern -Brick Room Gallery -Edwina's Antiques -The Port Gallery -Country Keeping Room -Windsand
69 Lakeport Road	-Address Not Listed
78 Lakeport Road	-Residential (1 Tenant)
84 Lakeport Road	-No Return
1 Lock Street	-Marie's Seafood Tavern -Residential (1 Tenant)

5 Lock Street	3-5 – Old Lock One Ice Cream Parlour & Take-Out -Residential (1 Tenant)
9 Lock Street	-Canadian Imperial Bank of Commerce
10 Lock Street	-Address Not Listed
12 Lock Street	-St Cathatines Craft Guild & Co-Operative -Co-Op Art Gallery -Residential (1 Tenant)
15 Lock Street	-Lion Hotel -Residential (1 Tenant)
16 Lock Street	-Lakeside Hotel
17 Lock Street	-Address Not Listed
28 Lock Street	-Residential (1 Tenant)
30 Lock Street	-Residential (2 Tenants)
33 Lock Street	-Multi-Tenant Residential

37 Lock Street	-Residential (1 Tenant)
40 Lock Street	-Address Not Listed
110 Lock Street	-Address Not Listed
112 Lock Street	-Address Not Listed
114 Lock Street	-Address Not Listed
120 Lock Street	-Address Not Listed
2 Main Street	-Address Not Listed

PROJECT NUMBER: 20190116227	
Site Address:	Hogan's Alley, St. Catharines, Ontario
Year: 1982	
Site Listing:	-No Civic Listing
Adjacent Properties:	
80 Front Street	-Street Not Listed

90 Front Street	-Street Not Listed
96 Front Street	-Street Not Listed
100 Front Street	-Street Not Listed
80 Gertrude	-Address Not Listed
1 Lakeport Road	-Address Not Listed
10A Lakeport Road	-Address Not Listed
12 Lakeport Road	-Port Hotel Restaurant
14 Lakeport Road	-Address Not Listed
18A Lakeport Road	-No Listed Designations -Southern Limits -Residential (1 Tenant)
26 Lakeport Road	-Enchanting Antiques -Empress of India Restaurant
28 Lakeport Road	-Advertising Works

38 Lakeport Road	-Murphy's Restaurant & Tavern -Brick Room Gallery -Seniors Craft -Crabtree Antiques -Dunrobin -Craft Guild -Brass Rubbing Place -The Port Gallery -The Other Room
69 Lakeport Road	-Address Not Listed
78 Lakeport Road	-Residential (1 Tenant)
84 Lakeport Road	-Vacant
1 Lock Street	-Marie's Seafood Tavern
5 Lock Street	3-5 – Old Lock One Ice Cream Parlour & Take-Out
9 Lock Street	-Canadian Imperial Bank of Commerce
10 Lock Street	-Address Not Listed
12 Lock Street	-Vacant

15 Lock Street	-Lion Hotel -Residential (1 Tenant)
16 Lock Street	-Lakeside Hotel
17 Lock Street	-Address Not Listed
28 Lock Street	-Residential (1 Tenant)
30 Lock Street	-Residential (1 Tenant)
33 Lock Street	-Multi-Tenant Residential
37 Lock Street	-Residential (1 Tenant)
40 Lock Street	-Address Not Listed
110 Lock Street	-Address Not Listed
112 Lock Street	-Address Not Listed
114 Lock Street	-Address Not Listed
120 Lock Street	-Address Not Listed

2 Main Street	-Address Not Listed

PROJECT NUMBER: 20190116227	
Site Address:	Hogan's Alley, St. Catharines, Ontario
Year: 1977	
Site Listing:	-No Civic Listing
Adjacent Properties:	
80 Front Street	-Street Not Listed
90 Front Street	-Street Not Listed
96 Front Street	-Street Not Listed
100 Front Street	-Street Not Listed
80 Gertrude	-Address Not Listed
1 Lakeport Road	-Address Not Listed
10A Lakeport Road	-Address Not Listed

12 Lakeport Road	-Port Hotel Restaurant -Port Hotel
14 Lakeport Road	-Residential (2 Tenants)
18A Lakeport Road	-No Listed Designations -Residential (1 Tenant)
26 Lakeport Road	-Residential (1 Tenant)
28 Lakeport Road	-Vacant
38 Lakeport Road	-Vacant
69 Lakeport Road	-Address Not Listed
78 Lakeport Road	-Residential (1 Tenant)
84 Lakeport Road	-Residential (1 Tenant)
1 Lock Street	-Marie's Seafood Tavern
5 Lock Street	-Vic's English Style Fish & Chips -Residential (1 Tenant)

9 Lock Street	-Canadian Imperial Bank of Commerce
10 Lock Street	-Address Not Listed
12 Lock Street	-Antiques & Artifacts -Residential (1 Tenant)
15 Lock Street	-Lion Hotel -Residential (1 Tenant)
16 Lock Street	-Lakeside Hotel
17 Lock Street	-Address Not Listed
28 Lock Street	-Residential (1 Tenant)
30 Lock Street	-Vacant
33 Lock Street	-Multi-Tenant Residential
37 Lock Street	-Residential (1 Tenant)
40 Lock Street	-Address Not Listed

110 Lock Street	-Address Not Listed
112 Lock Street	-Address Not Listed
114 Lock Street	-Address Not Listed
120 Lock Street	-Address Not Listed
2 Main Street	-Address Not Listed

PROJECT NUMBER: 20190116227	
Site Address:	Hogan's Alley, St. Catharines, Ontario
Year: 1972	
Site Listing:	-No Civic Listing
Adjacent Properties:	
80 Front Street	-Street Not Listed
90 Front Street	-Street Not Listed
96 Front Street	-Street Not Listed

100 Front Street	-Street Not Listed
80 Gertrude	-Address Not Listed
1 Lakeport Road	-Address Not Listed
10A Lakeport Road	-Address Not Listed
12 Lakeport Road	-Port Hotel Restaurant -Port Hotel -Residential (1 Tenant)
14 Lakeport Road	-Residential (1 Tenant)
18A Lakeport Road	-No Listed Designations -Residential (1 Tenant)
26 Lakeport Road	-Residential (1 Tenant)
28 Lakeport Road	-Residential (1 Tenant)
38 Lakeport Road	-Latcham Bros
69 Lakeport Road	-Address Not Listed

78 Lakeport Road	-Residential (1 Tenant)
84 Lakeport Road	-Residential (1 Tenant)
1 Lock Street	-Marie's Seafood Tavern
5 Lock Street	-Vic's English Style Fish & Chips -Residential (1 Tenant)
9 Lock Street	-Canadian Imperial Bank of Commerce
10 Lock Street	-Vacant
12 Lock Street	-Residential (1 Tenant)
15 Lock Street	-Lion Hotel -Residential (1 Tenant)
16 Lock Street	-Austin Coffee Shop -Austin Hotel
17 Lock Street	-Vacant Store
28 Lock Street	-Residential (1 Tenant)

30 Lock Street	-Residential (1 Tenant)
33 Lock Street	-Multi-Tenant Residential
37 Lock Street	-Residential (1 Tenant)
40 Lock Street	-Address Not Listed
110 Lock Street	-Address Not Listed
112 Lock Street	-Address Not Listed
114 Lock Street	-Address Not Listed
120 Lock Street	-Address Not Listed
2 Main Street	-Address Not Listed

PROJECT NUMBER: 20190116227	
Site Address:	Hogan's Alley, St. Catharines, Ontario
Year: 1967	
Site Listing:	-No Civic Listing

Adjacent Properties:	
80 Front Street	-Street Not Listed
90 Front Street	-Street Not Listed
96 Front Street	-Street Not Listed
100 Front Street	-Street Not Listed
80 Gertrude	-Address Not Listed
1 Lakeport Road	-Address Not Listed
10A Lakeport Road	-Address Not Listed
12 Lakeport Road	-Port Hotel -Residential (1 Tenant)
14 Lakeport Road	-Residential (1 Tenant) -Beauty Box
18A Lakeport Road	-No Listed Designations -Residential (1 Tenant)

26 Lakeport Road	-Residential (1 Tenant) -Harbour View Confy
28 Lakeport Road	-Residential (1 Tenant)
38 Lakeport Road	-Latcham Bros Marine Grocers
69 Lakeport Road	-Address Not Listed
78 Lakeport Road	-Residential (1 Tenant)
84 Lakeport Road	-Residential (1 Tenant)
1 Lock Street	-Marina Restr -Residential (1 Tenant)
5 Lock Street	-Anderson's Novelty Shop
9 Lock Street	-Canadian Imperial Bank of Commerce
10 Lock Street	-Vacant
12 Lock Street	-Vacant
15 Lock Street	-Lion Hotel

	-Residential (1 Tenant)
16 Lock Street	-Austin Coffee Shop -Austin Hotel -Residential (1 Tenant)
17 Lock Street	-Scott, F & Son, Gro
28 Lock Street	-Residential (2 Tenants)
30 Lock Street	-Residential (2 Tenants)
33 Lock Street	-Multi-Tenant Residential
37 Lock Street	-Residential (1 Tenant)
40 Lock Street	-Address Not Listed
110 Lock Street	-Address Not Listed
112 Lock Street	-Address Not Listed
114 Lock Street	-Address Not Listed
120 Lock Street	-Address Not Listed

2 Main Street	-Address Not Listed

PROJECT NUMBER: 20190116227	
Site Address:	Hogan's Alley, St. Catharines, Ontario
Year: 1962	
Site Listing:	-No Civic Listing
Adjacent Properties:	
80 Front Street	-Street Not Listed
90 Front Street	-Street Not Listed
96 Front Street	-Street Not Listed
100 Front Street	-Street Not Listed
80 Gertrude	-Address Not Listed
1 Lakeport Road	-Address Not Listed
10A Lakeport Road	-Address Not Listed

12 Lakeport Road	-Port Hotel -Residential (3 Tenants)
14 Lakeport Road	-Residential (1 Tenant) -Beauty Box
18A Lakeport Road	-No Listed Designations -Residential (1 Tenant) -Dominion Restr
26 Lakeport Road	-Residential (1 Tenant) -Harbour View Coffee Shop
28 Lakeport Road	-Residential (1 Tenant) -Hungarian Restr
38 Lakeport Road	-Latcham Bros Marine Grocers -Residential (1 Tenant)
69 Lakeport Road	-Address Not Listed
78 Lakeport Road	-Residential (1 Tenant)
84 Lakeport Road	-Residential (2 Tenants)

1 Lock Street	-Mom's Snack Bar -Residential (1 Tenant)
5 Lock Street	-Address Not Listed
9 Lock Street	-Canadian Imperial Bank of Commerce
10 Lock Street	-Lincoln Shop
12 Lock Street	-Garden City Specialty Co
15 Lock Street	-Lion Hotel -Residential (1 Tenant)
16 Lock Street	-Austin House Restr
17 Lock Street	-Scott, F & Son, Grocery
28 Lock Street	-Residential (2 Tenants)
30 Lock Street	-Residential (2 Tenants)
33 Lock Street	-Multi-Tenant Residential

37 Lock Street	-Residential (1 Tenant)
40 Lock Street	-Address Not Listed
110 Lock Street	-Address Not Listed
112 Lock Street	-Address Not Listed
114 Lock Street	-Address Not Listed
120 Lock Street	-Address Not Listed
2 Main Street	-Address Not Listed

PROJECT NUMBER: 20190116227	
Site Address:	Hogan's Alley, St. Catharines, Ontario
Year: 1957	
Site Listing:	-No Civic Listing
Adjacent Properties:	
80 Front Street	-Street Not Listed

90 Front Street	-Street Not Listed
96 Front Street	-Street Not Listed
100 Front Street	-Street Not Listed
80 Gertrude	-Address Not Listed
1 Lakeport Road	-Street Not Listed
10A Lakeport Road	-Street Not Listed
12 Lakeport Road	-Street Not Listed
14 Lakeport Road	-Street Not Listed
18A Lakeport Road	-Street Not Listed
26 Lakeport Road	-Street Not Listed
28 Lakeport Road	-Street Not Listed
38 Lakeport Road	-Street Not Listed
69 Lakeport Road	-Street Not Listed

78 Lakeport Road	-Street Not Listed
84 Lakeport Road	-Street Not Listed
1 Lock Street	-Street Not Listed
5 Lock Street	-Street Not Listed
9 Lock Street	-Street Not Listed
10 Lock Street	-Street Not Listed
12 Lock Street	-Street Not Listed
15 Lock Street	-Street Not Listed
16 Lock Street	-Street Not Listed
17 Lock Street	-Street Not Listed
28 Lock Street	-Street Not Listed
30 Lock Street	-Street Not Listed

33 Lock Street	-Street Not Listed
37 Lock Street	-Street Not Listed
40 Lock Street	-Street Not Listed
110 Lock Street	-Street Not Listed
112 Lock Street	-Street Not Listed
114 Lock Street	-Street Not Listed
120 Lock Street	-Street Not Listed
2 Main Street	-Address Not Listed

PROJECT NUMBER: 20190116227	
Site Address:	Hogan's Alley, St. Catharines, Ontario
Year: 1952	
Site Listing:	-No Civic Listing
Adjacent Properties:	

80 Front Street	-Street Not Listed
90 Front Street	-Street Not Listed
96 Front Street	-Street Not Listed
100 Front Street	-Street Not Listed
80 Gertrude	-Street Not Listed
1 Lakeport Road	-Street Not Listed
10A Lakeport Road	-Street Not Listed
12 Lakeport Road	-Street Not Listed
14 Lakeport Road	-Street Not Listed
18A Lakeport Road	-Street Not Listed
26 Lakeport Road	-Street Not Listed
28 Lakeport Road	-Street Not Listed
38 Lakeport Road	-Street Not Listed

69 Lakeport Road	-Street Not Listed
78 Lakeport Road	-Street Not Listed
84 Lakeport Road	-Street Not Listed
1 Lock Street	-Street Not Listed
5 Lock Street	-Street Not Listed
9 Lock Street	-Street Not Listed
10 Lock Street	-Street Not Listed
12 Lock Street	-Street Not Listed
15 Lock Street	-Street Not Listed
16 Lock Street	-Street Not Listed
17 Lock Street	-Street Not Listed
28 Lock Street	-Street Not Listed

30 Lock Street	-Street Not Listed
33 Lock Street	-Street Not Listed
37 Lock Street	-Street Not Listed
40 Lock Street	-Street Not Listed
110 Lock Street	-Street Not Listed
112 Lock Street	-Street Not Listed
114 Lock Street	-Street Not Listed
120 Lock Street	-Street Not Listed
2 Main Street	-Address Not Listed

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

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

Appendix F
Regulatory Agency Documents

From:	Public Information Services
To:	Melissa Pley
Subject:	RE: Records Request - Properties in St. Catharines, Ontario
Date:	Thursday, January 17, 2019 10:19:29 AM
Attachments:	image001.jpg image002.png image003.png image004.png image005.png

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No Records Found

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationservices@tssa.org or through mail along with a fee of $56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Connie Hill | Public Information Agent
Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: publicinformationservices@tssa.org
www.tssa.org

From: Melissa Pley <Melissa.Pley@ghd.com>
Sent: January 17, 2019 9:26 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Records Request - Properties in St. Catharines, Ontario

Hello,

This email has been prepared to identify if any records exist for the following two properties:

- **12 Lakeport Road, St. Catharines, Ontario**
- **16 Lock Street, St. Catharines, Ontario**

If records exist, we will complete a Release of Public Information Form. If you have any questions, please don't hesitate to contact me.

Thanks,

Melissa Pley

GHD
T: +1 905 682 0510 | C: +1 519 591 5506 | F: +1 905 682 8818 | E: melissa.pley@ghd.com
261 Martindale Road Unit 3 St Catharines Ontario L2W 1A2 Canada | www.ghd.com
WATER | ENERGY & RESOURCES | ENVIRONMENT | PROPERTY & BUILDINGS | TRANSPORTATION

Please consider our environment before printing this email

_____

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_____

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_____

This e-mail has been scanned for viruses

From:	Public Information Services
To:	Melissa Pley
Subject:	RE: Records Request - 12 Lock Street, St. Catharines
Date:	Monday, May 06, 2019 2:33:32 PM
Attachments:	image002.png image003.png image004.png image005.png

No Records Found

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationservices@tssa.org or through mail along with a fee of $56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Connie Hill | Public Information Agent
Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: publicinformationservices@tssa.org
www.tssa.org

From: Melissa Pley <Melissa.Pley@ghd.com>
Sent: May 6, 2019 12:54 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Records Request - 12 Lock Street, St. Catharines

Hello,

This email has been prepared to identify if any records exist for the following property:

- **12 Lock Street, St. Catharines, Ontario**

If records exist, we will complete a Release of Public Information Form. If you have any questions, please don't hesitate to contact me.

Thanks,

Melissa Pley

GHD
T: +1 905 682 0510 | C: +1 519 591 5506 | F: +1 905 682 8818 | E: melissa.pley@ghd.com
261 Martindale Road Unit 3 St Catharines Ontario L2W 1A2 Canada | www.ghd.com
WATER | ENERGY & RESOURCES | ENVIRONMENT | PROPERTY & BUILDINGS | TRANSPORTATION

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Ministry of the Environment, Conservation and Parks

Access and Privacy Office
12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285Fax:

Ministère de l'Environnement, de la Protection de la nature et des Parcs

Bureau de l'accès à l'information et de la protection de la vie privée
12e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075

Ontario

March 14, 2019

Melissa Pley
GHD Ltd.
261 Martindale Road, Unit 3
St. Catharins, ON L2W 1A2

Dear Melissa Pley:

RE: *Freedom of Information and Protection of Privacy Act* Request
Our File #: A-2019-01046, Your Reference #: 11189766

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 16 Lock Street (formerly known as 128 Lock Street and 2 to 12 Main Street), St. Catharines.

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

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

• Search Time 1 hour @ $30/hour	$ 30.00
• Copying 5 pages @ $0.20/page	$ 1.00
• Delivery	$ 3.00
• **Total**	**$ 34.00**
• Deposit Received	- $ 30.00
• **BALANCE WAIVED (NOT REQUIRED)**	**$ 4.00**

To conduct a search through the files of the Environmental Assessment and Permissions Branch requires an additional 8 hours. If you would like us to search for Environmental Compliance Approvals/Certificates of Approval at the Environmental Assessment and Permissions Branch (EAPB), please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of $240.00. As EAPB may have filed approval records by the proponent of the approval (current/former property owner/tenants of the property) rather than the site address, you will be required to provide all current/former property owner/tenant names for the search years you requested in your application when submitting payment for this search. Please note that there is no guarantee any records will be located responsive to your request. Credit card forms are available on the Ministry's website http://www.ontario.ca/environment-and-energy/freedom-information-request-form. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the search conducted at the Environmental Assessment and Permissions Branch, the time for answering your request will be extended for an additional 30 days.

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

If you have any questions regarding this matter, please contact Christine Gorman at (416) 314-6211.

Yours truly,

Christine Gorman

for Janet Dadufalza
Manager, Access and Privacy

Attachments

P.W

Ministry of the Environment and Energy
Ministère de l'Environnement et de l'Énergie
Ontario

MINISTRY OF THE ENVIRONMENT WELLAND
[illegible]

APPROVALS BRANCH
3rd Floor
Tel: (416) 440-3571
Fax: (416) 440-6973

'95 OCT 10 AM 11:20

250 Davisville Avenue
Toronto, Ontario
M4S 1H2

250, avenue Davisville
Toronto (Ontario)
M4S 1H2

September 18, 1995

Mr. Nino Donatelli, President
1049569 Ontario Inc.
operating as Sammy's Double Scoop 7-4-23
P.O. Box 23067 M.T.P.O.
124 Welland Ave
St. Catharines, Ontario
L2R 7P6

Dear Mr. Donatelli:

Re: Certificated of Approval (Air) No. 8-2340-95-006

Please find enclosed the above Certificate of Approval.

As you know, the preparation and cooking of food generates odours. The discharge of odours into the atmosphere and reliance on atmospheric dispersion in lieu of a positive method of odour control may, under certain conditions, result in odour problems off the property. These odour problems can create an adverse effect, which is a violation of section 14 of the *Environmental Protection Act*, R.S.O. 1990 (Act) and section 6 of Regulation 346, R.R.O. 1990, (previously Regulation 308) enacted under the Act.

In addition to the above, please be advised that this Ministry recommends a stack exit velocity of a minimum of 12 metres per second whenever odorous emissions are discharged into the atmosphere and in particular, whenever positive controls have not been provided.

If your restaurant is close to residences and the exit velocity is lower than the recommended level, it will be particularly important to clean the exhaust system components frequently to minimize the potential for an adverse effect. In addition, if the Ministry receives odour complaints as a result of your operation, you may be required to modify the exhaust system or install additional controls.

.../2

100% Unbleached Post-Consumer Stock

We emphasize that if, at any time, emissions from the Equipment contravene any part of the Act, Regulation 346, such contravention may become the subject of enforcement in accordance with section 186 of the Act. In addition, the Director may issue an Order or amend or revoke the above noted Certificate in accordance with his powers under the Act.

Yours truly,

P. DeAngelis, P. Eng.
Director, Section 9
Environmental Protection Act

AC/fn

Encls.

cc: District Manager, MOEE Welland District Office

000002

'95 OCT 10 A11 :20

1049569 Ontario Inc.
operating as Sammy's Double Scoop
P.O. Box 23067 M.T.P.O.
124 Welland Ave
St. Catharines, Ontario
L2R 7P6

Located at: 16 Lock Street (Rear)
St. Catharines, Ontario

You have applied in accordance with Section 9 of the Environmental Protection Act for approval of:

- one (1) kitchen exhaust system, complete with grease entrainment filters, connecting ductwork and other appurtenances to discharge cooking emissions into the atmosphere at a maximum volumetric flow rate of 1.4 cubic metres per second;

all in accordance with the application for a Certificate of Approval (Air) and the attachments submitted by Mr. Nino Donatelli, President of 1049569 Ontario Inc., St. Catharines, Ontario, dated July 28, 1995.

You are hereby notified that this approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. For the purpose of this Certificate of Approval:

   1.1 "Act" means the *Environmental Protection Act*;

   1.2 "Certificate" means this Certificate of Approval, issued in accordance with Section 9 of the Act;

   1.3 "Company" means 1049569 Ontario Inc., operating as Sammy's Double Scoop;

   1.4 "Director" means any Ministry employee appointed by the Minister pursuant to Section 5 of the Act;

   1.5 "Equipment" means the kitchen and dishwasher exhaust systems, including the exhaust fan, grease entrainment filters and connecting ductwork described in the Company's application, this Certificate and in the supporting documentation referred to herein, to the extent approved by this Certificate;

   1.6 "Ministry" means the Ontario Ministry of Environment and Ene

OPERATION AND MAINTENANCE

2. The Company shall ensure that the Equipment is properly operated and maintained at all times. The Company shall, as a minimum:

   2.1 prepare, within three (3) months from the date of this Certificate and update, as necessary, a manual outlining a maintenance program for the Equipment, including the frequency of inspection and cleaning of the grease entrainment filters, associated ducts and exhaust fan components;

   2.2 implement the recommendations of the maintenance manual; and

   2.3 retain, for a minimum of two (2) years from the date of their creation, all records on the maintenance, repair and inspection of the Equipment, and make these records available for inspection by staff of the Ministry.

The reasons for the imposition of these terms and conditions are as follows:

1. Condition No. 1 is included to define the special terms that are used throughout the Certificate.

2. Conditions No. 2 is included to outline the minimum requirements considered necessary for compliance with the Act, the regulations and this Certificate. In addition, the Company is required to keep records to assist the Director in determining whether or not the Equipment is being inspected and maintained as required by the Act, the regulations and this Certificate.

In accordance with Section 139 of the Environmental Protection Act, R.S.O. 1990, Chapter E-19, as amended, you may by written notice served upon me and the Environmental Appeal Board within 15 days after receipt of this Notice, require a hearing by the Board. Section 142 of the Environmental Protection Act, provides that the Notice requiring the hearing shall state:

1. The portions of the approval or each term or condition in the approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The Certificate of Approval number;
6. The date of the Certificate of Approval;
7. The name of the Director;
8. The municipality within which the works are located;

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary,
Environmental Appeal Board,
112 St. Clair Avenue West,
Suite 502,
Toronto, Ontario.
M4V 1N3

AND

The Director,
Section 9, *Environmental Protection Act*,
Ministry of Environment and Energy,
250 Davisville Avenue, 3rd Floor,
Toronto, Ontario.
M4S 1H2

The above noted works are approved under Section 9 of the Environmental Protection Act.

DATED AT TORONTO this 18th *day of* September, 1995

THIS IS A TRUE COPY OF
THE ORIGINAL CERTIFICATE
SIGNED BY
P. DEANGELIS, P. ENG.

MAILED ON _____

BY _____

AC/fn

cc: District Manager, MOEE Welland District Office

Appendix G
Environmental Database Search Report

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*Union Waterfront Property* *Hogan's Alley* *St. Catharines ON L2N*
Project No:	*11131634*
Report Type:	*Standard Report*
Order No:	*20190116227*
Requested by:	*GHD Ltd.*
Date Completed:	*January 24, 2019*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | 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.

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Executive Summary

Property Information:

Project Property:	*Union Waterfront Property* *Hogan's Alley St. Catharines ON L2N*
Project No:	*11131634*

Coordinates:

Latitude:	*43.202638*
Longitude:	*-79.265981*
UTM Northing:	*4,784,777.39*
UTM Easting:	*640,873.08*
UTM Zone:	*UTM Zone 17T*

Elevation:	*260 FT* *79.10 M*

Order Information:

Order No:	*20190116227*
Date Requested:	*January 16, 2019*
Requested by:	*GHD Ltd.*
Report Type:	*Standard Report*

Historical/Products:

City Directory Search	*CD - Subject Site plus 20 Adjacent Properties*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	1	1
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	1	1
CA	Certificates of Approval	Y	2	8	10
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DRYCLEANERS	Dry Cleaning Facilities	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	2	2
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	1	4	5
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	2	2
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	6	6
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	22	22
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	1	1
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MISA PENALTY	Environmental Penalty Annual Report	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBW	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGW	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	TSSA Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	2	2
SCT	Scott's Manufacturing Directory	Y	0	3	3
SPL	Ontario Spills	Y	0	6	6
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	1	1
WWIS	Water Well Information System	Y	1	9	10
	Total:		4	68	72

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
1	EHS		16 Lock St St. Catharines ON L2N5B5	-/0.0	0.36	25
2	CA	1049569 ONTARIO INC., SAMMY'S DOUBLE SCO	16 LOCK STREET (REAR) ST. CATHARINES CITY ON L2N 5B5	-/0.0	1.70	2
3	CA	R.M. OF NIAGARA	9 MAIN ST.-LAKESIDE PARK P.S. ST. CATHARINES CITY ON	-/0.0	-0.38	25
4	WWIS		PORT DALHOUSIE ON ***Well ID:*** 7141396	-/0.0	-0.69	25

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
5	SPL	PRIVATE BUSINESS	CORNER OF LOCKE AND MAIN ST RESTAURANT ST. CATHARINES CITY ON	W/9.0	4.15	28
6	CA	ST. CATHARINES CITY	LOCK ST./LAKEPORT RD./MAIN ST. ST. CATHARINES CITY ON	SW/9.4	2.31	29
7	CA	R.M. OF NIAGARA	LAKESIDE PARK/LAKEPORT ROAD ST. CATHARINES CITY ON	E/11.6	-2.95	29
8	CA	BLUE ONION DELHI LTD.	17-19 LOCK ST. ST. CATHARINES CITY ON L2N 5B6	WSW/19.2	3.57	29
9	ECA	The Corporation of the City of St. Catharines	St. Catharines ON	S/22.5	2.73	30
9	ECA	The Corporation of the City of St. Catharines	St. Catharines ON	S/22.5	2.73	30
10	BORE		ON	E/24.2	-4.10	30
11	EHS		38 Lakeport Road St. Catharines ON L2N 4P5	SSE/24.6	1.70	31
12	SPL	PUC	26 LAKEPORT RD. MOTOR VEHICLE (OPERATING FLUID) ST. CATHARINES CITY ON L2N 4P5	SSE/25.4	0.44	31
13	CA	ST. CATHARINES CITY	LAKEPORT RD./LOCK ST. ST. CATHARINES CITY ON	SSE/46.0	2.77	32
13	CA	R.M. OF NIAGARA	LAKEPORT RD./LOCK ST./PT.LOT 1 ST. CATHARINES CITY ON	SSE/46.0	2.77	32
13	CA	R.M. OF NIAGARA	LAKEPORT RD./LOCK ST./PT.LOT 1 ST. CATHARINES CITY ON	SSE/46.0	2.77	32

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
13	SPL	The Regional Municipality of Niagara	Lakeport St. & Lock St. St. Catharines ON	SSE/46.0	2.77	33
14	WWIS		St. Catharines ON ***Well ID:*** 7277008	ENE/48.6	-3.09	33
15	GEN	Poustie Dentistry Professional Corporation	17 Lock Street Suite 1 St. Catharines ON L2N 5B6	WSW/50.5	5.37	35
16	HINC		12 MAIN STREET ST. CATHARINES ON L2N 4T3	WSW/70.0	5.65	35
17	GEN	Seymour Hall Inc	15 Main St. St. Catharines ON	WSW/101.6	5.73	36
18	WWIS		St. Catharines ON ***Well ID:*** 7285477	SSE/106.8	-0.66	36
19	CA	JAMES ANDREW VANDERBURGH	DALHOUSIE AVE/LOCK ST. ST. CATHARINES CITY ON	WNW/124.4	5.65	39
20	WWIS		PORT DALHOUSIE ON ***Well ID:*** 3804314	NE/127.5	-3.71	39
21	FCS	PORT DALHOUSIE (Former coal storage area)	St. Catharines ON	N/136.2	-4.20	42
21	FCS	PORT DALHOUSIE-MARINA (No Contamination Identified)	St. Catharines ON	N/136.2	-4.20	49
21	FOFT	Port Dalhousie SCH (2)	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984 ON	N/136.2	-4.20	55
21	FOFT	Port Dalhousie SCH (1)	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984 ON	N/136.2	-4.20	56

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
21	FOFT	Port Dalhousie SCH (2)	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984 ON	N/136.2	-4.20	57
21	FOFT	Port Dalhousie SCH (1)	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984 ON	N/136.2	-4.20	59
21	FOFT	Port Dalhousie SCH (1)	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984 ON	N/136.2	-4.20	60
21	FOFT	Port Dalhousie SCH (2)	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984 ON	N/136.2	-4.20	61
22	WWIS		St. Catharines ON ***Well ID:*** 7285475	SSE/136.5	-2.69	61
23	WWIS		St. Catharines ON ***Well ID:*** 7285479	SSE/137.7	-2.60	64
24	GEN	Compressor Systems International Inc.	19 MAIN STREET ST. CATHARINES (Port Dalhousie) ON	SW/140.2	5.31	67
24	GEN	Compressor Systems International Inc.	19 MAIN STREET ST. CATHARINES (Port Dalhousie) ON L2N 4T5	SW/140.2	5.31	68
24	GEN	CSI	19 MAIN STREET ST. CATHARINES ON L2N 4T5	SW/140.2	5.31	68
24	GEN	Compressor Systems International Inc.	19 MAIN STREET ST. CATHARINES (Port Dalhousie) ON	SW/140.2	5.31	68
24	GEN	BELL CANADA	19 MAIN STREET TORONTO ON L2N 4T5	SW/140.2	5.31	68
24	GEN	Compressure Systems International Inc.	19 MAIN STREET ST. CATHARINES (Port Dalhousie) ON L2N 4T5	SW/140.2	5.31	69

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
24	GEN	Compressor Systems International Inc.	19 MAIN STREET ST. CATHARINES (Port Dalhousie) ON L2N 4T5	SW/140.2	5.31	69
25	WWIS		PORT DALHOUSE ON ***Well ID:*** 7218053	NNW/140.6	-4.03	69
26	WWIS		St. Catharines ON ***Well ID:*** 7285480	SSE/149.3	-2.86	72
27	EHS		57 Lakeport Rd St. Catharines ON L2N4P6	SSE/150.2	-3.38	75
27	EHS		57 Lakeport Rd St Catharines ON L2N	SSE/150.2	-3.38	75
28	WWIS		St. Catharines ON ***Well ID:*** 7285478	SSE/162.4	-4.09	75
29	SPL		Port Dalhousie St. Catharines ON	WNW/172.3	0.22	78
30	ANDR	Lakeport Rd Dump	St Catharines ON L2N 4S	SSW/182.9	-0.71	79
31	SPL		On the west side, behind Twelve Restaurant, 61 Lakeport Road St. Catharines ON L2N 4P6	SSE/189.4	-4.28	79
32	WDSH		Lakeport Rd. ST. CATHARINES ON	SSW/194.7	0.36	80
33	CA	768716 ONTARIO LTD., MAINSTREAM NON-PROF	25 MAIN STREET ST. CATHARINES CITY ON L2N 4T6	SW/201.0	5.74	80
34	GEN	Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON	S/207.6	-3.20	80
34	GEN	Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON L2N 4P6	S/207.6	-3.20	81

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
34	GEN	LINCOLN FABRICS LTD. 24-613	63 LAKEPORT ROAD ST. CATHARINES ON L2N 4P6	S/207.6	-3.20	81
34	GEN	Lincoln Fabrics	63 Lakeport Rd. St. Catharines ON L2N 4P6	S/207.6	-3.20	81
34	GEN	Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON L2N 4P6	S/207.6	-3.20	82
34	GEN	LINCOLN FABRICS LTD.	63 LAKEPORT ROAD ST. CATHARINES ON L2N 4P6	S/207.6	-3.20	82
34	GEN	LINCOLN FABRICS LIMITED	63 LAKEPORT ROAD ST. CATHARINES ON L2N 4P6	S/207.6	-3.20	83
34	GEN	Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON L2N 4P6	S/207.6	-3.20	83
34	GEN	Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON L2N 4P6	S/207.6	-3.20	83
34	GEN	Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON L2N 4P6	S/207.6	-3.20	84
34	GEN	Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON L2N 4P6	S/207.6	-3.20	84
34	GEN	Lincoln Fabrics	63 Lakeport Rd. St. Catharines ON L2N 4P6	S/207.6	-3.20	84
34	GEN	Lincoln Fabrics	63 Lakeport Rd. St. Catharines ON L2N 4P6	S/207.6	-3.20	85
34	SCT	LINCOLN FABRICS LIMITED	63 LAKEPORT RD ST CATHARINES ON L2N 4P6	S/207.6	-3.20	85
34	SCT	Lincoln Fabrics Ltd.	63 Lakeport Rd St Catharines ON L2N 4P6	S/207.6	-3.20	85

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
34	SCT	LINCOLN FABRICS LTD.	63 Lakeport Rd St. Catharines ON L2N 4P6	S/207.6	-3.20	86
35	RST	ST CATHARINES GAME & FISH ASSOC	61 LIGHTHOUSE RD ST CATHARINES ON L2N 7P4	E/209.4	-4.26	86
35	RST	ST CATHARINES GAME & FISH ASSOC	61 LIGHTHOUSE RD ST CATHARINES ON L2N7P4	E/209.4	-4.26	86
35	SPL		61 Lighthouse Rd St. Catharines ON	E/209.4	-4.26	86
36	WWIS		ON ***Well ID:*** 7262444	S/214.2	-3.99	87
37	EHS		61 & 63 Lakeport Road St. Catharines ON L2N 4P6	S/244.2	-2.52	87

Executive Summary: Summary By Data Source

ANDR - Anderson's Waste Disposal Sites

A search of the ANDR database, dated 1860s-Present has found that there are 1 ANDR site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
Lakeport Rd Dump	St Catharines ON L2N 4S	SSW	182.92	30

BORE - Borehole

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

Lower Elevation	Address	Direction	Distance (m)	Map Key
	ON	E	24.25	10

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 10 CA site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
1049569 ONTARIO INC., SAMMY'S DOUBLE SCO	16 LOCK STREET (REAR) ST. CATHARINES CITY ON L2N 5B5	-	0.00	2
ST. CATHARINES CITY	LOCK ST./LAKEPORT RD./MAIN ST. ST. CATHARINES CITY ON	SW	9.44	6
BLUE ONION DELHI LTD.	17-19 LOCK ST. ST. CATHARINES CITY ON L2N 5B6	WSW	19.18	8
ST. CATHARINES CITY	LAKEPORT RD./LOCK ST. ST. CATHARINES CITY ON	SSE	46.01	13

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
R.M. OF NIAGARA	LAKEPORT RD./LOCK ST./PT.LOT 1 ST. CATHARINES CITY ON	SSE	46.01	13
R.M. OF NIAGARA	LAKEPORT RD./LOCK ST./PT.LOT 1 ST. CATHARINES CITY ON	SSE	46.01	13
JAMES ANDREW VANDERBURGH	DALHOUSIE AVE/LOCK ST. ST. CATHARINES CITY ON	WNW	124.43	19
768716 ONTARIO LTD., MAINSTREAM NON-PROF	25 MAIN STREET ST. CATHARINES CITY ON L2N 4T6	SW	200.98	33

Lower Elevation	Address	Direction	Distance (m)	Map Key
R.M. OF NIAGARA	9 MAIN ST.-LAKESIDE PARK P.S. ST. CATHARINES CITY ON	-	0.00	3
R.M. OF NIAGARA	LAKESIDE PARK/LAKEPORT ROAD ST. CATHARINES CITY ON	E	11.59	7

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Dec 31, 2018 has found that there are 2 ECA site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
The Corporation of the City of St. Catharines	St. Catharines ON	S	22.54	9
The Corporation of the City of St. Catharines	St. Catharines ON	S	22.54	9

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Oct 31, 2018 has found that there are 5 EHS site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	16 Lock St St. Catharines ON L2N5B5	-	0.00	1
	38 Lakeport Road St. Catharines ON L2N 4P5	SSE	24.61	11

Lower Elevation	Address	Direction	Distance (m)	Map Key
	57 Lakeport Rd St. Catharines ON L2N4P6	SSE	150.22	27
	57 Lakeport Rd St Catharines ON L2N	SSE	150.22	27
	61 & 63 Lakeport Road St. Catharines ON L2N 4P6	S	244.23	37

FCS - Contaminated Sites on Federal Land

A search of the FCS database, dated Jun 2000-Oct 2018 has found that there are 2 FCS site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
PORT DALHOUSIE-MARINA (No Contamination Identified)	St. Catharines ON	N	136.22	21
PORT DALHOUSIE (Former coal storage area)	St. Catharines ON	N	136.22	21

FOFT - Fisheries & Oceans Fuel Tanks

A search of the FOFT database, dated 1964-Sep 2017 has found that there are 6 FOFT site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
Port Dalhousie SCH (1)	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984 ON	N	136.22	21

Port Dalhousie SCH (2)	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984 ON	N	136.22	21
Port Dalhousie SCH (2)	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984 ON	N	136.22	21
Port Dalhousie SCH (1)	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984 ON	N	136.22	21
Port Dalhousie SCH (1)	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984 ON	N	136.22	21
Port Dalhousie SCH (2)	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984 ON	N	136.22	21

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-June 30, 2018 has found that there are 22 GEN site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
Poustie Dentistry Professional Corporation	17 Lock Street Suite 1 St. Catharines ON L2N 5B6	WSW	50.48	15
Seymour Hall Inc	15 Main St. St. Catharines ON	WSW	101.60	17
Compressor Systems International Inc.	19 MAIN STREET ST. CATHARINES (Port Dalhousie) ON	SW	140.23	24
Compressor Systems International Inc.	19 MAIN STREET ST. CATHARINES (Port Dalhousie) ON L2N 4T5	SW	140.23	24

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
CSI	19 MAIN STREET ST. CATHARINES ON L2N 4T5	SW	140.23	24
Compressor Systems International Inc.	19 MAIN STREET ST. CATHARINES (Port Dalhousie) ON	SW	140.23	24
BELL CANADA	19 MAIN STREET TORONTO ON L2N 4T5	SW	140.23	24
Compressure Systems International Inc.	19 MAIN STREET ST. CATHARINES (Port Dalhousie) ON L2N 4T5	SW	140.23	24
Compressor Systems International Inc.	19 MAIN STREET ST. CATHARINES (Port Dalhousie) ON L2N 4T5	SW	140.23	24

Lower Elevation	Address	Direction	Distance (m)	Map Key
Lincoln Fabrics	63 Lakeport Rd. St. Catharines ON L2N 4P6	S	207.63	34
Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON L2N 4P6	S	207.63	34
LINCOLN FABRICS LTD. 24-613	63 LAKEPORT ROAD ST. CATHARINES ON L2N 4P6	S	207.63	34
LINCOLN FABRICS LIMITED	63 LAKEPORT ROAD ST. CATHARINES ON L2N 4P6	S	207.63	34
LINCOLN FABRICS LTD.	63 LAKEPORT ROAD ST. CATHARINES ON L2N 4P6	S	207.63	34
Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON L2N 4P6	S	207.63	34

Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON	S	207.63	34
Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON L2N 4P6	S	207.63	34
Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON L2N 4P6	S	207.63	34
Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON L2N 4P6	S	207.63	34
Lincoln Fabrics	63 Lakeport Rd. St. Catharines ON L2N 4P6	S	207.63	34
Lincoln Fabrics	63 Lakeport Rd. St. Catharines ON L2N 4P6	S	207.63	34
Lincoln Fabrics Ltd.	63 Lakeport Rd. St. Catharines ON L2N 4P6	S	207.63	34

HINC - TSSA Historic Incidents

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

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	12 MAIN STREET ST. CATHARINES ON L2N 4T3	WSW	70.00	16

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Jul 31, 2018 has found that there are 2 RST site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
ST CATHARINES GAME & FISH ASSOC	61 LIGHTHOUSE RD ST CATHARINES ON L2N 7P4	E	209.39	35

ST CATHARINES GAME & FISH ASSOC	61 LIGHTHOUSE RD ST CATHARINES ON L2N7P4	E	209.39	35

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 3 SCT site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
LINCOLN FABRICS LTD.	63 Lakeport Rd St. Catharines ON L2N 4P6	S	207.63	34
Lincoln Fabrics Ltd.	63 Lakeport Rd St Catharines ON L2N 4P6	S	207.63	34
LINCOLN FABRICS LIMITED	63 LAKEPORT RD ST CATHARINES ON L2N 4P6	S	207.63	34

SPL - Ontario Spills

A search of the SPL database, dated 1988-Sep 2018 has found that there are 6 SPL site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
PRIVATE BUSINESS	CORNER OF LOCKE AND MAIN ST RESTAURANT ST. CATHARINES CITY ON	W	9.00	5
PUC	26 LAKEPORT RD. MOTOR VEHICLE (OPERATING FLUID) ST. CATHARINES CITY ON L2N 4P5	SSE	25.45	12
The Regional Municipality of Niagara	Lakeport St. & Lock St. St. Catharines ON	SSE	46.01	13
	Port Dalhousie St. Catharines ON	WNW	172.27	29

Lower Elevation	Address	Direction	Distance (m)	Map Key

	On the west side, behind Twelve Restaurant, 61 Lakeport Road St. Catharines ON L2N 4P6	SSE	189.43	31
	61 Lighthouse Rd St. Catharines ON	E	209.39	35

WDSH - Waste Disposal Sites - MOE 1991 Historical Approval Inventory

A search of the WDSH database, dated Up to Oct 1990* has found that there are 1 WDSH site(s) within approximately 0.25 kilometers of the project property.

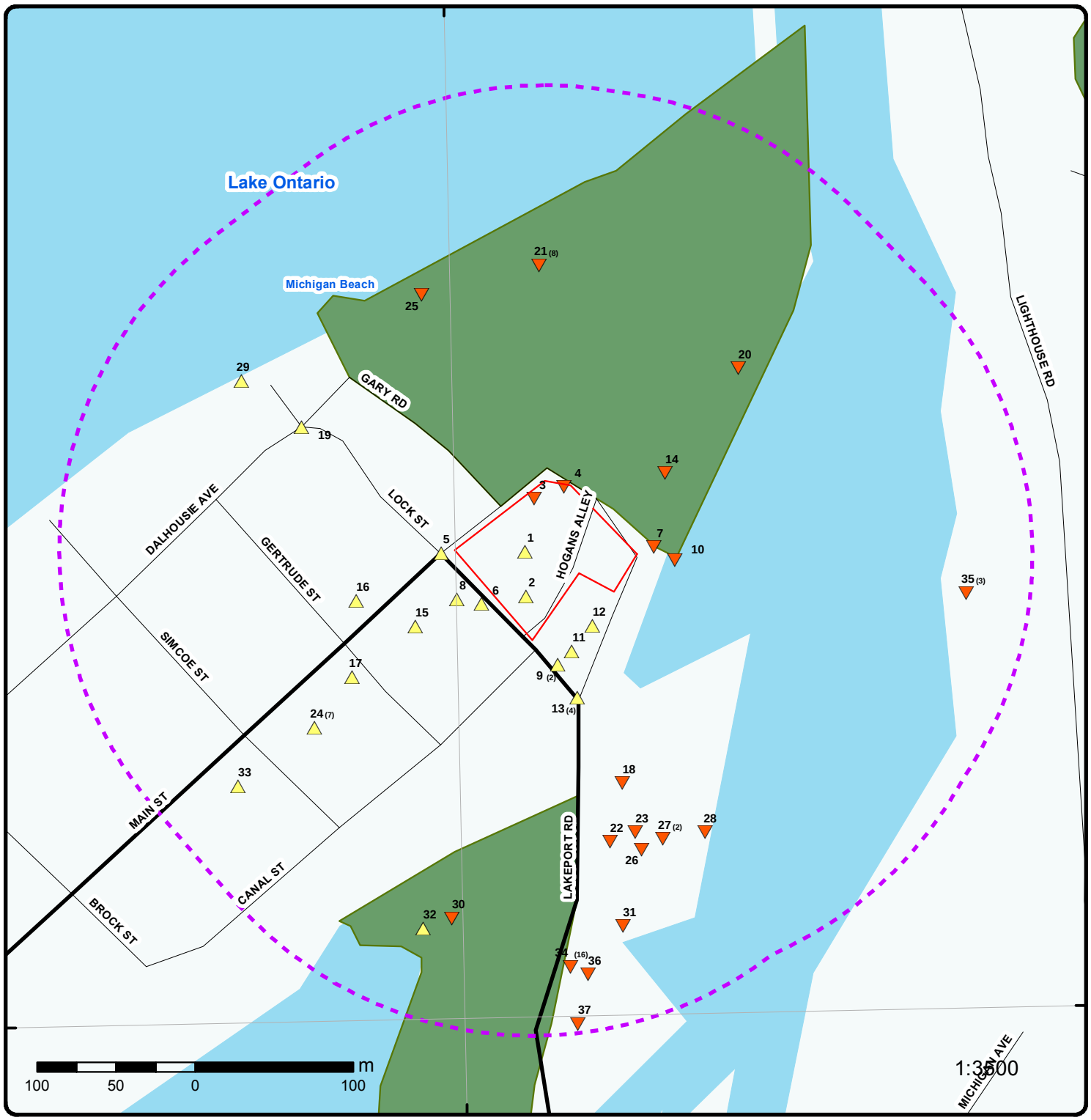
Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	Lakeport Rd. ST. CATHARINES ON	SSW	194.72	32

WWIS - Water Well Information System

A search of the WWIS database, dated Dec 31, 2017 has found that there are 10 WWIS site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	Distance (m)	Map Key
	PORT DALHOUSIE ON ***Well ID:*** 7141396	-	0.00	4
	St. Catharines ON ***Well ID:*** 7277008	ENE	48.60	14
	St. Catharines ON ***Well ID:*** 7285477	SSE	106.85	18
	PORT DALHOUSIE ON ***Well ID:*** 3804314	NE	127.52	20
	St. Catharines ON ***Well ID:*** 7285475	SSE	136.46	22
	St. Catharines ON ***Well ID:*** 7285479	SSE	137.68	23

PORT DALHOUSE ON ***Well ID:*** 7218053	NNW	140.63	**25**
St. Catharines ON ***Well ID:*** 7285480	SSE	149.27	**26**
St. Catharines ON ***Well ID:*** 7285478	SSE	162.42	**28**
ON ***Well ID:*** 7262444	S	214.22	**36**



Map : 0.25 Kilometer Radius

Order No: 20190116227

Address: Hogan's Alley, St. Catharines, ON, L2N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

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

Source: © 2015 DMTI Spatial Inc.

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79°16'30"W

43°12'N



43°12'N

Aerial (2017)

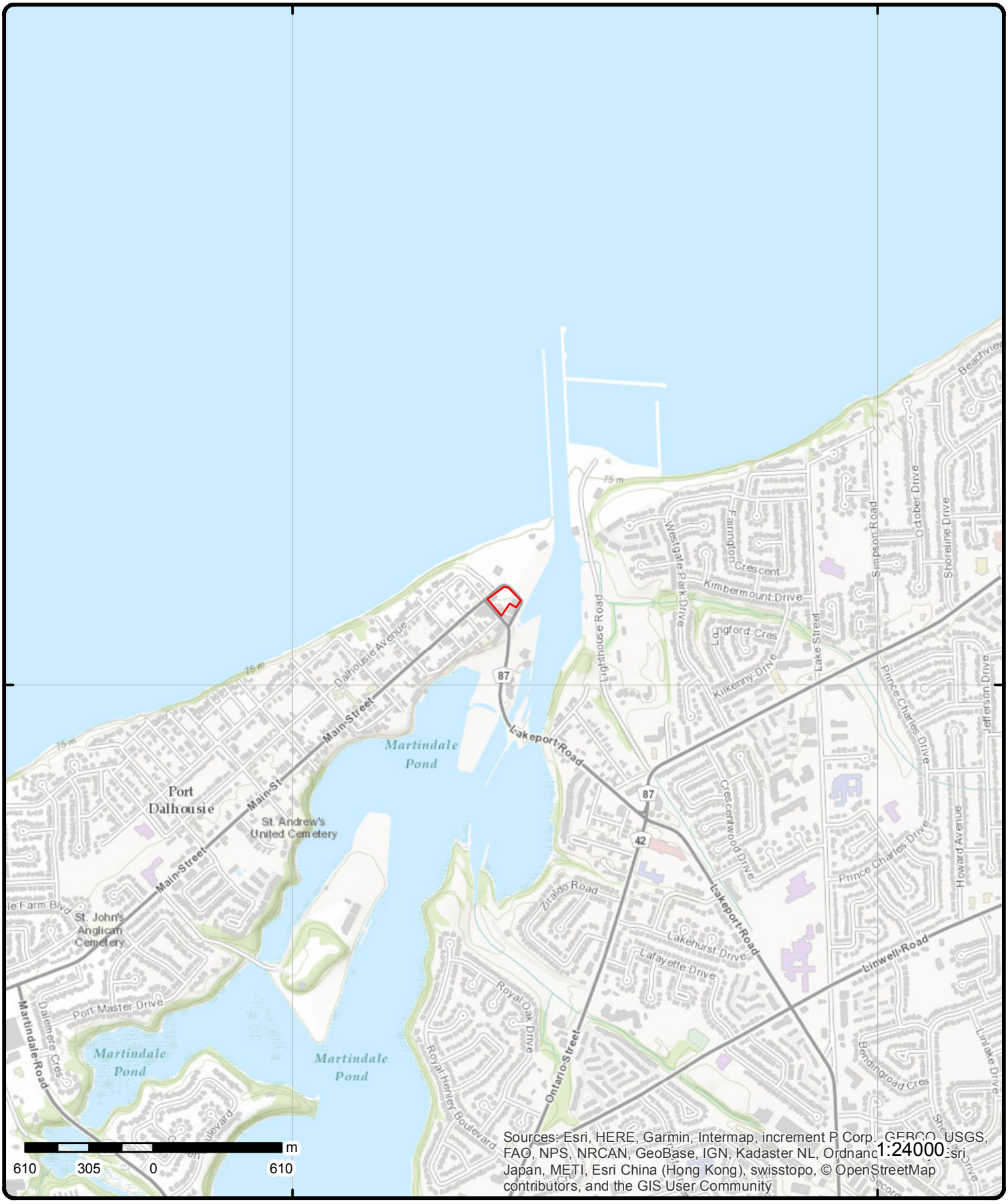
Address: Hogan's Alley, St. Catharines, ON, L2N

Source: ESRI World Imagery

Order No: 20190116227

ENVIRONMENTAL RISK INFORMATION SERVICES

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Topographic Map

Address: Hogan's Alley, St. Catharines, ON, L2N

Source: ESRI World Topographic Map

Order No: 20190116227

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	-/0.0	79.5 / 0.36	16 Lock St St. Catharines ON L2N5B5	EHS

Order No:	20161228071	**Nearest Intersection:**	
Status:	C	**Municipality:**	St. Catharines (Port Dalhousie)
Report Type:	RSC Report (Urban)	**Client Prov/State:**	ON
Report Date:	05-JAN-17	**Search Radius (km):**	.3
Date Received:	28-DEC-16	**X:**	-79.266137
Previous Site Name:		**Y:**	43.202648
Lot/Building Size:			
Additional Info Ordered:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
2	1 of 1	-/0.0	80.8 / 1.70	1049569 ONTARIO INC., SAMMY'S DOUBLE SCO 16 LOCK STREET (REAR) ST. CATHARINES CITY ON L2N 5B5	CA

Certificate #:	8-2340-95-
Application Year:	95
Issue Date:	9/20/1995
Approval Type:	Industrial air
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	EXHAUST FOR POTATO CHIP WAGON
Contaminants:	Odour/Fumes
Emission Control:	No Controls

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	1 of 1	-/0.0	78.7 / -0.38	R.M. OF NIAGARA 9 MAIN ST.-LAKESIDE PARK P.S. ST. CATHARINES CITY ON	CA

Certificate #:	8-2292-93-
Application Year:	93
Issue Date:	2/7/1994
Approval Type:	Industrial air
Status:	Approved in 1994
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	STANDBY DEISEL GENERATOR
Contaminants:	Nitrogen Oxides
Emission Control:	No Controls

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
4	1 of 1	-/0.0	78.4 / -0.69	PORT DALHOUSIE ON	WWIS

Well ID:	7141396	***Data Entry Status:***	
Construction Date:		***Data Src:***	
Primary Water Use:	Monitoring	***Date Received:***	3/16/2010
Sec. Water Use:		***Selected Flag:***	Yes
Final Well Status:	Observation Wells	***Abandonment Rec:***	
Water Type:		***Contractor:***	6032
Casing Material:		***Form Version:***	7
Audit No:	Z108651	***Owner:***	
Tag:	A083872	***Street Name:***	LAKEPORT ROAD & MAIN STREET HOGAN'S ALLEY
Construction Method:		***County:***	NIAGARA (LINCOLN)
Elevation (m):		***Municipality:***	ST.CATHERINES CITY (GRANTHAM)
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	
Well Depth:		***Concession:***	
Overburden/Bedrock:		***Concession Name:***	
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	1002949535	***Elevation:***	78.5
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	640885
Code OB Desc:		***Org CS:***	UTM83
Open Hole:		***North83:***	4784819
Cluster Kind:		***UTMRC:***	4
Date Completed:	01-FEB-10	***UTMRC Desc:***	margin of error : 30 m - 100 m
Remarks:		***Location Method:***	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1003040917
Layer:	2
Color:	2
General Color:	GREY
Mat1:	05
Most Common Material:	CLAY
Mat2:	
Other Materials:	
Mat3:	66
Other Materials:	DENSE
Formation Top Depth:	2
Formation End Depth:	7
Formation End Depth UOM:	m

Overburden and Bedrock Materials Interval

Formation ID:	1003040916

Layer:	1
Color:	6
General Color:	BROWN
Mat1:	05
Most Common Material:	CLAY
Mat2:	
Other Materials:	
Mat3:	85
Other Materials:	SOFT
Formation Top Depth:	0
Formation End Depth:	2
Formation End Depth UOM:	m

Overburden and Bedrock Materials Interval

Formation ID:	1003040918
Layer:	3
Color:	7
General Color:	RED
Mat1:	26
Most Common Material:	ROCK
Mat2:	
Other Materials:	
Mat3:	66
Other Materials:	DENSE
Formation Top Depth:	7
Formation End Depth:	9.1
Formation End Depth UOM:	m

Annular Space/Abandonment Sealing Record

Plug ID:	1003040920
Layer:	1
Plug From:	0
Plug To:	.3
Plug Depth UOM:	m

Annular Space/Abandonment Sealing Record

Plug ID:	1003040921
Layer:	2
Plug From:	.3
Plug To:	4
Plug Depth UOM:	m

Method of Construction & Well Use

Method Construction ID:	1003040926
Method Construction Code:	6
Method Construction:	Boring
Other Method Construction:	

Pipe Information

Pipe ID:	1003040915
Casing No:	0
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	1003040923
Layer:	1
Material:	5
Open Hole or Material:	PLASTIC
Depth From:	0
Depth To:	4.6
Casing Diameter:	15
Casing Diameter UOM:	cm
Casing Depth UOM:	m

Construction Record - Screen

Screen ID:	1003040924
Layer:	1
Slot:	10
Screen Top Depth:	4.6
Screen End Depth:	9.1
Screen Material:	5
Screen Depth UOM:	m
Screen Diameter UOM:	cm
Screen Diameter:	18

Water Details

Water ID:	1003040922
Layer:	
Kind Code:	
Kind:	
Water Found Depth:	
Water Found Depth UOM:	m

Hole Diameter

Hole ID:	1003040919
Diameter:	36
Depth From:	0
Depth To:	9.1
Hole Depth UOM:	m
Hole Diameter UOM:	cm

5	*1 of 1*	*W/9.0*	*83.2 / 4.15*	***PRIVATE BUSINESS*** ***CORNER OF LOCKE AND MAIN ST*** ***RESTAURANT*** ***ST. CATHARINES CITY ON***	***SPL***

Ref No:	207236	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	7/29/2001	***Client Type:***	
Year:		***Sector Type:***	
Incident Cause:	CONTAINER OVERFLOW	***Source Type:***	
Incident Event:		***Nearest Watercourse:***	
Contaminant Code:		***Site Name:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site County/District:***	
Contaminant UN No 1:		***Site Postal Code:***	
Contaminant Qty:		***Site Region:***	
Environment Impact:	Possible	***Site Municipality:***	18103
Nature of Impact:	Water course or lake	***Site Lot:***	

Receiving Medium:	Land, Water	**Site Conc:**	
Receiving Env:		**Northing:**	
Health/Env Conseq:		**Easting:**	
MOE Response:		**Site Geo Ref Accu:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Meth:**	
MOE Reported Dt:	7/29/2001	**Site Map Datum:**	
Dt Document Closed:			
Agency Involved:	WORKS		
SAC Action Class:			
Incident Reason:	UNKNOWN		
Incident Summary:	KILT 'N CLOVER: GREASE BIN OVERFLOWING TO LOT & NEARBY CATCHBASIN.CLEAN'G		

---

6 | ***1 of 1*** | ***SW/9.4*** | ***81.4 / 2.31*** | ***ST. CATHARINES CITY***
LOCK ST./LAKEPORT RD./MAIN ST.
ST. CATHARINES CITY ON | ***CA***

Certificate #:	7-0346-94-
Application Year:	94
Issue Date:	5/11/1994
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

---

7 | ***1 of 1*** | ***E/11.6*** | ***76.1 / -2.95*** | ***R.M. OF NIAGARA***
LAKESIDE PARK/LAKEPORT ROAD
ST. CATHARINES CITY ON | ***CA***

Certificate #:	3-1362-93-
Application Year:	93
Issue Date:	1/11/1994
Approval Type:	Municipal sewage
Status:	Underwent 1st revision in 1994
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

---

8 | ***1 of 1*** | ***WSW/19.2*** | ***82.7 / 3.57*** | ***BLUE ONION DELHI LTD.***
17-19 LOCK ST.
ST. CATHARINES CITY ON L2N 5B6 | ***CA***

Certificate #:	8-2175-88-
Application Year:	88
Issue Date:	11/18/1988
Approval Type:	Industrial air
Status:	Approved
Application Type:	
Client Name:	
Client Address:	

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

Client City:
Client Postal Code:
Project Description: KITCHEN EXHAUST
Contaminants: Odour/Fumes
Emission Control:

---

9 *1 of 2* *S/22.5* *81.8 / 2.73* ***The Corporation of the City of St. Catharines*** ***ECA***

St. Catharines ON

Approval No: 5623-4PAMPY
Approval Date: 2001-08-20
Status: Revoked and/or Replaced
Record Type: ECA
Link Source: IDS
SWP Area Name: Niagara Peninsula
Approval Type: ECA-AIR
Project Type: AIR
Address:
Full Address:
Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/7117-4NYP5N-14.pdf

MOE District: Niagara
City: St. Catharines
Longitude: -79.2659
Latitude: 43.202
Geometry X:
Geometry Y:

---

9 *2 of 2* *S/22.5* *81.8 / 2.73* ***The Corporation of the City of St. Catharines*** ***ECA***

St. Catharines ON

Approval No: 9805-4ZGS9Y
Approval Date: 2001-08-20
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name: Niagara Peninsula
Approval Type: ECA-AIR
Project Type: AIR
Address:
Full Address:
Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/2628-4XWRBR-14.pdf

MOE District: Niagara
City: St. Catharines
Longitude: -79.2659
Latitude: 43.202
Geometry X:
Geometry Y:

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10 *1 of 1* *E/24.2* *75.0 / -4.10* ***ON*** ***BORE***

Borehole ID: 604725
Use: Observation/Monitoring
Drill Method: Test Pit
Easting: 640955
Location Accuracy:
Elev. Reliability Note:
Total Depth m: -999
Township:
Lot:
Completion Date: OCT-1970
Primary Water Use: Not Used

Type: Borehole
Status:
UTM Zone: 17
Northing: 4784773
Orig. Ground Elev m: 76.8
DEM Ground Elev m: 74.6
Primary Name:
Concession:
Municipality:
Static Water Level: .2
Sec. Water Use:

--Details--

Stratum ID: 218365627
Bottom Depth(m): 0.1
Top Depth(m): 0.0
Stratum Desc: FILL,SAND,GRAVEL.

Stratum ID: 218365628
Bottom Depth(m): 3.1
Top Depth(m): 0.1
Stratum Desc: FILL,SAND,SILT,WOOD.

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

Stratum ID:	218365629	**Top Depth(m):**	3.1
Bottom Depth(m):	4.5	**Stratum Desc:**	TILL,SILT. GREY,DENSE, WATER STABLE AT 251.3 FEET.
Stratum ID:	218365630	**Top Depth(m):**	4.5
Bottom Depth(m):	4.9	**Stratum Desc:**	SILT(60),SAND(40). BROWN,VERY DENSE.
Stratum ID:	218365631	**Top Depth(m):**	4.9
Bottom Depth(m):	5.2	**Stratum Desc:**	TILL,SILT. BROWN.
Stratum ID:	218365632	**Top Depth(m):**	5.2
Bottom Depth(m):	5.8	**Stratum Desc:**	SAND(50),GRAVEL(50).VARI-COLOURED,DENSE.
Stratum ID:	218365633	**Top Depth(m):**	5.8
Bottom Depth(m):	6.2	**Stratum Desc:**	SILT. GREY,VERY DENSE.
Stratum ID:	218365634	**Top Depth(m):**	6.2
Bottom Depth(m):	6.9	**Stratum Desc:**	TILL,SILT(35), SAND(60). RED,VERY DENSE.
Stratum ID:	218365635	**Top Depth(m):**	6.9
Bottom Depth(m):		**Stratum Desc:**	BEDROCK,SHALE. RED,WEATHERED.

025 014 025 018 021

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11 | ***1 of 1*** | ***SSE/24.6*** | ***80.8 / 1.70*** | ***38 Lakeport Road*** ***St. Catharines ON L2N 4P5*** | ***EHS***

Order No:	20120618038	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	21-JUN-12	**Search Radius (km):**	.25
Date Received:	18-JUN-12	**X:**	-79.265789
Previous Site Name:		**Y:**	43.202075
Lot/Building Size:			
Additional Info Ordered:			

---

12 | ***1 of 1*** | ***SSE/25.4*** | ***79.5 / 0.44*** | ***PUC*** ***26 LAKEPORT RD. MOTOR VEHICLE (OPERATING FLUID)*** ***ST. CATHARINES CITY ON L2N 4P5*** | ***SPL***

Ref No:	133210	**Discharger Report:**	
Site No:		**Material Group:**	
Incident Dt:	10/18/1996	**Client Type:**	
Year:		**Sector Type:**	
Incident Cause:	PIPE/HOSE LEAK	**Source Type:**	
Incident Event:		**Nearest Watercourse:**	
Contaminant Code:		**Site Name:**	
Contaminant Name:		**Site Address:**	
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site County/District:**	
Contaminant UN No 1:		**Site Postal Code:**	
Contaminant Qty:		**Site Region:**	
Environment Impact:	NOT ANTICIPATED	**Site Municipality:**	18103
Nature of Impact:		**Site Lot:**	
Receiving Medium:	LAND	**Site Conc:**	
Receiving Env:		**Northing:**	
Health/Env Conseq:		**Easting:**	PUC
MOE Response:		**Site Geo Ref Accu:**	
Dt MOE Arvl on Scn:		**Site Geo Ref Meth:**	
MOE Reported Dt:	10/18/1996	**Site Map Datum:**	
Dt Document Closed:			

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

Agency Involved:
SAC Action Class:
Incident Reason: EQUIPMENT FAILURE
Incident Summary: ST. CATHARINES HYDRO - 115 L OF HYDRAULIC OIL TO PAVEMENT FROM TRUCK.

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13 | ***1 of 4*** | ***SSE/46.0*** | ***81.9 / 2.77*** | ***ST. CATHARINES CITY***
LAKEPORT RD./LOCK ST.
ST. CATHARINES CITY ON | ***CA***

Certificate #: 7-1014-93-
Application Year: 93
Issue Date: 11/17/1993
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

---

13 | ***2 of 4*** | ***SSE/46.0*** | ***81.9 / 2.77*** | ***R.M. OF NIAGARA***
LAKEPORT RD./LOCK ST./PT.LOT 1
ST. CATHARINES CITY ON | ***CA***

Certificate #: 3-0957-93-006
Application Year: 93
Issue Date: 10/5/93
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

---

13 | ***3 of 4*** | ***SSE/46.0*** | ***81.9 / 2.77*** | ***R.M. OF NIAGARA***
LAKEPORT RD./LOCK ST./PT.LOT 1
ST. CATHARINES CITY ON | ***CA***

Certificate #: 3-0957-93-
Application Year: 93
Issue Date: 11/23/1993
Approval Type: Municipal sewage
Status: Cancelled
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
13	4 of 4	SSE/46.0	81.9 / 2.77	The Regional Municipality of Niagara Lakeport St. & Lock St. St. Catharines ON	SPL

Ref No:	4438-8T23EP	**Discharger Report:**	
Site No:		**Material Group:**	
Incident Dt:	03-APR-12	**Client Type:**	
Year:		**Sector Type:**	Sewer
Incident Cause:	Pipe Or Hose Leak	**Source Type:**	
Incident Event:		**Nearest Watercourse:**	
Contaminant Code:	44	**Site Name:**	Forcemain<UNOFFICIAL>
Contaminant Name:	SEWAGE,RAW UNCHLORINATED	**Site Address:**	Lakeport St. & Lock St.
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site County/District:**	
Contaminant UN No 1:		**Site Postal Code:**	
Contaminant Qty:		**Site Region:**	
Environment Impact:	Not Anticipated	**Site Municipality:**	St. Catharines
Nature of Impact:	Surface Water Pollution	**Site Lot:**	
Receiving Medium:	Sewage - Municipal/Private and Commercial	**Site Conc:**	
Receiving Env:		**Northing:**	
Health/Env Conseq:		**Easting:**	
MOE Response:	Planned Field Response	**Site Geo Ref Accu:**	
Dt MOE Arvl on Scn:	04-APR-12	**Site Geo Ref Meth:**	
MOE Reported Dt:	03-APR-12	**Site Map Datum:**	
Dt Document Closed:			
Agency Involved:			
SAC Action Class:	Watercourse Spills		
Incident Reason:			
Incident Summary:	St. Catharines: Forcemain break, sewage to Lake Ontario		

14	1 of 1	ENE/48.6	76.0 / -3.09	St. Catharines ON	WWIS

Well ID:	7277008	**Data Entry Status:**	
Construction Date:		**Data Src:**	
Primary Water Use:		**Date Received:**	12/13/2016
Sec. Water Use:		**Selected Flag:**	Yes
Final Well Status:	Abandoned-Other	**Abandonment Rec:**	Yes
Water Type:		**Contractor:**	7484
Casing Material:		**Form Version:**	7
Audit No:	Z220726	**Owner:**	
Tag:		**Street Name:**	6 DELHOUSIE ST
Construction Method:		**County:**	NIAGARA (LINCOLN)
Elevation (m):		**Municipality:**	ST.CATHERINES CITY (GRANTHAM)
Elevation Reliability:		**Site Info:**	
Depth to Bedrock:		**Lot:**	
Well Depth:		**Concession:**	
Overburden/Bedrock:		**Concession Name:**	
Pump Rate:		**Easting NAD83:**	
Static Water Level:		**Northing NAD83:**	
Flowing (Y/N):		**Zone:**	
Flow Rate:		**UTM Reliability:**	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	1006305422	**Elevation:**	75.9
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	640949
Code OB Desc:		**Org CS:**	UTM83
Open Hole:		**North83:**	4784828
Cluster Kind:		**UTMRC:**	4

Date Completed: 27-OCT-16
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:
UTMRC Desc: margin of error : 30 m - 100 m
Location Method: gis

Overburden and Bedrock Materials Interval

Formation ID: 1006486279
Layer: 1
Color:
General Color:
Mat1:
Most Common Material:
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 0
Formation End Depth:
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006486285
Layer: 1
Plug From: 0
Plug To: 15
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 1006486284
Method Construction Code:
Method Construction:
Other Method Construction:

Pipe Information

Pipe ID: 1006486278
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1006486282
Layer:
Material:
Open Hole or Material:
Depth From:
Depth To:
Casing Diameter:
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 1006486283
Layer:
Slot:
Screen Top Depth:
Screen End Depth:
Screen Material:
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter:

Water Details

Water ID: 1006486281
Layer:
Kind Code:
Kind:
Water Found Depth:
Water Found Depth UOM: ft

Hole Diameter

Hole ID: 1006486280
Diameter:
Depth From:
Depth To:
Hole Depth UOM: ft
Hole Diameter UOM: inch

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15 | ***1 of 1*** | ***WSW/50.5*** | ***84.5 / 5.37*** | ***Poustie Dentistry Professional Corporation***
17 Lock Street Suite 1
St. Catharines ON L2N 5B6 | ***GEN***

Generator No.: ON5300857
Status: Registered
Approval Years: As of Jun 2018
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

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

--Details--
Waste Code: 312 P
Waste Description: Pathological wastes

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16 | ***1 of 1*** | ***WSW/70.0*** | ***84.7 / 5.65*** | ***12 MAIN STREET***
ST. CATHARINES ON L2N 4T3 | ***HINC***

External File Num: FS INC 0905-02415
Date of Occurrence: 5/4/2009
Fuel Occurrence Type: Vapour Release
Fuel Type Involved: Natural Gas
Status Desc: Completed - Causal Analysis(End)
Job Type Desc: Incident/Near-Miss Occurrence (FS)
Oper. Type Involved: Construction Site (pipeline strike)
Service Interruptions: Yes
Property Damage: No
Fuel Life Cycle Stage: Transmission, Distribution and Transportation
Root Cause: Root Cause: Equipment/Material/Component:No Procedures:Yes Maintenance:No Design:No

Training:Yes Management:No Human Factors:Yes

Reported Details:
Fuel Category: Gaseous Fuel
Occurrence Type: Incident
Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)
County Name: Niagara
Approx. Quant. Rel:
Nearby body of water:
Enter Drainage Syst.:
Approx. Quant. Unit:
Environmental Impact:

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17 | ***1 of 1*** | ***WSW/101.6*** | ***84.8 / 5.73*** | ***Seymour Hall Inc***
15 Main St.
St. Catharines ON | ***GEN***

Generator No.: ON4058089
Status:
Approval Years: 03,04
Contam. Facility:
MHSW Facility:
SIC Code:
SIC Description:

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

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18 | ***1 of 1*** | ***SSE/106.8*** | ***78.4 / -0.66*** | ***St. Catharines ON*** | ***WWIS***

Well ID: 7285477
Construction Date:
Primary Water Use: Monitoring
Sec. Water Use:
Final Well Status: Observation Wells
Water Type:
Casing Material:
Audit No: Z253849
Tag: A213611
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src:
Date Received: 4/20/2017
Selected Flag: Yes
Abandonment Rec:
Contractor: 7238
Form Version: 7
Owner:
Street Name: 57 LAKEPORT RD
County: NIAGARA (LINCOLN)
Municipality: ST.CATHERINES CITY (GRANTHAM)
Site Info:
Lot:
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 1006383252
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 20-MAR-17
Remarks:
Elevrc Desc:
Location Source Date:

Elevation: 77.76
Elevrc:
Zone: 17
East83: 640922
Org CS: UTM83
North83: 4784632
UTMRC: 4
UTMRC Desc: margin of error : 30 m - 100 m
Location Method: wwr

Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Overburden and Bedrock Materials Interval

Formation ID: 1006689404
Layer: 3
Color:
General Color:
Mat1: 06
Most Common Material: SILT
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 10
Formation End Depth: 25
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 1006689402
Layer: 1
Color:
General Color:
Mat1:
Most Common Material:
Mat2: 60
Other Materials: CEMENTED
Mat3:
Other Materials:
Formation Top Depth: 0
Formation End Depth: .5
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 1006689403
Layer: 2
Color:
General Color:
Mat1: 01
Most Common Material: FILL
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: .5
Formation End Depth: 10
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689413
Layer: 3
Plug From: 14

Plug To: 25
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689412
Layer: 2
Plug From: .5
Plug To: 14
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689411
Layer: 1
Plug From: 0
Plug To: .5
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 1006689410
Method Construction Code: B
Method Construction: Other Method
Other Method Construction: AUGER

Pipe Information

Pipe ID: 1006689401
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1006689407
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0
Depth To: 15
Casing Diameter: 2
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 1006689408
Layer: 1
Slot: 10
Screen Top Depth: 15
Screen End Depth: 25
Screen Material: 5
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter:

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

Water Details

Water ID:	1006689406
Layer:	1
Kind Code:	8
Kind:	Untested
Water Found Depth:	21
Water Found Depth UOM:	ft

Hole Diameter

Hole ID:	1006689405
Diameter:	8
Depth From:	0
Depth To:	25
Hole Depth UOM:	ft
Hole Diameter UOM:	inch

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
19	1 of 1	WNW/124.4	84.7 / 5.65	JAMES ANDREW VANDERBURGH DALHOUSIE AVE/LOCK ST. ST. CATHARINES CITY ON	CA

Certificate #:	3-1063-99-
Application Year:	99
Issue Date:	9/14/1999
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
20	1 of 1	NE/127.5	75.4 / -3.71	PORT DALHOUSIE ON	WWIS

Well ID:	3804314	***Data Entry Status:***	
Construction Date:		***Data Src:***	
Primary Water Use:		***Date Received:***	12/6/2005
Sec. Water Use:		***Selected Flag:***	Yes
Final Well Status:	Observation Wells	***Abandonment Rec:***	
Water Type:		***Contractor:***	6607
Casing Material:		***Form Version:***	3
Audit No:	Z40256	***Owner:***	
Tag:	A034563	***Street Name:***	80 LIGHTHOUSE ROAD
Construction Method:		***County:***	NIAGARA (LINCOLN)
Elevation (m):		***Municipality:***	ST.CATHERINES CITY (GRANTHAM)
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	
Well Depth:		***Concession:***	
Overburden/Bedrock:		***Concession Name:***	
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	11321427	**Elevation:**	75.48
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:	o	**East83:**	640995
Code OB Desc:	Overburden	**Org CS:**	UTM83
Open Hole:		**North83:**	4784894
Cluster Kind:		**UTMRC:**	4
Date Completed:	01-NOV-05	**UTMRC Desc:**	margin of error : 30 m - 100 m
Remarks:		**Location Method:**	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	933014546
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	01
Most Common Material:	FILL
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	0
Formation End Depth:	1.5
Formation End Depth UOM:	m

Overburden and Bedrock Materials Interval

Formation ID:	933014548
Layer:	3
Color:	2
General Color:	GREY
Mat1:	10
Most Common Material:	COARSE SAND
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	3
Formation End Depth:	3.75
Formation End Depth UOM:	m

Overburden and Bedrock Materials Interval

Formation ID:	933014547
Layer:	2
Color:	6
General Color:	BROWN
Mat1:	06
Most Common Material:	SILT
Mat2:	81
Other Materials:	SANDY
Mat3:	
Other Materials:	

Formation Top Depth: 1.5
Formation End Depth: 3
Formation End Depth UOM: m

Annular Space/Abandonment Sealing Record

Plug ID: 933282746
Layer: 1
Plug From: 0
Plug To: .75
Plug Depth UOM: m

Method of Construction & Well Use

Method Construction ID: 963804314
Method Construction Code: 6
Method Construction: Boring
Other Method Construction:

Pipe Information

Pipe ID: 11336282
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930863527
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0
Depth To: .75
Casing Diameter: 5.1
Casing Diameter UOM: cm
Casing Depth UOM: m

Construction Record - Screen

Screen ID: 933415909
Layer: 1
Slot: 10
Screen Top Depth: .75
Screen End Depth: 3.75
Screen Material: 5
Screen Depth UOM: m
Screen Diameter UOM: cm
Screen Diameter: 6.4

Water Details

Water ID: 934068645
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 1.5
Water Found Depth UOM: m

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

Hole Diameter

Hole ID:	11540577
Diameter:	21
Depth From:	0
Depth To:	3.75
Hole Depth UOM:	m
Hole Diameter UOM:	cm

21	*1 of 8*	*N/136.2*	*74.9 / -4.20*	***PORT DALHOUSIE (Former coal storage area)***	***FCS***
				St. Catharines ON	

SGC:	3526053
Site ID:	00016594
Departmental ID:	C S 04768
Depart Code:	DFO
Class Type:	
Class:	
Site Name:	PORT DALHOUSIE (Former coal storage area)
Site Name (FR):	PORT DALHOUSIE (Ancienne zone de stockage du charbon)
Site Status:	Active
Site Status Desc:	Initial testing completed. Detailed testing underway.
Site Status (FR):	Active
Description (FR):	Première analyse terminée. Analyse détaillée en cours.
Involv Code:	
Census Division:	Niagara
Municipality:	St. Catharines
Census Sub Class:	1
Latitude:	43.204273
Longitude:	-79.265984
Location:	
Protected Data:	0
FED:	89
Fed Electoral District:	St. Catharines
Fed Electoral District (FR):	St. Catharines
Metro:	
Nearest Pop. Area:	
Highest Step Cmpltd:	3
Site Deleted Flag:	
Created:	2006-12-06T03:29:00
Modified:	2018-04-27T13:11:03.243
Property No.:	8859
Est m³ Contmnted:	0
Est Ha Contmnted:	0
Est Tons Contamin:	0
Est Population at 1 Km:	5,100
Est Population at 10 Km:	181,852
Est Population at 25 Km:	412,796
Est Population at 5 Km:	114,329
Est Population at 50 Km:	1,684,369
Reporting Org:	Fisheries and Oceans Canada
Reporting Org (FR):	Pêches et Océans Canada
Reason for Involv:	Federal Real Property
Reason for Involv (FR):	Biens immobiliers fédéraux
Liable Third Party:	
Class (FR):	
Action Plan:	
Action Plan (FR):	
Site Mgmnt Strategy:	Other
Minimap URL:	http://www.tbs-sct.gc.ca/fcsi-rscf/minimap.aspx?fsi=00016594
Additional Info:	
Additional Info (FR):	

Management

Management Code: 9
Management Type (EN): Other
Management Type (FR): Autre type de gestion

Contamination

Contaminant: PAHs (polycyclic aromatic hydrocarbon)
Contamination (FR): HAP (hydrocarbures aromatiques polycycliques)
Medium Code: 5
Medium: Soil
Medium (FR): Sol

Contaminant: PHCs (petroleum hydrocarbons)
Contamination (FR): HCP (hydrocarbures pétroliers)
Medium Code: 5
Medium: Soil
Medium (FR): Sol

Annual Data

Fiscal Year: 2014-2015
Reporting Organization: DFO
Reporting Organization (EN): Fisheries and Oceans Canada
Reporting Organization (FR): Pêches et Océans Canada
Class Type:
Class (EN):
Class (FR):
CCME Flag:
CCME NCS Year:
Step Name (EN):
Step Name (FR):
Highest Step Completed: 3
Highest Step Completed Desc:
Planned Compl Date Step7:
Planned Compl Date Step8:
Planned Compl Date Step9:
Created:
Modified:
NCSCS Year:
Closed: No
Actual Cubic Metres Rem: 0
Actual Hectares Rem: 0
Actual Tons Remediated: 0
Total Asmt Expenditure: $0.00
Total Remediation Expenditure: $0.00
Total Care/Maint Expenditur: $0.00
Total Mntring Expenditure: $0.00
Ttl Expenditure Reduc Liabil:
FCSAP Asmt Expenditure: $0.00
FCSAP Remed Expenditure: $0.00
FCSAP Care/Maint Expenditur: $0.00
FCSAP Mntring Expenditure: $0.00

Annual Data

Fiscal Year: 2013-2014
Reporting Organization: DFO
Reporting Organization (EN): Fisheries and Oceans Canada
Reporting Organization (FR): Pêches et Océans Canada
Class Type:

Class (EN):
Class (FR):
CCME Flag:
CCME NCS Year:
Step Name (EN):
Step Name (FR):
Highest Step Completed: 3
Highest Step Completed Desc:
Planned Compl Date Step7:
Planned Compl Date Step8:
Planned Compl Date Step9:
Created:
Modified:
NCSCS Year:
Closed: No
Actual Cubic Metres Rem: 0
Actual Hectares Rem: 0
Actual Tons Remediated: 0
Total Asmt Expenditure: $0.00
Total Remediation Expenditure: $0.00
Total Care/Maint Expenditur: $0.00
Total Mntring Expenditure: $0.00
Ttl Expenditure Reduc Liabil:
FCSAP Asmt Expenditure: $0.00
FCSAP Remed Expenditure: $0.00
FCSAP Care/Maint Expenditur: $0.00
FCSAP Mntring Expenditure: $0.00

Annual Data

Fiscal Year: 2007-2008
Reporting Organization: DFO
Reporting Organization (EN): Fisheries and Oceans Canada
Reporting Organization (FR): Pêches et Océans Canada
Class Type:
Class (EN):
Class (FR):
CCME Flag:
CCME NCS Year:
Step Name (EN):
Step Name (FR):
Highest Step Completed: 3
Highest Step Completed Desc:
Planned Compl Date Step7:
Planned Compl Date Step8:
Planned Compl Date Step9:
Created:
Modified:
NCSCS Year:
Closed: No
Actual Cubic Metres Rem: 0
Actual Hectares Rem: 0
Actual Tons Remediated: 0
Total Asmt Expenditure: $20,468.06
Total Remediation Expenditure: $0.00
Total Care/Maint Expenditur: $0.00
Total Mntring Expenditure: $0.00
Ttl Expenditure Reduc Liabil:
FCSAP Asmt Expenditure: $16,374.45
FCSAP Remed Expenditure: $0.00
FCSAP Care/Maint Expenditur: $0.00
FCSAP Mntring Expenditure: $0.00

Annual Data

Fiscal Year:	2009-2010
Reporting Organization:	DFO
Reporting Organization (EN):	Fisheries and Oceans Canada
Reporting Organization (FR):	Pêches et Océans Canada
Class Type:	
Class (EN):	
Class (FR):	
CCME Flag:	
CCME NCS Year:	
Step Name (EN):	
Step Name (FR):	
Highest Step Completed:	3
Highest Step Completed Desc:	
Planned Compl Date Step7:	
Planned Compl Date Step8:	
Planned Compl Date Step9:	
Created:	
Modified:	
NCSCS Year:	
Closed:	No
Actual Cubic Metres Rem:	0
Actual Hectares Rem:	0
Actual Tons Remediated:	0
Total Asmt Expenditure:	$0.00
Total Remediation Expenditure:	$0.00
Total Care/Maint Expenditur:	$0.00
Total Mntring Expenditure:	$0.00
Ttl Expenditure Reduc Liabil:	
FCSAP Asmt Expenditure:	$0.00
FCSAP Remed Expenditure:	$0.00
FCSAP Care/Maint Expenditur:	$0.00
FCSAP Mntring Expenditure:	$0.00

Annual Data

Fiscal Year:	2011-2012
Reporting Organization:	DFO
Reporting Organization (EN):	Fisheries and Oceans Canada
Reporting Organization (FR):	Pêches et Océans Canada
Class Type:	
Class (EN):	
Class (FR):	
CCME Flag:	
CCME NCS Year:	
Step Name (EN):	
Step Name (FR):	
Highest Step Completed:	3
Highest Step Completed Desc:	
Planned Compl Date Step7:	
Planned Compl Date Step8:	
Planned Compl Date Step9:	
Created:	
Modified:	
NCSCS Year:	
Closed:	No
Actual Cubic Metres Rem:	0
Actual Hectares Rem:	0
Actual Tons Remediated:	0
Total Asmt Expenditure:	$0.00
Total Remediation Expenditure:	$0.00
Total Care/Maint Expenditur:	$0.00
Total Mntring Expenditure:	$0.00
Ttl Expenditure Reduc Liabil:	
FCSAP Asmt Expenditure:	$0.00

FCSAP Remed Expenditure: $0.00
FCSAP Care/Maint Expenditur: $0.00
FCSAP Mntring Expenditure: $0.00

Annual Data

Fiscal Year: 2008-2009
Reporting Organization: DFO
Reporting Organization (EN): Fisheries and Oceans Canada
Reporting Organization (FR): Pêches et Océans Canada
Class Type:
Class (EN):
Class (FR):
CCME Flag:
CCME NCS Year:
Step Name (EN):
Step Name (FR):
Highest Step Completed: 3
Highest Step Completed Desc:
Planned Compl Date Step7:
Planned Compl Date Step8:
Planned Compl Date Step9:
Created:
Modified:
NCSCS Year:
Closed: No
Actual Cubic Metres Rem: 0
Actual Hectares Rem: 0
Actual Tons Remediated: 0
Total Asmt Expenditure: $0.00
Total Remediation Expenditure: $0.00
Total Care/Maint Expenditur: $0.00
Total Mntring Expenditure: $0.00
Ttl Expenditure Reduc Liabil:
FCSAP Asmt Expenditure: $0.00
FCSAP Remed Expenditure: $0.00
FCSAP Care/Maint Expenditur: $0.00
FCSAP Mntring Expenditure: $0.00

Annual Data

Fiscal Year: 2015-2016
Reporting Organization: DFO
Reporting Organization (EN): Fisheries and Oceans Canada
Reporting Organization (FR): Pêches et Océans Canada
Class Type:
Class (EN):
Class (FR):
CCME Flag:
CCME NCS Year:
Step Name (EN):
Step Name (FR):
Highest Step Completed: 3
Highest Step Completed Desc:
Planned Compl Date Step7:
Planned Compl Date Step8:
Planned Compl Date Step9:
Created:
Modified:
NCSCS Year:
Closed: No
Actual Cubic Metres Rem: 0
Actual Hectares Rem: 0
Actual Tons Remediated: 0

Total Asmt Expenditure:	$0.00
Total Remediation Expenditure:	$0.00
Total Care/Maint Expenditur:	$0.00
Total Mntring Expenditure:	$0.00
Ttl Expenditure Reduc Liabil:	
FCSAP Asmt Expenditure:	$0.00
FCSAP Remed Expenditure:	$0.00
FCSAP Care/Maint Expenditur:	$0.00
FCSAP Mntring Expenditure:	$0.00

Annual Data

Fiscal Year:	2012-2013
Reporting Organization:	DFO
Reporting Organization (EN):	Fisheries and Oceans Canada
Reporting Organization (FR):	Pêches et Océans Canada
Class Type:	
Class (EN):	
Class (FR):	
CCME Flag:	
CCME NCS Year:	
Step Name (EN):	
Step Name (FR):	
Highest Step Completed:	3
Highest Step Completed Desc:	
Planned Compl Date Step7:	
Planned Compl Date Step8:	
Planned Compl Date Step9:	
Created:	
Modified:	
NCSCS Year:	
Closed:	No
Actual Cubic Metres Rem:	0
Actual Hectares Rem:	0
Actual Tons Remediated:	0
Total Asmt Expenditure:	$0.00
Total Remediation Expenditure:	$0.00
Total Care/Maint Expenditur:	$0.00
Total Mntring Expenditure:	$0.00
Ttl Expenditure Reduc Liabil:	
FCSAP Asmt Expenditure:	$0.00
FCSAP Remed Expenditure:	$0.00
FCSAP Care/Maint Expenditur:	$0.00
FCSAP Mntring Expenditure:	$0.00

Annual Data

Fiscal Year:	2010-2011
Reporting Organization:	DFO
Reporting Organization (EN):	Fisheries and Oceans Canada
Reporting Organization (FR):	Pêches et Océans Canada
Class Type:	
Class (EN):	
Class (FR):	
CCME Flag:	
CCME NCS Year:	
Step Name (EN):	
Step Name (FR):	
Highest Step Completed:	3
Highest Step Completed Desc:	
Planned Compl Date Step7:	
Planned Compl Date Step8:	
Planned Compl Date Step9:	
Created:	

Modified:	
NCSCS Year:	
Closed:	No
Actual Cubic Metres Rem:	0
Actual Hectares Rem:	0
Actual Tons Remediated:	0
Total Asmt Expenditure:	$0.00
Total Remediation Expenditure:	$0.00
Total Care/Maint Expenditur:	$0.00
Total Mntring Expenditure:	$0.00
Ttl Expenditure Reduc Liabil:	
FCSAP Asmt Expenditure:	$0.00
FCSAP Remed Expenditure:	$0.00
FCSAP Care/Maint Expenditur:	$0.00
FCSAP Mntring Expenditure:	$0.00

Annual Data

Fiscal Year:	2017-2018
Reporting Organization:	DFO
Reporting Organization (EN):	Fisheries and Oceans Canada
Reporting Organization (FR):	Pêches et Océans Canada
Class Type:	
Class (EN):	
Class (FR):	
CCME Flag:	
CCME NCS Year:	
Step Name (EN):	
Step Name (FR):	
Highest Step Completed:	3
Highest Step Completed Desc:	
Planned Compl Date Step7:	
Planned Compl Date Step8:	
Planned Compl Date Step9:	
Created:	
Modified:	
NCSCS Year:	
Closed:	No
Actual Cubic Metres Rem:	0
Actual Hectares Rem:	0
Actual Tons Remediated:	0
Total Asmt Expenditure:	$0.00
Total Remediation Expenditure:	$0.00
Total Care/Maint Expenditur:	$0.00
Total Mntring Expenditure:	$0.00
Ttl Expenditure Reduc Liabil:	
FCSAP Asmt Expenditure:	$0.00
FCSAP Remed Expenditure:	$0.00
FCSAP Care/Maint Expenditur:	$0.00
FCSAP Mntring Expenditure:	$0.00

Annual Data

Fiscal Year:	2016-2017
Reporting Organization:	DFO
Reporting Organization (EN):	Fisheries and Oceans Canada
Reporting Organization (FR):	Pêches et Océans Canada
Class Type:	
Class (EN):	
Class (FR):	
CCME Flag:	
CCME NCS Year:	
Step Name (EN):	
Step Name (FR):	

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

Highest Step Completed:	3
Highest Step Completed Desc:	
Planned Compl Date Step7:	
Planned Compl Date Step8:	
Planned Compl Date Step9:	
Created:	
Modified:	
NCSCS Year:	
Closed:	No
Actual Cubic Metres Rem:	0
Actual Hectares Rem:	0
Actual Tons Remediated:	0
Total Asmt Expenditure:	$0.00
Total Remediation Expenditure:	$0.00
Total Care/Maint Expenditur:	$0.00
Total Mntring Expenditure:	$0.00
Ttl Expenditure Reduc Liabil:	
FCSAP Asmt Expenditure:	$0.00
FCSAP Remed Expenditure:	$0.00
FCSAP Care/Maint Expenditur:	$0.00
FCSAP Mntring Expenditure:	$0.00

Annual Data

Fiscal Year:	2006-2007
Reporting Organization:	DFO
Reporting Organization (EN):	Fisheries and Oceans Canada
Reporting Organization (FR):	Pêches et Océans Canada
Class Type:	
Class (EN):	
Class (FR):	
CCME Flag:	
CCME NCS Year:	
Step Name (EN):	
Step Name (FR):	
Highest Step Completed:	3
Highest Step Completed Desc:	
Planned Compl Date Step7:	
Planned Compl Date Step8:	
Planned Compl Date Step9:	
Created:	
Modified:	
NCSCS Year:	
Closed:	No
Actual Cubic Metres Rem:	0
Actual Hectares Rem:	0
Actual Tons Remediated:	0
Total Asmt Expenditure:	$0.00
Total Remediation Expenditure:	$0.00
Total Care/Maint Expenditur:	$0.00
Total Mntring Expenditure:	$0.00
Ttl Expenditure Reduc Liabil:	
FCSAP Asmt Expenditure:	$0.00
FCSAP Remed Expenditure:	$0.00
FCSAP Care/Maint Expenditur:	$0.00
FCSAP Mntring Expenditure:	$0.00

21	***2 of 8***	***N/136.2***	***74.9 / -4.20***	***PORT DALHOUSIE-MARINA (No Contamination Identified)*** ***St. Catharines ON***	***FCS***

SGC:	3526053
Site ID:	00012665

Departmental ID:	C S 05034
Depart Code:	DFO
Class Type:	
Class:	
Site Name:	PORT DALHOUSIE-MARINA (No Contamination Identified)
Site Name (FR):	PORT DALHOUSIE-MARINA (Aucune contamination détectée)
Site Status:	Closed
Site Status Desc:	Historical review completed. No further action required.
Site Status (FR):	Fermé
Description (FR):	Examen historique terminé. Aucune autre mesure nécessaire.
Involv Code:	
Census Division:	Niagara
Municipality:	St. Catharines
Census Sub Class:	1
Latitude:	43.204273
Longitude:	-79.265984
Location:	
Protected Data:	0
FED:	89
Fed Electoral District:	St. Catharines
Fed Electoral District (FR):	St. Catharines
Metro:	
Nearest Pop. Area:	
Highest Step Cmpltd:	2
Site Deleted Flag:	
Created:	2006-03-30T03:48:00
Modified:	2013-07-10T15:21:54.830
Property No.:	8859
Est m³ Contmnted:	0
Est Ha Contmnted:	0
Est Tons Contamin:	0
Est Population at 1 Km:	5,100
Est Population at 10 Km:	181,852
Est Population at 25 Km:	412,796
Est Population at 5 Km:	114,329
Est Population at 50 Km:	1,684,369
Reporting Org:	Fisheries and Oceans Canada
Reporting Org (FR):	Pêches et Océans Canada
Reason for Involv:	Federal Real Property
Reason for Involv (FR):	Biens immobiliers fédéraux
Liable Third Party:	
Class (FR):	
Action Plan:	
Action Plan (FR):	
Site Mgmnt Strategy:	Remediation
Minimap URL:	http://www.tbs-sct.gc.ca/fcsi-rscf/minimap.aspx?fsi=00012665
Additional Info:	
Additional Info (FR):	

Management

Management Code:	2
Management Type (EN):	Remediation
Management Type (FR):	Restauration

Annual Data

Fiscal Year:	2010-2011
Reporting Organization:	DFO
Reporting Organization (EN):	Fisheries and Oceans Canada
Reporting Organization (FR):	Pêches et Océans Canada
Class Type:	
Class (EN):	
Class (FR):	

CCME Flag:
CCME NCS Year:
Step Name (EN):
Step Name (FR):
Highest Step Completed: 2
Highest Step Completed Desc:
Planned Compl Date Step7:
Planned Compl Date Step8:
Planned Compl Date Step9:
Created:
Modified:
NCSCS Year:
Closed: No
Actual Cubic Metres Rem: 0
Actual Hectares Rem: 0
Actual Tons Remediated: 0
Total Asmt Expenditure: $0.00
Total Remediation Expenditure: $0.00
Total Care/Maint Expenditur: $0.00
Total Mntring Expenditure: $0.00
Ttl Expenditure Reduc Liabil:
FCSAP Asmt Expenditure: $0.00
FCSAP Remed Expenditure: $0.00
FCSAP Care/Maint Expenditur: $0.00
FCSAP Mntring Expenditure: $0.00

Annual Data

Fiscal Year: 2008-2009
Reporting Organization: DFO
Reporting Organization (EN): Fisheries and Oceans Canada
Reporting Organization (FR): Pêches et Océans Canada
Class Type:
Class (EN):
Class (FR):
CCME Flag:
CCME NCS Year:
Step Name (EN):
Step Name (FR):
Highest Step Completed: 2
Highest Step Completed Desc:
Planned Compl Date Step7:
Planned Compl Date Step8:
Planned Compl Date Step9:
Created:
Modified:
NCSCS Year:
Closed: No
Actual Cubic Metres Rem: 0
Actual Hectares Rem: 0
Actual Tons Remediated: 0
Total Asmt Expenditure: $0.00
Total Remediation Expenditure: $0.00
Total Care/Maint Expenditur: $0.00
Total Mntring Expenditure: $0.00
Ttl Expenditure Reduc Liabil:
FCSAP Asmt Expenditure: $0.00
FCSAP Remed Expenditure: $0.00
FCSAP Care/Maint Expenditur: $0.00
FCSAP Mntring Expenditure: $0.00

Annual Data

Fiscal Year: 2007-2008

Reporting Organization:	DFO
Reporting Organization (EN):	Fisheries and Oceans Canada
Reporting Organization (FR):	Pêches et Océans Canada
Class Type:	
Class (EN):	
Class (FR):	
CCME Flag:	
CCME NCS Year:	
Step Name (EN):	
Step Name (FR):	
Highest Step Completed:	2
Highest Step Completed Desc:	
Planned Compl Date Step7:	
Planned Compl Date Step8:	
Planned Compl Date Step9:	
Created:	
Modified:	
NCSCS Year:	
Closed:	No
Actual Cubic Metres Rem:	0
Actual Hectares Rem:	0
Actual Tons Remediated:	0
Total Asmt Expenditure:	$0.00
Total Remediation Expenditure:	$0.00
Total Care/Maint Expenditur:	$0.00
Total Mntring Expenditure:	$0.00
Ttl Expenditure Reduc Liabil:	
FCSAP Asmt Expenditure:	$0.00
FCSAP Remed Expenditure:	$0.00
FCSAP Care/Maint Expenditur:	$0.00
FCSAP Mntring Expenditure:	$0.00

Annual Data

Fiscal Year:	2012-2013
Reporting Organization:	DFO
Reporting Organization (EN):	Fisheries and Oceans Canada
Reporting Organization (FR):	Pêches et Océans Canada
Class Type:	
Class (EN):	
Class (FR):	
CCME Flag:	
CCME NCS Year:	
Step Name (EN):	
Step Name (FR):	
Highest Step Completed:	2
Highest Step Completed Desc:	
Planned Compl Date Step7:	
Planned Compl Date Step8:	
Planned Compl Date Step9:	
Created:	
Modified:	
NCSCS Year:	
Closed:	Yes
Actual Cubic Metres Rem:	0
Actual Hectares Rem:	0
Actual Tons Remediated:	0
Total Asmt Expenditure:	$0.00
Total Remediation Expenditure:	$0.00
Total Care/Maint Expenditur:	$0.00
Total Mntring Expenditure:	$0.00
Ttl Expenditure Reduc Liabil:	
FCSAP Asmt Expenditure:	$0.00
FCSAP Remed Expenditure:	$0.00
FCSAP Care/Maint Expenditur:	$0.00

FCSAP Mntring Expenditure: $0.00

Annual Data

Fiscal Year: 2009-2010
Reporting Organization: DFO
Reporting Organization (EN): Fisheries and Oceans Canada
Reporting Organization (FR): Pêches et Océans Canada
Class Type:
Class (EN):
Class (FR):
CCME Flag:
CCME NCS Year:
Step Name (EN):
Step Name (FR):
Highest Step Completed: 2
Highest Step Completed Desc:
Planned Compl Date Step7:
Planned Compl Date Step8:
Planned Compl Date Step9:
Created:
Modified:
NCSCS Year:
Closed: No
Actual Cubic Metres Rem: 0
Actual Hectares Rem: 0
Actual Tons Remediated: 0
Total Asmt Expenditure: $0.00
Total Remediation Expenditure: $0.00
Total Care/Maint Expenditur: $0.00
Total Mntring Expenditure: $0.00
Ttl Expenditure Reduc Liabil:
FCSAP Asmt Expenditure: $0.00
FCSAP Remed Expenditure: $0.00
FCSAP Care/Maint Expenditur: $0.00
FCSAP Mntring Expenditure: $0.00

Annual Data

Fiscal Year: 2006-2007
Reporting Organization: DFO
Reporting Organization (EN): Fisheries and Oceans Canada
Reporting Organization (FR): Pêches et Océans Canada
Class Type:
Class (EN):
Class (FR):
CCME Flag:
CCME NCS Year:
Step Name (EN):
Step Name (FR):
Highest Step Completed: 2
Highest Step Completed Desc:
Planned Compl Date Step7:
Planned Compl Date Step8:
Planned Compl Date Step9:
Created:
Modified:
NCSCS Year:
Closed: No
Actual Cubic Metres Rem: 0
Actual Hectares Rem: 0
Actual Tons Remediated: 0
Total Asmt Expenditure: $0.00
Total Remediation Expenditure: $0.00

Total Care/Maint Expenditur:	$0.00
Total Mntring Expenditure:	$0.00
Ttl Expenditure Reduc Liabil:	
FCSAP Asmt Expenditure:	$0.00
FCSAP Remed Expenditure:	$0.00
FCSAP Care/Maint Expenditur:	$0.00
FCSAP Mntring Expenditure:	$0.00

Annual Data

Fiscal Year:	2005-2006
Reporting Organization:	DFO
Reporting Organization (EN):	Fisheries and Oceans Canada
Reporting Organization (FR):	Pêches et Océans Canada
Class Type:	
Class (EN):	
Class (FR):	
CCME Flag:	
CCME NCS Year:	
Step Name (EN):	
Step Name (FR):	
Highest Step Completed:	2
Highest Step Completed Desc:	
Planned Compl Date Step7:	
Planned Compl Date Step8:	
Planned Compl Date Step9:	
Created:	
Modified:	
NCSCS Year:	
Closed:	No
Actual Cubic Metres Rem:	0
Actual Hectares Rem:	0
Actual Tons Remediated:	0
Total Asmt Expenditure:	$0.00
Total Remediation Expenditure:	$0.00
Total Care/Maint Expenditur:	$0.00
Total Mntring Expenditure:	$0.00
Ttl Expenditure Reduc Liabil:	
FCSAP Asmt Expenditure:	$0.00
FCSAP Remed Expenditure:	$0.00
FCSAP Care/Maint Expenditur:	$0.00
FCSAP Mntring Expenditure:	$0.00

Annual Data

Fiscal Year:	2011-2012
Reporting Organization:	DFO
Reporting Organization (EN):	Fisheries and Oceans Canada
Reporting Organization (FR):	Pêches et Océans Canada
Class Type:	
Class (EN):	
Class (FR):	
CCME Flag:	
CCME NCS Year:	
Step Name (EN):	
Step Name (FR):	
Highest Step Completed:	2
Highest Step Completed Desc:	
Planned Compl Date Step7:	
Planned Compl Date Step8:	
Planned Compl Date Step9:	
Created:	
Modified:	
NCSCS Year:	

Closed:	Yes
Actual Cubic Metres Rem:	0
Actual Hectares Rem:	0
Actual Tons Remediated:	0
Total Asmt Expenditure:	$0.00
Total Remediation Expenditure:	$0.00
Total Care/Maint Expenditur:	$0.00
Total Mntring Expenditure:	$0.00
Ttl Expenditure Reduc Liabil:	
FCSAP Asmt Expenditure:	$0.00
FCSAP Remed Expenditure:	$0.00
FCSAP Care/Maint Expenditur:	$0.00
FCSAP Mntring Expenditure:	$0.00

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
21	3 of 8	N/136.2	74.9 / -4.20	**Port Dalhousie SCH (2)** **Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984** **ON**	FOFT

System No.:		**Tank Location:**	
Facility Type:		**Tank Capacity(L):**	
Installation Year:		**Storage Sys. Cap(L):**	
Operator:		**Petrol Prod. Stored:**	
Land Owner:			
Owner:			
Owner Address:			
Collection Name:	Non-DFO Tanks		

Foft 201709 Ca Cepareg

Tank ID (EC/DFO,Regl/Provl ID):	0
Contact Person:	
Date Inputted:	
Indoors/Outdoors:	Outdoors
Loc of Tank System Records:	East of Fuel Dock/Storage Building
Loc of Emergency Plan:	
Owner Type:	Non-DFO Other
Name of Owner:	S.20(1)(b)
Operator Type:	Non-DFO Other
Name of Operator:	S.20(1)(b)
Tank Description:	Port Dalhousie underground gasoline single wall fibreglass reinforced plastic tank without a liner, ONT-1025 Private Tank
Year of Tank Installation:	1991
Tank Installed by:	
Tank Manufacturer:	CAE
Year Manufactured:	
Serial No:	
Tank Status:	
Date of Status Change:	
Months of Service:	mid-April to Oct. 31
Type of Tank:	UST
Does this Tank have Piping?:	Yes
Type of Piping:	100% UG
Is Piping CEPA Regulated?:	No
Diametre of Piping:	
Tank Capacity:	4500
Product Stored:	Gasoline
Prod Transfer Area Desc:	
Product Transfer Area Requ:	Yes
Product Transfer Area Asse:	
Product Transfer Area Proc:	
UPI/API Standard:	Unknown - Underground Tank

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

Other Standard No:	
Materials of Construction:	Steel
Other Tank Material:	
Piping Construction Materials:	Steel
Other Piping Materials:	
Secondary Containment:	Other
Other Secondary Containment:	Steel Berm
Piping Secondary Containment:	Unknown
Other Piping Secondary Cont.:	
Corrosion Protection Lookup:	Unknown
Other Corrosion Protection:	
Piping Corr. Protection Lookup:	Non-Corroding Material, Other
Other Piping Corr. Protection:	Galvanized
Type of Pump to OWS:	Not centrifugal/suction
Leak Detection:	Groundwater Monitoring
Other Leak Detection:	
Piping Leak Detection LU:	Groundwater Monitoring
Piping Leak Detection Data:	Groundwater Monitoring
Other Piping Leak Detection:	
No and Loc of GW Monitoring Wells:	One well located between fill pipes of diesel and gasoline tanks
Sump Leak Detection LU:	Unknown
Other Sump Leak Detection:	
Spill Containment LU:	Unknown
Other Spill Containment:	
Overfill Prevention:	Other
Other Overfill Protection:	In-Tank Model
Is Tank Required for Program?:	Unknown
Appl. Codes and Regulations LU:	CAN/CSA B-139-09, CCME Guidelines, CEPA
Is there an EERP for the site?:	FALSE
Additional Notes:	Tank Not owned by DFO
Comments:	Unknown if tank has internal liner, Co-axial vapour return line at fill pipe (VOC control), unknown if tank has diking Determined non-compliant with CCME Technical Guidelines on November 10, 2005 by Oakhill Environmental AG piping require monthly inspecti (Note: data in [Comments] field for some records is truncated from the source)

21	***4 of 8***	***N/136.2***	***74.9 / -4.20***	***Port Dalhousie SCH (1)*** ***Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984*** ***ON***	***FOFT***

System No.:		***Tank Location:***	
Facility Type:		***Tank Capacity(L):***	
Installation Year:		***Storage Sys. Cap(L):***	
Operator:		***Petrol Prod. Stored:***	
Land Owner:			
Owner:			
Owner Address:			
Collection Name:	Storage Tank Systems		

Foft 201709 Ca Cepareg

Tank ID (EC/DFO,Regl/Provl ID):	0
Contact Person:	
Date Inputted:	
Indoors/Outdoors:	Outdoors
Loc of Tank System Records:	East of Fuel Dock/Storage Building
Loc of Emergency Plan:	
Owner Type:	Non-DFO Other
Name of Owner:	S.20(1)(b)
Operator Type:	Non-DFO Other

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

Name of Operator:	S.20(1)(b)
Tank Description:	Port Dalhousie underground diesel single wall fibreglass reinforced plastic tank without a liner, ONT-1024 Private Tank
Year of Tank Installation:	1987
Tank Installed by:	
Tank Manufacturer:	CAE
Year Manufactured:	
Serial No:	
Tank Status:	
Date of Status Change:	
Months of Service:	mid-April to Oct. 31
Type of Tank:	UST
Does this Tank have Piping?:	Yes
Type of Piping:	100%UG
Is Piping CEPA Regulated?:	No
Diametre of Piping:	
Tank Capacity:	4500
Product Stored:	Diesel
Prod Transfer Area Desc:	
Product Transfer Area Requ:	Yes
Product Transfer Area Asse:	
Product Transfer Area Proc:	
UPI/API Standard:	Unknown - Underground Tank
Other Standard No:	
Materials of Construction:	Steel
Other Tank Material:	
Piping Construction Materials:	Steel
Other Piping Materials:	
Secondary Containment:	Unknown
Other Secondary Containment:	
Piping Secondary Containment:	Unknown
Other Piping Secondary Cont.:	
Corrosion Protection Lookup:	Unknown
Other Corrosion Protection:	
Piping Corr. Protection Lookup:	Unknown
Other Piping Corr. Protection:	
Type of Pump to OWS:	Not centrifugal/ Suction
Leak Detection:	Groundwater Monitoring, Interstitial Monitoring - Double Walled Tank
Other Leak Detection:	Monitoring port on tank to detect leaks
Piping Leak Detection LU:	Groundwater Monitoring
Piping Leak Detection Data:	Groundwater Monitoring
Other Piping Leak Detection:	
No and Loc of GW Monitoring Wells:	One well located between fill pipes of diesel and gasoline tanks
Sump Leak Detection LU:	Unknown
Other Sump Leak Detection:	
Spill Containment LU:	Unknown
Other Spill Containment:	
Overfill Prevention:	Other
Other Overfill Protection:	In-Tank Model
Is Tank Required for Program?:	Unknown
Appl. Codes and Regulations LU:	CAN/CSA B-139-09, CCME Guidelines, CEPA
Is there an EERP for the site?:	FALSE
Additional Notes:	Tank Not owned by DFO
Comments:	Unknown if tank has internal liner, Co-axial vapour return line at fill pipe (VOC control), unknown if tank has diking Determined non-compliant with CCME Technical Guidelines on November 10, 2005 by Oakhill Environmental AG piping require monthly inspecti (Note: data in [Comments] field for some records is truncated from the source)

21	*5 of 8*	*N/136.2*	*74.9 / -4.20*	***Port Dalhousie SCH (2)*** ***Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984***	***FOFT***

System No.:
Facility Type:
Installation Year:
Operator:
Land Owner:
Owner:
Owner Address:
Collection Name: Storage Tank Systems

Tank Location:
Tank Capacity(L):
Storage Sys. Cap(L):
Petrol Prod. Stored:

<u>Foft 201709 Ca Cepareg</u>

Tank ID (EC/DFO,Regl/Provl ID): 0
Contact Person:
Date Inputted:
Indoors/Outdoors: Outdoors
Loc of Tank System Records: East of Fuel Dock/Storage Building
Loc of Emergency Plan:
Owner Type: Non-DFO Other
Name of Owner: S.20(1)(b)
Operator Type: Non-DFO Other
Name of Operator: S.20(1)(b)
Tank Description: Port Dalhousie underground gasoline single wall fibreglass reinforced plastic tank without a liner, ONT-1025

Private Tank
Year of Tank Installation: 1991
Tank Installed by:
Tank Manufacturer: CAE
Year Manufactured:
Serial No:
Tank Status:
Date of Status Change:
Months of Service: mid-April to Oct. 31
Type of Tank: UST
Does this Tank have Piping?: Yes
Type of Piping: 100% UG
Is Piping CEPA Regulated?: No
Diametre of Piping:
Tank Capacity: 4500
Product Stored: Gasoline
Prod Transfer Area Desc:
Product Transfer Area Requ: Yes
Product Transfer Area Asse:
Product Transfer Area Proc:
UPI/API Standard: Unknown - Underground Tank
Other Standard No:
Materials of Construction: Steel
Other Tank Material:
Piping Construction Materials: Steel
Other Piping Materials:
Secondary Containment: Other
Other Secondary Containment: Steel Berm
Piping Secondary Containment: Unknown
Other Piping Secondary Cont.:
Corrosion Protection Lookup: Unknown
Other Corrosion Protection:
Piping Corr. Protection Lookup: Non-Corroding Material, Other
Other Piping Corr. Protection: Galvanized
Type of Pump to OWS: Not centrifugal/suction
Leak Detection: Groundwater Monitoring

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

Other Leak Detection:	
Piping Leak Detection LU:	Groundwater Monitoring
Piping Leak Detection Data:	Groundwater Monitoring
Other Piping Leak Detection:	
No and Loc of GW Monitoring Wells:	One well located between fill pipes of diesel and gasoline tanks
Sump Leak Detection LU:	Unknown
Other Sump Leak Detection:	
Spill Containment LU:	Unknown
Other Spill Containment:	
Overfill Prevention:	Other
Other Overfill Protection:	In-Tank Model
Is Tank Required for Program?:	Unknown
Appl. Codes and Regulations LU:	CAN/CSA B-139-09, CCME Guidelines, CEPA
Is there an EERP for the site?:	FALSE
Additional Notes:	Tank Not owned by DFO
Comments:	Unknown if tank has internal liner, Co-axial vapour return line at fill pipe (VOC control), unknown if tank has diking Determined non-compliant with CCME Technical Guidelines on November 10, 2005 by Oakhill Environmental AG piping require monthly inspecti (Note: data in [Comments] field for some records is truncated from the source)

21	***6 of 8***	***N/136.2***	***74.9 / -4.20***	***Port Dalhousie SCH (1)*** ***Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984*** ***ON***	***FOFT***

System No.:		***Tank Location:***	
Facility Type:		***Tank Capacity(L):***	
Installation Year:		***Storage Sys. Cap(L):***	
Operator:		***Petrol Prod. Stored:***	
Land Owner:			
Owner:			
Owner Address:			
Collection Name:	Non-DFO Tanks		

Foft 201709 Ca Cepareg

Tank ID (EC/DFO,Regl/Provl ID):	0
Contact Person:	
Date Inputted:	
Indoors/Outdoors:	Outdoors
Loc of Tank System Records:	East of Fuel Dock/Storage Building
Loc of Emergency Plan:	
Owner Type:	Non-DFO Other
Name of Owner:	S.20(1)(b)
Operator Type:	Non-DFO Other
Name of Operator:	S.20(1)(b)
Tank Description:	Port Dalhousie underground diesel single wall fibreglass reinforced plastic tank without a liner, ONT-1024 Private Tank
Year of Tank Installation:	1987
Tank Installed by:	
Tank Manufacturer:	CAE
Year Manufactured:	
Serial No:	
Tank Status:	
Date of Status Change:	
Months of Service:	mid-April to Oct. 31
Type of Tank:	UST
Does this Tank have Piping?:	Yes
Type of Piping:	100%UG
Is Piping CEPA Regulated?:	No
Diametre of Piping:	

Tank Capacity:	4500
Product Stored:	Diesel
Prod Transfer Area Desc:	
Product Transfer Area Requ:	Yes
Product Transfer Area Asse:	
Product Transfer Area Proc:	
UPI/API Standard:	Unknown - Underground Tank
Other Standard No:	
Materials of Construction:	Steel
Other Tank Material:	
Piping Construction Materials:	Steel
Other Piping Materials:	
Secondary Containment:	Unknown
Other Secondary Containment:	
Piping Secondary Containment:	Unknown
Other Piping Secondary Cont.:	
Corrosion Protection Lookup:	Unknown
Other Corrosion Protection:	
Piping Corr. Protection Lookup:	Unknown
Other Piping Corr. Protection:	
Type of Pump to OWS:	Not centrifugal/ Suction
Leak Detection:	Groundwater Monitoring, Interstitial Monitoring - Double Walled Tank
Other Leak Detection:	Monitoring port on tank to detect leaks
Piping Leak Detection LU:	Groundwater Monitoring
Piping Leak Detection Data:	Groundwater Monitoring
Other Piping Leak Detection:	
No and Loc of GW Monitoring Wells:	One well located between fill pipes of diesel and gasoline tanks
Sump Leak Detection LU:	Unknown
Other Sump Leak Detection:	
Spill Containment LU:	Unknown
Other Spill Containment:	
Overfill Prevention:	Other
Other Overfill Protection:	In-Tank Model
Is Tank Required for Program?:	Unknown
Appl. Codes and Regulations LU:	CAN/CSA B-139-09, CCME Guidelines, CEPA
Is there an EERP for the site?:	FALSE
Additional Notes:	Tank Not owned by DFO
Comments:	Unknown if tank has internal liner, Co-axial vapour return line at fill pipe (VOC control), unknown if tank has diking Determined non-compliant with CCME Technical Guidelines on November 10, 2005 by Oakhill Environmental AG piping require monthly inspecti (Note: data in [Comments] field for some records is truncated from the source)

21	***7 of 8***	***N/136.2***	***74.9 / -4.20***	***Port Dalhousie SCH (1)*** ***Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984*** ***ON***	***FOFT***

System No.:		***Tank Location:***	
Facility Type:		***Tank Capacity(L):***	
Installation Year:		***Storage Sys. Cap(L):***	
Operator:		***Petrol Prod. Stored:***	
Land Owner:			
Owner:			
Owner Address:			
Collection Name:	Unknown		

Inventory No:	207
Tank ID:	0
Site Facility Name:	Port Dalhousie SCH (1)
Loc of Tank System:	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984
Tank Description:	Port Dalhousie underground diesel single wall fiberglass reinforced plastic tank without a liner, ONT-1024 Private Tank

Install Year:	1987
Year Manufactured:	
Tank Status:	
Removed Year:	
Type of Tank:	UST
Capacity of Tank/Tank System:	4500
Contents:	Diesel
Indoors/Outdoors:	Outdoors
Owner Type:	Non-DFO Other
Name of Owner:	Dalhousie Yacht Club
Land Owner:	DFO-SCH
Operator Type:	Non-DFO Other
Name of Operator:	Dalhousie Yacht Club

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
21	8 of 8	N/136.2	74.9 / -4.20	**Port Dalhousie SCH (2)** **Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984** **ON**	FOFT

System No.:		**Tank Location:**	
Facility Type:		**Tank Capacity(L):**	
Installation Year:		**Storage Sys. Cap(L):**	
Operator:		**Petrol Prod. Stored:**	
Land Owner:			
Owner:			
Owner Address:			
Collection Name:	Unknown		

Inventory No:	208
Tank ID:	0
Site Facility Name:	Port Dalhousie SCH (2)
Loc of Tank System:	Lake Ontario, Port Dalhousie, St. Catherines, ON; Latitude 43.204273 Longitude -79.265984
Tank Description:	Port Dalhousie underground gasoline single wall fiberglass reinforced plastic tank without a liner, ONT-1025 Private Tank
Install Year:	1991
Year Manufactured:	
Tank Status:	
Removed Year:	
Type of Tank:	UST
Capacity of Tank/Tank System:	4500
Contents:	Gasoline
Indoors/Outdoors:	Outdoors
Owner Type:	Non-DFO Other
Name of Owner:	Dalhousie Yacht Club
Land Owner:	DFO-SCH
Operator Type:	Non-DFO Other
Name of Operator:	Dalhousie Yacht Club

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
22	1 of 1	SSE/136.5	76.4 / -2.69	**St. Catharines ON**	WWIS

Well ID:	7285475	**Data Entry Status:**	
Construction Date:		**Data Src:**	
Primary Water Use:	Monitoring	**Date Received:**	4/20/2017
Sec. Water Use:		**Selected Flag:**	Yes
Final Well Status:	Observation Wells	**Abandonment Rec:**	
Water Type:		**Contractor:**	7238
Casing Material:		**Form Version:**	7
Audit No:	Z253851	**Owner:**	
Tag:	A201638	**Street Name:**	57 LAKEPORT ROAD
Construction Method:		**County:**	NIAGARA (LINCOLN)
Elevation (m):		**Municipality:**	ST.CATHERINES CITY (GRANTHAM)
Elevation Reliability:		**Site Info:**	
Depth to Bedrock:		**Lot:**	

Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID:	1006383246	***Elevation:***	75.93
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	640914
Code OB Desc:		***Org CS:***	UTM83
Open Hole:		***North83:***	4784595
Cluster Kind:		***UTMRC:***	4
Date Completed:	21-MAR-17	***UTMRC Desc:***	margin of error : 30 m - 100 m
Remarks:		***Location Method:***	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1006689326
Layer:	3
Color:	2
General Color:	GREY
Mat1:	05
Most Common Material:	CLAY
Mat2:	84
Other Materials:	SILTY
Mat3:	
Other Materials:	
Formation Top Depth:	10
Formation End Depth:	30
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1006689324
Layer:	1
Color:	
General Color:	
Mat1:	02
Most Common Material:	TOPSOIL
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	0
Formation End Depth:	.5
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID: 1006689325
Layer: 2
Color:
General Color:
Mat1: 01
Most Common Material: FILL
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: .5
Formation End Depth: 10
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689336
Layer: 4
Plug From: 15
Plug To: 30
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689333
Layer: 1
Plug From: 0
Plug To: .5
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689334
Layer: 2
Plug From: .5
Plug To: 3.5
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689335
Layer: 3
Plug From: 3.5
Plug To: 15
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 1006689332
Method Construction Code: B
Method Construction: Other Method
Other Method Construction: AUGER

Pipe Information

Pipe ID: 1006689323
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1006689329
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0
Depth To: 4
Casing Diameter: 2
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 1006689330
Layer: 1
Slot: 10
Screen Top Depth: 4
Screen End Depth: 14
Screen Material: 5
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter:

Water Details

Water ID: 1006689328
Layer: 1
Kind Code: 8
Kind: Untested
Water Found Depth: 10
Water Found Depth UOM: ft

Hole Diameter

Hole ID: 1006689327
Diameter: 8
Depth From: 0
Depth To: 30
Hole Depth UOM: ft
Hole Diameter UOM: inch

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23 ***1 of 1*** ***SSE/137.7*** ***76.5 / -2.60*** ***St. Catharines ON*** ***WWIS***

Well ID: 7285479
Construction Date:
Primary Water Use: Monitoring
Sec. Water Use:
Final Well Status: Observation Wells
Water Type:
Casing Material:
Audit No: Z253847
Tag: A213608
Construction Method:
Elevation (m):
Elevation Reliability:

Data Entry Status:
Data Src:
Date Received: 4/20/2017
Selected Flag: Yes
Abandonment Rec:
Contractor: 7238
Form Version: 7
Owner:
Street Name: 57 LAKEPORT RD
County: NIAGARA (LINCOLN)
Municipality: ST.CATHERINES CITY (GRANTHAM)
Site Info:

Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:
Lot:
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 1006383258
DP2BR:
Spatial Status:
Code OB:
Code OB Desc:
Open Hole:
Cluster Kind:
Date Completed: 20-MAR-17
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:
Elevation: 75.87
Elevrc:
Zone: 17
East83: 640930
Org CS: UTM83
North83: 4784601
UTMRC: 4
UTMRC Desc: margin of error : 30 m - 100 m
Location Method: wwr

Overburden and Bedrock Materials Interval

Formation ID: 1006689684
Layer: 1
Color:
General Color:
Mat1:
Most Common Material:
Mat2: 60
Other Materials: CEMENTED
Mat3:
Other Materials:
Formation Top Depth: 0
Formation End Depth: .5
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 1006689685
Layer: 2
Color:
General Color:
Mat1: 01
Most Common Material: FILL
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: .5
Formation End Depth: 15
Formation End Depth UOM: ft

Overburden and Bedrock

Materials Interval

Formation ID:	1006689686
Layer:	3
Color:	2
General Color:	GREY
Mat1:	05
Most Common Material:	CLAY
Mat2:	84
Other Materials:	SILTY
Mat3:	
Other Materials:	
Formation Top Depth:	15
Formation End Depth:	45
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1006689695
Layer:	3
Plug From:	3.5
Plug To:	15
Plug Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1006689693
Layer:	1
Plug From:	0
Plug To:	.5
Plug Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1006689696
Layer:	4
Plug From:	15
Plug To:	45
Plug Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1006689694
Layer:	2
Plug From:	.5
Plug To:	3.5
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	1006689692
Method Construction Code:	
Method Construction:	
Other Method Construction:	

Pipe Information

Pipe ID: 1006689683
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1006689689
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0
Depth To: 4
Casing Diameter: 2
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 1006689690
Layer: 1
Slot: 10
Screen Top Depth: 4
Screen End Depth: 14
Screen Material: 5
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter:

Water Details

Water ID: 1006689688
Layer: 1
Kind Code: 8
Kind: Untested
Water Found Depth: 10
Water Found Depth UOM: ft

Hole Diameter

Hole ID: 1006689687
Diameter: 8
Depth From: 0
Depth To: 45
Hole Depth UOM: ft
Hole Diameter UOM: inch

---

24 ***1 of 7*** ***SW/140.2*** ***84.4 / 5.31*** ***Compressor Systems International Inc.***
19 MAIN STREET
ST. CATHARINES (Port Dalhousie) ON ***GEN***

Generator No.: ON2515400
Status:
Approval Years: 2009
Contam. Facility:
MHSW Facility:
SIC Code: 333910
SIC Description: Pump and Compressor Manufacturing

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

--Details--

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

---

24 **2 of 7** **SW/140.2** **84.4 / 5.31** **Compressor Systems International Inc.** **GEN**
19 MAIN STREET
ST. CATHARINES (Port Dalhousie) ON L2N 4T5

Generator No.: ON2515400
Status:
Approval Years: 2012
Contam. Facility:
MHSW Facility:
SIC Code: 333910
SIC Description: Pump and Compressor Manufacturing

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

--Details--
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

---

24 **3 of 7** **SW/140.2** **84.4 / 5.31** **CSI** **GEN**
19 MAIN STREET
ST. CATHARINES ON L2N 4T5

Generator No.: ON2515400
Status:
Approval Years: 99,00,01
Contam. Facility:
MHSW Facility:
SIC Code: 3191
SIC Description: COMPRESSOR, ETC. IND.

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

--Details--
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

---

24 **4 of 7** **SW/140.2** **84.4 / 5.31** **Compressor Systems International Inc.** **GEN**
19 MAIN STREET
ST. CATHARINES (Port Dalhousie) ON

Generator No.: ON2515400
Status:
Approval Years: 2011
Contam. Facility:
MHSW Facility:
SIC Code: 333910
SIC Description:

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

--Details--
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

---

24 **5 of 7** **SW/140.2** **84.4 / 5.31** **BELL CANADA** **GEN**
19 MAIN STREET
TORONTO ON L2N 4T5

Generator No.: ON0033939

PO Box No.:

Status:
Approval Years: 95,96,97,98,99,00,01
Contam. Facility:
MHSW Facility:
SIC Code: 4821
SIC Description: TELECOMMUN. CARRRIERS

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

--Details--
Waste Code: 243
Waste Description: PCB'S

---

24 | **6 of 7** | **SW/140.2** | **84.4 / 5.31** | **GEN**

Compressure Systems International Inc.
19 MAIN STREET
ST. CATHARINES (Port Dalhousie) ON L2N 4T5

Generator No.: ON2515400
Status:
Approval Years: 03,04
Contam. Facility:
MHSW Facility:
SIC Code: 333910
SIC Description: Pump & Compressor Mfg.

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

---

24 | **7 of 7** | **SW/140.2** | **84.4 / 5.31** | **GEN**

Compressor Systems International Inc.
19 MAIN STREET
ST. CATHARINES (Port Dalhousie) ON L2N 4T5

Generator No.: ON2515400
Status:
Approval Years: 07,08
Contam. Facility:
MHSW Facility:
SIC Code: 333910
SIC Description: Pump and Compressor Manufacturing

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

--Details--
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

---

25 | **1 of 1** | **NNW/140.6** | **75.1 / -4.03** | **WWIS**

PORT DALHOUSE ON

Well ID: 7218053
Construction Date:
Primary Water Use: Monitoring
Sec. Water Use:
Final Well Status: Observation Wells
Water Type:
Casing Material:
Audit No: Z156446
Tag: A136391
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:

Data Entry Status:
Data Src:
Date Received: 3/20/2014
Selected Flag: Yes
Abandonment Rec:
Contractor: 7484
Form Version: 7
Owner:
Street Name: 6 GARRY RD.
County: NIAGARA (LINCOLN)
Municipality: ST.CATHERINES CITY (GRANTHAM)
Site Info:
Lot:
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:

Flowing (Y/N):
Flow Rate:
Clear/Cloudy:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID:	1004723748	***Elevation:***	75.21
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	640795
Code OB Desc:		***Org CS:***	UTM83
Open Hole:		***North83:***	4784940
Cluster Kind:		***UTMRC:***	4
Date Completed:	03-MAR-14	***UTMRC Desc:***	margin of error : 30 m - 100 m
Remarks:		***Location Method:***	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1005096760
Layer:	2
Color:	6
General Color:	BROWN
Mat1:	05
Most Common Material:	CLAY
Mat2:	06
Other Materials:	SILT
Mat3:	
Other Materials:	
Formation Top Depth:	3
Formation End Depth:	10
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1005096759
Layer:	1
Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	05
Other Materials:	CLAY
Mat3:	08
Other Materials:	FINE SAND
Formation Top Depth:	0
Formation End Depth:	3
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1005096761
Layer:	3
Color:	2

General Color:	GREY
Mat1:	06
Most Common Material:	SILT
Mat2:	28
Other Materials:	SAND
Mat3:	91
Other Materials:	WATER-BEARING
Formation Top Depth:	10
Formation End Depth:	15
Formation End Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1005096769
Layer:	2
Plug From:	5
Plug To:	0
Plug Depth UOM:	ft

Annular Space/Abandonment Sealing Record

Plug ID:	1005096768
Layer:	1
Plug From:	15
Plug To:	5
Plug Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	1005096767
Method Construction Code:	E
Method Construction:	Auger
Other Method Construction:	

Pipe Information

Pipe ID:	1005096758
Casing No:	0
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	1005096764
Layer:	1
Material:	5
Open Hole or Material:	PLASTIC
Depth From:	0
Depth To:	5
Casing Diameter:	2
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Screen

Screen ID:	1005096765
Layer:	1
Slot:	10

Screen Top Depth:	5
Screen End Depth:	15
Screen Material:	5
Screen Depth UOM:	ft
Screen Diameter UOM:	inch
Screen Diameter:	2.125

Water Details

Water ID:	1005096763
Layer:	1
Kind Code:	8
Kind:	Untested
Water Found Depth:	10
Water Found Depth UOM:	ft

Hole Diameter

Hole ID:	1005096762
Diameter:	6
Depth From:	0
Depth To:	15
Hole Depth UOM:	ft
Hole Diameter UOM:	inch

---

26 ***1 of 1*** ***SSE/149.3*** ***76.2 / -2.86*** ***St. Catharines ON*** ***WWIS***

Well ID:	7285480	**Data Entry Status:**	
Construction Date:		**Data Src:**	
Primary Water Use:	Monitoring	**Date Received:**	4/20/2017
Sec. Water Use:		**Selected Flag:**	Yes
Final Well Status:	0	**Abandonment Rec:**	
Water Type:		**Contractor:**	7238
Casing Material:		**Form Version:**	7
Audit No:	Z253846	**Owner:**	
Tag:	A213609	**Street Name:**	57 LAKEPORT RD
Construction Method:		**County:**	NIAGARA (LINCOLN)
Elevation (m):		**Municipality:**	ST.CATHERINES CITY (GRANTHAM)
Elevation Reliability:		**Site Info:**	
Depth to Bedrock:		**Lot:**	
Well Depth:		**Concession:**	
Overburden/Bedrock:		**Concession Name:**	
Pump Rate:		**Easting NAD83:**	
Static Water Level:		**Northing NAD83:**	
Flowing (Y/N):		**Zone:**	
Flow Rate:		**UTM Reliability:**	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	1006383261	**Elevation:**	75.48
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	640934
Code OB Desc:		**Org CS:**	UTM83
Open Hole:		**North83:**	4784590
Cluster Kind:		**UTMRC:**	4
Date Completed:	21-MAR-17	**UTMRC Desc:**	margin of error : 30 m - 100 m
Remarks:		**Location Method:**	wwr
Elevrc Desc:			
Location Source Date:			

Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Overburden and Bedrock Materials Interval

Formation ID: 1006689709
Layer: 2
Color:
General Color:
Mat1: 05
Most Common Material: CLAY
Mat2: 84
Other Materials: SILTY
Mat3:
Other Materials:
Formation Top Depth: 10
Formation End Depth: 17.5
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 1006689708
Layer: 1
Color:
General Color:
Mat1: 01
Most Common Material: FILL
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 0
Formation End Depth: 10
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689716
Layer: 1
Plug From: 0
Plug To: .5
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689718
Layer: 3
Plug From: 3.5
Plug To: 15
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689719
Layer: 4

Plug From: 15
Plug To: 17.5
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689717
Layer: 2
Plug From: .5
Plug To: 3.5
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 1006689715
Method Construction Code: B
Method Construction: Other Method
Other Method Construction: AUGER

Pipe Information

Pipe ID: 1006689707
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1006689712
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0
Depth To: 4
Casing Diameter: 2
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 1006689713
Layer: 1
Slot: 10
Screen Top Depth: 4
Screen End Depth: 14
Screen Material: 5
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter:

Water Details

Water ID: 1006689711
Layer: 1
Kind Code: 8
Kind: Untested
Water Found Depth: 10
Water Found Depth UOM: ft

Hole Diameter

Hole ID:	1006689710
Diameter:	8
Depth From:	0
Depth To:	14
Hole Depth UOM:	ft
Hole Diameter UOM:	inch

---

27 ***1 of 2*** ***SSE/150.2*** ***75.7 / -3.38*** ***57 Lakeport Rd St. Catharines ON L2N4P6*** ***EHS***

Order No:	20160816071	***Nearest Intersection:***	
Status:	C	***Municipality:***	
Report Type:	Standard Report	***Client Prov/State:***	ON
Report Date:	23-AUG-16	***Search Radius (km):***	.25
Date Received:	16-AUG-16	***X:***	-79.265114
Previous Site Name:		***Y:***	43.200998
Lot/Building Size:			
Additional Info Ordered:	Topographic Maps; City Directory; Aerial Photos		

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27 ***2 of 2*** ***SSE/150.2*** ***75.7 / -3.38*** ***57 Lakeport Rd St Catharines ON L2N*** ***EHS***

Order No:	20130618033	***Nearest Intersection:***	
Status:	C	***Municipality:***	St. Catharines
Report Type:	Standard Report	***Client Prov/State:***	ON
Report Date:	27-JUN-13	***Search Radius (km):***	.25
Date Received:	18-JUN-13	***X:***	-79.265114
Previous Site Name:		***Y:***	43.200998
Lot/Building Size:			
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans		

---

28 ***1 of 1*** ***SSE/162.4*** ***75.0 / -4.09*** ***St. Catharines ON*** ***WWIS***

Well ID:	7285478	***Data Entry Status:***	
Construction Date:		***Data Src:***	
Primary Water Use:		***Date Received:***	4/20/2017
Sec. Water Use:	Monitoring	***Selected Flag:***	Yes
Final Well Status:	Observation Wells	***Abandonment Rec:***	
Water Type:		***Contractor:***	7238
Casing Material:		***Form Version:***	7
Audit No:	Z253848	***Owner:***	
Tag:	A201647	***Street Name:***	57 LAKEPORT RD
Construction Method:		***County:***	NIAGARA (LINCOLN)
Elevation (m):		***Municipality:***	ST.CATHERINES CITY (GRANTHAM)
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	
Well Depth:		***Concession:***	
Overburden/Bedrock:		***Concession Name:***	
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	1006383255	***Elevation:***	75.16

DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	640974
Code OB Desc:		**Org CS:**	UTM83
Open Hole:		**North83:**	4784601
Cluster Kind:		**UTMRC:**	4
Date Completed:	20-MAR-17	**UTMRC Desc:**	margin of error : 30 m - 100 m
Remarks:		**Location Method:**	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1006689624
Layer:	1
Color:	
General Color:	
Mat1:	
Most Common Material:	
Mat2:	60
Other Materials:	CEMENTED
Mat3:	
Other Materials:	
Formation Top Depth:	0
Formation End Depth:	.5
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1006689626
Layer:	3
Color:	
General Color:	
Mat1:	06
Most Common Material:	SILT
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	10
Formation End Depth:	25
Formation End Depth UOM:	ft

Overburden and Bedrock Materials Interval

Formation ID:	1006689625
Layer:	2
Color:	
General Color:	
Mat1:	01
Most Common Material:	FILL
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	.5

Formation End Depth: 10
Formation End Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689633
Layer: 1
Plug From: 0
Plug To: .5
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689634
Layer: 2
Plug From: .5
Plug To: 4
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689636
Layer: 4
Plug From: 16
Plug To: 20
Plug Depth UOM: ft

Annular Space/Abandonment Sealing Record

Plug ID: 1006689635
Layer: 3
Plug From: 4
Plug To: 16
Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 1006689632
Method Construction Code:
Method Construction:
Other Method Construction:

Pipe Information

Pipe ID: 1006689623
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1006689629
Layer: 1
Material: 5
Open Hole or Material: PLASTIC

Depth From:	0
Depth To:	5
Casing Diameter:	2
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Screen

Screen ID:	1006689630
Layer:	1
Slot:	10
Screen Top Depth:	5
Screen End Depth:	15
Screen Material:	5
Screen Depth UOM:	ft
Screen Diameter UOM:	inch
Screen Diameter:	

Water Details

Water ID:	1006689628
Layer:	1
Kind Code:	8
Kind:	Untested
Water Found Depth:	5
Water Found Depth UOM:	ft

Hole Diameter

Hole ID:	1006689627
Diameter:	8
Depth From:	0
Depth To:	20
Hole Depth UOM:	ft
Hole Diameter UOM:	inch

---

29 | ***1 of 1*** | ***WNW/172.3*** | ***79.3 / 0.22*** | ***Port Dalhousie St. Catharines ON*** | ***SPL***

Ref No:	0543-AJUSGG	**Discharger Report:**	
Site No:	NA	**Material Group:**	
Incident Dt:	2/22/2017	**Client Type:**	
Year:		**Sector Type:**	Unknown / N/A
Incident Cause:		**Source Type:**	
Incident Event:	Overflow/Surcharge	**Nearest Watercourse:**	
Contaminant Code:	99	**Site Name:**	10 Dalhousie Ave<UNOFFICIAL>
Contaminant Name:	SILT	**Site Address:**	Port Dalhousie
Contaminant Limit 1:		**Site District Office:**	
Contam Limit Freq 1:		**Site County/District:**	
Contaminant UN No 1:		**Site Postal Code:**	
Contaminant Qty:	0.75 m³	**Site Region:**	
Environment Impact:		**Site Municipality:**	St. Catharines
Nature of Impact:		**Site Lot:**	
Receiving Medium:		**Site Conc:**	
Receiving Env:	Land	**Northing:**	4784886
Health/Env Conseq:		**Easting:**	640681
MOE Response:	No	**Site Geo Ref Accu:**	Map
Dt MOE Arvl on Scn:		**Site Geo Ref Meth:**	10 -100 metres eg. Topographic Map
MOE Reported Dt:	2/23/2017	**Site Map Datum:**	
Dt Document Closed:			
Agency Involved:			
SAC Action Class:	Land Spills		

Incident Reason: Unknown / N/A
Incident Summary: Silverline Group: 0.75 m^3 of red shale silt to beach, cleaning

---

30 **1 of 1** **SSW/182.9** **78.4 / -0.71** **Lakeport Rd Dump** **ANDR**

St Catharines ON L2N 4S

Legal Description: Grantham Con 1 Lot 20 pt
Location Description: Lakeport Rd; On Lakeport Rd [Regional Rd 44] & Canal St, Port Dalhousie, on site M Rennie Park, adj. Twelve Mile Ck, Martindale Pond.
Municipality: St Catharines City
Current Municipality: St Catharines City
RM: Niagara Region
Facility: Dump
Date Active: 1960s-70s
Date Begun:
Date Complete: 1970
Area (Ha):
Landfill Type: open dump
Group Name: Twelve Mile Creek
Operated By: St Catharines C/St Lawrence Seaway Authority
Serial: MOEE 0046
NTS: 30M03
Diameter (m):

Historical Summary:

Lakeport Rd Dump MOEE 1994 Lakeport Rd cited as a closed waste disposal site in (Ontario Ministry of the Environment [1994] Waste disposal site inventory, [Toronto]: Ontario Environment, 1994., i, 196 pp., maps, ISBN 0772984093 99). On Lakeport Rd [Regional Rd 44] and Canal St, Port Dalhousie, on site M Rennie Park, adj. Twelve Mile Ck, Martindale Pond. Martindale Pond Dry Refuse Site CITY WANTS TWO SEAWAY LOTS AS DRY REFUSE DUMPING AREAS: City is negotiating with the St Lawrence Seaway Authority for two lots in the Port Dalhousie area, which would be used to supplement existing waste disposal areas. One is a water lot in Martindale Pond across from the Henley grandstand. It is is 2.3 acres and is located on the westerly side of Lakeport Rd, immediately opposite Lincoln Fabrics Ltd. It would be drained and divided from the adjoining watercourse by an earth dike. It would be rented from the Authority under a licensing arrangement. The city's other dry refuse areas are currently reaching capacity (St Catharines Standard Nov 2 1970).

Waste Type: MSW
UTM X Nad 27: 640800
UTM Y Nad 27: 4784325
UTM Zone: 17

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31 **1 of 1** **SSE/189.4** **74.8 / -4.28** **On the west side, behind Twelve Restaurant, 61 Lakeport Road St. Catharines ON L2N 4P6** **SPL**

Ref No: 1274-62U5QY
Site No:
Incident Dt: 7/12/2004
Year:
Incident Cause: Unknown
Incident Event:
Contaminant Code: 13
Contaminant Name: DIESEL FUEL
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Contaminant Qty: 1820 L
Environment Impact: Possible
Nature of Impact: Surface Water Pollution
Receiving Medium: Water
Receiving Env:
Health/Env Conseq:
MOE Response:

Discharger Report:
Material Group: Oil
Client Type:
Sector Type:
Source Type:
Nearest Watercourse:
Site Name: DALHOUSIE HARBOUR<UNOFFICIAL>
Site Address:
Site District Office: Niagara
Site County/District:
Site Postal Code:
Site Region: West Central
Site Municipality: St. Catharines
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:

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

Dt MOE Arvl on Scn:		**Site Geo Ref Meth:**	
MOE Reported Dt:	7/12/2004	**Site Map Datum:**	
Dt Document Closed:			
Agency Involved:			
SAC Action Class:			
Incident Reason:	Unknown - Reason not determined		
Incident Summary:	Dalhousie Harbour: 300-400 gal to L. Ontario		

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32 | **1 of 1** | **SSW/194.7** | **79.5 / 0.36** | **Lakeport Rd.**
ST. CATHARINES ON | **WDSH**

Site No.:	X0046
Region:	WESTCENTRAL
County:	NIAGARA
Concession:	
Lot:	Lakeport Rd.
Easting:	640800
Northing:	4784325
Zone:	17
Date Closed:	1970
Status:	CLOSED
Classification:	NO POTENTIAL FOR IMPACT ON HUMANS OR THE ENVIRONMENT
%CommericialWste:	n/a
%DomesticWste Rec:	n/a
%LiquidWste Rec:	n/a
%HazardousWste Rec:	n/a
%Non-haz.Wste Rec:	n/a
%Sewage/Sludge Rec:	n/a
%Other Wste Rec:	n/a

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33 | **1 of 1** | **SW/201.0** | **84.8 / 5.74** | **768716 ONTARIO LTD., MAINSTREAM NON-PROF**
25 MAIN STREET
ST. CATHARINES CITY ON L2N 4T6 | **CA**

Certificate #:	8-2227-95-
Application Year:	95
Issue Date:	5/16/1995
Approval Type:	Industrial air
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	COMMERCIAL KITCHEN EXHAUST SYSTEM
Contaminants:	
Emission Control:	

---

34 | **1 of 16** | **S/207.6** | **75.9 / -3.20** | **Lincoln Fabrics Ltd.**
63 Lakeport Rd.
St. Catharines ON | **GEN**

Generator No.:	ON9544115	**PO Box No.:**	
Status:		**Country:**	
Approval Years:	2013	**Choice of Contact:**	
Contam. Facility:		**Co Admin:**	
MHSW Facility:		**Phone No. Admin:**	
SIC Code:	339990		
SIC Description:	ALL OTHER MISCELLANEOUS MANUFACTURING		

--Details--
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

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34 ***2 of 16*** ***S/207.6*** ***75.9 / -3.20*** ***Lincoln Fabrics Ltd.*** ***GEN***
63 Lakeport Rd.
St. Catharines ON L2N 4P6

Generator No.: ON9544115
Status:
Approval Years: 2014
Contam. Facility: No
MHSW Facility: No
SIC Code: 339990
SIC Description: ALL OTHER MISCELLANEOUS MANUFACTURING
PO Box No.:
Country: Canada
Choice of Contact: CO_ADMIN
Co Admin: Kathy A Rodgers
Phone No. Admin: 905-934-3391 Ext.222

--Details--
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

---

34 ***3 of 16*** ***S/207.6*** ***75.9 / -3.20*** ***LINCOLN FABRICS LTD. 24-613*** ***GEN***
63 LAKEPORT ROAD
ST. CATHARINES ON L2N 4P6

Generator No.: ON1156400
Status:
Approval Years: 92,93,94,95,96,97,98
Contam. Facility:
MHSW Facility:
SIC Code: 1829
SIC Description: OTHER SPUN YARN IND.
PO Box No.:
Country:
Choice of Contact:
Co Admin:
Phone No. Admin:

--Details--
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

---

34 ***4 of 16*** ***S/207.6*** ***75.9 / -3.20*** ***Lincoln Fabrics*** ***GEN***
63 Lakeport Rd.
St. Catharines ON L2N 4P6

Generator No.: ON9544115
Status: Registered
PO Box No.:
Country: Canada

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

Approval Years: As of Dec 2017
Choice of Contact:
Contam. Facility:
Co Admin:
MHSW Facility:
Phone No. Admin:
SIC Code:
SIC Description:

--Details--
Waste Code: 252 T
Waste Description: Waste crankcase oils and lubricants

Waste Code: 213 I
Waste Description: Petroleum distillates

Waste Code: 148 C
Waste Description: Misc. wastes and inorganic chemicals

Waste Code: 263 I
Waste Description: Misc. waste organic chemicals

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34 | ***5 of 16*** | ***S/207.6*** | ***75.9 / -3.20*** | ***Lincoln Fabrics Ltd.***
63 Lakeport Rd.
St. Catharines ON L2N 4P6 | ***GEN***

Generator No.: ON9544115
PO Box No.:
Status:
Country:
Approval Years: 2010
Choice of Contact:
Contam. Facility:
Co Admin:
MHSW Facility:
Phone No. Admin:
SIC Code: 339990
SIC Description: All Other Miscellaneous Manufacturing

--Details--
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

---

34 | ***6 of 16*** | ***S/207.6*** | ***75.9 / -3.20*** | ***LINCOLN FABRICS LTD.***
63 LAKEPORT ROAD
ST. CATHARINES ON L2N 4P6 | ***GEN***

Generator No.: ON1156400
PO Box No.:
Status:
Country:
Approval Years: 89
Choice of Contact:
Contam. Facility:
Co Admin:
MHSW Facility:
Phone No. Admin:
SIC Code: 1829
SIC Description: OTHER SPUN YARN IND.

--Details--
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
34	7 of 16	S/207.6	75.9 / -3.20	LINCOLN FABRICS LIMITED 63 LAKEPORT ROAD ST. CATHARINES ON L2N 4P6	GEN

Generator No.: ON1156400
Status:
Approval Years: 99,00,01,02,03,04
Contam. Facility:
MHSW Facility:
SIC Code: 1829
SIC Description: OTHER SPUN YARN IND.

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

--Details--
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
34	8 of 16	S/207.6	75.9 / -3.20	Lincoln Fabrics Ltd. 63 Lakeport Rd. St. Catharines ON L2N 4P6	GEN

Generator No.: ON9544115
Status:
Approval Years: 2011
Contam. Facility:
MHSW Facility:
SIC Code: 339990
SIC Description: All Other Miscellaneous Manufacturing

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

--Details--
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
34	9 of 16	S/207.6	75.9 / -3.20	Lincoln Fabrics Ltd. 63 Lakeport Rd. St. Catharines ON L2N 4P6	GEN

Generator No.: ON9544115
Status:
Approval Years: 2012
Contam. Facility:
MHSW Facility:
SIC Code: 339990
SIC Description: All Other Miscellaneous Manufacturing

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

--Details--
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS

Waste Code: 213

Waste Description: PETROLEUM DISTILLATES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

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34 **10 of 16** **S/207.6** **75.9 / -3.20** **Lincoln Fabrics Ltd.** **GEN**
63 Lakeport Rd.
St. Catharines ON L2N 4P6

Generator No.: ON9544115
Status:
Approval Years: 2009
Contam. Facility:
MHSW Facility:
SIC Code: 339990
SIC Description: All Other Miscellaneous Manufacturing

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

--Details--
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

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34 **11 of 16** **S/207.6** **75.9 / -3.20** **Lincoln Fabrics Ltd.** **GEN**
63 Lakeport Rd.
St. Catharines ON L2N 4P6

Generator No.: ON9544115
Status:
Approval Years: 04,05,06,07,08
Contam. Facility:
MHSW Facility:
SIC Code: 339990
SIC Description: All Other Miscellaneous Manufacturing

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

--Details--
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS

Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

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34 **12 of 16** **S/207.6** **75.9 / -3.20** **Lincoln Fabrics** **GEN**
63 Lakeport Rd.
St. Catharines ON L2N 4P6

Generator No.: ON9544115
Status:
Approval Years: 2015

PO Box No.:
Country: Canada
Choice of Contact: CO_ADMIN

Contam. Facility: No
MHSW Facility: No
SIC Code: 339990
SIC Description: ALL OTHER MISCELLANEOUS MANUFACTURING
Co Admin: Kathy A Rodgers
Phone No. Admin: 905-934-3391 Ext.222

--Details--
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
34	13 of 16	S/207.6	75.9 / -3.20	**Lincoln Fabrics** **63 Lakeport Rd.** **St. Catharines ON L2N 4P6**	GEN

Generator No.: ON9544115
Status:
Approval Years: 2016
Contam. Facility: No
MHSW Facility: No
SIC Code: 339990
SIC Description: ALL OTHER MISCELLANEOUS MANUFACTURING
PO Box No.:
Country: Canada
Choice of Contact: CO_ADMIN
Co Admin: Kathy A Rodgers
Phone No. Admin: 905-934-3391 Ext.222

--Details--
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
34	14 of 16	S/207.6	75.9 / -3.20	**LINCOLN FABRICS LIMITED** **63 LAKEPORT RD** **ST CATHARINES ON L2N 4P6**	SCT

Established: 1955
Plant Size (ft²): 40000
Employment: 40

--Details--
Description: BROADWOVEN FABRIC MILLS, MANMADE FIBER AND SILK
SIC/NAICS Code: 2221

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
34	15 of 16	S/207.6	75.9 / -3.20	**Lincoln Fabrics Ltd.** **63 Lakeport Rd** **St Catharines ON L2N 4P6**	SCT

Established: 01-SEP-55
Plant Size (ft²): 40000
Employment:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
--Details--					
Description:		Broad-Woven Fabric Mills			
SIC/NAICS Code:		313210			

34	16 of 16	S/207.6	75.9 / -3.20	LINCOLN FABRICS LTD. 63 Lakeport Rd St. Catharines ON L2N 4P6	SCT

Established:	1955
Plant Size (ft²):	40000
Employment:	40

--Details--	
Description:	Broad-Woven Fabric Mills
SIC/NAICS Code:	313210

35	1 of 3	E/209.4	74.8 / -4.26	ST CATHARINES GAME & FISH ASSOC 61 LIGHTHOUSE RD ST CATHARINES ON L2N 7P4	RST

Headcode:	00824400
Headcode Desc:	MARINAS
Phone:	
List Name:	
Description:	

35	2 of 3	E/209.4	74.8 / -4.26	ST CATHARINES GAME & FISH ASSOC 61 LIGHTHOUSE RD ST CATHARINES ON L2N7P4	RST

Headcode:	00824400
Headcode Desc:	MARINAS
Phone:	9059376335
List Name:	
Description:	

35	3 of 3	E/209.4	74.8 / -4.26	61 Lighthouse Rd St. Catharines ON	SPL

Ref No:	8807-B39L9T	**Discharger Report:**	
Site No:	NA	**Material Group:**	
Incident Dt:	2018/08/02	**Client Type:**	
Year:		**Sector Type:**	Unknown / N/A
Incident Cause:		**Source Type:**	Watercraft/Vessel
Incident Event:	Leak/Break	**Nearest Watercourse:**	
Contaminant Code:	15	**Site Name:**	St. Catherines Game and Fish Lodge - Launch Dock<UNOFFICIAL>
Contaminant Name:	OIL (PETROLEUM BASED, NOT SPECIFIED)	**Site Address:**	61 Lighthouse Rd
Contaminant Limit 1:		**Site District Office:**	Niagara
Contam Limit Freq 1:		**Site County/District:**	Regional Municipality of Niagara
Contaminant UN No 1:	n/a	**Site Postal Code:**	
Contaminant Qty:	0 L	**Site Region:**	West Central
Environment Impact:		**Site Municipality:**	St. Catharines
Nature of Impact:		**Site Lot:**	
Receiving Medium:		**Site Conc:**	
Receiving Env:	Land; Surface Water	**Northing:**	4784936.86
Health/Env Conseq:	2 - Minor Environment	**Easting:**	641164.11
MOE Response:	No	**Site Geo Ref Accu:**	

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

Dt MOE Arvl on Scn:		**Site Geo Ref Meth:**	
MOE Reported Dt:	2018/08/02	**Site Map Datum:**	
Dt Document Closed:			
Agency Involved:			
SAC Action Class:	Watercourse Spills		
Incident Reason:	Unknown / N/A		
Incident Summary:	St. Catherines FD - Oil to Launch Dock and Lake Ontario, Investigating		

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36 *1 of 1* *S/214.2* *75.1 / -3.99* *ON* **WWIS**

Well ID:	7262444	**Data Entry Status:**	Yes
Construction Date:		**Data Src:**	
Primary Water Use:		**Date Received:**	5/3/2016
Sec. Water Use:		**Selected Flag:**	Yes
Final Well Status:		**Abandonment Rec:**	
Water Type:		**Contractor:**	7464
Casing Material:		**Form Version:**	8
Audit No:	C31790	**Owner:**	
Tag:	A192012	**Street Name:**	
Construction Method:		**County:**	NIAGARA (LINCOLN)
Elevation (m):		**Municipality:**	ST.CATHERINES CITY (GRANTHAM)
Elevation Reliability:		**Site Info:**	
Depth to Bedrock:		**Lot:**	
Well Depth:		**Concession:**	
Overburden/Bedrock:		**Concession Name:**	
Pump Rate:		**Easting NAD83:**	
Static Water Level:		**Northing NAD83:**	
Flowing (Y/N):		**Zone:**	
Flow Rate:		**UTM Reliability:**	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	1005957905	**Elevation:**	76.72
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	640900
Code OB Desc:		**Org CS:**	UTM83
Open Hole:		**North83:**	4784511
Cluster Kind:		**UTMRC:**	4
Date Completed:	15-MAR-16	**UTMRC Desc:**	margin of error : 30 m - 100 m
Remarks:		**Location Method:**	wwr
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

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37 *1 of 1* *S/244.2* *76.6 / -2.52* ***61 & 63 Lakeport Road St. Catharines ON L2N 4P6*** **EHS**

Order No:	20181105119	**Nearest Intersection:**	
Status:	C	**Municipality:**	Niagara
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	12-NOV-18	**Search Radius (km):**	.25
Date Received:	05-NOV-18	**X:**	-79.265801
Previous Site Name:	Lincoln Fabrics; Maple Leaf Rubber co.;	**Y:**	43.199956
Lot/Building Size:	approximately 2 acres		
Additional Info Ordered:			

Unplottable Summary

Total: 31 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	The Corporation of the City of St. Catharines	Lakeport Road	St. Catharines ON	
CA	ST. CATHARINES CITY	HOGAN'S ALLEY	ST. CATHARINES CITY ON	
CA	VINELAND FEED & SUPPLIES	17 MAIN STREET	LINCOLN TOWN ON	
CA	VINELAND FEED & SUPPLIES	17 MAIN STREET VINELAND	LINCOLN TOWN ON	
CA	The Regional Municipality of Niagara		Lincoln ON	
CA	The Regional Municipality of Niagara		Lincoln ON	
CA	The Regional Municipality of Niagara		Lincoln ON	
CA	The Regional Municipality of Niagara		St. Catharines ON	
CA	The Regional Municipality of Niagara		St. Catharines ON	
CA	The Regional Municipality of Niagara		St. Catharines ON	
CA	Jaycee Park	Lot 21/22, Con. 1 & 2	St. Catharines ON	
CA	Jaycee Park	Lot 21/22, Con. 1 & 2	St. Catharines ON	
CA	R.M. OF NIAGARA	LAKEPORT RD. SAN. FORCEMAIN	ST. CATHARINES CITY ON	
ECA	The Regional Municipality of Niagara	Regional Road 87 (Lakeshore Road)	St. Catharines ON	L2V 4T7
ECA	Regional Municipality of Niagara	Regional Road 87 (Lakeshore Road)	St. Catharines ON	
GEN	Bell Canada	VARIOUS BELL CANADA MANHOLES AND ACCESS CHAMBERS WITHIN THE MOE W.C. REGION	(SEE SCHEDULE "B") ON	
GEN	Bell Canada	VARIOUS BELL CANADA MANHOLES AND ACCESS CHAMBERS WITHIN THE MOE W.C. REGION	(SEE SCHEDULE "B") ON	K1P 6L9

GEN	Bell Canada	VARIOUS BELL CANADA MANHOLES AND ACCESS CHAMBERS WITHIN THE MOE W.C. REGION	(SEE SCHEDULE "B") ON	K1P 6L9
GEN	Bell Canada	VARIOUS BELL CANADA MANHOLES AND ACCESS CHAMBERS WITHIN THE MOE W.C. REGION	(SEE SCHEDULE "B") ON	K1P 6L9
LIMO	The Corporation of the City of St. Catharines Historic Landfill X0046	Michael Rennie Park Lot 21 Concession 1 St. Catharines	ON	
PTTW	St. Catharines Hydro Generation Inc.	Lot 21, Concession 1 City of St. Catharines, Regional Municipality of Niagara CITY OF ST. CATHARINES	ON	
SPL	NIAGARA, REGIONAL MUNICIPALITY	OLD WELLAND CANAL. FORCEMAIN AT END OF LAKEPORT RD/LAKESIDE PARK ACCESS RD. SANITARY SEWER SYSTEM/PUMPING STATION	ST. CATHARINES CITY ON	
SPL	NIAGARA, REGIONAL MUNICIPALITY	CANAL ROAD PORT WELLER WPCP (ST. CATHARINES) CANAL ROAD	ST. CATHARINES ON	
SPL	PETE COSCO HAULAGE	CANAL ROAD 1/2 KM SOUTH TO QUEENSTON	ST. CATHARINES CITY ON	
SPL	GENERAL MOTORS OF CANADA LTD.	DITCH ON WESTSIDE OF CANAL ROAD ST. CATHARINES PLANT 580 WELLAND AVENUE	ST. CATHARINES CITY ON	
SPL	BELL CANADA	AT ST. DAVID ST. & GLENRIDGE MOTOR VEHICLE (OPERATING FLUID)	ST. CATHARINES CITY ON	
SPL	J.P.POULTRY	FROM PARKING LOT ON HOGANS ALLEY, TO CREEK AND OUT TO YACHT CLUB TRANSPORT TRUCK (CARGO)	ST. CATHARINES CITY ON	
SPL	MOTOR VEHICLE	NORTHBOUND ALONG GOVERNMENT (CANAL) ROAD FROM CARLETON ST TO LOCK #1 MOTOR VEHICLE (OPERATING FLUID)	ST. CATHARINES CITY ON	
WWIS		lot 21 con 1	ON	
WWIS		lot 22	ON	
WWIS		lot 22	ON	

Unplottable Report

Site: ***The Corporation of the City of St. Catharines***
Lakeport Road St. Catharines ON

Database: ***CA***

Certificate #:	2208-73XN97
Application Year:	2007
Issue Date:	6/10/2007
Approval Type:	Municipal and Private Sewage Works
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***ST. CATHARINES CITY***
HOGAN'S ALLEY ST. CATHARINES CITY ON

Database: ***CA***

Certificate #:	7-0229-87-
Application Year:	87
Issue Date:	3/24/1987
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***VINELAND FEED & SUPPLIES***
17 MAIN STREET LINCOLN TOWN ON

Database: ***CA***

Certificate #:	8-2013-87-
Application Year:	87
Issue Date:	2/3/1987
Approval Type:	Industrial air
Status:	Nullity, letter of concurrence issued
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	COMBUSTION EQUIPMENT
Contaminants:	Nitrogen Oxides
Emission Control:	No Controls

Site: ***VINELAND FEED & SUPPLIES***
17 MAIN STREET VINELAND LINCOLN TOWN ON

Database: ***CA***

Certificate #:	8-2247-86-
Application Year:	86

Issue Date: 2/3/1987
Approval Type: Industrial air
Status: Nullity, letter of concurrence issued
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: STEAM FLAKING SYSTEM
Contaminants: Suspended Particulate Matter
Emission Control: Cyclone

Site: ***The Regional Municipality of Niagara***
Lincoln ON

Database: ***CA***

Certificate #: 0375-7LJR3D
Application Year: 2009
Issue Date: 2/5/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***The Regional Municipality of Niagara***
Lincoln ON

Database: ***CA***

Certificate #: 9662-5MRRLT
Application Year: 2003
Issue Date: 5/22/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***The Regional Municipality of Niagara***
Lincoln ON

Database: ***CA***

Certificate #: 4084-7LKKTL
Application Year: 2009
Issue Date: 2/5/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***The Regional Municipality of Niagara***
St. Catharines ON

Database: ***CA***

Certificate #: 0011-5KHPHJ
Application Year: 2003
Issue Date: 4/8/2003
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***The Regional Municipality of Niagara***
St. Catharines ON

Database: ***CA***

Certificate #: 0719-69DS9Q
Application Year: 2005
Issue Date: 4/27/2005
Approval Type: Air
Status: Revoked and/or Replaced
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***The Regional Municipality of Niagara***
St. Catharines ON

Database: ***CA***

Certificate #: 0719-69DS9Q
Application Year: 2006
Issue Date: 7/27/2006
Approval Type: Air
Status: Revoked and/or Replaced
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***Jaycee Park***
Lot 21/22, Con. 1 & 2 St. Catharines ON

Database: ***CA***

Certificate #: 9805-4ZGS9Y
Application Year: 01
Issue Date: 8/20/01
Approval Type: Industrial air
Status: Approved
Application Type: Amended CofA
Client Name: Corporation of the City of St. Catharines
Client Address: 50 Church Street, PO Box 3012
Client City: St. Catharines
Client Postal Code: L2R 7C2
Project Description: A 420m long passive gas venting trench was approved for operation at the Jaycee Park in St. Catharines under

Certificate of Approval (Air) No. 5623-4PAMPY, dated Sept 19, 2000. The purpose of the passive gas venting trench is to protect public health and safety by preventing subsurface migration of combustible landfill gas toward the houses on Royal Oak Dr, and Royal Henley Blvd. The approved gas venting trench consists of a combination of gravel and geosynthetic barriers and 18 vertical vent pipes to assist in venting the landfill gas. Recent investigations have prompted the City of St. Catharines to propose an expansion of this system by extending the approved gas venting trench by an additional 134m to the east and adding six additional vent pipes. The emission of landfill gas from the trench should not be a hazard of perceptible nuisance to the nearby residents, based on modelling the quality and quantity of landfill gas currently at the site.

Contaminants:
Emission Control:

Site: ***Jaycee Park***
Lot 21/22, Con. 1 & 2 St. Catharines ON

Database: ***CA***

Certificate #: 5623-4PAMPY
Application Year: 01
Issue Date: 8/20/01
Approval Type: Industrial air
Status: Revoked and/or Replaced
Application Type: New Certificate of Approval
Client Name: Corporation of the City of St. Catharines
Client Address: 50 Church Street, PO Box 3012
Client City: St. Catharines
Client Postal Code: L2R 7C2
Project Description: The City of St. Catharines proposes to install a landfill gas venting trench at Jaycee Park in St. Catharines to protect public health and safety by preventing subsurface migration of combustible landfill gas towards the neighbouring houses on Royal Oak Drive and Royal Henley Boulevard. The Trench will consist of a combination of gravel and geosynthetic barriers and vertical vent pipes to assist in venting of the landfill gas. The emission of landfill gas from the trench should not be a hazard or perceptible nuisance to the nearby residents, based on modeling the quality and quantity of landfill gas currently at the site.
Contaminants:
Emission Control:

Site: ***R.M. OF NIAGARA***
LAKEPORT RD. SAN. FORCEMAIN ST. CATHARINES CITY ON

Database: ***CA***

Certificate #: 3-1072-93-
Application Year: 93
Issue Date: 9/23/1993
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***The Regional Municipality of Niagara***
Regional Road 87 (Lakeshore Road) St. Catharines ON L2V 4T7

Database: ***ECA***

Approval No: 2525-9S3LPF
Approval Date: 2015-01-26
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
MOE District:
City: St. Catharines
Longitude:
Latitude:
Geometry X:
Geometry Y:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Address: Regional Road 87 (Lakeshore Road)
Full Address:
Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/0423-9HUJFV-14.pdf

Site: ***Regional Municipality of Niagara***
Regional Road 87 (Lakeshore Road) St. Catharines ON

Database: ***ECA***

Approval No:	6831-8UTR3W	***MOE District:***	
Approval Date:	2012-06-08	***City:***	St. Catharines
Status:	Approved	***Longitude:***	
Record Type:	ECA	***Latitude:***	
Link Source:	IDS	***Geometry X:***	
SWP Area Name:		***Geometry Y:***	
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS		
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS		
Address:	Regional Road 87 (Lakeshore Road)		
Full Address:			
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/2947-8URND8-14.pdf		

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

Database: ***GEN***

Generator No.:	ONR000302	***PO Box No.:***	
Status:		***Country:***	
Approval Years:	2013	***Choice of Contact:***	
Contam. Facility:		***Co Admin:***	
MHSW Facility:		***Phone No. Admin:***	
SIC Code:	517110, 517210, 517510		
SIC Description:	WIRED TELECOMMUNICATIONS CARRIERS, WIRELESS TELECOMMUNICATIONS CARRIERS (EXCEPT SATELLITE)		

--Details--

Waste Code:	252
Waste Description:	WASTE OILS & LUBRICANTS
Waste Code:	221
Waste Description:	LIGHT FUELS
Waste Code:	253
Waste Description:	EMULSIFIED OILS
Waste Code:	312
Waste Description:	PATHOLOGICAL WASTES
Waste Code:	150
Waste Description:	INERT INORGANIC WASTES
Waste Code:	251
Waste Description:	OIL SKIMMINGS & SLUDGES

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

Database: ***GEN***

Generator No.:	ONR000302	***PO Box No.:***	
Status:		***Country:***	Canada
Approval Years:	2015	***Choice of Contact:***	CO_ADMIN
Contam. Facility:	No	***Co Admin:***	Julie Labelle
MHSW Facility:	No	***Phone No. Admin:***	514-870-0688 Ext.
SIC Code:	517110, 517210, 517510		
SIC Description:	WIRED TELECOMMUNICATIONS CARRIERS, WIRELESS TELECOMMUNICATIONS CARRIERS (EXCEPT SATELLITE), 517510		

--Details--

Waste Code:	150
Waste Description:	INERT INORGANIC WASTES

Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

Waste Code: 253
Waste Description: EMULSIFIED OILS

Waste Code: 221
Waste Description: LIGHT FUELS

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES

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

Database: ***GEN***

Generator No.: ONR000302
Status:
Approval Years: 2014
Contam. Facility: No
MHSW Facility: No
SIC Code: 517110, 517210, 517510
SIC Description: WIRED TELECOMMUNICATIONS CARRIERS, WIRELESS TELECOMMUNICATIONS CARRIERS (EXCEPT SATELLITE), 517510

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

--Details--
Waste Code: 253
Waste Description: EMULSIFIED OILS

Waste Code: 150
Waste Description: INERT INORGANIC WASTES

Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES

Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Waste Code: 221
Waste Description: LIGHT FUELS

Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

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

Database: ***GEN***

Generator No.: ONR000302
Status:
Approval Years: 2016
Contam. Facility: No
MHSW Facility: No
SIC Code: 517110, 517210, 517510
SIC Description: WIRED TELECOMMUNICATIONS CARRIERS, WIRELESS TELECOMMUNICATIONS CARRIERS (EXCEPT SATELLITE), 517510

PO Box No.:
Country: Canada
Choice of Contact: CO_ADMIN
Co Admin: Chloé Lamothe-Luneau
Phone No. Admin: 514-391-1021 Ext.

--Details--
Waste Code: 253
Waste Description: EMULSIFIED OILS

Waste Code: 251

Waste Description:	OIL SKIMMINGS & SLUDGES
Waste Code:	221
Waste Description:	LIGHT FUELS
Waste Code:	150
Waste Description:	INERT INORGANIC WASTES
Waste Code:	252
Waste Description:	WASTE OILS & LUBRICANTS
Waste Code:	312
Waste Description:	PATHOLOGICAL WASTES

Site: ***The Corporation of the City of St. Catharines Historic Landfill X0046***
Michael Rennie Park Lot 21 Concession 1 St. Catharines ON

Database: ***LIMO***

ECA/Instrument No:	X0046	***Air Emis Monitor:***	
Site Name:		***Natural Attenuation:***	
Oper Status 2016:	Historic	***Liners:***	
C of A Issue Date:		***Cover Material:***	
C of A Issued to:		***Leachate Off-Site:***	
Lndfl Gas Mgmt (P):		***Leachate On Site:***	
Lndfl Gas Mgmt (F):		***Req Coll Lndfll Gas:***	
Lndfl Gas Mgmt (E):		***Lndfll Gas Coll:***	
Lndfl Gas Mgmt Sys:		***Total Waste Rec:***	
Landfill Gas Mntr:		***TWR Methodology:***	
Leachate Coll Sys:		***TWR Unit:***	
ERC Est Vol (m3):		***Tot Aprv Cap Unit:***	
ERC Volume Unit:		***Financial Assurance:***	
ERC Dt Last Det:		***Last Report Year:***	
Landfill Type:		***MOE Region:***	
Source File Type:	Historic and Closed Landfills	***MOE District:***	
Fill Rate:		***Site County:***	
Fill Rate Unit:		***Lot:***	
Tot Fill Area (ha):		***Concession:***	
Tot Site Area (ha):		***Latitude:***	
Footprint:		***Longitude:***	
Tot Apprv Cap (m3):		***Easting:***	
Contam Atten Zone:		***Northing:***	
Grndwtr Mntr:		***UTM Zone:***	
Surf Wtr Mntr:		***Data Source:***	
Approved Waste Type:			
Client Site Name:	The Corporation of the City of St. Catharines Historic Landfill X0046		
ERC Methodology:			
Site Location Details:	Michael Rennie Park Lot 21 Concession 1 St. Catharines		
Service Area:			

Site: ***St. Catharines Hydro Generation Inc.***
Lot 21, Concession 1 City of St. Catharines, Regional Municipality of Niagara CITY OF ST. CATHARINES ON

Database: ***PTTW***

EBR Registry No:	012-4237	***Proposal Date:***	May 28, 2015
Ministry Ref. No:	3808-9WXJ54	***Notice Date:***	July 12, 2016
Notice Type:	Instrument Decision	***Year:***	2015
Company Name:	St. Catharines Hydro Generation Inc.		
Proponent Name:			
Proponent Address:	340 Vansickle Road , Unit 1, St. Catharines Ontario, Canada L2S 0C9		
Instrument Type:	(OWRA s. 34) - Permit to Take Water		
Location Other:			
URL:			

Location:

Lot 21, Concession 1 City of St. Catharines, Regional Municipality of Niagara CITY OF ST. CATHARINES

Site: ***NIAGARA, REGIONAL MUNICIPALITY***
OLD WELLAND CANAL. FORCEMAIN AT END OF LAKEPORT RD/LAKESIDE PARK ACCESS RD. SANITARY SEWER SYSTEM/PUMPING STATION ST. CATHARINES CITY ON

Database: ***SPL***

Ref No:	98921	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	4/21/1994	***Client Type:***	
Year:		***Sector Type:***	
Incident Cause:	VALVE/FITTING LEAK OR FAILURE	***Source Type:***	
Incident Event:		***Nearest Watercourse:***	
Contaminant Code:		***Site Name:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site County/District:***	
Contaminant UN No 1:		***Site Postal Code:***	
Contaminant Qty:		***Site Region:***	
Environment Impact:	NOT ANTICIPATED	***Site Municipality:***	18103
Nature of Impact:		***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
Health/Env Conseq:		***Easting:***	
MOE Response:		***Site Geo Ref Accu:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Meth:***	
MOE Reported Dt:	4/21/1994	***Site Map Datum:***	
Dt Document Closed:			
Agency Involved:			
SAC Action Class:			
Incident Reason:	GASKET/JOINT		
Incident Summary:	NIAGARA R.M. -450L SEWAGETO ROADWAY DUE TO FORCE- MAIN BREAK,CONTAINED		

Site: ***NIAGARA, REGIONAL MUNICIPALITY***
CANAL ROAD PORT WELLER WPCP (ST. CATHARINES) CANAL ROAD ST. CATHARINES ON

Database: ***SPL***

Ref No:	183340	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	7/9/2000	***Client Type:***	
Year:		***Sector Type:***	
Incident Cause:	WASTEWATER DISCHARGE TO WATERCOURSE	***Source Type:***	
Incident Event:		***Nearest Watercourse:***	
Contaminant Code:		***Site Name:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site County/District:***	
Contaminant UN No 1:		***Site Postal Code:***	
Contaminant Qty:		***Site Region:***	
Environment Impact:	POSSIBLE	***Site Municipality:***	18103
Nature of Impact:	Water course or lake	***Site Lot:***	
Receiving Medium:	WATER	***Site Conc:***	
Receiving Env:		***Northing:***	4787550.00
Health/Env Conseq:		***Easting:***	644710.00
MOE Response:		***Site Geo Ref Accu:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Meth:***	
MOE Reported Dt:	7/9/2000	***Site Map Datum:***	
Dt Document Closed:			
Agency Involved:			
SAC Action Class:			
Incident Reason:	POWER INTERRUPTION		
Incident Summary:	R-M NIAGARA PORT WELLER WPCP: 3712 M3 RAW CHLOR SEWAGE SPILL, PUMP FAIL.		

Site: ***PETE COSCO HAULAGE***
CANAL ROAD 1/2 KM SOUTH TO QUEENSTON ST. CATHARINES CITY ON

Database: ***SPL***

Ref No:	57457	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	9/17/1991	***Client Type:***	
Year:		***Sector Type:***	
Incident Cause:	OTHER CONTAINER LEAK	***Source Type:***	
Incident Event:		***Nearest Watercourse:***	
Contaminant Code:		***Site Name:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site County/District:***	
Contaminant UN No 1:		***Site Postal Code:***	
Contaminant Qty:		***Site Region:***	
Environment Impact:	POSSIBLE	***Site Municipality:***	18103
Nature of Impact:	Soil contamination	***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
Health/Env Conseq:		***Easting:***	M.O.E.
MOE Response:		***Site Geo Ref Accu:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Meth:***	
MOE Reported Dt:	9/17/1991	***Site Map Datum:***	
Dt Document Closed:			
Agency Involved:			
SAC Action Class:			
Incident Reason:	OVERSTRESS/OVERPRESSURE		
Incident Summary:	PETE COSCO HAULAGE- HYDRAULIC OIL TO GROUND FROM FRONTEND LOADER.		

Site: ***GENERAL MOTORS OF CANADA LTD.***
DITCH ON WESTSIDE OF CANAL ROAD ST. CATHARINES PLANT 580 WELLAND AVENUE ST. CATHARINES CITY ON

Database: ***SPL***

Ref No:	47065	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	2/28/1991	***Client Type:***	
Year:		***Sector Type:***	
Incident Cause:	OTHER CONTAINER LEAK	***Source Type:***	
Incident Event:		***Nearest Watercourse:***	
Contaminant Code:		***Site Name:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site County/District:***	
Contaminant UN No 1:		***Site Postal Code:***	
Contaminant Qty:		***Site Region:***	
Environment Impact:	POSSIBLE	***Site Municipality:***	18103
Nature of Impact:	Soil contamination	***Site Lot:***	
Receiving Medium:	LAND	***Site Conc:***	
Receiving Env:		***Northing:***	
Health/Env Conseq:		***Easting:***	M.O.E.
MOE Response:		***Site Geo Ref Accu:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Meth:***	
MOE Reported Dt:	2/28/1991	***Site Map Datum:***	
Dt Document Closed:			
Agency Involved:			
SAC Action Class:			
Incident Reason:	EQUIPMENT FAILURE		
Incident Summary:	GM-CUTTING FLUID TO STORMSEWER AND DITCH.		

Site: ***BELL CANADA***
AT ST. DAVID ST. & GLENRIDGE MOTOR VEHICLE (OPERATING FLUID) ST. CATHARINES CITY ON

Database: ***SPL***

Ref No:	199636	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	5/1/2001	***Client Type:***	
Year:		***Sector Type:***	
Incident Cause:	PIPE/HOSE LEAK	***Source Type:***	
Incident Event:		***Nearest Watercourse:***	
Contaminant Code:		***Site Name:***	
Contaminant Name:		***Site Address:***	

Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site County/District:***	
Contaminant UN No 1:		***Site Postal Code:***	
Contaminant Qty:		***Site Region:***	
Environment Impact:	Not Anticipated	***Site Municipality:***	18103
Nature of Impact:		***Site Lot:***	
Receiving Medium:	Land	***Site Conc:***	
Receiving Env:		***Northing:***	
Health/Env Conseq:		***Easting:***	
MOE Response:		***Site Geo Ref Accu:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Meth:***	
MOE Reported Dt:	5/1/2001	***Site Map Datum:***	
Dt Document Closed:			
Agency Involved:	WORKS & FIRE		
SAC Action Class:			
Incident Reason:	EQUIPMENT FAILURE		
Incident Summary:	BELL CANADA - 200 L OF HYDRAULIC OIL TO ROAD FROM TRUCK.		

Site: ***J.P.POULTRY***
FROM PARKING LOT ON HOGANS ALLEY, TO CREEK AND OUT TO YACHT CLUB TRANSPORT TRUCK (CARGO) ST. CATHARINES CITY ON

Database: ***SPL***

Ref No:	35445	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	5/29/1990	***Client Type:***	
Year:		***Sector Type:***	
Incident Cause:	OTHER CONTAINER LEAK	***Source Type:***	
Incident Event:		***Nearest Watercourse:***	
Contaminant Code:		***Site Name:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site County/District:***	
Contaminant UN No 1:		***Site Postal Code:***	
Contaminant Qty:		***Site Region:***	
Environment Impact:	NOT ANTICIPATED	***Site Municipality:***	18103
Nature of Impact:		***Site Lot:***	
Receiving Medium:	LAND / WATER	***Site Conc:***	
Receiving Env:		***Northing:***	
Health/Env Conseq:		***Easting:***	F.D., WORKS, MOE
MOE Response:		***Site Geo Ref Accu:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Meth:***	
MOE Reported Dt:	5/29/1990	***Site Map Datum:***	
Dt Document Closed:			
Agency Involved:			
SAC Action Class:			
Incident Reason:	WELD/SEAM FAILURE		
Incident Summary:	J.P. POULTRY-<100 L DIESEL FUEL TO 12 MILE CR.		

Site: ***MOTOR VEHICLE***
NORTHBOUND ALONG GOVERNMENT (CANAL) ROAD FROM CARLETON ST TO LOCK #1 MOTOR VEHICLE (OPERATING FLUID) ST. CATHARINES CITY ON

Database: ***SPL***

Ref No:	117992	***Discharger Report:***	
Site No:		***Material Group:***	
Incident Dt:	9/1/1995	***Client Type:***	
Year:		***Sector Type:***	
Incident Cause:	UNKNOWN	***Source Type:***	
Incident Event:		***Nearest Watercourse:***	
Contaminant Code:		***Site Name:***	
Contaminant Name:		***Site Address:***	
Contaminant Limit 1:		***Site District Office:***	
Contam Limit Freq 1:		***Site County/District:***	
Contaminant UN No 1:		***Site Postal Code:***	
Contaminant Qty:		***Site Region:***	
Environment Impact:	NOT ANTICIPATED	***Site Municipality:***	18103
Nature of Impact:		***Site Lot:***	
Receiving Medium:	LAND / AIR	***Site Conc:***	

Receiving Env:		***Northing:***	
Health/Env Conseq:		***Easting:***	ST CATHARINES WD
MOE Response:		***Site Geo Ref Accu:***	
Dt MOE Arvl on Scn:		***Site Geo Ref Meth:***	
MOE Reported Dt:	9/1/1995	***Site Map Datum:***	
Dt Document Closed:			
Agency Involved:			
SAC Action Class:			
Incident Reason:	UNKNOWN		
Incident Summary:	MOTOR VEHICLE-<50L DIESELTO ROAD. NO SEWERS. ST.CATHARINES WD NOTIFIED		

Site:

lot 21 con 1 ON

Database: ***WWIS***

Well ID:	6603691	***Data Entry Status:***	
Construction Date:		***Data Src:***	1
Primary Water Use:	Domestic	***Date Received:***	6/16/1986
Sec. Water Use:		***Selected Flag:***	Yes
Final Well Status:	Water Supply	***Abandonment Rec:***	
Water Type:		***Contractor:***	3030
Casing Material:		***Form Version:***	1
Audit No:		***Owner:***	
Tag:		***Street Name:***	
Construction Method:		***County:***	NIAGARA (LINCOLN)
Elevation (m):		***Municipality:***	LINCOLN TOWN (LOUTH)
Elevation Reliability:		***Site Info:***	
Depth to Bedrock:		***Lot:***	021
Well Depth:		***Concession:***	01
Overburden/Bedrock:		***Concession Name:***	
Pump Rate:		***Easting NAD83:***	
Static Water Level:		***Northing NAD83:***	
Flowing (Y/N):		***Zone:***	
Flow Rate:		***UTM Reliability:***	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10463291	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:	o	***East83:***	
Code OB Desc:	Overburden	***Org CS:***	
Open Hole:		***North83:***	
Cluster Kind:		***UTMRC:***	9
Date Completed:	07-MAY-86	***UTMRC Desc:***	unknown UTM
Remarks:		***Location Method:***	na
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	932599265
Layer:	4
Color:	6
General Color:	BROWN
Mat1:	05
Most Common Material:	CLAY
Mat2:	81
Other Materials:	SANDY
Mat3:	
Other Materials:	
Formation Top Depth:	10

Formation End Depth: 15
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932599262
Layer: 1
Color: 6
General Color: BROWN
Mat1: 02
Most Common Material: TOPSOIL
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 0
Formation End Depth: 1
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932599266
Layer: 5
Color: 3
General Color: BLUE
Mat1: 05
Most Common Material: CLAY
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 15
Formation End Depth: 25
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932599263
Layer: 2
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 1
Formation End Depth: 5
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 932599264
Layer: 3
Color: 6
General Color: BROWN
Mat1: 28
Most Common Material: SAND
Mat2:
Other Materials:
Mat3:

Other Materials:
Formation Top Depth: 5
Formation End Depth: 10
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 966603691
Method Construction Code: 6
Method Construction: Boring
Other Method Construction:

Pipe Information

Pipe ID: 11011861
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930752695
Layer: 2
Material: 2
Open Hole or Material: GALVANIZED
Depth From:
Depth To: 25
Casing Diameter: 30
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Casing

Casing ID: 930752694
Layer: 1
Material: 3
Open Hole or Material: CONCRETE
Depth From:
Depth To: 15
Casing Diameter: 36
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 996603691
Pump Set At:
Static Level: 5
Final Level After Pumping:
Recommended Pump Depth: 21
Pumping Rate:
Flowing Rate:
Recommended Pump Rate: 3
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code:
Water State After Test:
Pumping Test Method:
Pumping Duration HR:
Pumping Duration MIN:
Flowing: N

Water Details

Water ID: 933950999
Layer: 2
Kind Code: 1
Kind: FRESH
Water Found Depth: 15
Water Found Depth UOM: ft

Water Details

Water ID: 933950998
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 5
Water Found Depth UOM: ft

Site:
lot 22 ON

Database:
WWIS

Well ID: 3803351
Construction Date:
Primary Water Use: Domestic
Sec. Water Use: Livestock
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 42652
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 2/6/1990
Selected Flag: Yes
Abandonment Rec:
Contractor: 2123
Form Version: 1
Owner:
Street Name:
County: NIAGARA (LINCOLN)
Municipality: LINCOLN TOWN (LOUTH)
Site Info:
Lot: 022
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10241016
DP2BR:
Spatial Status:
Code OB: o
Code OB Desc: Overburden
Open Hole:
Cluster Kind:
Date Completed: 12-SEP-89
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83:
Org CS:
North83:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock Materials Interval

Formation ID: 931747172
Layer: 5
Color: 7
General Color: RED
Mat1: 05
Most Common Material: CLAY

Mat2: 11
Other Materials: GRAVEL
Mat3:
Other Materials:
Formation Top Depth: 49
Formation End Depth: 70
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 931747169
Layer: 2
Color: 2
General Color: GREY
Mat1: 05
Most Common Material: CLAY
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 3
Formation End Depth: 15
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 931747173
Layer: 6
Color: 7
General Color: RED
Mat1: 05
Most Common Material: CLAY
Mat2: 11
Other Materials: GRAVEL
Mat3:
Other Materials:
Formation Top Depth: 70
Formation End Depth: 72
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 931747171
Layer: 4
Color: 7
General Color: RED
Mat1: 05
Most Common Material: CLAY
Mat2: 12
Other Materials: STONES
Mat3:
Other Materials:
Formation Top Depth: 44
Formation End Depth: 49
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 931747170
Layer: 3
Color: 2
General Color: GREY

Mat1: 05
Most Common Material: CLAY
Mat2: 12
Other Materials: STONES
Mat3:
Other Materials:
Formation Top Depth: 15
Formation End Depth: 44
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 931747168
Layer: 1
Color: 6
General Color: BROWN
Mat1: 05
Most Common Material: CLAY
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 0
Formation End Depth: 3
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 963803351
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID: 10789586
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930408108
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 72
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 993803351
Pump Set At:
Static Level: 27
Final Level After Pumping: 70
Recommended Pump Depth:
Pumping Rate: 15
Flowing Rate:
Recommended Pump Rate: 10
Levels UOM: ft
Rate UOM: GPM

Water State After Test Code: 2
Water State After Test: CLOUDY
Pumping Test Method:
Pumping Duration HR: 1
Pumping Duration MIN: 30
Flowing: N

Water Details

Water ID: 933709252
Layer: 1
Kind Code: 5
Kind: Not stated
Water Found Depth: 70
Water Found Depth UOM: ft

Site:
lot 22 ON

Database:
WWIS

Well ID: 3803410
Construction Date:
Primary Water Use: Livestock
Sec. Water Use:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 42638
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 2/19/1991
Selected Flag: Yes
Abandonment Rec:
Contractor: 2123
Form Version: 1
Owner:
Street Name:
County: NIAGARA (LINCOLN)
Municipality: ST CATHARINES CITY
Site Info:
Lot: 022
Concession:
Concession Name:
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10241072
DP2BR: 32
Spatial Status:
Code OB: r
Code OB Desc: Bedrock
Open Hole:
Cluster Kind:
Date Completed: 14-JUN-90
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Elevation:
Elevrc:
Zone: 17
East83:
Org CS:
North83:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Overburden and Bedrock Materials Interval

Formation ID: 931747428
Layer: 4
Color: 7
General Color: RED
Mat1: 17
Most Common Material: SHALE

Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 32
Formation End Depth: 60
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 931747427
Layer: 3
Color: 7
General Color: RED
Mat1: 05
Most Common Material: CLAY
Mat2: 11
Other Materials: GRAVEL
Mat3:
Other Materials:
Formation Top Depth: 14
Formation End Depth: 32
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 931747426
Layer: 2
Color: 7
General Color: RED
Mat1: 05
Most Common Material: CLAY
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 2
Formation End Depth: 14
Formation End Depth UOM: ft

Overburden and Bedrock Materials Interval

Formation ID: 931747425
Layer: 1
Color: 6
General Color: BROWN
Mat1: 05
Most Common Material: CLAY
Mat2:
Other Materials:
Mat3:
Other Materials:
Formation Top Depth: 0
Formation End Depth: 2
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 963803410
Method Construction Code: 4
Method Construction: Rotary (Air)
Other Method Construction:

Pipe Information

Pipe ID:	10789642
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930408178
Layer:	1
Material:	1
Open Hole or Material:	STEEL
Depth From:	
Depth To:	60
Casing Diameter:	6
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	993803410
Pump Set At:	
Static Level:	22
Final Level After Pumping:	60
Recommended Pump Depth:	
Pumping Rate:	1
Flowing Rate:	
Recommended Pump Rate:	1
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	2
Water State After Test:	CLOUDY
Pumping Test Method:	
Pumping Duration HR:	1
Pumping Duration MIN:	0
Flowing:	N

Water Details

Water ID:	933709326
Layer:	1
Kind Code:	1
Kind:	FRESH
Water Found Depth:	34
Water Found Depth UOM:	ft

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory: Provincial AAGR

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

Government Publication Date: Sept 2002*

Aggregate Inventory: Provincial AGR

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

Government Publication Date: Up to Sep 2018

Abandoned Mine Information System: Provincial AMIS

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

Government Publication Date: 1800-Nov 2016

Anderson's Waste Disposal Sites: Private ANDR

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies: Private AUWR

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

Government Publication Date: 1999-Jul 31, 2018

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

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

Government Publication Date: Feb 28, 2017

Chemical Register: Private CHEM

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

Government Publication Date: 1999-Jul 31, 2018

Compressed Natural Gas Stations: Private CNG

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

Government Publication Date: Dec 2012 - Dec 2018

Inventory of Coal Gasification Plants and Coal Tar Sites: Provincial COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions: Provincial CONV

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

Government Publication Date: 1989-Nov 2018

Certificates of Property Use: Provincial CPU

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

Government Publication Date: 1994-Nov 30, 2018

Drill Hole Database: Provincial DRL

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

Government Publication Date: 1886 - Oct 2018

Dry Cleaning Facilities: Federal DRYCLEANERS

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

Government Publication Date: Jan 2004-Dec 2016

Environmental Activity and Sector Registry: Provincial EASR

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

Government Publication Date: Oct 2011-Dec 31, 2018

Environmental Registry: Provincial EBR

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

Government Publication Date: 1994-Nov 30, 2018

Environmental Compliance Approval: Provincial ECA

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

Government Publication Date: Oct 2011-Dec 31, 2018

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-Oct 31, 2018

Environmental Issues Inventory System: Federal EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event: Provincial EMHE

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

Government Publication Date: Dec 31, 2016

List of TSSA Expired Facilities: Provincial EXP

List of facilities and tanks - for which there was once a registration - no longer registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed from the ground are included in the expired facilities inventory held by the TSSA. Notes: the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990, or furnace oil tanks prior to May 1, 2002; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Federal Convictions: Federal FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land: Federal FCS

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

Government Publication Date: Jun 2000-Oct 2018

Fisheries & Oceans Fuel Tanks: Federal FOFT

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

Government Publication Date: 1964-Sep 2017

Fuel Storage Tank: Provincial FST

List of registered private and retail fuel storage tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Notes: the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990, or furnace oil tanks prior to May 1, 2002; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel storage tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic: Provincial FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary: Provincial GEN

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

Government Publication Date: 1986-June 30, 2018

Greenhouse Gas Emissions from Large Facilities: Federal GHG

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

Government Publication Date: 2013-Dec 2016

TSSA Historic Incidents: Provincial HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks: Federal IAFT

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents: Provincial INC

List of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC) and made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors, and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario: Provincial LIMO

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

Government Publication Date: Sep 30, 2017

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*

Environmental Penalty Annual Report: Provincial MISA PENALTY

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2017

Mineral Occurrences: Provincial MNR

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

Government Publication Date: 1846-Jan 2018

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, 2016

National Defense & Canadian Forces Fuel Tanks: Federal NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills: Federal NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents: Federal NEBI

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

Government Publication Date: 2008-Jun 30, 2018

National Energy Board Wells: Federal NEBW

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells: Private OGW

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

Government Publication Date: 1988-August 31, 2018

Ontario Oil and Gas Wells: Provincial OOGW

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

Government Publication Date: 1800-May 2018

Inventory of PCB Storage Sites: Provincial OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders: Provincial ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994-Nov 30, 2018

Canadian Pulp and Paper: Private PAP

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

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

Parks Canada Fuel Storage Tanks: Federal PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register: Provincial PES

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

Government Publication Date: 1988-Mar 2018

TSSA Pipeline Incidents: Provincial PINC

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

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks: Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water: Provincial PTTW

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

Government Publication Date: 1994-Nov 30, 2018

Ontario Regulation 347 Waste Receivers Summary: Provincial REC

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

Government Publication Date: 1986-2016

Record of Site Condition: Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.
RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Sep 2018

Retail Fuel Storage Tanks: Private RST

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

Government Publication Date: 1999-Jul 31, 2018

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-Sep 2018

Wastewater Discharger Registration Database: Provincial SRDS

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

Government Publication Date: 1990-Dec 31, 2016

Anderson's Storage Tanks: Private TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks: Federal TCFT

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

Government Publication Date: 1970-Aug 2017

TSSA Variances for Abandonment of Underground Storage Tanks: Provincial VAR

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.
Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of tank variances in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory: Provincial WDS

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

Government Publication Date: Oct 2011-Dec 31, 2018

Waste Disposal Sites - MOE 1991 Historical Approval Inventory: Provincial WDSH

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

Government Publication Date: Up to Oct 1990*

Water Well Information System: Provincial WWIS

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

Government Publication Date: Dec 31, 2017

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Appendix H
Aerial Photographs











Appendix I
Topographic Map



Ontario Base Mapping (OBM) Data

Order No. 20160816071

Spot Height (metre)	Transportation Structure	Contour Line	Wooded Area
Building Point	Utility Line	Pit or Quarry	Conservation Authority
Towers	Water Structure	Waterbody	Conservation Area
Utility Site Point	Drainage Line Feature	Wetlands	Municipal Park
Misc. Line	River or Stream	Concession	Provincial Park
Railroads	Airports	Lots	National Park
Roads	Tanks	Municipalitiy	Nature Reserve
Trail	Building to Scale	Land Ownership	

Appendix J
Photographs of the Buildings and Property



View looking south along the west side of Site



View looking west along the north side of Site, showing the Sales Office



View looking south along the west side of Site, showing the Sales Office and Jail House



View looking north showing the central portion of Site



View looking south showing the west side of Site



View looking south showing the central portion of Site and the north side of the Hotel



View of the Site as seen from across the Canal



View looking south, showing the Jail House



View looking north showing the Jail House



View of the interior of the Jail House



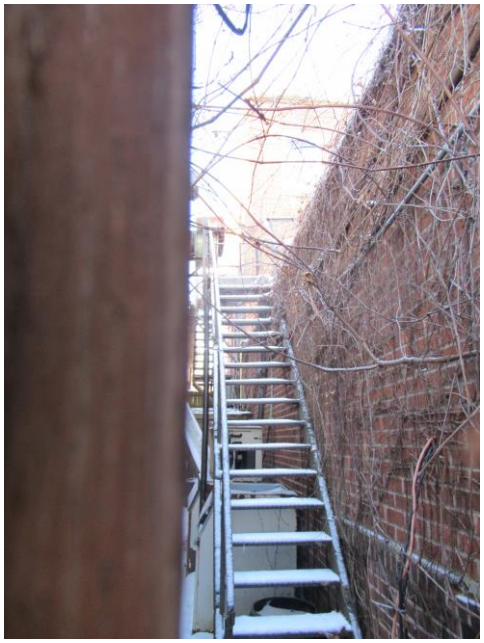
View of the interior of the Jail House, showing the former electrical panel



View looking up inside of the Jail House



View looking southeast, showing the Hotel



View looking south along the east side of the Hotel



View looking south, showing the north wall of the Hotel



View looking northwest showing the south wall of the Hotel



The inside of the Hotel, showing the general condition of the main floor



The inside of the Hotel, showing the general condition of the main floor



The inside of the Hotel, showing the stairwell to the basement



View looking up from the main floor inside of the Hotel



The former electrical room inside of the Hotel



View looking northwest at the fireplace located in the northwest corner of the Hotel



View looking south along the north side of Site, showing the Sales Office



View looking northwest along the east side of Site, showing the Sales Office



View looking north inside of the Sales Office



View looking south inside of the Sales Office



View looking east inside of the Sales Office



View looking north, showing Hogan's Alley and Lakeside Park



View looking northeast, showing adjacent property to the east



View looking south along Lakeport Road, showing adjacent properties to the east



View looking north along Main Street, showing the Municipal Pump House



View looking southwest, showing Main Street and adjacent properties to the west



View looking north, showing Hogan's Alley and adjacent properties to the east



View looking west, showing Lock Street and adjacent properties to the south



View looking north, showing adjacent property to the east



View looking northeast, showing Lock Street and adjacent properties to the east

about GHD

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

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